

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, January 20, 2022 - 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. 11-18-21 Minutes
- V. Unfinished Business - None**
- VI. New Business**
 - Public Hearing**
 - a. SE-21-14
- VII. Discussion - None**
- VIII. Adjournment**

PIKE COUNTY BOARD OF APPEALS

11-18-21 Minutes

SUBJECT:

11-18-21 Regular Meeting Minutes

11-18-21 Executive Session Minutes

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

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

**PIKE COUNTY
Board of Appeals
November 18, 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 6:02pm.

II. Pledge of Allegiance

Chairman Snowden lead us in the Pledge of Allegiance.

III. Approval of the Agenda

Vice-Chairman Huckaby addressed the Board requesting to Amend the Agenda to add an Executive Session.

Vice-Chairman Huckaby moved to approve the Amended Agenda. Board Member Byrd-Gardner 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 Byrd-Gardner moved to approve the Minutes of September 16, 2021 with an Amendment to add a statement that Board Member Byrd-Gardner visited the site for SE-21-10 to operate a general home occupation. Vice-Chairman Huckaby seconded the motion. The Minutes were approved with an Amendment by a Vote of 5-0-0.

V. Old Business:

None.

VI. Executive Session:

a. Chairman Ron Snowden requests Executive Session for consultation with the County Attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved, as provided in O.C.G.A. §50-14-2(1), germane to potential litigation.

Board Member Ron Snowden moved to approve to adjourn Regular Session and enter into Executive Session at 6:05 p.m. Board Member Byrd-Gardner seconded the motion. The motion passed by a vote of 5-0-0.

CLOSED MEETING AFFIDAVIT

[A copy of the affidavit must be filed with the minutes of the meeting]

STATE OF GEORGIA

COUNTY OF PIKE

AFFIDAVIT OF PIKE COUNTY BOARD OF APPEALS

Members of the Pike County Board of Appeals, being duly sworn, state under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Pike County Board of Appeals met in a duly advertised meeting on 11/18/21.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 6:05p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

X Consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

____ Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____ *insert the citation to the legal authority making the tax matter confidential*);

____ Discussion of the future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4);

____ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee or interviewing applicants for the position of the executive head of an agency, as provided in O.C.G.A. § 50-14-3(b)(2);

____ Other *(describe the exemption to the open meetings law)*: _____ as provided in _____ *(insert citation to the legal authority exempting the topic)*.

This the _____ day of _____.

Sworn to and subscribed
Before me this _____ day of _____.

Robert L. Morton
Morton & Morton Associates
County Attorney and Notary Public

My commission expires: August 14, 2022.

VII. New Business:

Public Hearings:

1) 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 8th 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 informed the Board that the Applicant and the Owner, Charles A. Smith removed this Variance Application from the Agenda.

Names of people in favor

Names of people who oppose

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 Land Lot 248 in the 8th Land District of Pike County and is further identified by Parcel ID: 070 024H. Commission District: 2, Commissioner: Tim Guy. **FINAL DECISION BY BOARD OF APPEALS.**

The Planning & Development Director, Jeremy Gilbert presented this Variance Application with the Staff Recommendation for Denial and if approved, then with the following 2 conditions. They are as following:

- 1. A business license/annual renewal shall be required before the Nursery can operate.**
- 2. No New Structure shall be constructed in the front yard associated with the accessory use.**

Chairman Snowden called the Applicant and Owner, Zachary De Garmeaux up to the microphone to sign in on the Sign-In Sheet in favor of the Special Exception and to explain his request. Mr. De Garmeaux passed out handouts to the Board.

Board Member Gwyn asked what would be moved to the back yard away from the public eye?

Chairman Snowden opened the floor to any speakers.

Names of people in favor

1. Zachary De Garneau
2. Jennifer Camp
3. June Bishop
4. Brad Webber
5. Clayton Matthew
6. Rachel Webber

Names of people who oppose

1. Steve Reeves
2. Dennis Tea

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 Variance with the 2 Staff Recommended Conditions. Board Member Lewis seconded the motion. The motion passed by a vote of 4-0-1. Board Member Byrd-Gardner recused herself from voting on this Variance Application.

