

PIKE COUNTY PLANNING COMMISSION

P.O. Box 377 • 77 Jackson Street

Zebulon, GA 30295

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

Planning Commission AGENDA

Thursday, May 12, 2022 - 6:30 PM

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

Regular Meeting

I. Call to Order

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

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

- a. Approve/Deny April 14, 2022 Planning Commission Meeting Minutes

IV. Unfinished Business - None

V. New Business

Public Hearing

- a. SUB-22-04: Richard T. Hatchett, owner and Dustin Shaw, applicant are requesting a major 18 lot subdivision (Oak Grove Phase VI & V). The applicant is requesting preliminary plat approval. Property Location: Southside of Oak Grove Trail, West of Ethridge Mill Road. Land Lots: 136 of the 2nd Land District. Parcel ID: Portion of 086 084. Acreage: 46.6 acres. Commission District 3rd. Commissioner: Jason Proctor. FEMA Data: Does not lie within a flood zone. Code Reference: CH 155.10 Major Subdivisions. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**
- b. SUB-22-05: W. Gregory Daniel and Michele P. Daniel owners and applicant are requesting a major 5 lot subdivision (Dainel Estates). The applicant is requesting concurrent preliminary and final plat approval. Property Location: Westside of Fossett Road, South of Highway 18, Zebulon, GA. 30295. Land Lots: 50 & 51 of the 9th Land District. Parcel ID: 054 023D. Acreage: 24.90 acres. Commission District: 1 Commissioner: Tim Daniel. FEMA Data: Does not lie within a flood zone. Code Reference: CH 155.10 Major Subdivisions. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

VI. Discussion - None

VII. Adjournment

PIKE COUNTY PLANNING COMMISSION

Minutes April 14, 2022

SUBJECT:

Approve/Deny April 14, 2022 Planning Commission Meeting Minutes

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
 Exhibit	Minutes

REVIEWERS:

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

PIKE COUNTY
Planning Commission
April 14, 2022
6:30 P.M.

POST AGENDA

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

I. Call to Order

Chairman Wright called the meeting to order by sound of the gavel at 6:29 pm and lead us in the Pledge of Allegiance.

II. Approval of the Agenda

Board Member Jones moved to approve the agenda. Board Member Peters seconded the motion. The agenda was approved by a vote of 3-0-0.

III. Approval of the March 10, 2022, Meeting Minutes.

Board Member Peters moved to approve the minutes from the 03-10-22 Meetings. Board Member Jones seconded the motion. The minutes were approved by a vote of 3-0-0.

IV. Old Business:

None.

IV. New Business:

Public Hearing:

- (1) REZ-21-02. Franks Filling Station, LLC, owner and Jason Mask applicant request a rezoning from A-R (Agricultural-Residential) and C-2 (General Commercial) to C-2 (General Commercial) for properties located on the

northside of GA Highway 362, 6764 & 6758 GA Highway 362 in Land Lots 171 & 182 of the 1st District, further identified as Parcel ID numbers 025 007C, 025 008, 025 008A & 025 008B. The property consist of 1.961 +/- acres and the request is to rebuild the existing gas station. Commission District 4, Commissioner James Jenkins. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

Chairman Wright turned the meeting over to the Planning & Development Director, Jeremy Gilbert.

The Planning & Development Director, Jeremy Gilbert, introduced the rezoning application and staff recommendation to the board to allow with a zoning condition. It is listed as the following:

- 1.) All new structures shall be constructed of compatible materials with the existing structures in the Hollonville area.**

Chairman Wright opened the floor up for public opinion whether for or against.

Names of people in favor
1. NONE

Names of people who oppose
1. NONE

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

Board Member Peters moved to approve the motion with 1 condition. Board Member Jones second the motion. The motion was passed by vote of 3-0-0.

- (2) REZ-22-03 Trisha & Christopher Boyt, owner & applicant request a rezoning from A-R (Agricultural-Residential) to C-2 (General Commercial) for a portion of property located on the eastside of Highway 19 north of Hugh Frank Drive in Land Lot 63 of the 2nd District, further identified as Parcel ID number 077 010. The property consist of 6.476 +/- acres and the request is for future commercial Development Commission District 3, Commissioner Jason Proctor. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.****

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

- 1.) All overlay requirements shall be in accordance with Chapter 160 of the Pike County Code.
- 2.) Property must be subdivided separating the 6.476 acres from the overall 46.876 Acres.

Chairman Wright opened the floor up for public opinion whether for or against.

