

# **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, November 18, 2021 - 6:00 PM**

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

- I. Call to Order**
- 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 October 21, 2021
- V. Unfinished Business - None**
- VI. New Business**
  - Public Hearing**
    - a. VAR-21-08
    - b. VAR-21-09
    - c. VAR-21-10
    - d. VAR-21-11
    - e. SE-21-12
    - f. SE-21-13
    - g. SE-21-14
- VII. Discussion - None**
- VIII. Adjournment**

## PIKE COUNTY BOARD OF APPEALS

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Minutes October 21, 2021

**SUBJECT:**

**ACTION:**

**ADDITIONAL DETAILS:**

**ATTACHMENTS:**

Type	Description
 Exhibit	Minutes

**PIKE COUNTY  
Board of Appeals  
October 21, 2021  
6:00 p.m.**

**POST AGENDA**

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

I. Call to Order

**Chairman Snowden called the meeting to order by sound of the gavel at 6:00pm.**

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 Gwyn seconded the motion. The agenda was approved by a vote of 5-0-0.**

IV. Approval of the September 16, 2021, Meeting Minutes

**Board Member Gwyn moved to approve the Minutes of September 16, 2021. Board Member Byrd-Gardner seconded the motion. The Minutes were approved by a Vote of 5-0-0.**

V. Old Business:

**None.**

VI. New Business:

Public Hearings:

1) **APP-21-01.** Steve Reeves is requesting an Appeal to the administrative action by the Zoning Administrator with regards to property located at 4757 US Hwy 19, Zebulon, GA 30295. The Appeal is being heard pursuant to Section 156.25 of the Pike County Code. Commission District: 2, Commissioner: Tim Guy. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. FINAL DECISION BY BOARD OF APPEALS.**

**The Planning & Development Director, Jeremy Gilbert presented this Appeal.**

**The County Atty., Rob Morton explained the Appeal. He pointed out the Staff Recommendations, which are as following: A Buffer and a Variance would both be needed.**

**Chairman Snowden called the Appellant, Steve Reeves up to the microphone to sign in on the Sign-In Sheet in favor of the Appeal and to explain his reason for his Appeal. Mr. Reeves submitted the Appeal because he developed the residential subdivision several years ago and no Agricultural use was allowed, but in March of 2021, the County Codes changed to allow Agricultural use. Mr. Reeves feels that a buffer needs to be installed between the adjoining uses.**

Names of people in favor  
Steve Reeves

Names of people who oppose  
NONE

**Chairman Snowden made a statement and based on the comments of the County Attorney, Rob Morton the Appeal was dismissed based on no warrants to the Appeal.**

2.) **SE-21-10.** Dan Rise, owner and applicant is requesting permission via special exception to operate a general home occupation located at property on North Madden Bridge Road, Molena, GA 30258. The subject property is further identified as Parcel ID: 033 002 G. It consists of 14.54 acres of land and has approximately 536 feet of frontage along North Madden Bridge Road. The nature of the proposed general home occupation is a pool service and maintenance business.



General Home occupations in the A-R zoning district are permissible via the special exception process only. Commission District: 2, Commissioner: Tim Guy.  
**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 the Staff Recommendation with two conditions. They are as following:**

- 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.**

**Chairman Snowden called the Applicant, Dan Rice up to the microphone to sign in on the Sign-In Sheet in favor of the Special Exception and to explain his request. He also stated that he had moved from Henry County and is going to have a new home built here in Pike County.**

**Board Member Byrd-Gardner made a statement.**

**Chairman Snowden opened the floor to any speakers. No one came forth.**

**Names of people in favor**  
**Dan Rice**

**Names of people who oppose**  
**NONE**

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

**Board Member Gwyn moved to approve the Special Exception with the 2 Staff Recommended Conditions. Board Member Lewis seconded the motion. The motion passed by a vote of 5-0-0.**

**3.) SE-21-11.** Warren Houston, owner and applicant is requesting permission via special exception to operate a taxidermy business located at 280 Jonathans Roost Road, Williamson, GA 30292. The subject property is further identified as Parcel ID: 050 029 F. It consists of 4.61 acres of land and has approximately 200 feet of frontage along Jonathans Roost Road. Section 156.43(B) (10) of the Pike County Code allows a taxidermy business via Special Exception. Commission

District: 4, Commissioner: James Jenkins. **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 the Staff Recommendation with one condition. It is listed as following:**

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

**Chairman Snowden called the Applicant, Warren Houston up to the microphone to sign in on the Sign-In Sheet in favor of the Special Exception and to present his request.**

**Chairman Snowden opened the floor to any speakers.**

**Names of people in favor**  
**Warren Houston**  
**Anita McLain**

**Names of people who oppose**  
**NONE**

**Board Member Byrd-Gardner made a statement.**

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

**Vice-Chairman Huckaby moved to approve the Special Exception.**

**Board Member Byrd-Gardner seconded the motion. The motion passed by a vote of 5-0-0.**

**4.) VAR-21-07.** Caleb Dague applicant and owners is requesting a variance to CH 156.44 (A) regarding the minimum heated floor space of a primary dwelling. Current ordinance requires 1,500 square feet as the minimum square footage for a primary dwelling and the applicant is requesting to build a tiny house consisting of 400 square feet. The Subject property is 3.5 acres zoned A-R, Agricultural-Residential located on Reidsboro Road, Williamson, GA 30292. It is located in Land Lot 158 in the 1<sup>st</sup> Land District of Pike County and is further identified by further identified by Parcel ID: 053 004 E. Commission District: 1, Commissioner: Tim Daniel. **FINAL DECISION BY BOARD OF APPEALS.**

**The Planning & Development Director, Jeremy Gilbert presented this Special Exception Application with the Staff Recommendation with two conditions. They are as following:**

- 1. The requirement of a building permit before any construction is started.**
- 2. A septic and well permit must be obtained from the Pike County Health Department.**

**Board Member Gwyn asked a question to help her to better understand this Variance Request after visiting the site and the Planning & Development Director, Jeremy Gilbert answered her question.**

**Board Member Byrd-Gardner asked several questions and she also stated her concerns. The Planning & Development Director, Jeremy Gilbert answered her questions and concerns as well.**

**Chairman Snowden called the Applicant, Caleb Dague up to the microphone to sign in on the Sign-In Sheet in favor of the Variance and to explain his request.**

**Chairman Snowden opened the floor to any speakers.**

**Names of people in favor**

Caleb Dague  
Cory Dague  
Rebecca King  
June Bishop  
Vonda Blount  
Angela Rogers

**Names of people who oppose**

NONE

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

**Board Member Byrd-Gardner stated her personal opinion and she stated that she had the site.**

**Board Member Gwyn stated her personal opinion.**

**The County Attorney, Rob Morton answered Chairman Snowden’s questions.**

**The Applicant, Caleb Dague came forth once again.**

**Vice-Chairman Huckaby asked the Applicant, Caleb Dague “what is his extreme hardship” according to the County Code? The Applicant, Mr., Dague stated that his extreme due to the pandemic(COVID-19) and the cost of the lumber**

**The Planning & Development Director, Jeremy Gilbert made several suggestions as to the motion with Special Conditions.**

**Board Member Gwyn moved to approve the Variance with the Staff Recommendation of three conditions. They are as following:**

- 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.**
- 3. The Variance for the 400sq ft Tiny Home should be 2 Years from the time of the Certificate of Occupancy(CO) and then 12 months to complete the structure and upon receiving the Certificate of Occupancy(CO) on the primary structure, the Applicant, Mr. Dague would have 90 days to remove the Tiny Home or seek an Amendment. Vice-Chairman Huckaby seconded the motion. The motion passed by a vote of 5-0-0.**

**5.) VAR-21-08.** Charles A. Smith applicant and owners is requesting a variance to CH 156.43 (C) (13) (D) regarding the maximum size of a detached guest quarters. Current ordinance allows 750 square feet as the maximum square footage for detached guest quarters and the applicant is requesting to build a detached guest quarters larger than 750 square feet. The Subject property is 3.021 acres zoned A-R, Agricultural-Residential located at 631 Williams Mill Road, Zebulon, GA 30295. It is located in Land Lot 133 in the 8<sup>th</sup> Land District of Pike County and is further identified by Parcel ID: 092 004 B. Commission District: 3, Commissioner: Jason Proctor. **FINAL DECISION BY BOARD OF APPEALS.**

**The Planning & Development Director, Jeremy Gilbert asked the Board of Appeals to post pone this Variance Application.**

**Names of people in favor**

**Names of people who oppose**

**Chairman Snowden turned to the Appeals Board to entertain a motion to post pone this Variance Application until the next Board of Appeals Meeting on Thursday, November 16, 2021.**

**Board Member Byrd-Gardner moved to approve the Variance Postponement until the next Board of Appeals Meeting on Thursday, November 16, 2021. Board Member Lewis seconded the motion. The motion passed by a vote of 5-0-0.**

VII. Discussion

**None**

VIII. Adjournment

**Chairman Snowden moved to Adjourn the Meeting. Board Member Byrd-Gardner seconded the motion. The motion was approved by a vote of 5-0-0.**

**Chairman Snowden closed the meeting by sound of the gavel at 6:50pm.**

## PIKE COUNTY BOARD OF APPEALS

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VAR-21-08

### SUBJECT:

VAR-21-08 Charles A. Smith applicant and owners is requesting a variance from CH 156.43 (C) (13) (D) regarding the maximum size of a detached guest quarters. Current ordinance allows 750 square feet as the maximum square footage for detached guest quarters and the applicant is requesting to build a detached guest quarters larger than 750 square feet. The Subject property is 3.021 acres zoned A-R, Agricultural-Residential located at 631 Williams Mill Road, Zebulon, GA 30295. It is located in Landlot 133 in the 8<sup>th</sup> land district of Pike County and is further identified by Parcel ID: 092 004 B. Commission District: 3, Commissioner: Jason Proctor. **BOA decisions on variance applications are final.**

### 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: VAR-21-08

Applicant/ Owner: Charles A. Smith

Property Location: 631 Williams Mill Road  
Zebulon, GA 30295  
Landlot: 133  
District: 8<sup>th</sup>  
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 guest 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.





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OFFICE

*Planning – Zoning – Environmental – Permits & Inspections  
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Phone: 770-567-2007  
Fax: 770-567-2024  
sparks@pikecoga.com

*"Serving Citizens Responsibly"*

**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) An attached garage is not permitted for a guest quarters.
- 4) The guest quarters shall not be used as a rental.
- 5) 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: [REDACTED] Phone/email: [REDACTED]

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, 8<sup>th</sup> 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,

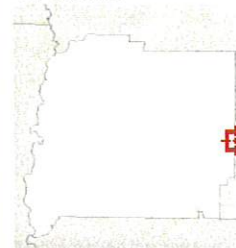
A handwritten signature in black ink, appearing to read "Chuck and Carol Smith", written over a printed name.

Chuck and Carol Smith





Overview



Legend

-  Parcels
-  Roads

Parcel ID 092 004 B  
 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

Filed In Pike County  
Superior Court

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

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

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. Iron," 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<sup>nd</sup> day  
of October, 2015  
in the presence of:

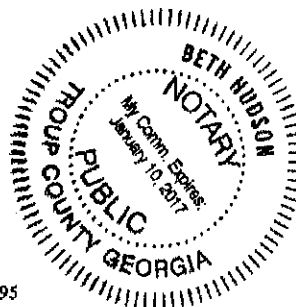
GRANTOR:

*Adley Embrey*  
Unofficial Witness  
*[Signature]*  
Notary Public

*Lois Carolyn Smith*  
Lois Carolyn Smith

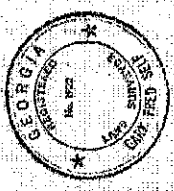
My Commission Expires: 11/10/2017

(Notary Seal)



631 Williams Mill Road, Zebulon, GA, 30295

P.O.B. REC. POINT -  
THE N.W. CORNER OF  
TRACT 133, 8TH LAND DIST.  
PIKE COUNTY, GA.  
DEED 10, PAGE 1331



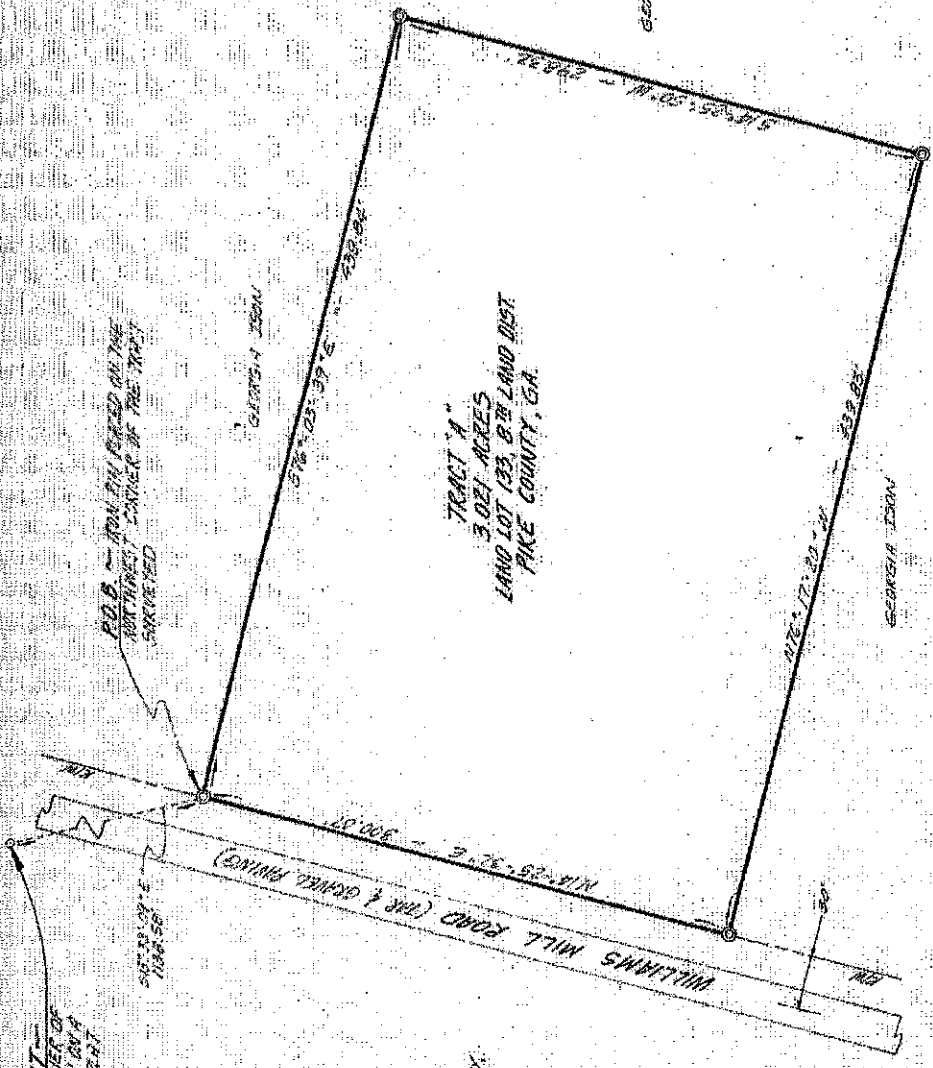
NOTE: NO RESEARCH DONE IN THE  
FIELD OF THESE SURVEYS RELATIVE  
TO EASEMENTS, RIGHTS OF WAY, ETC.  
WHICH MAY EXIST OR BE CLAIMED  
THAT THEY PROBABLY EXIST.