Board Member Gwyn moved not to approve the requirement of the Installation of the 50 ft Buffer. Vice-Chairman Huckaby seconded the motion. The motion passed by a vote of 4-0-1. Board Member Byrd-Gardner recused herself from voting.

Board Member Gwyn moved to approve moving all structures from the front yard to the rear yard within 60 days. Vice-Chairman Huckaby seconded the motion. The motion passed by a vote of 4-0-1. Board Member Byrd-Gardner recused herself from voting.

3.) **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 Land Lot 130 in the 8th Land District of Pike County and is further identified by Parcel ID: 090 004. Commission District: 1, Commissioner: Tim Daniel. **FINAL DECISION BY BOARD OF APPEALS.**

The Planning & Development Director, Jeremy Gilbert presented this Variance Application with the Staff Recommendation and the following 4

conditions. They are as following:

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.

Chairman Snowden called the Applicant, Margaret Gilchrist Wilson up to the microphone to sign in on the Sign-In Sheet in favor of the Variance and to present her request.

Chairman Snowden opened the floor to any speakers.

Names of people in favor

1. Margaret Wilson
2. Logan Armour
3. Charles Armour

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 moved to approve the Variance with the 4 Staff Recommended Conditions. Vice-Chairman Huckaby seconded the motion. The motion passed by a vote of 5-0-0.

4.) **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 Land Lot 90 in the 8th Land District of Pike County and is further identified by Parcel ID: 090 004. Commission District: 3, Commissioner: Jason Proctor. **FINAL DECISION BY BOARD OF APPEALS.**

The Planning & Development Director, Jeremy Gilbert presented this Variance Application with the Staff Recommendation and the following condition. It is as following:

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

Chairman Snowden called the Applicant, Stewart R. Esary up to the microphone to sign in on the Sign-In Sheet in favor of the Variance and to present his request.

Chairman Snowden opened the floor to any speakers.

Names of people in favor

1. Stewart Esary

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.

Vice-Chairman Huckaby moved to approve the Variance with the 1 Staff Recommended Condition. Board Member Byrd-Gardner seconded the motion. The motion passed by a vote of 5-0-0.

**5.) 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 Land Lot 91 in the 2nd Land District of Pike County. It is further defined as Parcel Ids: 075 111 & 075 11 D. Commission District: 4, Commissioner: James Jenkins.
THE 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 along with the Staff Recommendation.

Chairman Snowden called the Applicant Southern Cousins Properties, LLC, up to the microphone to sign in on the Sign-In Sheet in favor of the Special Exception and to explain their request.

Chairman Snowden opened the floor to any speakers.

Names of people in favor

1. Allen Garrison(?)

2. Allen Garrison(?)

Names of people who oppose

1. Amanda Williams Moerman

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

Chairman Snowden made a comment about hwy. 19 being in a commercial corridor.

Board Member Gwyn moved to approve the Special Exception. Board Member Lewis seconded the motion. The motion passed by a vote of 5-0-0.

6.) 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 Land Lot 104 in the 2nd Land District of Pike County. It is further defined as Parcel Ids: 074 089 & 074 089 A. Commission District: 4, Commissioner: James Jenkins. **THE 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 with the Staff Recommendation.

Chairman Snowden called the Applicant up, but the Land Surveyor, Steve Reeves came to the microphone to sign in on the Sign-In Sheet in favor of the Special Exception and to explain the request.

Chairman Snowden opened the floor to any speakers.

Names of people in favor
1. Steve Reeves

Names of people who oppose
1. None

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

Board Member Byrd-Gardner moved to approve the Special Exception. Vice-Chairman Huckaby seconded the motion. The motion passed by a vote of 5-0-0.

7.) 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 Land Lot 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 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 with the Staff Recommendation.

Chairman Snowden called the Applicant up, but the Land Surveyor, Steve Reeves came to the microphone to sign in on the Sign-In Sheet in favor of the Special Exception and to explain the request.

Chairman Snowden opened the floor to any speakers.