Names of people in favor

1. NONE

Names of people who oppose

1. NONE

Chairman Wright closed the floor and asked the Board to make a motion. Board Member Peters moved to approve the motion the 2 conditions. Board Member Jones second the motion. The motion was passed by vote of 3-0-0.

VI. Discussions: NONE

VII. Adjournment

Board Member Jones moved to adjourn the meeting. Board Member Peters second the request. The motion was passed by vote of 3-0-0.

Chairman Wright closed the meeting by sound of the gavel at 6:38 pm.

PIKE COUNTY PLANNING COMMISSION

SUB-22-04

SUBJECT:

SUB-22-04: Richard T. Hatchett, owner and Dustin Shaw, applicant are requesting a major 18 lot subdivision (Oak Grove Phase VI & V). The applicant is requesting preliminary plat approval. Property Location: Southside of Oak Grove Trail, West of Ethridge Mill Road. Land Lots: 136 of the 2nd Land District. Parcel ID: Portion of 086 084. Acreage: 46.6 acres. Commission District 3rd. Commissioner: Jason Proctor. FEMA Data: Does not lie within a flood zone. Code Reference: CH 155.10 Major Subdivisions. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Staff Report

REVIEWERS:

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



PLANNING AND DEVELOPMENT
OFFICE

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

P. O. Box 377
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Zebulon, GA 30295

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

“Serving Citizens Responsibly”

Case Number: SUB-22-04

Planning Commission Date: May 12, 2022

Board of Commissioners Date: May 31, 2022

Owner: Richard T. Hatchett

Applicant: Dustin Shaw

Property Location: Southside of Oak Grove Trail, West of Ethridge Mill Road,
Griffin, GA
Landlot: 136
District: 2nd
Parcel ID: Portion of 086 084

Acreage: 46.60+/- acres

Commission District: District 3, Jason Proctor

FEMA Data: No portion of the subject property lies within the 100-year flood zone.

Request: Applicant and owner are requesting an 18-lot major subdivision with new infrastructure proposed.

Code Reference: CH 155.10 Major Subdivision

Staff Analysis:

Applicant and owner are requesting an 18-lot major subdivision with new infrastructure being proposed. The subject property is currently zoned R-20, Single-Family Residential-2,000 Sq Ft. Each proposed lot will be equal to or larger than the required 2-acre minimum with the largest proposed lot being 5.58 acres.

Each lot will be serviced by private septic and county water. Pike County Water and Sewer Authority confirms there is access to public utilities and are required to be connected as the development is within 2,500 feet of existing water systems. Pike County Health Department will permit each system individually as the lots apply for permits.



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The applicant is requesting to build the proposed subdivision out in two phases. The first phase consist of 12 lots and the second phase consists of 6 lots. The proposal for the different phases is related to the addition of the new proposed street. The applicant is proposing to install the new water line along the existing road and plat those lots before starting construction on the new road. The request that is before you is for the preliminary plat only and will be brought back at a later date for final plat approval.

R-20 zoning will remain. Under current code, houses will have to be 2000 square feet or more of heated space. The name of the subdivision will be "Oak Grove Phase IV &V". This name does not conflict with any other named subdivision in Pike County.

Recommendation: Staff recommends **APPROVAL** of the preliminary plat.

Attachments:

- Application
- Preliminary Plat

SUBDIVISION APPLICATION

Application # SUB-22-04

Planning Commission Public Hearing:

May 12, 2022

Date Filed: 4-8-22

Board of Commissioners Public Hearing:

May 31, 2022

FOR THE DEVELOPER / SUBDIVIDER

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

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

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

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

CONTACT INFORMATION:

Property Owner: Richard T. Hatchett

Applicant/Agent: DUSTIN SHAW

Address: 329 Ginger cake Rd

Address: 141 Village Cir.

City: Guthrie

State: GA

Zip: 30224

City: Senolia

State: GA

Zip: 30276

Phone: _____

Phone: 770-468-9754

Email: _____

Email: dustin@dustinshawhomes.com

PROPERTY LOCATION INFORMATION:

Land District(s): 2nd

Land Lot(s): 153 & 154

Acres: 46.60

Tax Map Parcel(s): part of 086 084

FEMA FIRM Panel No. 13231C0070B

Address if assigned: NA

City: _____

Zip: _____

Is any portion of the property within a city limits? No

Within an Overlay District? No

Commission District: 3

Primary Street Frontage: Oak Grove Tr. Is the road paved? yes

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

Secondary Street Frontage: New Street (Gravel) Is the road paved? will be

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

Name of Nearest Pike County Fire Station: 2nd District Distance from site: 3 miles

Are there fire hydrants within 500 feet of the property? yes (Future)

Are Pike County water lines located along the road frontage(s)? yes

Will lots be served by private wells? No By private septic systems? yes

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

PROPERTY DEVELOPMENT INFORMATION:

Acreage of Parent Tract(s): 46.60 Current Zoning: R-20

Total Number of Proposed Lots: 18

Type of Development: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other

Summary of Proposed Project: property to be subdivided into 18

20⁺ ac. lots with 1 new street &

county water system.