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

*Charles L. Moore*



NOTE: THIS MAP OF PLAT HAS BEEN  
CALCULATED FOR CLOSURE AND IS  
CALCULATED TO BE ACCURATE WITHIN  
ONE FOOT IN 626,000 FEET



- LEGEND
- 1. SURVEY TRAVELER LINE
  - 2. SURVEY BY OR FOR NOT MONUMENTED
  - 3. IRON PIN PLACED
  - 4. CONC. MON. PLACED
  - 5. UNSETT. POLE
  - 6. FIRE PLUG
  - 7. PAVED EDGE
  - 8. PAVED TRAIL
  - 9. SMALL STREAM
  - 10. PUBLIC ROAD
  - 11. BRIDGE
  - 12. TURNPIKE RIDGE
  - 13. DITCH
  - 14. WIRE FENCE
  - 15. BOARD FENCE
  - 16. EVIDENCE OF RAIL FENCE
  - 17. OVERHEAD WIRE
  - 18. CURB & ANCHOR
  - 19. CULVERT
  - 20. EXISTING ELEVATION
  - 21. FINISHED ELEVATION
  - 22. UNIMPROVED ABANDONED RD.
  - 23. PIPE CULVERT
  - 24. TURNPIKE RIDGE
  - 25. IRON PIN PLACED
  - 26. CONC. MON. PLACED
  - 27. UNSETT. POLE
  - 28. FIRE PLUG
  - 29. PAVED EDGE
  - 30. PAVED TRAIL
  - 31. SMALL STREAM
  - 32. PUBLIC ROAD
  - 33. BRIDGE
  - 34. TURNPIKE RIDGE
  - 35. DITCH
  - 36. WIRE FENCE
  - 37. BOARD FENCE
  - 38. EVIDENCE OF RAIL FENCE
  - 39. OVERHEAD WIRE
  - 40. CURB & ANCHOR
  - 41. CULVERT
  - 42. EXISTING ELEVATION
  - 43. FINISHED ELEVATION
  - 44. UNIMPROVED ABANDONED RD.
  - 45. PIPE CULVERT

APPROXIMATE ANGULAR ERROR ACCUMULATED AND RECORDED IN THIS SURVEY - FIELD TRAVELER NOT MORE THAN  
LINEAR ERROR OF CLOSURE AS CALCULATED IN FIELD TRAVELER THIS SURVEY - FIELD TRAVELER NOT MORE THAN  
REL. ERROR OF CLOSURE AS CALCULATED IN FIELD TRAVELER THIS SURVEY - FIELD TRAVELER NOT MORE THAN  
LAT. & LONG. ADJUSTMENTS (COORDINATES) MADE BY  
MEASUREMENTS (LINEAR) MADE WITH GOOD QUALITY STEEL CHAIN - TYP. STRETCH TENSION & SEC. CONSIDERED 1/10  
CHAIN CALIBRATED BY U.S.B.S. & AD. ANGULAR MEASUREMENTS MADE WITH 12 IN. TRANSIT AND 1/2  
SEC. DIAL & 1/2 SEC. PROTRACTOR AS ANGULAR MEASURING INSTRUMENT

PLAT FOR  
**DAVID L. ISON**  
REPRESENTING SURVEY OF LANDS AS SHOWN ABOVE  
IN LAND LOT 133, 8TH LAND DIST. IN PIKE COUNTY  
GEORGIA

SCALE ONE INCH = 60 FEET  
REFERENCE HERE MADE TO SURVEY MADE ON THE GROUND AND  
FIELD NOTES RECORDED

IN THE OFFICE OF CLERK OF SUPERIOR COURT  
THIS SURVEY 1915 MADE BY TRIANGULATION AND BY RANDOM TRAVERSE  
DATE OF SURVEY 1915 BY 1915  
DATE OF PLAT COMPLETED 1915 BY 1915

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

FILED AND RECORDED  
CLERK OF SUPERIOR COURT  
DAY 22.12.1915  
BY J. H. H. 11-12  
COUNTY CLERK

[illegible]

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

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

SLOPED CLG.  
DELOW STAIRS

10-0 x 8-2  
10' CLG. HT.

## BARN DOOR

18-8 x 8-0  
10'-4" CLG. HT.

11-8 x 13-0  
10' CLG. HT.

6-4 x 5-10

9-0 x 6-6  
10' x 6-6 HT

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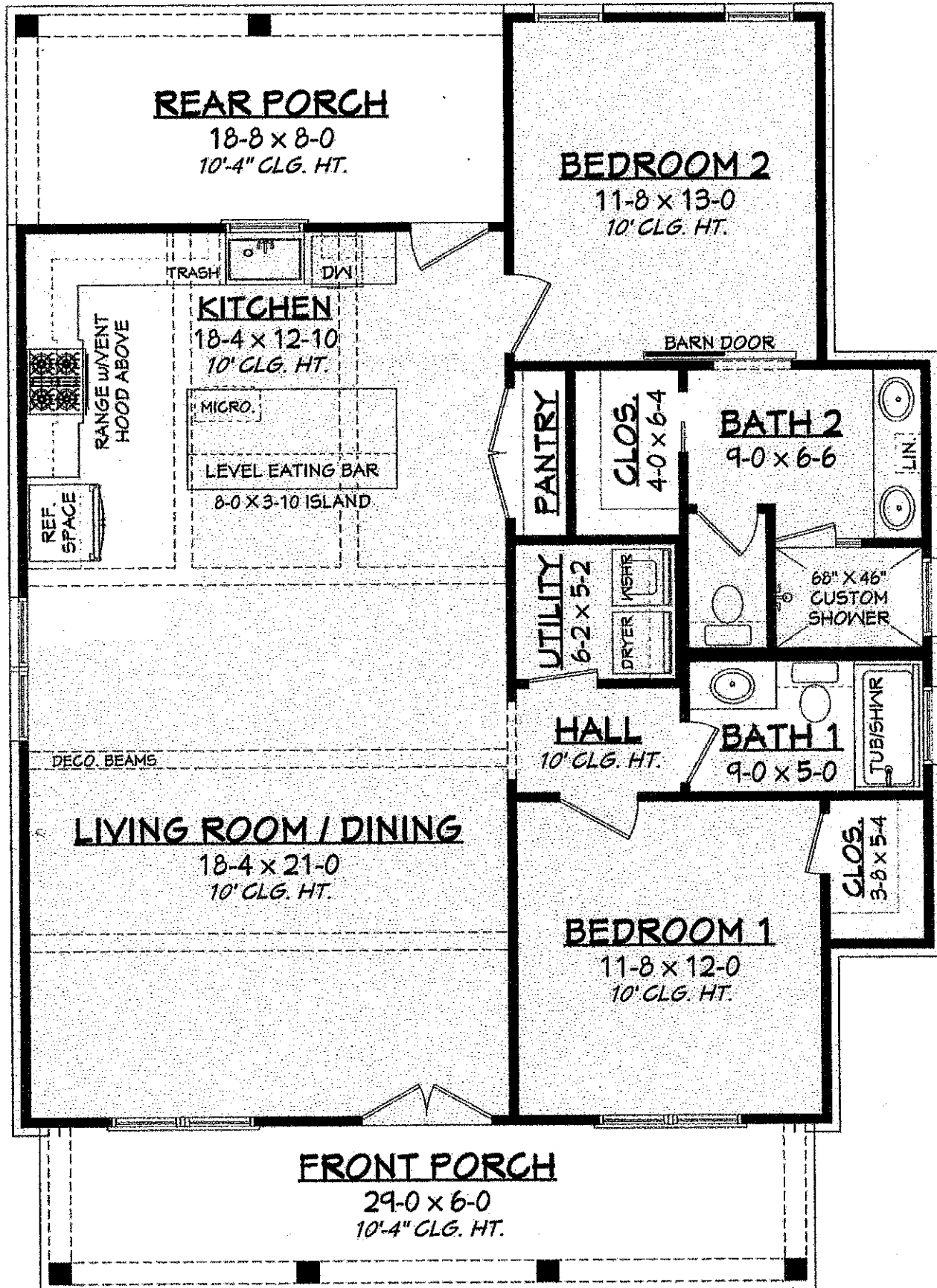
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10' CLG. HT.

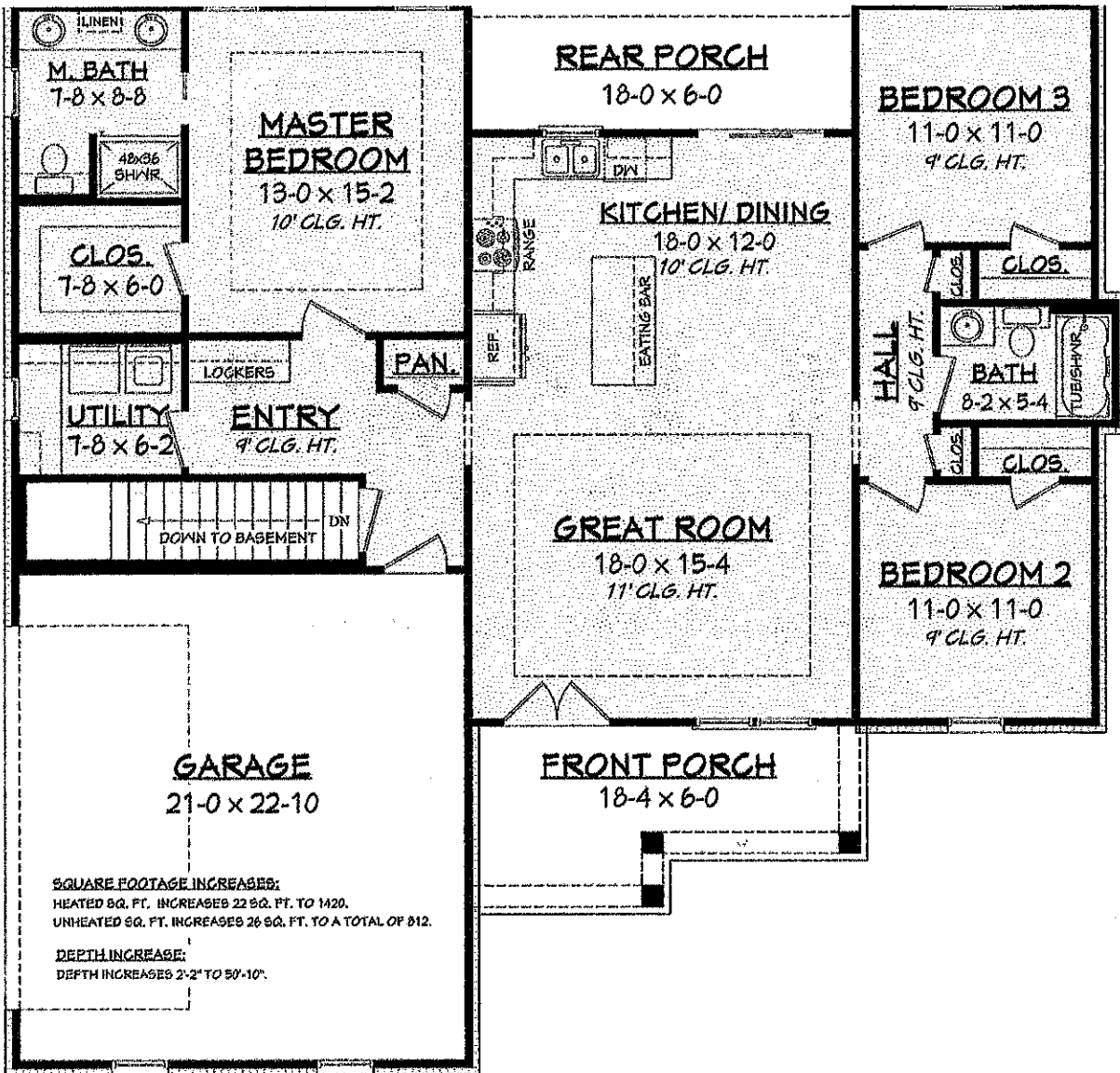
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# MAIN FLOOR







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

REVERSE PLAN

## PIKE COUNTY BOARD OF APPEALS

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VAR-21-09

**SUBJECT:**

(2) VAR-21-09. Zachary De Garmeaux, applicant and owner is requesting a variance from CH 156.43 (C) (15) Permitted accessory uses (Nursery) and CH 164.08 Landscape buffer applications. The applicant is requesting to allow the accessory use of the property as a nursery in the front yard and to eliminate the buffer requirement between two conflicting uses. The Subject property is 4.00 acres zoned A-R, Agricultural-Residential located at 4757 US Hwy 19 S, Zebulon, GA 30295. It is located in Landlot 248 in the 8<sup>th</sup> land district of Pike County and is further identified by Parcel ID: 070 024H. Commission District: 2, Commissioner: Tim Guy. **BOA decisions on variance applications are final.**

**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: VAR-21-09

Applicant/ Owner: Zachary DeGarneau

Property Location: 4757 Highway 19 S  
Zebulon, GA 30295  
Landlot: 248  
District: 8<sup>th</sup>  
Parcel ID: 070 024 H

Acreage: 4.0 acres

Commission District: District 2, Tim Guy

FEMA Data: Does not lie within a flood zone.

Request: The applicant is requesting multiple variances to development regulations for a nursery that will be located in a A-R (Agricultural-Residential) zoning district as an accessory use. The first variance the applicant is requesting is to allow the accessory use to be allowed in the front yard and not only in the side and rear yard as required by Section 156.06 Definitions (A) (146) Use, Accessory. The second variance the applicant is requesting is to remove the buffer requirement between conflicting uses as outlined in Section 164.07 Provision & Restrictions for Landscape Buffers of the Pike County Code.

Staff Analysis: The Subject property is zoned A-R (Agricultural-Residential) and a nursery is a permitted accessory use per Section 156.43 (C) (146) of the Pike County Code. However, there are certain development regulations that would apply to the use of the property as a nursery that the applicant is seeking a variance from. The first one being that the accessory use is only allowed in the side and rear yard of the property and currently the applicant has plants growing in the front yard in water ponds. Also, the Code requires a landscape buffer be installed between conflicting uses and with the adjoining properties being used for single-family residences the additional use of this property as a nursery would require a Type 1 buffer as described in section 164.07 (J)(1) of the Pike County Code.



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Below are the Type 1 buffer requirements:

*164.07 (J)(1) Type 1 Landscaping Buffer: 10 feet of width from subject property line; buffer shall provide a continuous, 6 feet high minimum vegetative screen (at time of plant maturity), accompanied by appropriate groundcover for the remainder of the buffer width, OR buffer shall provide a minimum 6 feet high opaque fence or wall (subject to the requirements of this chapter), accompanied by approved groundcover for the remainder of the buffer width, along the affected boundary between the subject property and adjoining properties*

Based on the code requirement the applicant would be required to install a 10' landscape buffer or a 6' privacy fence on the side and rear property lines that meet the aforementioned section. The existing vegetation can be counted toward this requirement if it meets the minimum standard of the code.

### **§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 any requirements that would not allow them to operate a nursery on the property in the manner they are operating at the time they purchased the property.

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

The applicants stated in his letter of intent that he has lost roughly \$500,000 with the amount of time this site has been held up due to application being submitted for the use of the property and being held up by the county while the determination of this use was made.





PLANNING AND DEVELOPMENT  
OFFICE

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*"Serving Citizens Responsibly"*

- (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 only using the side and rear yard for the accessory use and by planting the landscape buffer. However, the applicant has indicated due to the revenue losses he has had this year it would be an expense he does not have to expend.

- (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 the accessory use to be allowed in the front yard should not cause substantial detriment to the public good or impair the purposes of this chapter. Nor would removing the landscape buffer have a substantial detriment to the public good or impair the purposes of this chapter

**Recommendation:**

Staff recommends **DENIAL** of the requested variances. However, Should the Board Approve the variance the following conditions are recommended:

1. A business license will be required for the nursery.
2. No new structures shall be constructed in the front yard associated with the accessory use.

**Attachments:**

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

PIKE COUNTY  
BOARD OF APPEALS

RECEIVED  
10-25  
11-18-21

Application # VAR 21-09

Board of Appeals Public Hearing Date: 11-18-21

Board of Commissioners Public Hearing Date: ~~11-30-21~~

☐ Special Exception

☐ Special Use Permit

☒ Variance

☐ Appeal

Property Information: District(s): 8 Land Lot(s): 248 Acres: 4

Tax Map Parcel #: 070-0244 Address if assigned: 4757 US 19 S Zebulon GA

Description of Request: Request for a variance on a buffer  
surrounding my property and permit requiring fence buffer

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: Zac de GARMEAU Applicant: \_\_\_\_\_

Address: 4757 US HWY 19 S Address: \_\_\_\_\_

City: Zebulon State: GA Zip: 30295 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone/email: \_\_\_\_\_ Phone/email: \_\_\_\_\_

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

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Printed Name: Zachary deGARMEAU

Sworn to and subscribed before me this 25<sup>th</sup> day of October, 2021

Notary Public (signature & seal): Holly





PIKE COUNTY  
BOARD OF APPEALS

RECEIVED  
10-28  
4-16

Application # VAR-21-089

Board of Appeals Public Hearing Date: 11-18-21

Board of Commissioners Public Hearing Date: 11-30-21

☐ Special Exception

☐ Special Use Permit

☒ Variance

☐ Appeal

Property Information: District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Acres: \_\_\_\_\_

Tax Map Parcel #: \_\_\_\_\_ Address if assigned: 4757 US HWY 5 Zebulon GA

Description of Request: Request for VARIANCE ON PONDS and  
all plant production structures in front of my home for use  
use with the nursery accessory use. Use for such structures  
will pertain to the use of the permitted accessory use.

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: ZAC DE GARMEAU Applicant: \_\_\_\_\_

Address: 4757 US HWY 195 Address: \_\_\_\_\_

City: Zebulon State: GA Zip: 30295 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone/email: \_\_\_\_\_ Phone/email: \_\_\_\_\_

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

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Printed Name: Zachary de GARMEAU

Sworn to and subscribed before me this 25th day of October, 2021

Notary Public (signature & seal): \_\_\_\_\_



10-25-2021

Zachary de Garneau

Letter of explanation on application for variance to the structures in place in relation to the agriculture permitted use.

Dear Appeals board members, I am asking for a Variance for structures in front of the home to comply with the accessory use of the property.

There has been an extreme financial burden to this property who was misguided for months by the county representatives on zoning matters which have led to a current loss seasonal loss of over \$500,000.

The house also sits far back on the property along with the permitted accessory shipping building, the septic tank, a well, and underground electricity line. The agriculture structures need to be used in the front of the home/property in order to use the space we purchased as nearly three quarters of the growing area of the area for growing is in front of the home. I believe a crop that did not need to be grown in a structure would not need the variance so I would ask we be able to use this space considering we are an aquaculture production which is different than other in ground farms however should be met with the ability to plant here just the same as other crops.