Names of people in favor

- 1. Steve Reeves**

Names of people who oppose

- 1. Elizabeth Boswell(Emailed Letter)**
- 2. Savannah Moerman**
- 3. Amanda Williams Moerman**

County Attorney, Rob Morton clarified this Special Exception as a Recommendation and that the Board of Commissioners would make the final decision.

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

Board Member Byrd-Gardner moved to approve the Special Exception with the condition that the entrance be on hwy. 19. Vice-Chairman Huckaby seconded the motion. The motion passed by a vote of 4-1-0. Board Member Gwen opposed the recommendation.

VIII. Discussion

None

IX. 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 8:26pm.

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.



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- (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.



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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
10/20/21

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: Zebulon ga State: ga Zip: 30295

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: David Nix Date: 10-20-21

Owner's Printed Name: David Nix

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

Notary Public (signature & seal): Rebekah Thurman

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~~ ^{Pike Board of Assessors} Board of Commissioners to inspect the property which is the subject of this application.

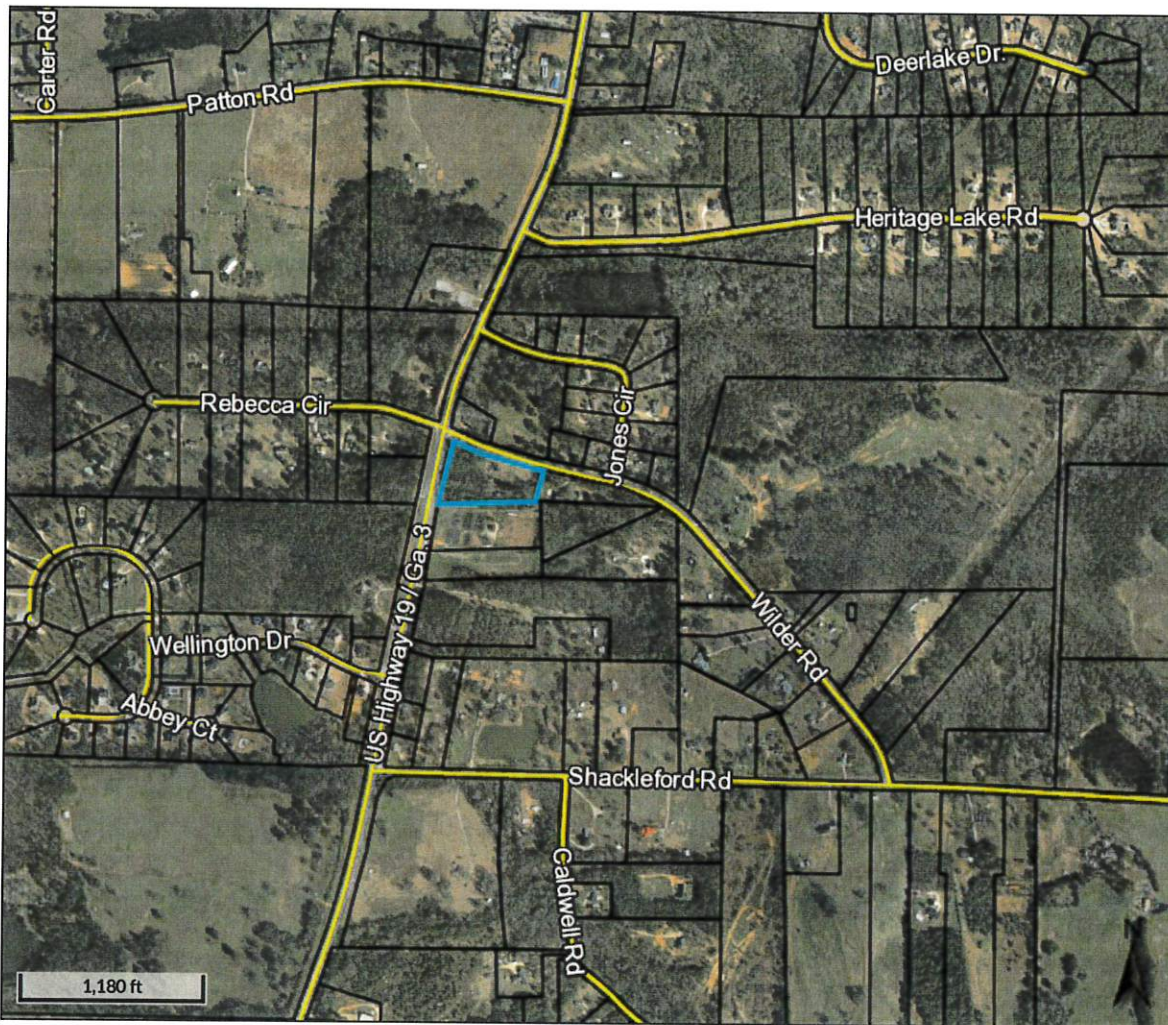
Owner's Signature: [Signature] Date: 10-20-21