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

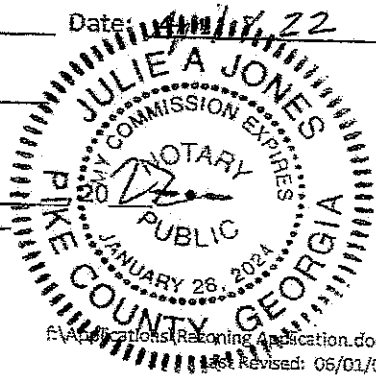
I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning Commission and Board of Commissioners to inspect the property which is the subject of this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

Owner's Signature: Richard T. Hatchett Date: 4/18/22

Owner's Printed Name: Richard T Hatchett

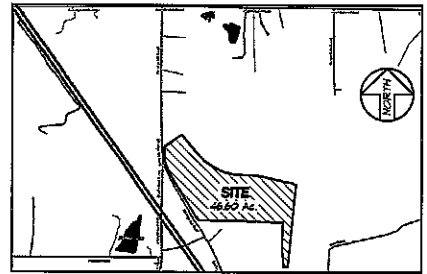
Sworn to and subscribed before me this 8 day of April

Notary Public (signature & seal): Julie A Jones



LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	84.17'	S63°55'44"E	1080.00'	844.10'
C2	146.44'	S82°20'06"E	1710.00'	146.21'
C3	46.61'	S71°34'16"E	1080.00'	46.57'
C4	94.30'	S41°55'25"E	60.00'	38.60'
C5	44.64'	N6°04'45"W	150.00'	44.620'

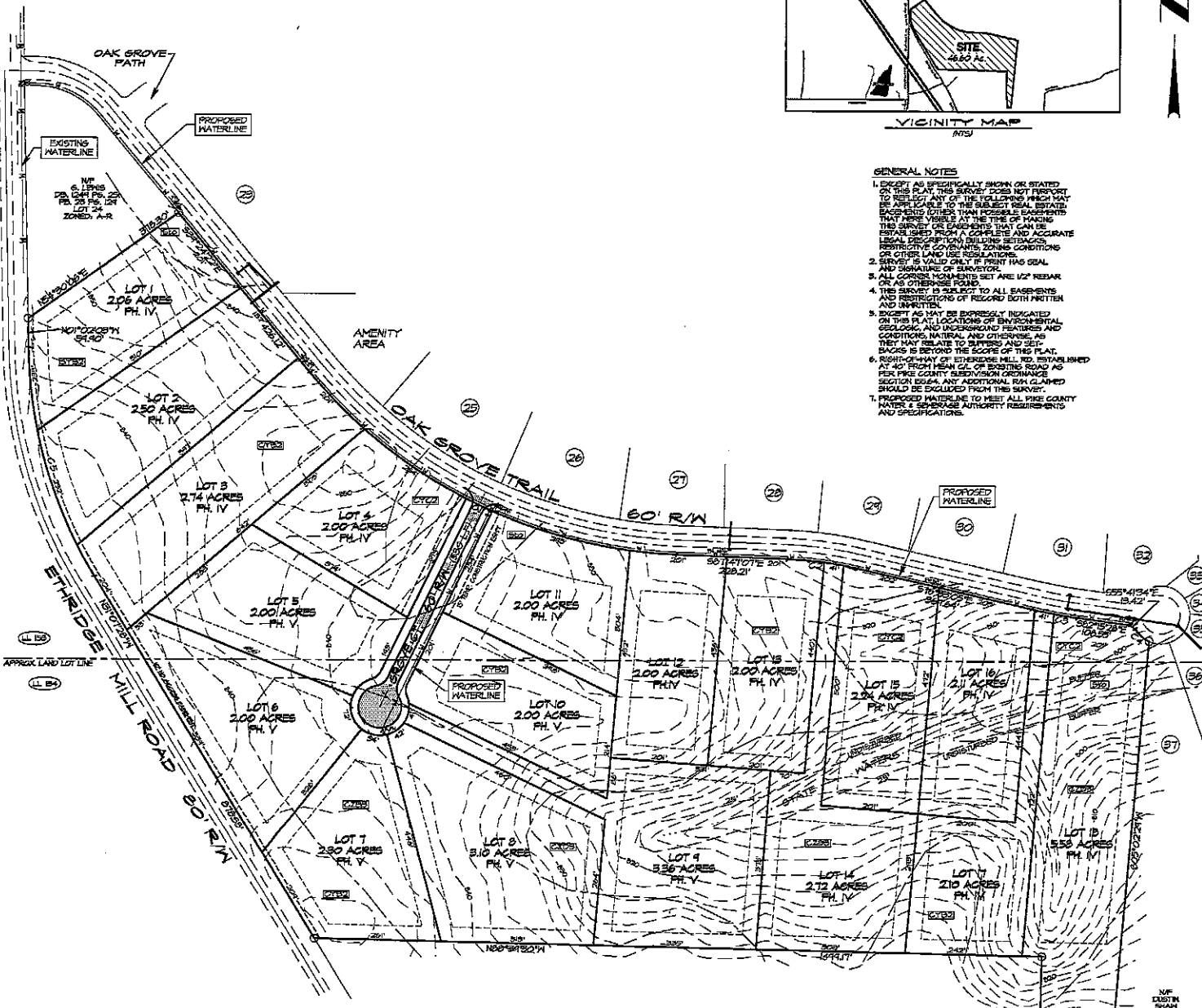
FLOOD NOTE
 BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DESIGN ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP MADES. NO FIELD VERIFICATION HAS BEEN MADE TO CORROBORATE THE.