The current decision made by Rob Morton on the property (May 25<sup>th</sup> 2021) requested no buffer at that time and I am asking that this variance continue with the current ruling on the property that was agreed to in the October 21<sup>st</sup> 2021 Appeals Board decision to let the ruling stand by the county attorney he made over the summer.

Thank you for your consideration.

Zachary de Garneau



10-25-2021

Zachary de Garmeaux

Letter of explanation on application for variance to the buffer ordinance.

Dear Appeals board members, I am asking for a Variance for the buffer ordinance in compliance with the accessory use of the property.

A 6 foot tall buffer would not prevent anyone from seeing down from over the road. Nor in the back would it prevent anything being seen from the uphill position of the property behind me.

It would not add any benefit to the view of the property and may be less than beneficial to the look of the property.

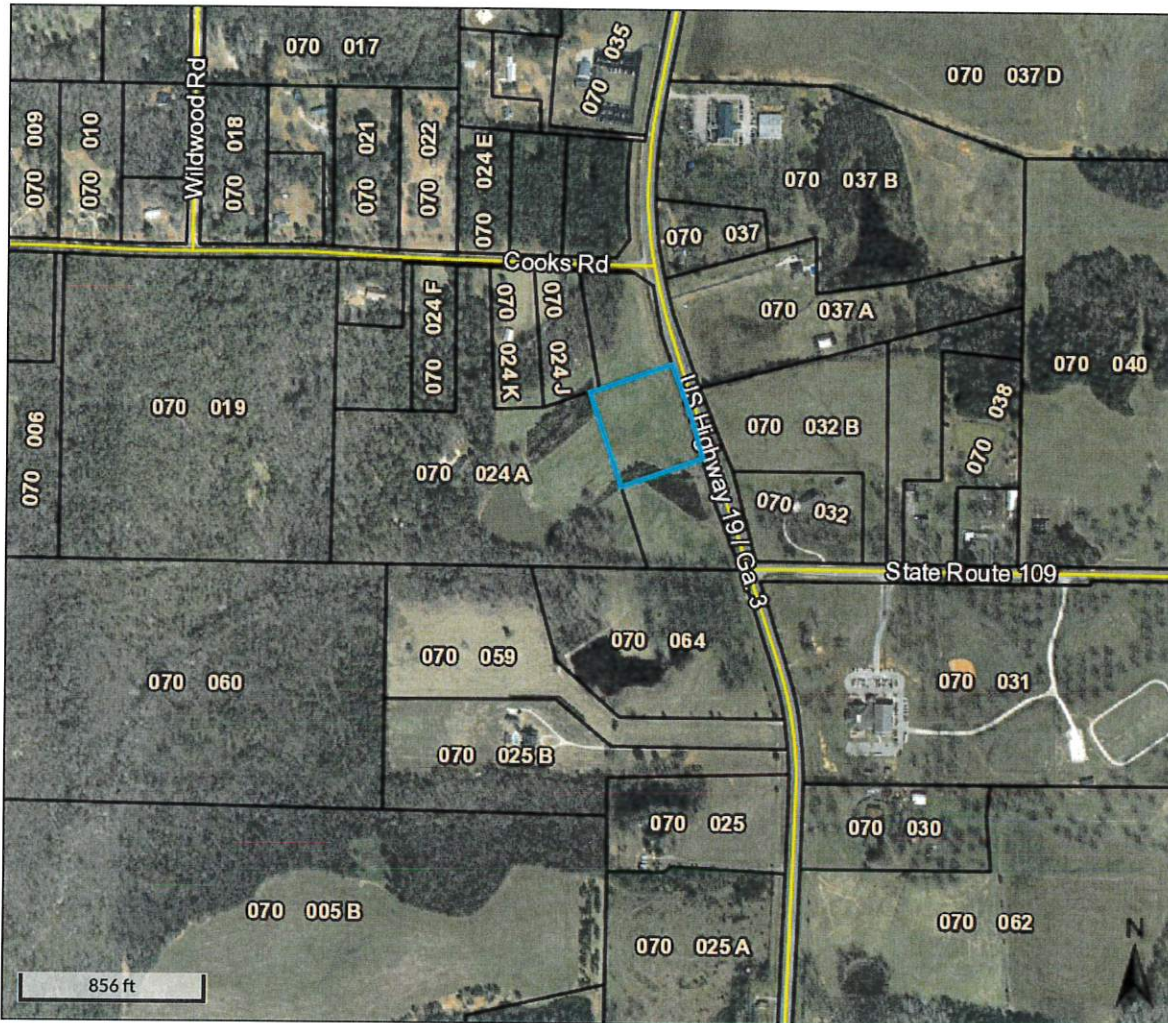
It would also be a new financial burden to a property who was misguided for months by the county representatives which have led to a current loss seasonal loss of over \$500,000.

The current mandate by Rob Morton on the property requested no buffer and I am asking that this variance continue with the current ruling on the property that was agreed to in the October 21<sup>st</sup> 2021 Appeals Board decision to let the ruling stand by the county attorney he made over the summer.

A tall buffer of trees would also prevent sunlight and cause damage to water quality from continual falling debris into the water as I looked for a piece of property that was open and without trees which is what I found here.

Thank you for your consideration.

Zachary de Garmeaux



#### Overview



#### Legend

- Parcels
- Address Numbers
- Roads

Parcel ID 070 024 H  
Class Code Residential  
Taxing District UNINCORPORATED  
Acres 4

Owner TRADEMARK QUALITY HOMES INC  
P O BOX 926  
GREENVILLE, GA 30222  
Physical Address 4757 U S HWY 19  
Assessed Value Value \$44800

#### Last 2 Sales

Date	Price	Reason	Qual
7/11/2019	\$44800	MP	U
4/16/2019	\$39040	MP	U

(Note: Not to be used on legal documents)

Date created: 4/23/2021

Last Data Uploaded: 4/23/2021 6:05:29 AM

Developed by Schneider  
GEOSPATIAL

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

2021 MAR -9 PM 1:42

BY: EB  
PAM THOMPSON, CLERK

DOC# 000835  
RECORDED IN OFFICE  
3/9/2021 02:47 PM  
BK#1298 PG#45-47  
PAM THOMPSON  
CLERK OF SUPERIOR  
COURT  
PIKE COUNTY

*[Signature]*

REAL ESTATE TRANSFER  
TAX PAID: \$439.00

Return to: The English Law Group, LLC  
1436 Highway 19 N  
Thomaston, Georgia 30286

114-2021-000242

### LIMITED WARRANTY DEED

STATE OF GEORGIA,  
COUNTY OF PIKE

THIS INDENTURE made this the 5<sup>th</sup> day of March, 2021 between TRADEMARK QUALITY HOMES, INC., a Georgia Corporation, as Party of the First Part, (GRANTOR) and ZACHARY T. DEGARMEAU, a single man, of the County of Pike, State of Georgia, as Party of the Second Part (GRANTEE):

**WITNESSETH:** That Grantor, for and in consideration of \$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 and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, his heirs, successors, and assigns, all of the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 233 and 248 of the 8<sup>th</sup> District of Pike County, Georgia, being Lot 2 of Brookside Estates Subdivision, as shown on that certain plat of said subdivision recorded in Plat Book 33, Pages 171-172, Pike County, Georgia Records, said plat being incorporated herein and made a part hereof by reference.

This is that same property conveyed to Trademark Quality Homes, Inc. by Limited Warranty Deed from Quicktracts, LLC, on July 11, 2019, and filed for record on July 22, 2019, at Deed Book 1182, Page 1, and by Corrective Limited Warranty Deed filed for record on August 26, 2020, at Deed Book 1255, Pages 293-294, all in the Official Records of the Clerk of Superior Court of Pike County, Georgia.

TO HAVE AND TO HOLD, the said tract or parcel of land, together with all and singular 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, his heirs, successors, and assigns forever in FEE SIMPLE;

AND THE SAID Grantor, for his heirs, executors, and administrators will warrant and forever defend the right and title to the above described property unto said Grantee against the claims of all persons whomsoever.


MAP 070

PARCEL 024H

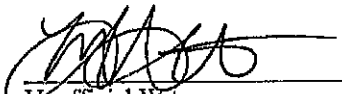
BK=1298 PG=46

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

TRADEMARK QUALITY HOMES, INC.

By:  (SEAL)  
ALANE RAYBURN, Closing Representative  
(See Exhibit "A" attached hereto)

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

  
Notary Public



BK:1298 PG:47

**CORPORATE RESOLUTION OF TRADEMARK QUALITY HOMES, INC.**

WHEREAS, TRADEMARK QUALITY HOMES, INC. (hereinafter referred to as the "Corporation"), is a domestic profit corporation, duly incorporated in the State of Georgia with its principal place of business in Greenville, Georgia, and in good standing with the Secretary of State;

WHEREAS, the Corporation owns land in the following Georgia counties: Coweta, Fayette, Pike and Upson;

WHEREAS, the Corporation is desirous of streamlining the process of closing the sales of the real property of the Corporation located in these counties;

WHEREAS, the Corporation held a board meeting on July 9, 2020 where a quorum was present;

WHEREAS, the Corporation determined it to be most efficient to appoint a Closing Representative to execute documents related to closings on behalf of the Corporation;

WHEREAS, a quorum voted to appoint Alene Rayburn as the representative for the Corporation;

NOW THEREFORE IN CONSIDERATION OF ALL THESE THINGS, the Corporation resolves as follows:

ALANE RAYBURN is appointed as CLOSING REPRESENTATIVE for TRADEMARK QUALITY HOMES, INC. As closing representative, Alene Rayburn is authorized to execute any and all documents necessary to consummate the sale of the above-described properties, conveying all real and personal property necessary to secure the payment of the loans, including but not limited to; affidavits, limited warranty deeds, warranty deeds, settlement statements and any and all instruments and all upon such terms and conditions as she deems advantageous to the corporation.

By signature below, I hereby certify that this Resolution does not violate any corporate By-Laws, and that the Corporation is not delinquent on any licenses or taxes, and that there are no proceedings pending to dissolve or annul the Corporation.

SO RESOLVED, the 9<sup>th</sup> day of July, 2020.

TRADEMARK QUALITY HOMES, INC.

BY:

JOHN DAVID CHAPMAN, JR., PRESIDENT

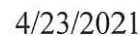
ATTESTED BY:

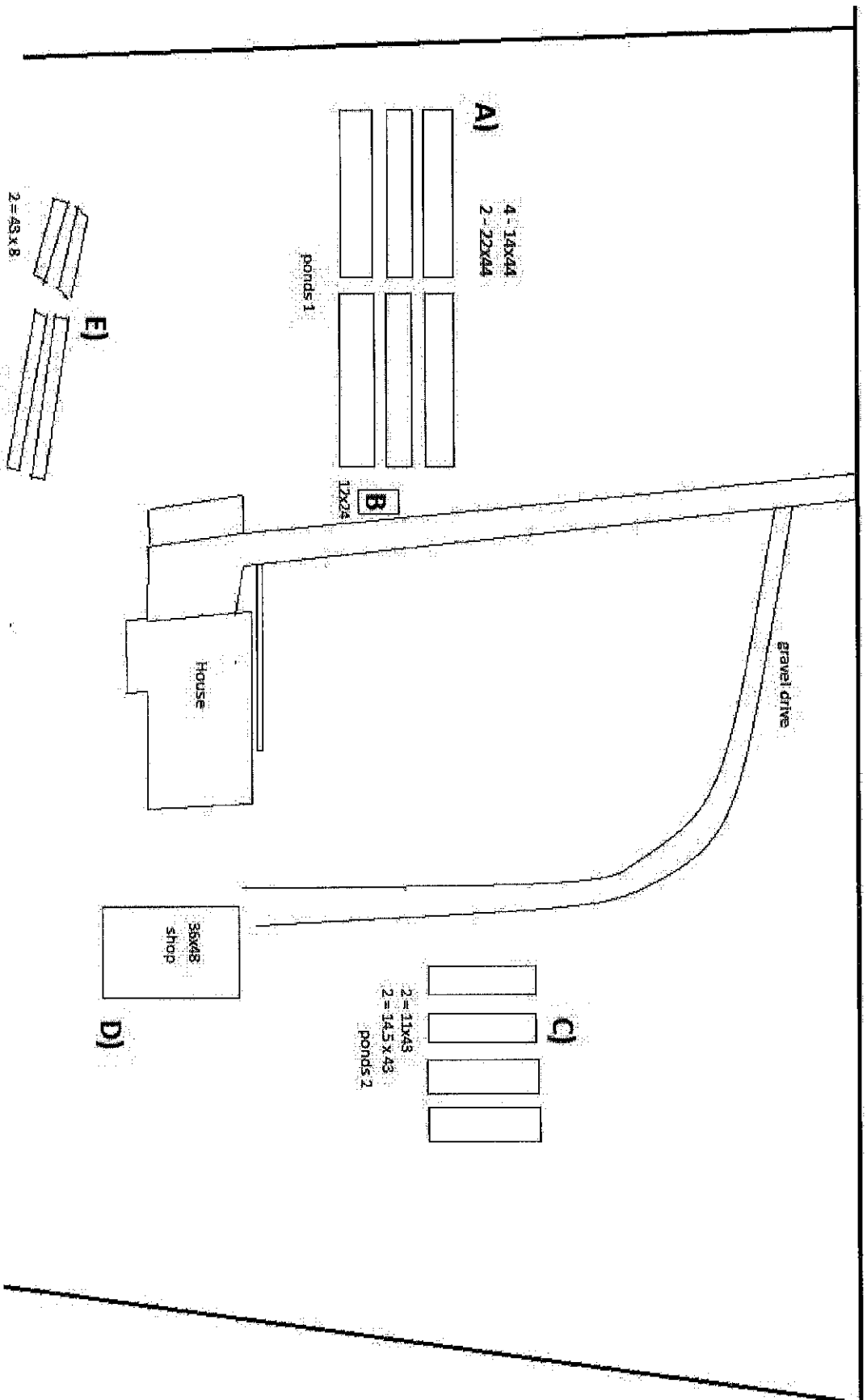
JODY STRICKLAND, SECRETARY

EXHIBIT

"A"







## PIKE COUNTY BOARD OF APPEALS

---

VAR-21-10

### **SUBJECT:**

VAR-21-10.

Margaret Gilchrist Wilson applicant and owners is requesting a variance from CH 156.43 (C) (13) (D) regarding the maximum size of a detached guest quarters. Current ordinance allows 750 square feet as the maximum square footage for detached guest quarters and the applicant is requesting to convert an existing single family home into a detached guest quarters larger than 750 square feet and construct a new primary residence. The Subject property is 100+/ acres zoned A-R, Agricultural-Residential located at 960 Nazareth Church Road, Zebulon, GA 30295. It is located in Landlot 130 in the 8<sup>th</sup> land district of Pike County and is further identified by Parcel ID: 090 004. Commission District: 1, Commissioner: Tim Danial. **TBOA decisions on variance applications are final.**

### **ACTION:**

### **ADDITIONAL DETAILS:**

### **ATTACHMENTS:**

Type	Description
□ Exhibit	Staff Report





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-21-10

Applicant/ Owner: Margaret Gilchrist Wilson

Property Location: 960 Nazareth Church Road  
Zebulon, GA 30295  
Landlot: 130  
District: 8<sup>th</sup>  
Parcel ID: 090 004

Acreage: 100+/- acres

Commission District: District 1, Tim Danial

FEMA Data: Does not lie within a flood zone.

Request: The applicant is requesting a variance to convert the existing 1,872 square foot structure with a garage to a guest quarters and construct a new 2,500 square foot primary residence on the property. The existing structure is grater in size than the allowable 750 square feet maximum and has an attached garage 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 convert the existing structure with an attached garage to a guest quarters that is larger than the code allows as a guest quarters and construct a new primary residence on the site.



PLANNING AND DEVELOPMENT  
OFFICE

*Planning – Zoning – Environmental – Permits & Inspections  
Code Enforcement*

P. O. Box 377  
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sparks@pikecoga.com

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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 property has been in the family for 55 years and the applicant does not intend to sell or divide the land in the future.

***(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 subdividing the lot and providing a separate parcel for the new structure. However, the property is in CUVA and cannot be divided without violating that agreement.

***(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

*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"*

**Recommendation:**

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

- 1) A building permit will be required for the new structure.
- 2) The existing structure shall not be enlarged over the 1,875 square feet heated space.
- 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



PIKE COUNTY  
BOARD OF APPEALS

RECEIVED  
10/27/21  
\$150

Application # VAR-21-10

Board of Appeals Public Hearing Date: 11-18-21 6:00pm

Board of Commissioners Public Hearing Date: 11-30-21 6:30pm

☒ Special Exception

☐ Special Use Permit

☒ Variance

☐ Appeal

Property Information: District(s): Eighth Land Lot(s): 130 Acres: 100

Tax Map Parcel #: 090 004 Address if assigned: 960 Nazareth Church Rd

Description of Request: Add a second residential building to said property.  
Convert existing house to guest quarters over the  
allowable 750 sq ft and allow a garage.