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 4th day of June 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

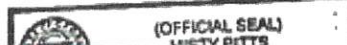


EXHIBIT "A"

BK: 1239 PG: 75

All that tract or parcel of land containing 2.96 acres, more or less, lying and being in Land Lot 47 of the Ninth Land District of Pike County, Georgia and being more particularly shown and designated as Lot 1 - 2.00 ac., and Lot 2 - 0.96 ac., on a plat of survey entitled "Plat of Property of Charlie I. and Betty N. Harper", dated February 14, 1995, prepared by Hugh P. Riley, Georgia Registered Professional Land Surveyor No. 1285, of Hugh Riley & Associates, a copy of which said plat is recorded in Plat Book 12, Page 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 1/4 acres, more or less, and being all of Land Lot No. 45 in the Ninth Land District of said state and county, and the East half of Land Lot No. 46 in said Ninth District containing 101 1/2 acres, more or less, and all that parcel or portion of Land Lot No. 47 of said Ninth District that lies South of State Highway No. 18 except a very narrow strip of land lying along the East side of said Land Lot No. 47, said parcel or portion of Land Lot 47 herein described containing 40 acres, more or less, and the boundary lines thereof being clearly marked and designated; and the above described 343 1/4 acres, more or less, of land is situated in one body and as one parcel is now or formerly bounded as follows: Northerly by State Highway No. 18, being the Zebulon-Concord Public Road; Easterly by lands formerly owned by W.F. Holmes and by lands of R.E. Mitchell, Southerly by lands now or formerly owned by Miss Lottie Mitchell and Westerly by lands now or formerly owned by Miss Mamie Mitchell and my M.L. Dunn; also, all certain tract or parcel of land situate, lying and being in Pike County, Georgia, about three miles West of Zebulon, Georgia, containing 15 acres, more or less, of land and being a part of Land Lot No. 77 in the Ninth Land District of said State and County and more particularly described as follows: Commencing at the Northeast Corner of said Land Lot No. 77 and running thence due South 90 Rods, thence due West 42 Rods to a branch, thence Northerly up the meandering course of the center of said branch to the point where the Northerly Boundary line of said Land Lot No. 77 crosses the center line of said branch, thence due East 20 Rods to the point of beginning, and said tract or parcel of land is bounded as follows: Northerly by the South Boundary line of Land Lot 78 in said Ninth Land District; Easterly by the West Boundary line of Land Lot 52 in said Ninth Land District; Southerly by the North Boundary line of Land Lot 76 in said Ninth Land District; and Westerly by the center line of the aforesaid branch herein above referred to in this description and all the above described land, aggregating 358 1/4 acres, more or less is known and designated as the "George M. Mitchell Farm Place" in Pike County, Georgia, and said property is the same real property as described in the deed dated September 4, 1996, 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.

1	CENTINAGE	
2	BILL DATE	DATE
3	R/N	MONTH-DE-YEAR
4	REPRODUCED CONCITE FROM	
5	COMPUTED AS TOTAL FROM	
6	ORIGINATED	DATE
7	MAINTAIN FATHER EASEMENT	
8	FROM OF PAYMENT	
9	DATE FOUND	AS FROM SET
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This property represented on this plat complies with applicable zoning codes and ordinances as of this date.

12-14-99
Date
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CLYDE CASTLEBERRY CO., COVINGTON, GA. 30209