VICINITY MAP
 (NPS)

GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REVEAL ANY OF THE FOLLOWING WHICH MAY BE FOUND ON THE SUBJECT REAL ESTATE: BASEMENTS OTHER THAN PERMISSIBLE EASEMENTS; THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETED AND ACCURATE LEGAL DESCRIPTION, BUILDING SETBACKS, LOCAL GOVERNMENT ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- ALL CORNER MONUMENTS SET ARE 1/2" REBAR OR AS OTHERWISE FOUND.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAN, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO DIVERTED AND SET-BACKS IS BEYOND THE SCOPE OF THIS PLAN.
- RIGHT-OF-WAY OF ETHRIDGE MILL RD. ESTABLISHED AT 40' FROM MEAN C/L OF EXISTING ROAD AS PER PIKE COUNTY SUBDIVISION ORDINANCE SECTION 15-54. ANY ADDITIONAL R/W CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- PROPOSED WATERLINE TO MEET ALL PIKE COUNTY WATER & SEWERAGE AUTHORITY REQUIREMENTS AND SPECIFICATIONS.



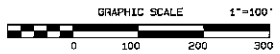
SITE DATA & PROPOSED ZONING REQUIREMENTS

TOTAL TRACT AREA - 46.60 ACRES
 EXISTING ZONING - R-30
 TAX PARCEL NO. - PART OF 086 024
 TOTAL NUMBER OF LOTS - 18
 AREA IN LOTS - 46.60 ACRES
 MIN. LOT AREA - 2.00 ACRES
 MIN. LOT WIDTH - 200 Feet
 MIN. STREET FRONTAGE - 40 Feet
 FRONT YARD SETBACK - 50' FROM C/L (UNLESS NOTED OTHERWISE)
 REAR YARD SETBACK - 30 Feet
 SIDE YARD SETBACK - 30 Feet
 MIN. FLOOR AREA - 2,000 sq.ft.
 WATER TO BE PROVIDED BY:
 PIKE COUNTY WATER & SEWERAGE AUTHORITY
 SANITARY SEWER SERVICE PROVIDED BY: INDIVIDUAL ON SITE SEWERAGE MANAGEMENT SYSTEM

LEGEND	
• FS	LOT CORNER
○ SP	CORNER MONUMENT ROAD
WF	NON OR FORMERLY
FB	PLAY BOOK
FB	CRIB BOOK
FB	PAVE
FB	RESTORATION
FB	LAND LOT
FB	USDA SOIL TYPE
FB	LEVEL 3 SOIL TYPE
FB	SOIL BORING
FB	WELL/PIPE
FB	FOSTER POLE
FB	SANITARY SEWER MANHOLE
FB	WATER VALVE
FB	TIRE HYDRANT
FB	DOUBLE-HING CATCH BASIN
FB	DISCHARGING CATCH BASIN
FB	WATER METER
FB	WATER BOX / INLET
FB	TELEPHONE PEDestal
FB	ELECTRIC TRANSFORMER
---	USDA SOIL BOUNDARY
---	LEVEL 3 SOIL BOUNDARY
---	100 YEAR FLOOD PLAIN
---	SILT FENCE
---	PROPERTY LINE
---	LAND LOT LINE
---	RIGHT-OF-WAY / ADJOINING LINE
---	EXIST. CONTOURS
---	EXIST. BENCH CONTOURS
---	PROPOSED / GRADES
---	ASPHALT / CONCRETE
---	POSS. PAVEMENT
---	OVERHEAD UTILITIES
---	EXISTING UTILITY
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING COMMUNICATIONS LINE
---	LINE OF DISTURBANCE
---	GAP & GUTTER
---	STORM DRAIN PIPE
---	RAILROAD
---	DRAINAGE / STREAM