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: Margaret Gilchrist Wilson Applicant: \_\_\_\_\_

Address: 1015 Windsor Way Address: \_\_\_\_\_

City: Giffin State: GA Zip: 30224 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone/email: \_\_\_\_\_ Phone/email: \_\_\_\_\_

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

Owner's Signature: Margaret Wilson Date: 10/27/21

Owner's Printed Name: Margaret Wilson

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

Notary Public (signature & seal): [Signature]



960 Nazareth Church Road

Zebulon, Georgia 30295

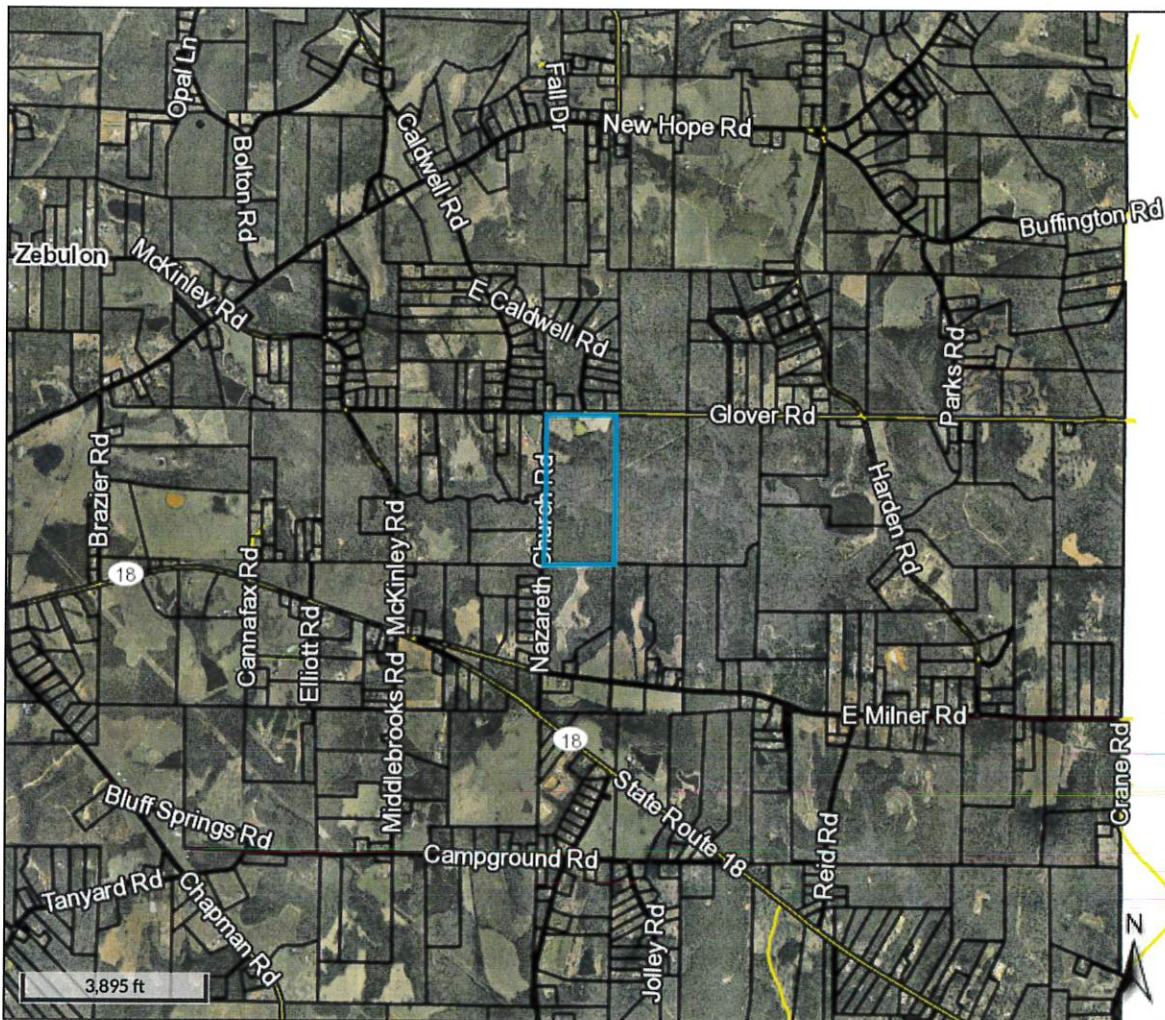
Parcel 090 004

To whom it may concern,

We are attempting to get a variance approved for our property located at the above address. The existing metal building (1872 square feet, including garage space) would become a mother-in-law suite. We would like to build a 2500 square foot house in the pecan orchard on our property. (See satellite photos attached for rough locations of current house and future construction.) This property has been in my family for almost 55 years and we have no intention of ever dividing or selling it.

*Margaret Wilson*







Overview



Legend

-  Parcels
-  Roads

Parcel ID 090 004  
 Class Code Consv Use  
 Taxing District UNINCORPORATED  
 Acres 98.94

Owner WILSON MARGARET GILCHRIST  
 1015 WINDSOR WAY  
 GRIFFIN, GA 30224  
 Physical Address 960 NAZARETH CHURCH RD  
 Assessed Value Value \$494611

Last 2 Sales

Date	Price	Reason	Qual
8/31/2021	0	CU	U
7/22/2020	0	ET	U

(Note: Not to be used on legal documents)

Date created: 11/11/2021  
 Last Data Uploaded: 11/11/2021 6:02:51 AM

Developed by  **Schneider**  
 GEOSPATIAL

Please return, after recording, to:  
O'Quinn Law Firm, LLC  
P.O. Box 1528  
Griffin, GA 30224

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

2020 AUG 14 PM 4:53

BY:   
PAM THOMPSON, CLERK

EXECUTOR'S DEED

DOC# 002697  
RECORDED IN OFFICE  
8/17/2020 08:17 AM  
BK:1253 PG:273-274  
PAM THOMPSON  
CLERK OF SUPERIOR  
COURT  
PIKE COUNTY

REAL ESTATE TRANSFER  
TAX PAID: \$0.00

STATE OF GEORGIA  
COUNTY OF PIKE

114-2020-000750

CROSS REFERENCE: DEED BOOK 810 PAGE 306

THIS INDENTURE, Made this the 22<sup>nd</sup> day of JULY, in the year of our Lord two thousand TWENTY (2020), by and between MARGARET GILCHRIST WILSON, Executor of the Estate of THOMAS GILBERT GILCHRIST, State of Georgia, County of SPALDING, of the First Part, (hereinafter called "GRANTOR") and MARGARET GILCHRIST WILSON of the State of GEORGIA, of the Second Part, (hereinafter called "GRANTEE"); the words "GRANTOR" and "GRANTEE" to include their respective heirs, successors, executors, administrators, legal representatives, and assigns where the context requires or permits:

WITNESSETH: That the said GRANTOR (acting under and by virtue of the power and authority granted by the Probate Court of SPALDING County, State of Georgia, by and through Letters Testamentary for the Estate of Thomas Gilbert Gilchrist), for and in consideration of the sum of TEN (\$10.00) DOLLARS in hand paid, at or before the sealing and delivery of this document does grant, bargain, sell, convey, remise, release and forever QUIT CLAIMS unto said GRANTEE, all the right, title, interest, claim or demand which the GRANTOR may have had in and to the following described lot, piece, or parcel of land located in SPALDING County, State of Georgia:

ALL THAT LOT, TRACT, OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE EIGHTH LAND DISTRICT OF PIKE COUNTY, GEORGIA, AND BEING THE WEST PART OF LAND LOT 130 IN SAID DISTRICT AND BOUNDED AS FOLLOWS: NORTH BY PUBLIC ROAD, EAST BY PROPERTY NOW OR FORMERLY OWNED BY THE BERRY ESTATE, ON THE SOUTH BY PROPERTY NOW OR FORMERLY OWNED BY JEFF BUSH AND ON THE WEST BY A PUBLIC ROAD WHICH RUNS NORTH BY THE NAZARETH CHURCH, CONTAINING 100 ACRES, MORE OR LESS.

NOTE 1: THIS IS THE SAME PROPERTY DESCRIBED IN THAT CERTAIN CONVEYANCE DATED SEPTEMBER 17, 2009 FROM MARGARET GILCHRIST ARMOUR, AS AGENT UNDER POWER OF ATTORNEY, CHARLOTTE H. GILCHRIST DATED JANUARY 17, 2008 AS GRANTOR AND THOMAS GILBERT GILCHRIST, AS GRANTEE, RECORDED IN DEED BOOK 810, PAGE 306, IN THE SUPERIOR COURT RECORDS OF PIKE COUNTY, GEORGIA, WHEREBY THOMAS GILBERT GILCHRIST WAS RESTORED AS THE SOLE OWNER OF SAID PROPERTY.

NOTE 2: THIS TRACT OF LAND AND TOTAL ACREAGE CONTAINED THEREIN IS MODIFIED AND REDUCED BY THE CERTAIN CONVEYANCE DATED SEPTEMBER 5, 1995 FROM THOMAS G. GILCHRIST AND CHARLOTTE H. GILCHRIST, AS GRANTORS, AND COUNTY OF PIKE, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AS GRANTEE, RECORDED IN DEED BOOK 166, PAGE 51, IN THE SUPERIOR COURT RECORDS OF PIKE COUNTY, GEORGIA, WHEREBY 1.05 ACRES WAS TRANSFERRED TO THE COUNTY.

NOTE 3: EXCEPT AS MODIFIED BY NOTE 2, THIS IS THE SAME PROPERTY AS ORIGINALLY DESCRIBED IN THAT CERTAIN CONVEYANCE DATED JULY 29, 1966 FROM HASKELL CONKLE, AS GRANTOR, TO THOMAS G. GILCHRIST, AS GRANTEE, AND

RECORDED IN DEED BOOK 39, PAGE 156 IN THE SUPERIOR COURT RECORDS OF PIKE COUNTY, GEORGIA.

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: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, the grantor herein has hereunto set hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

By Margaret Gilchrist Wilson  
Margaret Gilchrist Wilson, Personal Representative,  
Estate of Thomas Gilbert Gilchrist

Brent H. Jay  
WITNESS

[Signature]  
NOTARY PUBLIC  
(Affix Notary Seal)

My commission expires: 1/9/2023





114-2009-000622

Please return to:  
LAW OFFICES OF G. ALAN DODSON  
100 S. Hill St., Suite 405  
Griffin, Georgia 30223

DOC# 002738  
FILED IN OFFICE  
10/08/2009 02:21 PM  
BK:810 PG:306-310  
CAROLYN WILLIAMS  
CLERK OF SUPERIOR  
COURT  
PIKE COUNTY  
REAL ESTATE TRANSFER TAX  
PAID: \$0.00

### QUITCLAIM DEED

THIS INDENTURE, made as of September 17, 2009, between **Margaret Gilchrist Armour**, as agent under Power of Attorney, Charlotte H. Gilchrist dated January 17, 2008 ("Grantor") and **Thomas G. Gilchrist** ("Grantee"). The terms Grantor and Grantee shall include their respective heirs, successors, executors, administrators, legal representatives, and assigns where the context requires or permit.

### WITNESSETH:

That the Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid the receipt and sufficiency of which is acknowledged, has bargained, sold and by these presents does remise, release and forever quitclaim to the Grantee, his successors and assigns, all the right, title, interest, claim or demand that the Grantor has or may have had in and to all of the property described on *Exhibit "A"* attached to and made a part of this conveyance by reference, to wit (the "Land").

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

TO HAVE AND TO HOLD the said premises unto the Grantee so that neither the Grantor nor any other person or persons claiming under her shall have, claim or demand any right, title or interest in or to the described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and affixed her seal as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Margaret Gilchrist Armour* (SEAL)  
Margaret Gilchrist Armour, Grantor

*Erica Thornton*  
WITNESS

*[Signature]*  
NOTARY PUBLIC



**EXHIBIT "A"**

All that lot, tract, or parcel of land situate, lying and being in the Eighth Land District of Pike County, Georgia, and being the West part of Land Lot 130 in said District and bounded as follows: North by public road, East by Property now or formerly owned by the Berry Estate, on the South by property now or formerly owned by Jeff Bush and on the West by a public road which runs North by the Nazareth Church, containing 100 acres, more or less.

**NOTE 1:** This is the same property described in that certain conveyance dated July 29, 1966 from Conkle Haskell, as Grantor, to Thomas G. Gilchrist, as Grantee, and recorded in Deed Book 35, page 397 in the Superior Court records of Pike County, Georgia.

**NOTE 2:** See attached Exhibit "B" Copy of Power of Attorney

GEORGIA,  
SPALDING COUNTY

BK: 810 PG: 308

# POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, Charlotte H. Gilchrist, have made, constituted and appointed, and by these presents do make, constitute and appoint Margaret Gilchrist Armour, my true and lawful attorney in fact, for me and in my name, place and stead;

(a) To collect and receipt for, and deposit in any bank or banks, savings and loan associations, or other financial institutions, any and all moneys that are now or may become due to me, from whatever source arising; and to endorse for collection, payment, deposit, or transfer any and all checks, drafts or other instruments for the payment of money made payable or endorsed to me, regardless of the account or accounts in which any such funds may be deposited;

(b) To withdraw funds or moneys that may be now or hereafter on deposit in my account or to my credit, in any bank or banks or other financial institutions, by check, or draft, or other instrument, whether payable to said attorney in fact, or otherwise; and to sign, execute and deliver checks, drafts or other instruments drawn on my account in any such bank or other financial institution, in which funds or moneys may now or hereafter be on deposit, payable to any payee or payees;

(c) To lease, sell, option, exchange, or otherwise deal in or with any and all real and personal property that is now owned or may hereafter be owned by me, such lease, sale, option, exchange or other dealing to be on such terms, at such price or prices, and for such other consideration, as my said attorney in fact, in her discretion, may deem advisable; and in connection therewith said attorney in fact is empowered to execute and deliver to any person, firm or corporation, any and all options, leases, contracts of sale, deeds or other instruments, of whatever kind or character, in such form and containing such provisions, under seal or not under seal, as she may deem advisable;

BK: 810 PG: 309

POWER OF ATTORNEY

Page 2

(d) To borrow money on my behalf from any person, firm or corporation, in such amount or amounts, and on such terms and provisions as to interest rate, repayment, and otherwise, as my said attorney in fact may deem advisable; to extend or renew any indebtedness, present or future, with any lending persons, firms, or corporations, in connection with the foregoing and as evidence thereof, to execute and deliver on my behalf any and all such notes or other evidences of indebtedness, and any and all extensions or renewals of present or future indebtedness, as said attorney in fact may deem advisable, all of said instruments to be under seal or not under seal, and to be in such form, and to contain such terms and provisions, as my said attorney in fact may deem advisable; and

(e) To execute and deliver to any lender, as security for the repayment of any sums so borrowed, as hereinabove set forth, and as security for any extensions, or renewals of, or additions to, any present or future indebtedness, such transfers, assignments, bills of sale and security deeds or other instruments, conveying to such lender or lenders, for the aforesaid purposes, any and all personal or real property owned by me, such transfers, assignments, bills of sale, security deeds, or other instruments to contain such terms and provisions as may be agreed upon between my said attorney in fact and such lenders;

(f) To register any stock, bond, option, right or other security in my said attorney's name, or the name of another person or corporation as nominee, without the addition of words indicating that such stock, bond, or security is held in a fiduciary capacity; and to buy, sell, (including short sales), transfer and trade my stocks, bonds, options, rights or other securities, on margin or otherwise, according to my attorney's sole discretion and on such terms and conditions for my account and risk as my attorney may deem appropriate in the sole discretion of my said attorney, giving and granting unto the said Margaret Gilchrist Armour, my attorney in fact, full and complete power in the premises; and generally to do and perform all and every act and acts, thing and things, devise and devices, in the law whatsoever needful and necessary, or by my said attorney deemed advisable, to be done in and for the accomplishment of the

BK: 810 PG: 310

POWER OF ATTORNEY

Page 3

foregoing purposes, and for me and in my name to do, execute and perform, as largely and amply, to all intents and purposes, as I might or could do if I were personally present with respect to the aforesaid powers; hereby ratifying and confirming all that my said attorney shall lawfully do in the premises by virtue hereof.

The within Power of Attorney shall remain in full force and effect until a written cancellation of same is recorded in the Superior Court of Spalding County, Georgia.

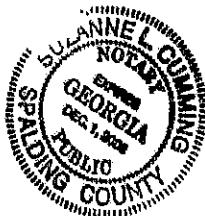
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 17<sup>th</sup> day of January, 2008.

Charlotte H. Gilchrist (L.S.)  
Charlotte H. Gilchrist

Signed, sealed and delivered in the presence of:

Betsy W. Cumming  
Witness  
Suzanne L. Cumming  
Notary Public, Spalding County, Georgia

My Commission Expires: December 1, 2008



h:\pat\gilchrist.cha

IPS - IRON PIN SET  
LFE - IRON PIN FOUND

THE FIELD DATA UPON WHICH THIS  
PLAT IS BASED HAS A CLOSURE  
PRECISION OF ONE FOOT IN 9,350  
FEET AND AN ANGULAR ERROR OF  
00'-20" PER ANGLE POINT.  
COMPASS RULE ADJUSTMENT  
CALCULATED CLOSURE ONE FOOT  
IN 1,000,000 FEET

EQUIPMENT

ANGULAR - 30° TRANSIT  
LINEAR - 100' STEEL TAPE

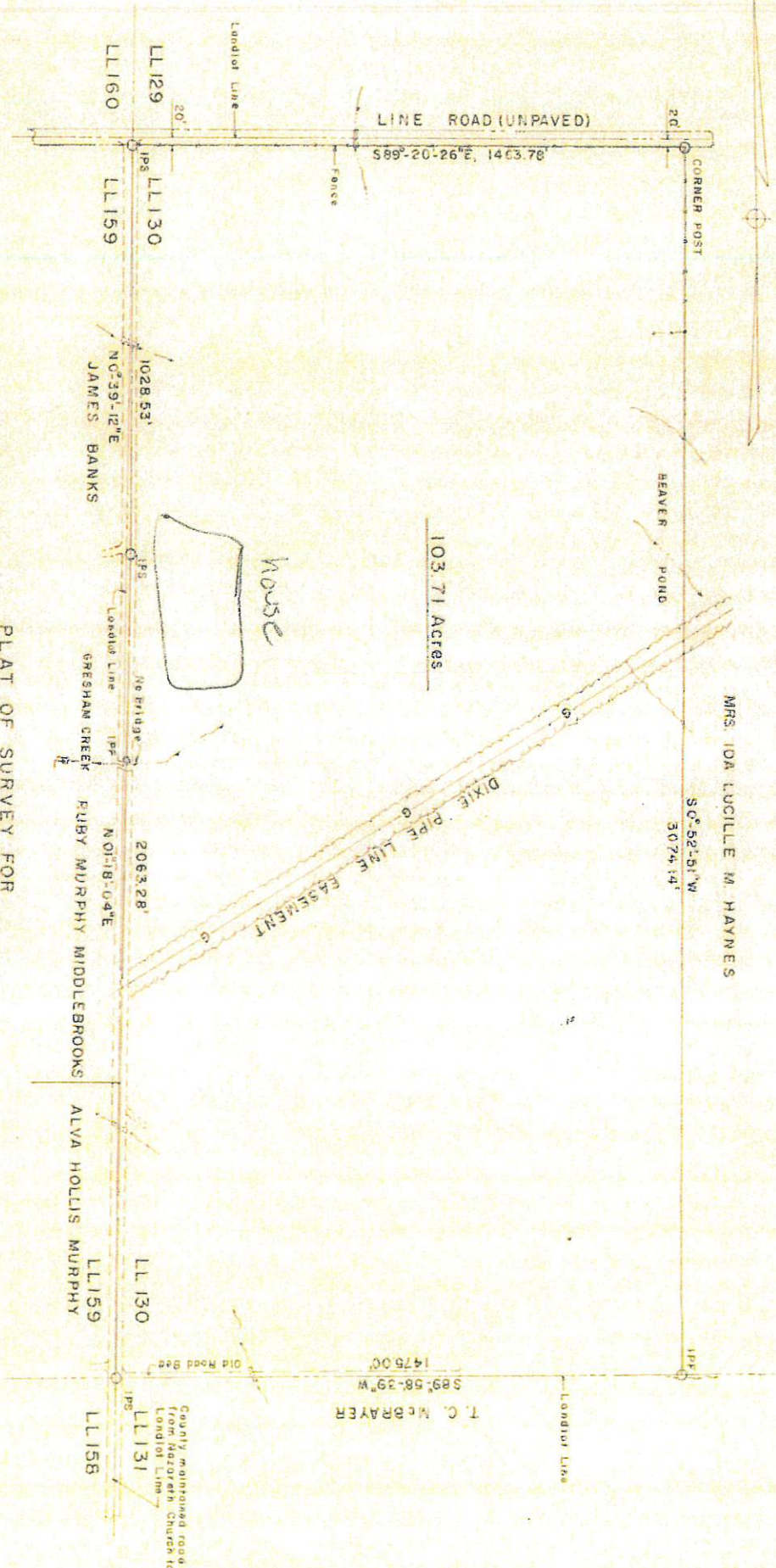
# PLAT OF SURVEY FOR **THOMAS G. GILCHRIST** LOCATED IN LANDLOT NO. 130 OF THE 8TH LAND DISTRICT OF PIKE COUNTY, GA.

SCALE 1"=200'



DWG. BY: WARREN L. STORY, JR.

DATE: MAR. 26, 1986





## PIKE COUNTY BOARD OF APPEALS

---

VAR-21-11

**SUBJECT:**

VAR-21-11.

Stewart R. Esary applicant and owners is requesting a variance from CH 156.44 (E) regarding the minimum side yard setback. Current ordinance requires a 30-foot side setback, and the applicant is requesting to reduce the side yard setback from 30 feet to 10 feet. The Subject property is 2 acres zoned A-R, Agricultural-Residential located at 1277 Harden Road, Zebulon, GA 30295. It is located in Landlot 90 in the 8<sup>th</sup> land district of Pike County and is further identified by Parcel ID: 090 004. Commission District: 3, Commissioner: Jason Proctor. **BOA decisions on variance applications are final.**

**ACTION:**

**ADDITIONAL DETAILS:**

**ATTACHMENTS:**

Type	Description
▣ Exhibit	Staff Report



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-21-11

Applicant/ Owner: Stewart Esary

Property Location: 1277 Harden Road  
Zebulon, GA 30295  
Landlot: 130  
District: 8<sup>th</sup>  
Parcel ID: 090 004

Acreage: 100+/- acres

Commission District: District 3, Jason Proctor

FEMA Data: Does not lie within a flood zone.

Request: The applicant is requesting a variance to reduce the side yard setback from 30' to 10' to allow an addition to the existing primary structure.

Staff Analysis: The Subject property is zoned A-R, Agricultural-Residential. The applicant is wanting to do an addition to his current home and is requesting a variance from the side yard setback of 30'. The applicant currently owns the adjacent parcel that the reduction in the setback is being requested on. However, at this current time the adjacent property is in CUVA and cannot be combined with the current parcel. Therefore, resulting in the requested variance to reduce the side yard setback. The applicant has indicated to me that they intend to combine the properties when the CUVA is up and therefore removing the setback encroachment.

**§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:*



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"*

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

It is my understanding the applicant was unaware of any existing restrictions.

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

The applicant has no intention of selling the property.

***(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 combining the parcel with the adjoining parcel for the addition to be within the required setbacks. However, the property is in CUVA and cannot be altered without violating that agreement.

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

Reducing the side yard setback of a property owned by the same person as the adjacent property will not cause a substantial detriment to the public good or impair the purpose of this chapter.

**Recommendation:**

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

**1) A building permit will be required for the addition.**

**Attachments:**

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



PIKE COUNTY  
BOARD OF APPEALS



Application # VAR-21-11

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): 90 Acres: 2

Tax Map Parcel #: 090 027

Address if assigned: 1277 Harden Road

Description of Request: Variance to build addition to my primary residence located at 1277 Harden Road. The addition will be in the 30' set back on the southern property line. I currently own the adjacent parcel, however, can not combine property due to CUDMA restrictions.

Code Reference(s): 30' to 10' 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: Stewart R. Esany

Applicant: Stewart R. Esany

Address: 1277 Harden Road

Address: 1277 Harden Road

City: Zebulon State: Gt Zip: 30295

City: Zebulon State: Gt Zip: 30295

Phone/email: \_\_\_\_\_

Phone/email: \_\_\_\_\_

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

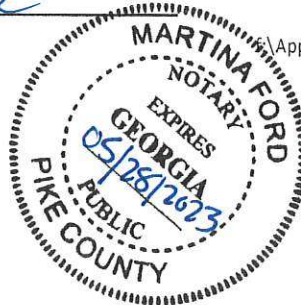
Owner's Signature: \_\_\_\_\_

Date: 10/26/21

Owner's Printed Name: Stewart R. Esany

Sworn to and subscribed before me this 26 day of October, 2021.

Notary Public (signature & seal): \_\_\_\_\_



10/26/21

Stewart R. Esary  
1277 Harden Road  
Zebulon, GA 30295

Pike County Board of Appeals  
77 Jackson Street  
Zebulon, GA 30295

Re: Zoning Variance Application 1277 Harden Road

To Whom It May Concern:

My name is Stewart Esary. I have lived at 1277 Harden Road, Zebulon, GA since 2003. My wife and I have three children. We currently live in an older home that was built in 1910. We currently have 3 bedrooms and two baths and are looking to remodel our home to give us an additional bedroom and two additional bathrooms. We have worked with an architect (see attached plans) to find a way to get the additional space without taking away the look and feel of an old farmhouse. The best way for us to go would be to add on to our additional home. I have spoken with Jeremy and the addition would encroach on the 30 ft setback from the property line.

I have been talking with my father, Sidney R. Esary, who owns 150 acres around my home. We have surveyed out 10 additional acres which is now in my name to help with the value of the property and also try to alleviate the issue of the lot lines. The property is in CUVA and we are not able to combine a non CUVA property with a property that is currently in CUVA without paying the penalties to break CUVA. We have tried to remedy the issues without applying for a variance but we have hit numerous road blocks along the way.

It would be simpler (and probably more cost effective) to sell the home and just build another residence. However, this property is in the middle of our acreage and is just not feasible and keep the property in the family.

I am requesting to get a variance to build my addition at the southern portion of my home. My current residents is right at the 30 foot set back so the addition would be within that setback. We are working with a builder now. The request would be to build the addition up to 10 feet from the property line. I would like to note that I am the adjacent landowner of the property and hope to be able to combine the property once the CUVA restrictions are up. My property is also 70 feet from the road, which was built after my home, and would request any variance exceptions to that as well. We are only building toward the property line but did want to mention where the property currently sits.

I have attached a copy of the application, letter from Health Department, Warranty Deed from when I purchased the property, and Warranty Deed for the additional 10 acres. I also have the survey from when we split out the 10 acres defining the property lines. We don't have a survey on the original 2 acres, however, the new survey defines all corners of the property outside of the property lines along the road of Harden Road and Glover Road.

Thank you for taking the time to consider my request for a variance on the property to allow me to add on to my home to give us the additional space needed. I am hoping that getting the additional land around my home and being the adjacent land owner will alleviate any concerns of encroaching on the set back line with the new addition.

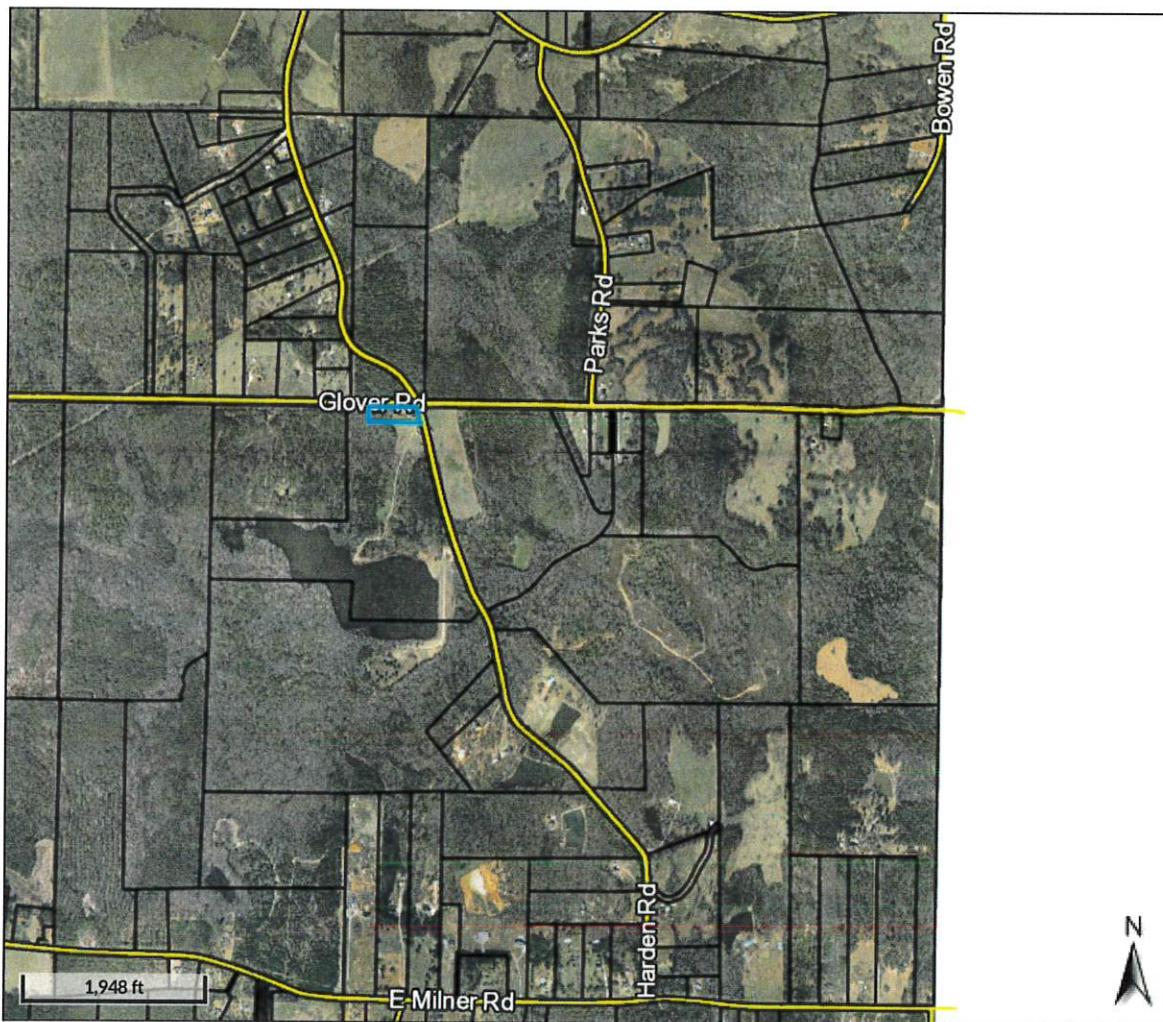
If you have any questions or concerns you can email me at [stewartesary@yahoo.com](mailto:stewartesary@yahoo.com) or call me at 770-584-0889.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stewart R. Esary', with a long horizontal flourish extending to the right.

Stewart R. Esary






Overview



Legend

-  Parcels
-  Roads

Parcel ID 090 027  
 Class Code Residential  
 Taxing District UNINCORPORATED  
 Acres 2

Owner ESARY STEWART R  
 1277 HARDEN RD  
 ZEBULON, GA 30295  
 Physical Address 1277 HARDEN RD  
 Assessed Value Value \$224011

Last 2 Sales

Date	Price	Reason	Qual
1/2/2003	0	KN	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 11/11/2021  
 Last Data Uploaded: 11/11/2021 6:02:51 AM

Developed by  **Schneider**  
 GEOSPATIAL

01161

Georgia Transfer Tax Paid

\$ - 0 -

Date: 3-10-03

Carolyn Williams

Clerk, Superior Court.

Pike County GA

FILED &amp; RECORDED

031010 PM 2:26

P2

CLERK OF SUPERIOR COURT

After Recording Return To:

Stewart R. Esary  
438 Mimosa Drive  
Gretna, GA 30724

(This Space For Official Use Only)

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF SPALDING

This Indenture made this 2nd day of January, in the year of our Lord Two Thousand and Three, between SIDNEY R. ESARY of the county of Spalding and State of Georgia, of the First Part, and STEWART R. ESARY Of the County of Spalding and State of Georgia of the Second Part.

WITNESSETH That the said party of the First Part, for and in consideration of the sum of ~~TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATION~~ Assumption of debt 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 party of the Second Part, heirs and assigns, all the following described property, to-wit:

All that lot, tract or parcel of land situate, lying and being in Land Lot 98 of the 8th Land District of Pike County, Georgia, being more specifically described as follows:

To reach the TRUE POINT OF BEGINNING, begin at the intersection of the southern margin of the right of way of Glover Road, formerly known as Line Road, with the West original land lot line of said Land Lot 98, and running thence easterly along the southern margin of the right of way of Glover Road, South 88 degrees 0 minutes 28 seconds East, 167.01 feet to the TRUE POINT OF BEGINNING OF THIS DESCRIPTION, continuing easterly along the southern margin of the right of way of Glover Road, South 87 degrees 28 minutes 33 seconds East, 74.77 feet to a point; thence South 87 degrees 9 minutes 35 seconds East, 406.37 feet to a point on the western margin of Harden Road; thence southerly along the western margin of Harden Road South 30 degrees 18 minutes 17 seconds East, 73.12 feet to a point; thence South 10 degrees 21 minutes 17 seconds East, 110 feet to a point, thence North 87 degrees 09 minutes 35 seconds west, 537.89 feet to a point; thence North 0 degrees East, 168.11 feet to the original Point of Beginning.

The above described tract contains 2 acres.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the Second Part his heirs, executors, administrators and assigns, in FEE SIMPLE; and the said party of the First Part the said bargained property above described unto the said party of the Second Part, his heirs, executors administrators and assigns, against the said party of the First Part his heirs, executors, administrators 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 party of the First Part has hereunto set his hand, affixed his seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered in the presence of us, the day and year above written.