CERTIFICATE OF TENTATIVE APPROVAL
 Pursuant to the Pike County Subdivision Regulations, all requirements of tentative approval having been fulfilled, this preliminary plat has been tentatively approved by the Pike County Planning Commission on 04/07/2022. The tentative approval does not constitute approval of a final plat. This certificate of tentative approval shall expire and be null and void on 04/07/2023.
 By: _____ Date: _____
 Chairman, Pike Co. Planning Comm.

OWNER:
 RICHARD T. HATCHETT
 824 GINGERBREAD RD.
 GRIFFIN, GA 30224
DEVELOPER/BUILDER:
 DUSTIN SHAN HONES, INC.
 141 VILLAGE CIR.
 SENOIA, GA 30276
 770-460-4754



1 of 1 SHEET	PREPARED BY: S.J. Reeves Land Surveying P.O. BOX 658 • 141 COOK RD. • ZEBULON, GA 30245 770-584-5205 • sjreevesurveying@gmail.com (EMAIL) LAND SURVEYING, PLANNING & SUBDIVISION DESIGN	PROJECT: OAK GROVE PHASE IV & V SHEET: PRELIMINARY PLAT LAND LOTS 155, 154 2nd DISTRICT PIKE COUNTY, GA. DATE: 04/07/2022 SCALE: 1"=100' CITY: N/A	GSWCC STEVE J. REEVES, PLS #2765 000035847 LEVEL II CERTIFIED DESIGN PROFESSIONAL
	1 of 1		
	1 of 1		

PIKE COUNTY PLANNING COMMISSION

SUB-22-05

SUBJECT:

SUB-22-05: W. Gregory Daniel and Michele P. Daniel owners and applicant are requesting a major 5 lot subdivision (Dainel Estates). The applicant is requesting concurrent preliminary and final plat approval. Property Location: Westside of Fossett Road, South of Highway 18, Zebulon, GA. 30295. Land Lots: 50 & 51 of the 9th Land District. Parcel ID: 054 023D. Acreage: 24.90 acres. Commission District: 1 Commissioner: Tim Daniel. FEMA Data: Does not lie within a flood zone. Code Reference: CH 155.10 Major Subdivisions. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Staff Report

REVIEWERS:

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



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"Serving Citizens Responsibly"

Case Number: SUB-22-05

Planning Commission Date: May 12, 2022

Board of Commissioners Date: May 31, 2022

Owner and Applicant: W. Gregory Daniel and Michele P. Daniel

Property Location: Westside of Fossett Road, South of Highway 18
Zebulon, GA 30295
Landlot: 50 & 51
District: 9
Parcel ID: 054 023D

Acreage: 24.90 acres

Commission District: District 1, Tim Daniel

FEMA Data: No portion of the subject property lies within the 100-year flood zone.

Request: Applicant and owner are requesting a 5-lot major subdivision with no new infrastructure proposed.

Code Reference: CH 155.10 Major Subdivision

Staff Analysis:

Applicant and owner are requesting a 5-lot major subdivision with no new infrastructure being proposed. The subject property is currently zoned A-R, Agricultural-Residential. Each proposed lot will be equal to or larger than the required 3-acre minimum with the smallest proposed lot being 4.90 acres and the largest proposed lot being 5 acres.