Witness

Notary Public, Spalding County,

Georgia.

My Commission Expires: 1-31-04

Sidney R. Esary

(SEAL)

(SEAL)

BOOK 435 PAGE 317

**Additional Property Owners (attach additional sheets as needed):**

**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: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Printed Name: \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public (signature & seal): \_\_\_\_\_

**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: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Printed Name: \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public (signature & seal): \_\_\_\_\_

**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: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Printed Name: \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public (signature & seal): \_\_\_\_\_

BR:34 PG:181-181  
P2021000108

CLAY CO. GA  
09/07/2021 08:24 PM  
RAY J. MCCANN, CLERK  
PIKE COUNTY, GA

*Don Griffin*

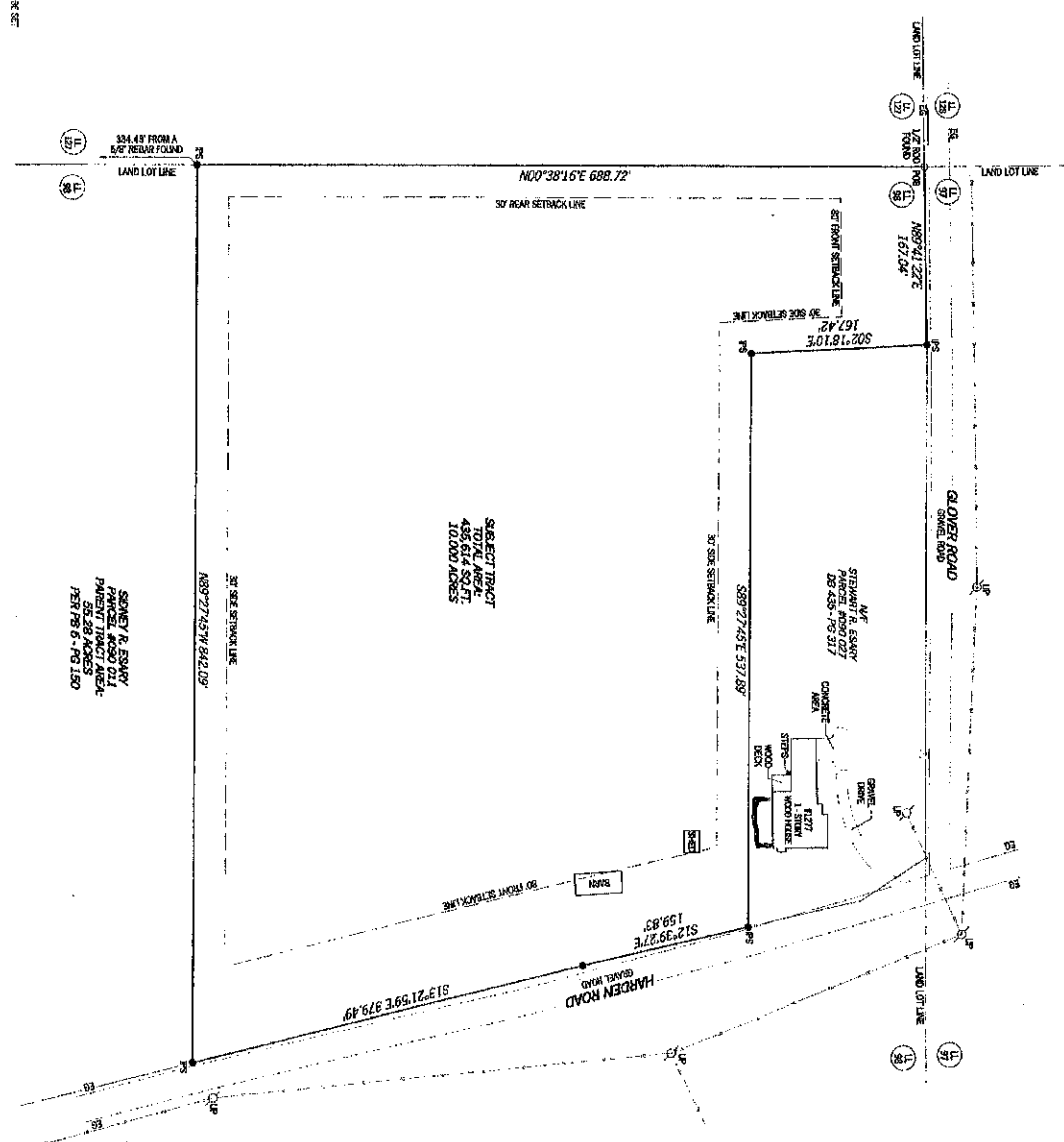
**ZONING INFORMATION**

ANNUAL REPORT FROM THE  
LAND LOTS 98  
8TH DISTRICT  
PIKE COUNTY, GA

**SURVEYOR CERTIFICATION**

AS REQUIRED BY SECTION 40-1-1, ARTICLE 40, CHAPTER 1, TITLE 40, OFFICIAL CODE OF GEORGIA, I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA, TITLE 40, CHAPTER 1, ARTICLE 40, SECTION 40-1-1, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA, TITLE 40, CHAPTER 1, ARTICLE 40, SECTION 40-1-1, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA, TITLE 40, CHAPTER 1, ARTICLE 40, SECTION 40-1-1.

*Don Griffin*  
DATE: 09/07/2021



- LEGEND**
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  - 2. PLAT BOOK
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**GENERAL NOTES**

1. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA, TITLE 40, CHAPTER 1, ARTICLE 40, SECTION 40-1-1, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA, TITLE 40, CHAPTER 1, ARTICLE 40, SECTION 40-1-1.

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**SUBJECT PROPERTY**

OWNER: STEWART ESARY  
ADDRESS: HARDEN ROAD, SECTION 14, TOWNSHIP 14, RANGE 14  
SUBJECT TRACT AREA: 435.614 ACRES  
ORIGINAL PARCEL: 1990 011  
REFERENCE: DEED BOOK 435, PAGE 317  
PLAT BOOK 6, PAGE 130

**RIGHT-OF-WAY NOTE**

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## PIKE COUNTY BOARD OF APPEALS

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SE-21-12

### SUBJECT:

SE-21-12.

Mt. Nebo Baptist church Trustees, owner and Southern Cousins Properties, LLC applicant are requesting permission via special exception to allow a self-storage facility in the US Hwy 19 & US Hwy 41 Overlay District, located at 13576 US Hwy 19, Zebulon, GA 30295. The subject property has 7.44+/-acres and is located in Landlot 91 in the 2nd land district of Pike County. It is further defined as parcel id 075 111 & 075 111 D. Commission District: 4, Commissioner: James Jenkins. **The BOA will forward a recommendation to the BOC for final decision.**

### ACTION:

### ADDITIONAL DETAILS:

### ATTACHMENTS:

Type	Description
□ Exhibit	Staff Report



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-21-12

**Owner:** Mt. Nebo Baptist Church Trustees

**Applicant:** Southern Cousins Properties, LLC

**Property Location:** 13576 Hwy 19 N  
Landlot: 191  
District: 2nd  
Parcel ID: 075 111 & 075 111D

**Acreage:** 7.44 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 allow self-storage facilities in the Hwy 19 Overlay District.

**Code Reference:** 160.05 Special Exceptions:

*(1) Self-storage facility*

**Staff Analysis:** The applicant is requesting a special exception to allow self-storage facilities in the Hwy 19 Overlay district. The applicant also has a rezoning request that is being heard by the Planning Commission and the BOC in November to rezone the property to C-3 Heavy Commercial.

**(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 self-storage facilities in the Hwy 19 Overlay District to be approved via the special exception process.





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"*

- (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;**

Self-storage facilities should not endanger anyone's health, safety, or welfare. They are a permitted use in the C-3 Zoning District outside of the Hwy 19 Overlay District.

- (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 as a self-storage facility does not generate a lot of daily trips.

- (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.



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"*

**Recommendation:**

Staff recommends **APPROVAL** of this special exception.

**Attachments:**

- Application
- Tax Map
- Deed
- Plat
- Site Plan

PIKE COUNTY  
BOARD OF APPEALS

Fee - \$200.00  
10-20-21  
10-20-21

Application # SE-21-12

Board of Appeals Public Hearing Date: 11-18-21

Board of Commissioners Public Hearing Date: 11-30-21

☒ Special Exception

☐ Special Use Permit

☐ Variance

☐ Appeal

Property Information: District(s): 2nd Land Lot(s): 91 Acres: 7.44

Tax Map Parcel #: 075 111 & 075 111D Address if assigned: 13576 U.S. Hwy 19 N

Description of Request: to allow storage units in a C-3 zoning district

Code Reference(s): \_\_\_\_\_ Present Zoning: C-2  
Proposed C-3

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: Mt. Nebo Baptist Church Applicant: Southern Cousins Properties, LLC

Address: PO Box 346 Address: 1149 Barnesville St.

City: Meansville State: Ga. Zip: 30256 City: Thomaston State: Ga. Zip: 30286

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

Owner's Signature: Charles L. Davis Date: 10/12/21

Owner's Printed Name: Charles L. Davis

Sworn to and subscribed before me this 12th day of Oct, 2021.

Notary Public (signature & seal): [Signature]



Application # \_\_\_\_\_

APPEALS BOARD  
Planning Commission Public Hearing:

Board of Commissioners Public Hearing:

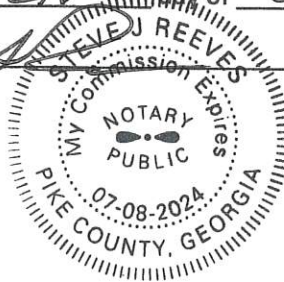
**Property Owner Authorization for Applicant (if Applicant is Different From Property Owner):** I swear and affirm that I am the sole owner or own at least 51% of the property described on this application, and further authorize the person named as applicant to file this application and act as my agent. 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. APPEALS BOARD

Owner's Signature: Charles L. Davis Date: 10/12/21

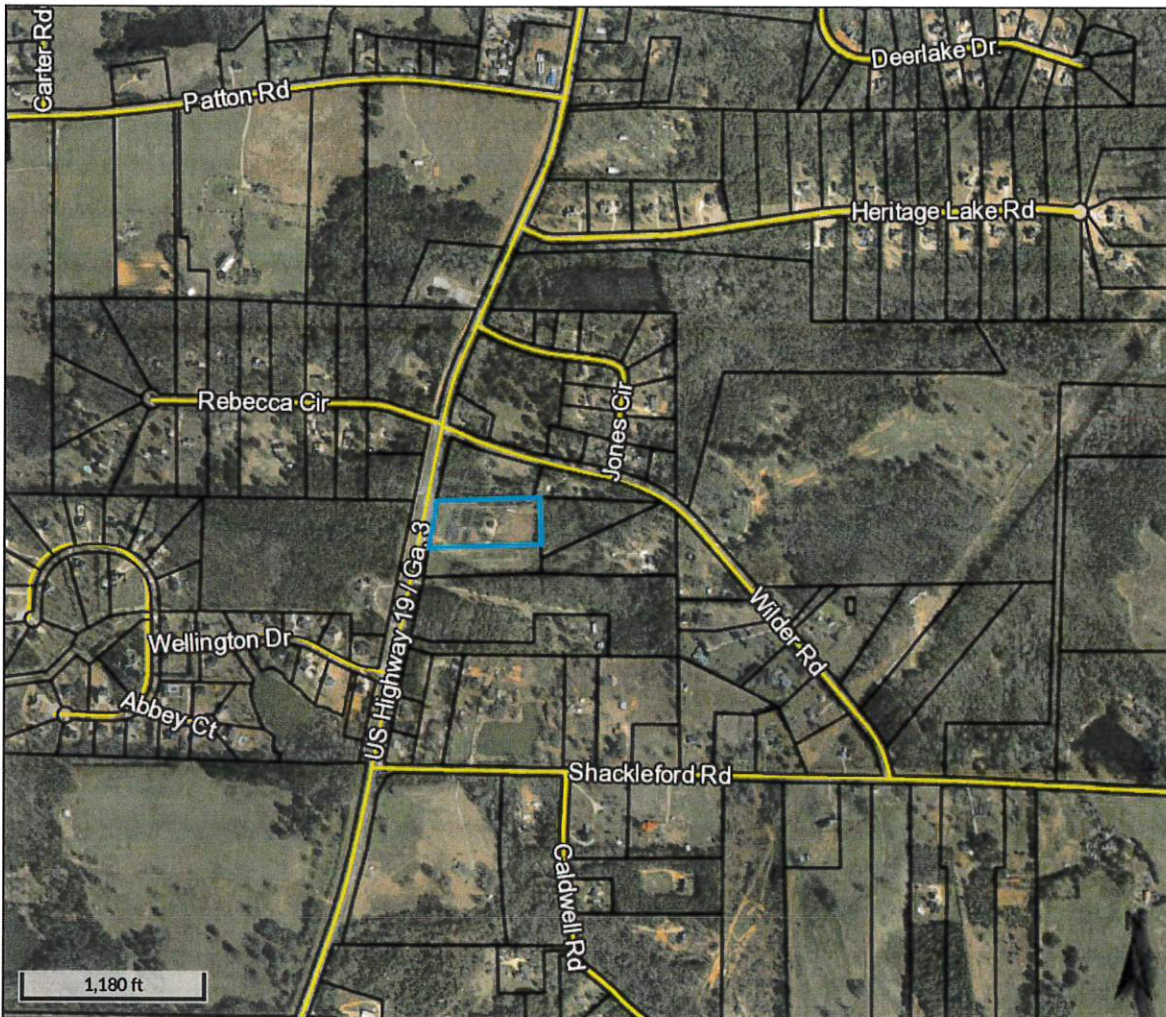
Owner's Printed Name: Charles L. Davis

Sworn to and subscribed before me this 12th day of Oct, 2021.

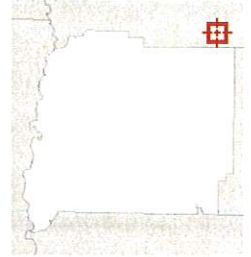
Notary Public (signature & seal): [Signature]









Overview



Legend

-  Parcels
-  Roads

Parcel ID 075 111  
 Class Code Commercial  
 Taxing District UNINCORPORATED  
 Acres 4.44

Owner MT NEBO BAPTIST CHURCH TRUSTEES  
 P O BOX 346  
 MEANSVILLE, GA 30256  
 Physical Address 13576 U S HWY 19  
 Assessed Value Value \$248889

Last 2 Sales			
Date	Price	Reason	Qual
5/4/2018	\$152250	FM	Q
7/2/2009	\$285000	LM	Q

(Note: Not to be used on legal documents)

Date created: 11/11/2021  
 Last Data Uploaded: 11/11/2021 6:02:51 AM

Developed by  **Schneider**  
 GEOSPATIAL

DOCH 001344  
RECORDED IN OFFICE  
5/23/2018 10:03:00 AM  
BK:1125 PG:210-211  
CAROLYN WILLIAMS  
CLERK OF SUPERIOR  
COURT  
PIKE COUNTY

*Carolyn Williams*

REAL ESTATE TRANSFER TAX  
PAID: \$175.00

PT-61 114-2018-000376

FILED & RECORDED: CLERK  
SUPERIOR/JUVENILE CT.  
PIKE COUNTY, GA 30235

2018 MAY 18 PM 4:20

BY: *[Signature]*  
CAROLYN WILLIAMS, CLERK

THIS INSTRUMENT IS TO BE  
RETURNED TO THE FOLLOWING:  
Name: David G. Brumfield, III P.C.  
Address: P. O. Box 632  
Zebulon, GA 30288

### WARRANTY DEED

STATE OF GEORGIA,  
COUNTY OF PIKE.

THIS INDENTURE, Made this 4th day of May in the Year of Our Lord Two Thousand and Eighteen between TERAMAR HOLDINGS, LLC of the State of Georgia and County of Cobb of the first part, and the TRUSTEES OF MT. NEDO BAPTIST CHURCH 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 parties of the second part, their successors and assigns, the following described property:

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

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

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

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

Signed, sealed and delivered  
in the presence of:

Witness

Notary Public

My comm. expires: \_\_\_\_\_

TERAMAR HOLDINGS, LLC

*[Signature]*  
LINDA YOUNG YU  
MANAGING MEMBER

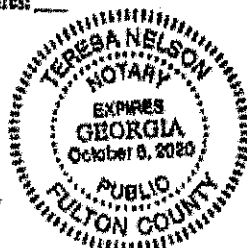




EXHIBIT "A"

All that tract or parcel of land containing 7.44 acres, more or less, lying and being in Land Lot 91 of the 2nd Land District of Pike County, Georgia, and being more particularly shown and designated as TRACT 1 - 7.44 ACRES according to that certain plat of survey entitled "Survey for Southern Ventures, L.L.C.", dated December 18, 2003, prepared by Mark D. Praxley, Georgia Registered Professional Land Surveyor #2777, a copy of which said plat is recorded in Plat Book 22, Page 146, Clerk's Office, Superior Court, Pike County, Georgia, and which said plat, together with the metes, bounds, courses and distances as shown thereon with respect to the said 7.44 acres, is by this reference incorporated herein in aid of this description as fully as if copied at length herein.