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

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



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"Serving Citizens Responsibly"

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

Attachments:

- Application
- Preliminary Plat
- Final Plat

SUBDIVISION APPLICATION

Application # SUB 22-05

Planning Commission Public Hearing: May 12th, 2022

Date Filed: 4-8-22

Board of Commissioners Public Hearing: May 31, 2022

FOR THE DEVELOPER / SUBDIVIDER

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

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

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

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

CONTACT INFORMATION:

Property Owner: W. Gregory Daniel + Applicant/Agent: _____
Michelle P. Daniel

Address: 1657 Hwy 19 South Address: _____

City: Thomaston State: GA Zip: 30286 City: _____ State: _____ Zip: _____

Phone: 706-741-7376 Phone: _____

Email: wgdaniel31@gmail.com Email: _____

PROPERTY LOCATION INFORMATION:

Land District(s): 9th Land Lot(s): 50, 51 Acres: 24.90

Tax Map Parcel(s): 054 023D FEMA FIRM Panel No. 13231C 0135B

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

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

Commission District: 1

Primary Street Frontage: Fossett Rd Is the road paved? No

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

Secondary Street Frontage: _____ Is the road paved? _____

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

Name of Nearest Pike County Fire Station: CONCORD Distance from site: 3.3 miles

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

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

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

Are there streams or other bodies of water on the property? No

PROPERTY DEVELOPMENT INFORMATION:

Acreage of Parent Tract(s): 24.90 Current Zoning: A-R

Total Number of Proposed Lots: 5

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

Summary of Proposed Project: Divide property into 4-5 Ac lots @ 1-450
Ac. lot

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

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

Owner's Signature: W. Gregory Daniel Michele P. Daniel Date: 3/16/2022

Owner's Printed Name: W. Gregory Daniel, Michele P Daniel

Sworn to and subscribed before me this 16th day of March, 2022

Notary Public (signature & seal): Melissa Damond



FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE A) FOR INSURANCE RATE MAP NUMBER 122610035B WITH AN EFFECTIVE DATE OF SEPT. 11, 2001. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	121.58'	S06°53'50"E	2718.05'	121.57'
C2	24.52'	S05°24'27"E	2478.05'	24.52'
C3	82.25'	S04°22'50"E	2478.05'	82.25'

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C4	925.73'	S66°13'40"E	1341.42'	908.80'
C5	93.64'	S01°54'02"W	1021.43'	93.66'
C6	71.42'	S00°03'31"W	1478.05'	71.42'
C7	84.67'	S06°45'04"W	478.05'	84.53'
C8	171.00'	S06°09'52"W	821.45'	170.84'
C9	114.81'	S03°59'24"E	821.45'	114.76'

GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWINGS WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE EASEMENTS OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE LEGAL DESCRIPTION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
- ALL CORNER MONUMENTS SET ARE 1/2" REBAR OR AS OTHERWISE FOUND.
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- CURRENT ZONING OF PROPERTY: A-R.
- TAX PARCEL ID: 054 028 D.
- RIGHT-OF-WAY OF FOSSETT ROAD ESTABLISHED AT 20' FROM MEAN C/L OF EXISTING ROADWAY TO ACCOMMODATE PRESCRIPTIVE R/W AND MAINTAINED AREA OF ROAD AND PER FORN MONUMENTS. NO RIGHT-OF-WAY DEED FOUND. ANY ADDITIONAL R/W CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- TITLE REFERENCES: DB, 132 PG. 505.

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 48,000+ ft. and an angular error of 3" per angle point, and the NO ADJUSTMENT was used for adjustment. A TOPCON GTS-105 was used to obtain interior measurements and a TOPCON 075500 was used to obtain angular measurements.

It is my opinion, that this plat is a true and correct representation of the land plotted, has been prepared to meet minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 100,000+ ft.

OWNER/DEVELOPER
W. GREGORY DANIEL & MICHELE F. DANIEL
 1657 HWY 14 S.
 THOMASTON, GA. 30286
 706-741-7376

CERTIFICATE OF TENTATIVE APPROVAL

Pursuant to the Pike County Subdivision Regulations, all requirements of tentative approval having been fulfilled, this preliminary plat was given tentative approval by the Pike County Planning Commission on 04/01/2022. This tentative approval does not constitute approval of a final plat. This certificate of tentative approval shall expire and be null and void on 04/01/2023.

By: _____, Chairman, Pike Co. Planning Comm. _____, Clerk

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 105-6-02, THE TERM CERTIFICATION AS USED IN BOARD RULE 105-6-02(D) AND (E) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

GRAPHIC SCALE 1"=150'

PREPARED BY:

S.J. Reeves Land Surveying

P.O. BOX 653 * 147 COOK ROAD * ZEBULON, GA. 30215
 T70-584-5203 * s.j.reevesurveying@gmail.com (EMAIL)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

PRELIMINARY PLAT FOR:

DANIEL ESTATES

NF JAMES M. HATCHETT
 DB, 55 PG. 451

NF BILLY J. HATCHETT

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 DONNA F. HATCHETT
 DB, 286 PG. 11
 FB, 14 PG. 281

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 FB, 14 PG. 146

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 DB, 525 PG. 204
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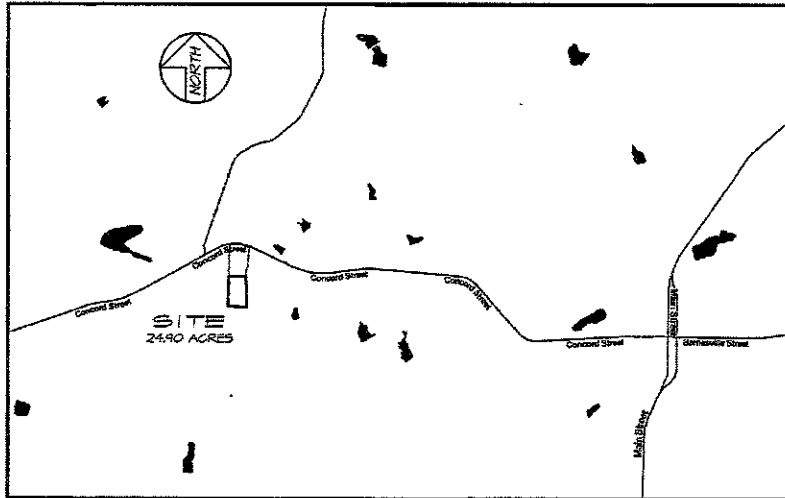
FINAL PLAT OF: DANIEL ESTATES

LOCATED IN LAND LOTS 50/51 OF 9th DISTRICT
PIKE COUNTY, GA.

FOR CLERK OF SUPERIOR COURT

SHEET INDEX

SHEET 1 COVER, NOTES
SHEET 2 LOT LAYOUT



VICINITY MAP (NTS)

SITE DATA & ZONING REQUIREMENTS

TOTAL TRACT AREA - 24.90 ACRES
SITE ZONING: A/R
TAX PARCEL NO. - 054 02SD
TOTAL NUMBER OF LOTS - 5
MIN. LOT AREA - 3.00 ACRES
MIN. LOT WIDTH - 200 Feet (to front B/L)
MIN. STREET FRONTAGE - 40 Feet
FRONT YARD SETBACK - 80' FROM G/L
(UNLESS NOTED OTHERWISE)
REAR YARD SETBACK - 30 Feet
SIDE YARD SETBACK - 30 Feet
MIN. FLOOR AREA - 1500 Sq.Ft.
WATER TO BE PROVIDED BY:
INDIVIDUAL WELLS
SANITARY SEWER SERVICE PROVIDED
BY: INDIVIDUAL ON SITE SEWERAGE
MANAGEMENT SYSTEM

APPROVAL CERTIFICATION

Pursuant to the Pike County Subdivision
Regulations, all the requirements for
approval having been fulfilled, this Final
Plat was given Final Approval by the
Pike County Board of Commissioners on
11/01/2021.

Chairman, Pike Co. B.O.C. Date

DEDICATION CERTIFICATION

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

SOUTHERN COASTS PROPERTIES, LLC Date

SOUTHERN COASTS PROPERTIES, LLC Date

OWNER'S CERTIFICATION

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

SOUTHERN COASTS PROPERTIES, LLC Date

SOUTHERN COASTS PROPERTIES, LLC Date

GENERAL NOTES

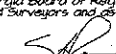
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BACKS IS BEYOND THE SCOPE OF THIS PLAT.
- CURRENT ZONING OF PROPERTY: A/R.
- TAX PARCEL ID: 054 02S D.
- RIGHT-OF-WAY OF FOSSETT ROAD ESTABLISHED
AT 20' FROM MEAN G/L OF EXISTING ROADWAY
TO ACCOMMODATE PRESCRIPTIVE RUN AND MAINTAINED
AREA OF ROAD AND PER FOUND MONUMENTS.
NO RIGHT-OF-WAY DEED FOUND. ANY ADDITIONAL
RW CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- TITLE REFERENCES: DB, 152 PG. 503.