P.O.B. 1  
 IPF(HARB)  
 CALLED FOR AS  
 SOUTHEAST CORNER  
 TRACT "B" PLAT BOOK 6/154



## PIKE COUNTY BOARD OF APPEALS

---

SE-21-13

**SUBJECT:**

SE-21-13.

Frances Chapman, owner and Keith Ballard applicant are requesting permission via special exception to allow a self-storage facility in the US Hwy 19 & US Hwy 41 Overlay District, located at 15177 US Hwy 19, Zebulon, GA 30295. The subject property has 12.80+/-acres and is located in Landlot 104 in the 2nd land district of Pike County. It is further defined as parcel id 074 089 & 074 089 A. Commission District: 4, Commissioner: James Jenkins. **The BOA will forward a recommendation to the BOC for final decision.**

**ACTION:**

**ADDITIONAL DETAILS:**

**ATTACHMENTS:**

Type	Description
▣ Exhibit	Staff Report



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-21-13

Owner: Frances Chapman

Applicant: Keith Ballard

Property Location: 15177 Hwy 19  
Landlot: 104  
District: 2nd  
Parcel ID: 074 089 & 074 089A

Acreage: 12.80 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 allow self-storage facilities in the Hwy 19 Overlay District.

**Code Reference: 160.05 Special Exceptions:**

***(1) Self-storage facility***

**Staff Analysis:** The applicant is requesting a special exception to allow self-storage facilities in the Hwy 19 Overlay district. The applicant also has a rezoning request that is being heard by the Planning Commission and the BOC in November to rezone the property to C-3 Heavy Commercial.

**(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 self-storage facilities in the Hwy 19 Overlay District to be approved via the special exception process.



PLANNING AND DEVELOPMENT  
OFFICE

*Planning – Zoning – Environmental – Permits & Inspections  
Code Enforcement*

P. O. Box 377  
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Zebulon, GA 30295

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sparks@pikecoga.com

*“Serving Citizens Responsibly”*

- (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;**

Self-storage facilities should not endanger anyone’s health, safety, or welfare. They are a permitted use in the C-3 Zoning District outside of the Hwy 19 Overlay District.

- (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 as a self-storage facility does not generate a lot of daily trips.

- (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.





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"*

**Recommendation:**

Staff recommends **APPROVAL** of this special exception.

**Attachments:**

- Application
- Tax Map
- Deed
- Plat
- Site Plan

PIKE COUNTY  
BOARD OF APPEALS

RECEIVED  
10-20-21  
HP

Fee - \$200.00

Application # SE 21-13

Board of Appeals Public Hearing Date: 11-18-21

Board of Commissioners Public Hearing Date: 11-30-21

☒ Special Exception      ☐ Special Use Permit      ☐ Variance      ☐ Appeal

Property Information: District(s): 2nd Land Lot(s): 104 Acres: 12.8

Tax Map Parcel #: 074 089 & 074 089A Address if assigned: 15177 U.S. Hwy 19 N

Description of Request: to allow storage units in a C-3 zoning district

Code Reference(s): \_\_\_\_\_ Present Zoning: Proposed C-3 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: Frances Chapman Applicant: Keith Ballard

Address: 831 Gresham Rd. Address: 831 gresham Rd

City: Zebulon State: Ga. Zip: 30295 City: Zebulon State: Ga Zip: 30295

Phone/email: \_\_\_\_\_ Phone/email: 

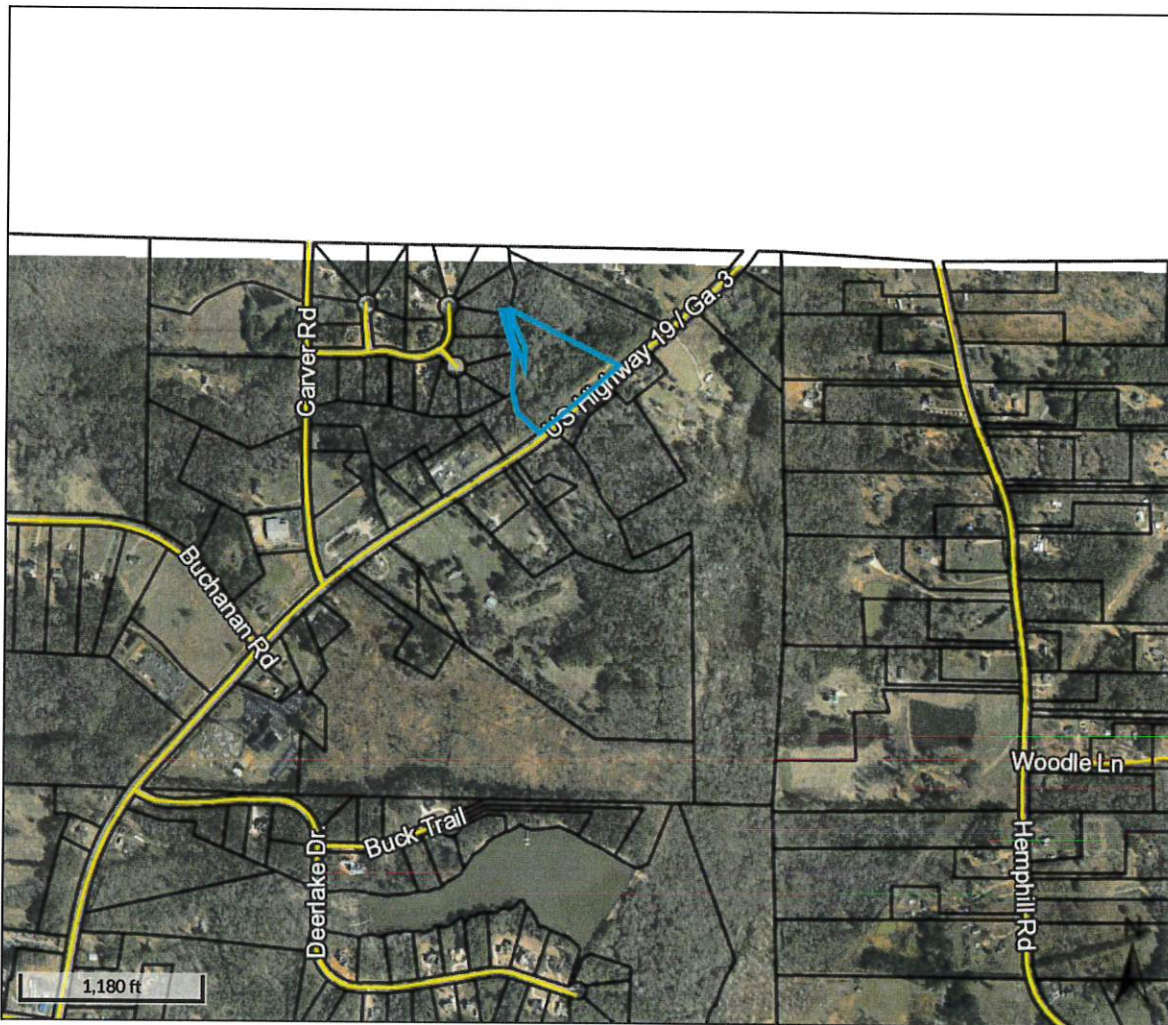
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Board of Appeals and Board of Commissioners to inspect the property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

Owner's Signature: [Signature] Date: 10-20-21

Owner's Printed Name: Gerald Keith Ballard

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



Notary Public (signature & seal): [Signature]



Overview



Legend

-  Parcels
-  Roads

Parcel ID 074089  
 Class Code Residential  
 Taxing District UNINCORPORATED  
 Acres 5.4

Owner CHAPMAN FRANCES  
 831 GRESHAM RD  
 ZEBULON, GA 30295  
 Physical Address 15177 ZEBULON RD  
 Assessed Value Value \$39096

Last 2 Sales

Date	Price	Reason	Qual
2/7/2014	\$34900	LM	Q
12/3/2013	0	FC	U

(Note: Not to be used on legal documents)

Date created: 11/11/2021

Last Data Uploaded: 11/11/2021 6:02:51 AM

Developed by  **Schneider**  
 GEOSPATIAL



Book 957 Page 18



85%

00957  
00018

DOC# 000247  
 FILED IN OFFICE  
 02/10/2014 02:39 PM  
 BK: 957 PG: 18-20  
 CAROLYN WILLIAMS  
 CLERK OF SUPERIOR  
 COURT  
 PIKE COUNTY  
*Carolyn Williams*  
 REAL ESTATE TRANSFER TAX  
 PAID: \$34.90

114-2014-000071  
 [ABOVE SPACE RESERVED FOR RECORDING DATA]

AFTER RECORDING, RETURN TO:  
 Bank of the Ozarks  
 17901 Chenal Parkway  
 Little Rock, Arkansas 72223

### LIMITED WARRANTY DEED

STATE OF ARKANSAS  
 COUNTY OF PULASKI

THIS INDENTURE is made effective this 7<sup>th</sup> day of February, 2014, between BANK OF THE OZARKS (hereinafter referred to as "Grantor") and FRANCES CHAPMAN (hereinafter referred to as "Grantee") to include their respective successors, legal representatives and assigns where the context required or permits).

### WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargain, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey, and by these presents grant, bargain, sell and convey to Grantee the following described property (the "Property"):

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of Grantee forever in FEE SIMPLE

AND GRANTOR in lieu of all other warranties, express or implied, hereby covenants with Grantee that Grantor will forever warranty and defend the title to the Property against all lawful claims and encumbrances done or suffered by or through Grantor, but against none other whatsoever.

00957  
00019

BK: 957 PG: 19

GRANTEE has fully examined and inspected the Property, and Grantor is conveying the Property in its existing condition with no representations or warranties of any kind with regard to its condition. Grantor is conveying the Property "as is, where is, and with all faults," and Grantee assumes all responsibility for the Property.

THIS CONVEYANCE is subject to all real estate ad valorem taxes and governmental assessments, all matters of record, including, but not limited to, all easements, covenants and restrictions of record, all matters as would be revealed by a current and accurate survey of the property herein conveyed, and all matters accruing prior to the date of acquisition of the Property by Grantor.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered  
in the presence of

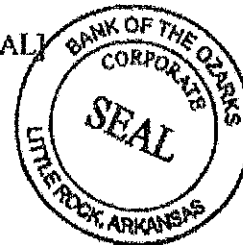
BANK OF THE OZARKS

[Signature]  
Unofficial Witness

[Signature]  
By: Duane Bickings  
Title: Division President

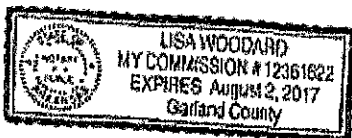
[Signature]  
Notary Public

[BANK SEAL]



My Commission Expires: 8/2/2017

[NOTARY SEAL]







00957  
00020

BK : 957 PG : 20

EXHIBIT A

**TRACT I:**

All that tract or parcel of land lying and being in Land Lot 104 of the Second Land District of Pike County, Georgia, and shown and designated as Tract "B", containing 6.17 acres, on a Plat of Survey entitled "Property survey for Gray Maddox," dated June 9, 1972, and recorded in Plat Book 3, Page 176 of the Pike County Superior Court Records, which said Plat is incorporated in this description and made a part of this instrument.

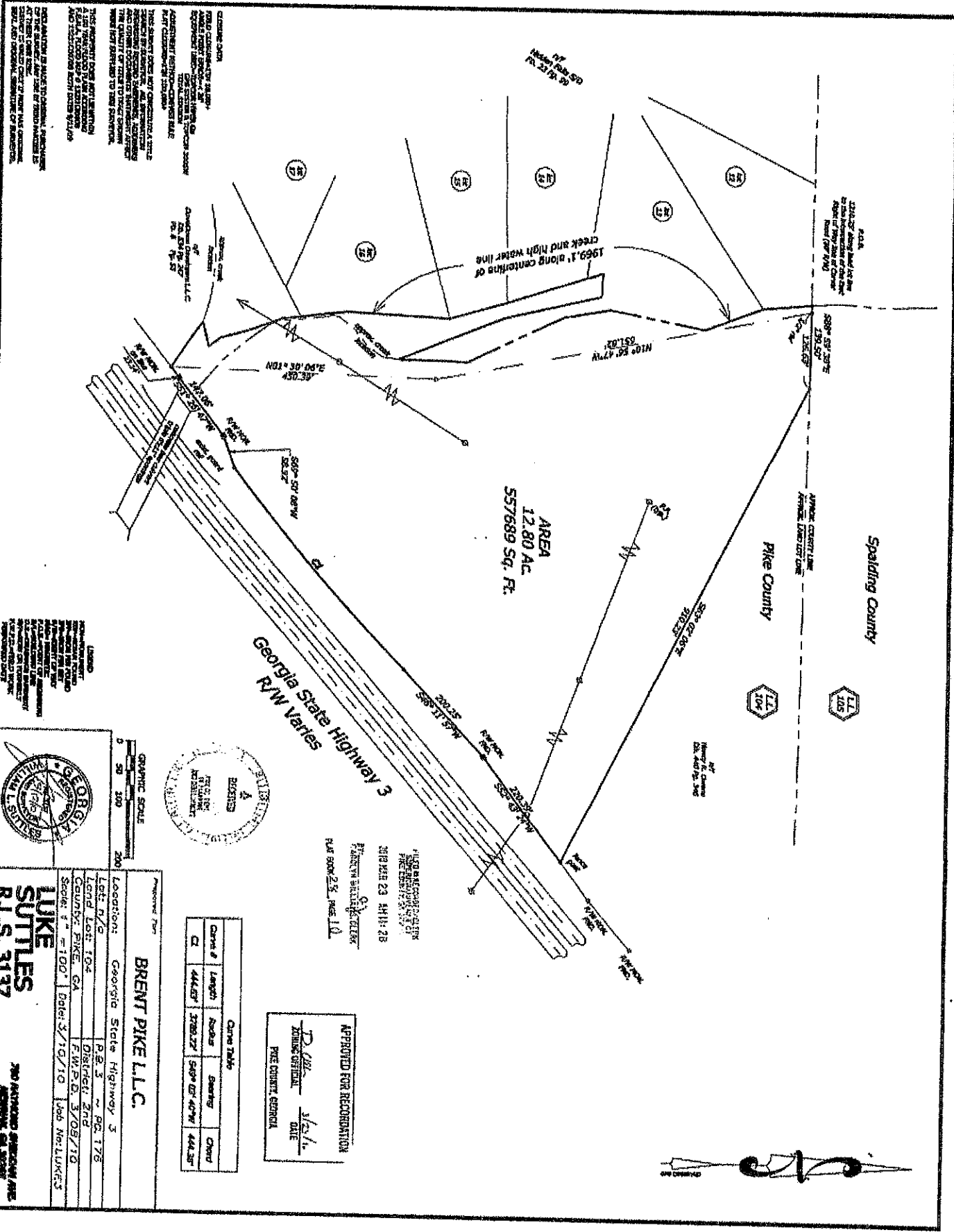
Said property is bounded as follows: on the North by property now or formerly owned by C.D. Owens and shown as Tract "A" on said plat, and by the north line of Pike County; on the East by State Highway No. 3; on the South by property now or formerly owned by O.B. McGriff and shown as Tract "C" on said plat; and on the West by the center line of a creek.

**TRACT II:**

All that lot, tract or parcel of land situate, lying and being in Land Lot 104 of the Second Land District of Pike County, Georgia and being designated as Tract "C" containing 8.61 acres on a Plat of Survey for Grady Maddox by Kenneth E. Presley, R.L.S. dated June 9, 1972 and recorded in Plat Book 3, Page 176, of the Pike Superior Court Records. Said Plat is hereby incorporated herein and made a part of this description by reference.

Parcel ID Numbers: 074-089 and 074-089A.

Navigation controls: back, forward, search, zoom in (+), zoom out (-), 35% zoom level, and other utility icons.



Curve Table

Curve #	Length	Radius	Bearing	Chord
CL	444.67	3788.12	S69° 02' 40" W	444.37

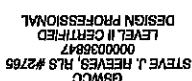
APPROVED FOR RECONSTRUCTION  
DATE 3/10/10  
PIKE COUNTY, GEORGIA

PIKE COUNTY, GEORGIA  
2010 MAR 23 4:11:28  
PIKE COUNTY, GEORGIA  
R.L.S. 3137, PAGE 10

BRENT PIKE L.L.C.

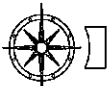
LUKE SUTILES R.L.S. 3137

200 PATTERSON AVE. ATLANTA, GA 30303



DATE	0/20/2021	SCALE	1" = 50'	CITY	N/A
LAND LOT 104	2nd DISTRICT	PIKE COUNTY, GA		PROPOSED RETAIL/OFFICE/STORAGE UNITS	

**S.J. Reeves and Surveying**  
P.O. BOX 653 147 COOK ROAD ZEBULON GA 30245  
770-954-5203, s.j.reeves@southgwinnett.com (EMAIL)  
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN



**1**  
**HEET**

REV.	DATE	DESCRIPTION	REQUESTED BY

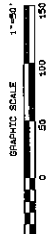
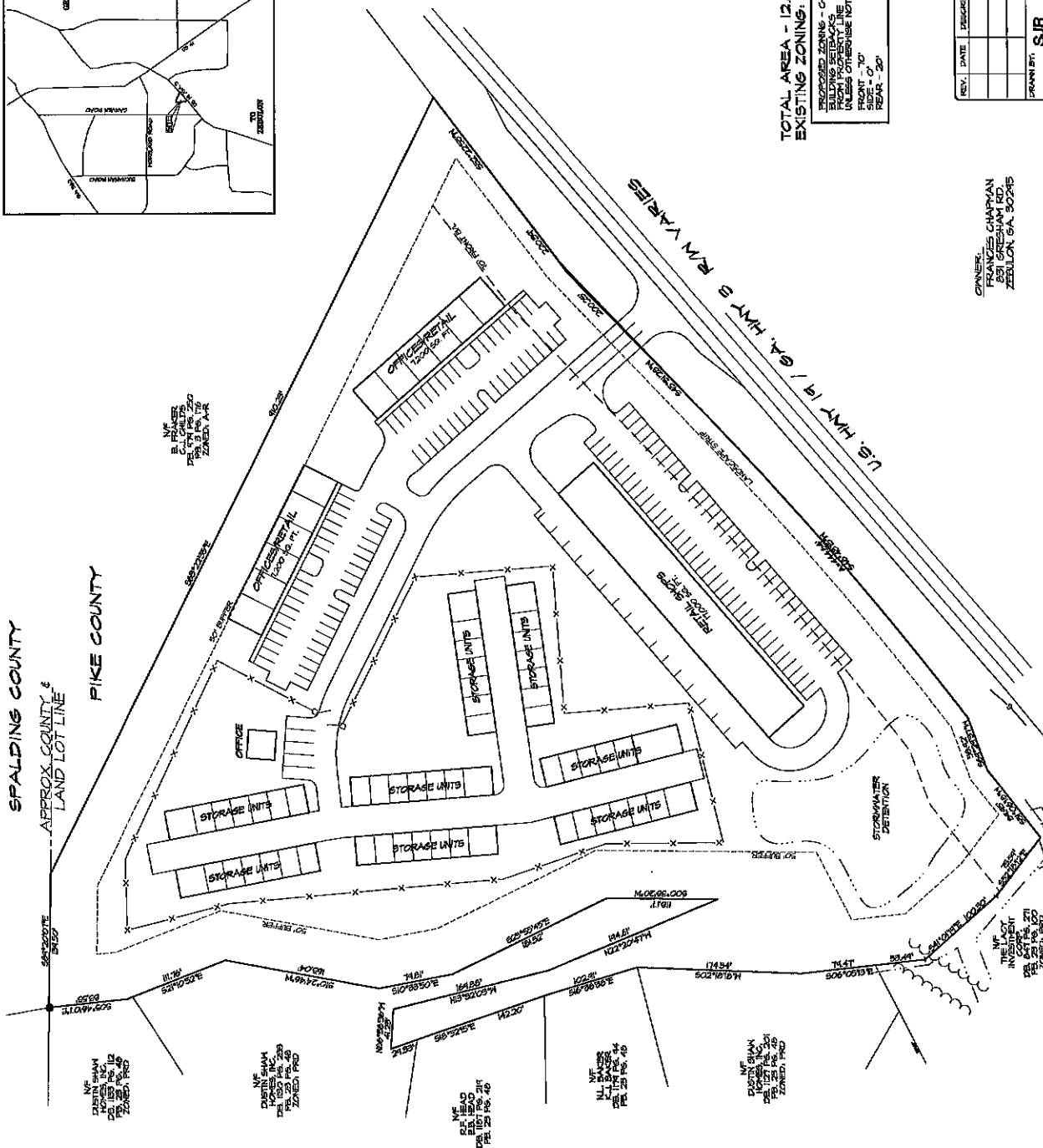
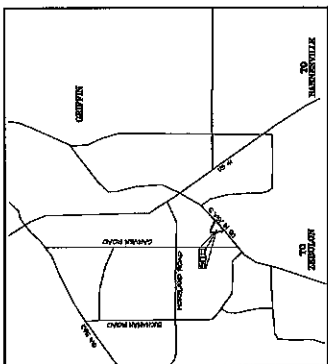
DRAWN BY: S/R

DRAWINGS NO.:

DANNER: FRANCES CHAPMAN  
831 GRESHAM RD.  
ZEBULON GA. 30295

TOTAL AREA - 12.80 ACRES  
EXISTING ZONING: A-R

**PROPOSED ZONING - C-3  
BUILDING SETBACKS  
FROM PROPERTY LINE  
UNLESS OTHERWISE NOTED:**  
FRONT - 70'  
SIDE - 0'  
REAR - 20'



## PIKE COUNTY BOARD OF APPEALS

---

SE-21-14

**SUBJECT:**

SE-21-14.

David Nix, owner and Keith Ballard applicant are requesting permission via special exception to allow a self-storage facility in the US Hwy 19 & US Hwy 41 Overlay District, located at 54 Wilder Road, Zebulon, GA 30295. The subject property has 3.89+/-acres and is located in Landlot 92 in the 2nd land district of Pike County. It is further defined as parcel id 075 112. Commission District: 4, Commissioner: James Jenkins. **The BOA will forward a recommendation to the BOC for final decision.**

**ACTION:**

**ADDITIONAL DETAILS:**

**ATTACHMENTS:**

Type	Description
□ Exhibit	Staff Report



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-21-14

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 requests permission via the special exception process to allow self-storage facilities in the Hwy 19 Overlay District.

**Code Reference: 160.05 Special Exceptions:**

***(1) Self-storage facility***

**Staff Analysis:** The applicant is requesting a special exception to allow self-storage facilities in the Hwy 19 Overlay district. The applicant also has a rezoning request that is being heard by the Planning Commission and the BOC in November to rezone the property to C-3 Heavy Commercial.

**(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 self-storage facilities in the Hwy 19 Overlay District to be approved via the special exception process.





PLANNING AND DEVELOPMENT  
OFFICE

*Planning – Zoning – Environmental – Permits & Inspections  
Code Enforcement*

P. O. Box 377  
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Phone: 770-567-2007  
Fax: 770-567-2024  
sparks@pikecoga.com

*"Serving Citizens Responsibly"*

- (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;**

Self-storage facilities should not endanger anyone's health, safety, or welfare. They are a permitted use in the C-3 Zoning District outside of the Hwy 19 Overlay District.

- (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 as a self-storage facility does not generate a lot of daily trips.

- (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.



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"*

**Recommendation:**

Staff recommends **APPROVAL** of this special exception.

**Attachments:**

- Application
- Tax Map
- Deed
- Plat
- Site Plan

PIKE COUNTY  
BOARD OF APPEALS

RECEIVED  
10-20-21  
BY

Fee: \$200.00

Application # SE 21-14

Board of Appeals Public Hearing Date: 11-18-21

Board of Commissioners Public Hearing Date: 11-30-21

☒ Special Exception      ☐ Special Use Permit      ☐ Variance      ☐ Appeal

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

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

Description of Request: to allow storage units in a C-3 zoning district

Code Reference(s): \_\_\_\_\_ Present Zoning: Proposed C-3 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: David Nix Applicant: Keith Ballard

Address: 13540 Ga. Hwy 18 Address: 831 gresham rd

City: Zebulon State: Ga. Zip: 30295 City: zabulon ga State: ga Zip: 30295

Phone/email: [REDACTED] Phone/email: [REDACTED]

**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: 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): [Signature]

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~~ <sup>Pike Board of Assessors</sup> Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: [Signature] Date: 10-20-21

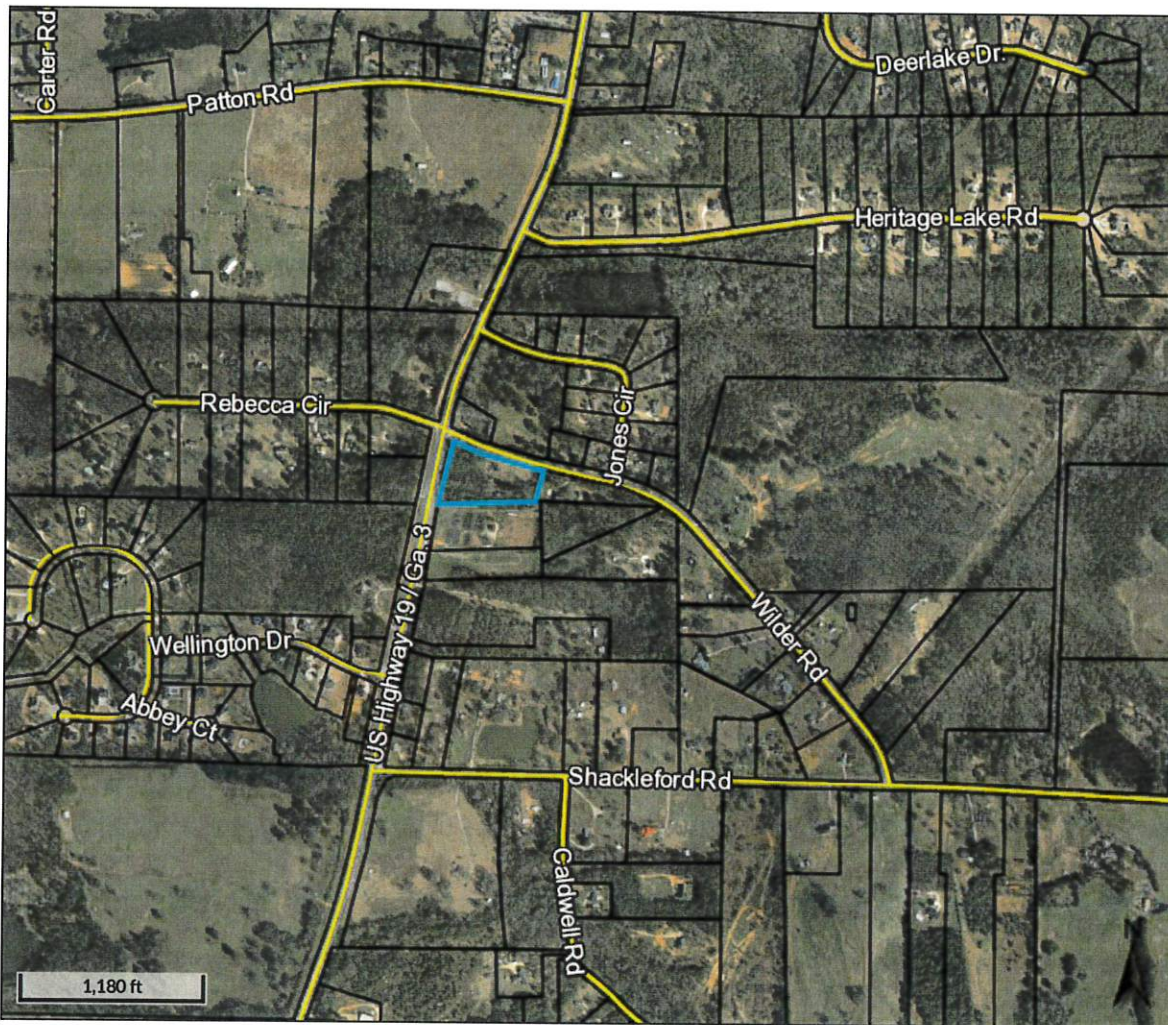
Owner's Printed Name: David Nix

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

Notary Public (signature & seal): [Signature]

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: 11/11/2021  
 Last Data Uploaded: 11/11/2021 6:02:51 AM

Developed by  **Schneider**  
 GEOSPATIAL

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 <sup>June</sup>~~4th~~ 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 same 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:1.239 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 534, 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 & Pilkanton-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 WPSHA-16228A6, 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 "Completed 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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  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 THEREFROM 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.



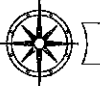
15150



STEVE J. REEVES, P.E. #2785  
00008947  
LEVEL II CERTIFIED  
DESIGN PROFESSIONAL  
GSWCC

CONCEPT PLAN OF  
PROPOSED RETAIL/OFFICE &  
STORAGE UNITS  
LAND LOT 42  
2ND DISTRICT  
PIKE COUNTY, GA.  
CITY, N/A  
SCALE: 1" = 80'  
DATE: 10/20/2021

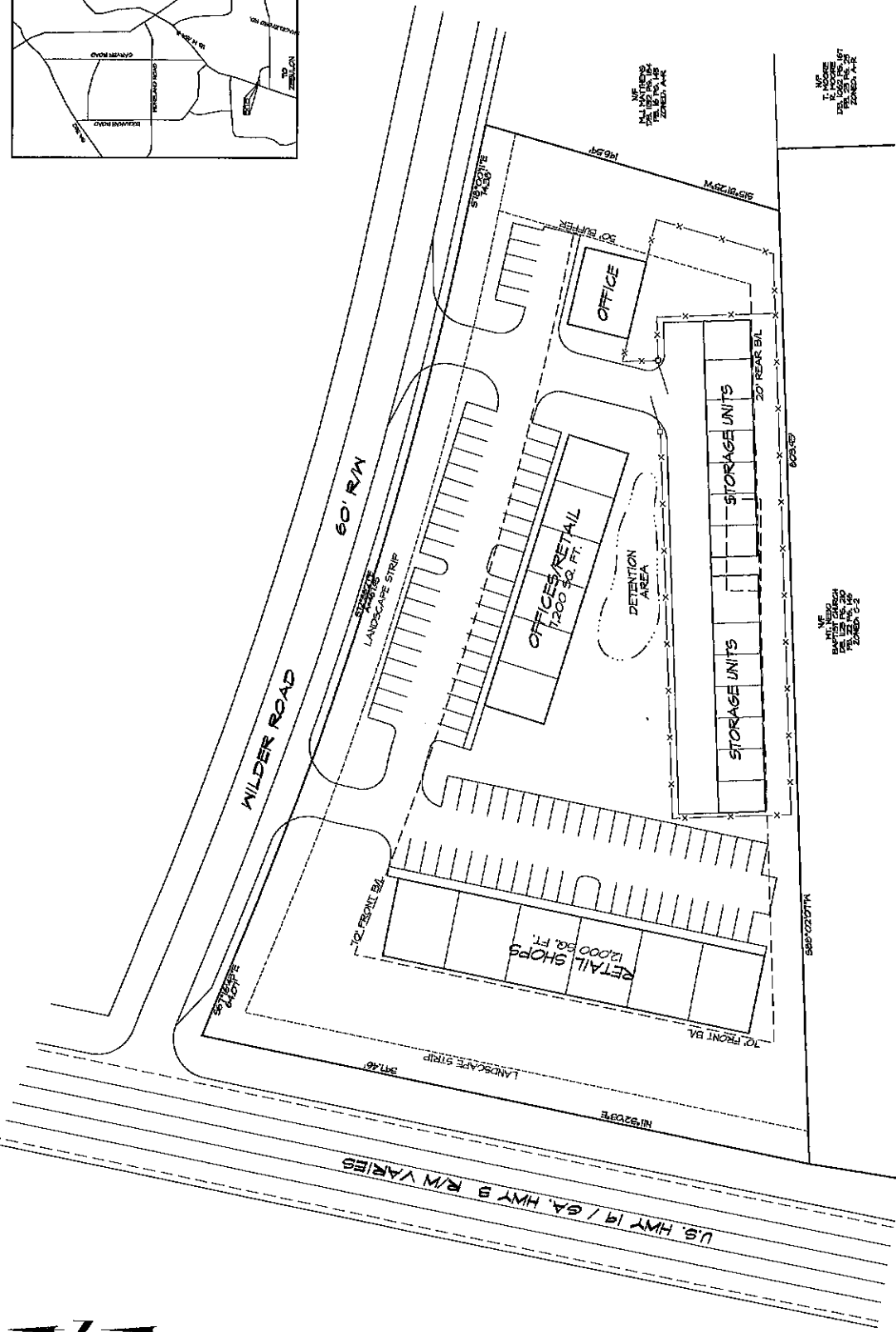
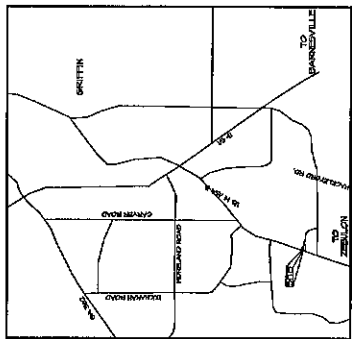
PREPARED BY:  
**S.J. Reeves Land Surveying**  
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN  
P.O. BOX 653 • 1141 HIGHWAY 19 N • ZEBULON, GA. 30265  
770-564-8308 • s.j.reeves@svyplanning.com (EMAIL)



1

REV.	DATE	DESCRIPTION	DESIGNED BY

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



TOTAL AREA - 2.84+ ACRES  
EXISTING ZONING: A-R

PROPOSED ZONING - C-3  
BUILDING SETBACKS  
FRONT - 10'  
SIDE - 5'  
REAR - 20'

OWNER:  
DAVID NIX  
18540 GA. HWY 19  
ZEBULON, GA. 30265