LEGEND

• IFS MON PIN (2" x 1/2") SET
○ IFT CORNER MARKER FOUND
--- SURVEY CENTERLINE
--- CONSTRUCTION CENTERLINE
--- RIGHT-OF-WAY LINE
--- PROPERTY LINE
--- EDGE GRAVEL
--- OVERHEAD UTILITIES
--- FENCE
--- WATER LINE
--- GAS LINE
--- SANITARY SEWER LINE

SURVEYOR'S CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67,
this plat has been prepared by a land surveyor and approved
by all applicable local jurisdictions for recording as evidenced
by approval certificates, signatures, stamps, or statements
hereon. Such approvals or affirmations should be confirmed
with the appropriate governmental bodies by any purchaser
or user of this plat as to intended use of any parcel.
Furthermore, the undersigned land surveyor certifies that this
plat complies with the minimum technical standards for property
surveys in Georgia as set forth in the rules and regulations of the
Georgia Board of Registration for Professional Engineers and
Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By:  04/01/2022
STEVE J. REEVES, GA. RLS NO. 2763 DATE

SURVEYOR'S CERTIFICATION

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

By:  04/01/2022
STEVE J. REEVES, GA. RLS NO. 2763 DATE

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION
ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA (ZONE A) AFTER INSURANCE RATE MAP NUMBER
13250C0088 WITH AN EFFECTIVE DATE OF SEPT. 11, 2004. NO
FIELD VERIFICATION HAS BEEN PERFORMED TO DETERMINE THIS.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS RULE 120-6-02, THE TERM
CERTIFICATION AS USED IN BOARD RULE 120-6-02(2) AND (3)
AND RELATIVE TO PROFESSIONAL ENGINEERING OR LAND
SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT
BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE
REGISTERANT AND IS NOT A GUARANTEE OR WARRANTY,
EITHER EXPRESS OR IMPLIED.

The field data upon which this survey is based
has been computed for closure by latitudes and de-
partures and has a closure precision of one foot in
46,050+ ft. and an angular error of 3" per angle
point, and the NO ADJUSTMENT was used for
adjustment. A TOPCON GT5503 was used to obtain
linear measurements and a TOPCON GTS503 was used
to obtain angular measurements.
It is my opinion, that this plat is a true and
correct representation of the land plotted, has been
prepared to meet minimum standards and re-
quirements of law, and has been sought for closure
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PREPARED BY:

 **S.J. Reeves Land Surveying**

P.O. BOX 653 * 147 COOK RD. * ZEBULON, GA. 30245
TTO-524-5203 * sjreevessurveying@gmail.com (EMAIL)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

FINAL PLAT OF:

DANIEL ESTATES

LAND LOTS 50/51 9th DISTRICT PIKE COUNTY

DATE OF FIELD WORK:

11/01/2021

DATE OF DRAWING:

04/01/2022

REV. DATE: DESCRIPTION:

SCALE:

1" = 150'

DRAWN BY:

SJR

SHEET 1 OF 2

FOR CLERK OF SUPERIOR COURT

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	121.53'	S06°59'50"E	2718.05'	121.53'
C2	24.52'	S05°24'21"E	2478.05'	24.52'
C3	82.25'	S04°22'50"E	2478.05'	82.25'

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C4	825.74'	S88°13'40"E	1341.42'	808.80'
C5	43.64'	S01°34'02"W	1021.45'	43.64'
C6	71.42'	S00°08'31"W	1478.05'	71.42'
C7	84.67'	S06°45'04"W	478.05'	84.67'
C8	171.00'	S06°09'52"W	821.45'	170.64'
C9	114.87'	S08°59'24"E	821.45'	114.76'

GENERAL NOTES

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LEGEND	
SP	IRON PIN SET (NAIL) SET POINT
CP	CORNER MONUMENT POND
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	EXISTING CONDUIT
---	EXISTING SEWER CONDUIT
---	EXISTING WATER CONDUIT
---	EXISTING POWER CONDUIT
---	EXISTING GAS CONDUIT
---	EXISTING TELEPHONE CONDUIT
---	EXISTING CABLE CONDUIT
---	EXISTING FENCE
---	EXISTING DRIVEWAY
---	EXISTING SIDEWALK
---	EXISTING CURB
---	EXISTING GUTTER
---	EXISTING DRAINAGE
---	EXISTING VALVE
---	EXISTING HYDRANT
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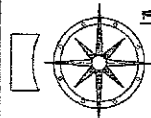
FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE A) AS PER INSURANCE RATE MAP NUMBER 15210C0002 WITH AN EFFECTIVE DATE OF SEPT. 11, 2004. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

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

GRAPHIC SCALE 1"=150'

0 150 300 450



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LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

SHEET 2 OF 2

FINAL PLAT OF:

DANIEL ESTATES

LAND LOTS 50/51 4th DISTRICT PIKE COUNTY

DATE OF FIELD WORK:

11/01/2021

DATE OF DRAWING:

04/01/2022

SCALE:

1" = 150'

DRAWN BY:

SJR

REV. DATE: DESCRIPTION:

