

# 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, June 9, 2022 - 6:30 PM

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

**I. Call to Order**

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

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

- a. Minutes for Planning Commission Meeting, May 12, 2022

**IV. Unfinished Business -  
None**

**V. New Business**

**Public Hearing**

- a. SUB-22-06: Yearwood Family Living Trust owners and Jeff and Ann Yearwood applicant are requesting a major 6 lot subdivision (Red Bird Farm). The applicant is requesting concurrent preliminary and final plat approval. Property Location: 2364 Flat Shoals Road Concord, GA. 30206. Land Lot: 234 of the 9th Land District. Parcel ID: 016 018. Acreage: 93.378 acres. Commission District: 2 Commissioner: Tim Guy. 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-22-07: Trademark Quality Homes owners and Neal Spradlin applicant are requesting a major 31 lot subdivision (Flint Farms). The Owner and applicant are requesting preliminary plat approval. Property Location: Westside of Georgia Highway 18, North of Flat Shoals Road Concord, GA 30206. Parcel number 031 009. Acreage: 109.748 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.**
- c. SUB-20-04: Trademark Quality Homes owners and Scott Greene applicant are requesting a major 46 lot subdivision (The Reserve at Reidsboro). The Owner and applicant are requesting final plat approval. Property Location: Eastside of Reidsboro Road North of Midway Road Williamson, GA 30292. Parcel number 052 041. Acreage: 187.995 acres. Commission District: 4

Commissioner: James Jenkins. 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

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Minutes May 12, 2022

**SUBJECT:**

Minutes for Planning Commission Meeting, May 12, 2022

**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**  
**May 12, 2022**  
**6:30 P.M.**

**POST AGENDA**

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

I. Call to Order

**Chairman Wright called the meeting to order by sound of the gavel at 6:30 pm and lead us in the pledge of allegiance.**

II. Approval of the Agenda

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

III. Approval of the April 14, 2022, Meeting Minutes

**Board Member Peters moved to approve the minutes from the 4-14-22 Meeting. Vice-Chairman Smith seconded the motion. The minutes were approved by a vote of 3-0-0.**

IV. Old Business: **NONE**

IV. New Business:

- 1) **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.**

**The Planning & Development Director Jeremy Gilbert introduced the next application and his staff recommendation to the board is for approval of the preliminary plat.**

Chairman Wright asked if anyone wanted to come forth representing the application and Land Surveyor Steve Reeves came forth to explain the subdivision application.

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

**Names of people in favor**

1. Steve Reeves

**Names of people who oppose**

1. Todd Feltman; HOA pres.
2. Cameron Shiflett
3. Tony Martinez
4. Rusty Hudson
5. Drew Taylor
6. John Boren
7. Jimmy Hardy

Chairman Wright closed the floor. He asked the Board if they had any questions and there was none. He then asked the Board to make a motion.

Board Member Peters moved to approve the motion with a condition that the applicant needs to meet with the Homeowners Association for Oak Grove Subdivision and listen to their concerns. Vice-Chairman Smith second the motion. The motion was passed by vote of 3-0-0.

- 2) **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.**

Chairman Wright asked the Planning & Development Director Jeremy Gilbert to introduce the first application and his staff recommendation to the board is for approval of the preliminary and final plats, along with the subdivision name of Daniel Estates.

Chairman Wright asked if anyone wanted to come forth representing the application and Land Surveyor Steve Reeves came forth to explain the subdivision application.

Chairman Wright opened the floor up for public opinion, whether for or against. No one came forth

**Names of people in favor**

**1. Steve Reeves**

**Names of people who oppose**

**NONE**

**Chairman Wright closed the floor. He asked the Board if they had any questions and there was none. He then asked the Board to make a motion.**

**Vice-Chairman Smith moved to approve the motion. Board Member Peters second the motion. The motion was passed by vote of 3-0-0.**

**V. Discussions: NONE**

**VI. Adjournment**

**Vice-Chairman Smith moved to adjourn the meeting. Board Member Peters seconded the request. The motion was passed by vote of 3-0-0.**

**Chairman Wright closed the meeting by sound of the gavel at 7:10 pm.**

## PIKE COUNTY PLANNING COMMISSION

---

SUB-22-06

**SUBJECT:**

SUB-22-06: Yearwood Family Living Trust owners and Jeff and Ann Yearwood applicant are requesting a major 6 lot subdivision (Red Bird Farm). The applicant is requesting concurrent preliminary and final plat approval. Property Location: 2364 Flat Shoals Road Concord, GA. 30206. Land Lot: 234 of the 9th Land District. Parcel ID: 016 018. Acreage: 93.378 acres. Commission District: 2 Commissioner: Tim Guy. FEMA Data: Does not lie within a flood zone. Code Reference: CH 155.10 Major Subdivisions. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

**ACTION:**

**ADDITIONAL DETAILS:**

**ATTACHMENTS:**

Type	Description
▣ Exhibit	Staff Report

**REVIEWERS:**

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



PLANNING AND DEVELOPMENT  
OFFICE

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

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

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

*"Serving Citizens Responsibly"*

Case Number: SUB-22-06

Planning Commission Date: June 9, 2022

Board of Commissioners Date: June 28, 2022

Owner: Yearwood Family Living Trust

Applicant/Agent: Jeff and Ann Yearwood

Property Location: 2364 Flat Shoals Road Concord, GA  
Landlot: 234  
District: 9<sup>th</sup>  
Parcel ID: 016 018

Acreage: 91.378+/- acres

Commission District: District 2, Tim Guy

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

Request: Applicant and owner are requesting a 6-lot major subdivision with no new infrastructure proposed. The applicant is request concurrent preliminary and final plat approval.

Code Reference: CH 155.10 Major Subdivision

Staff Analysis:

Applicant and owner are requesting a 6-lot major subdivision with no new infrastructure being proposed. The subject property is currently zoned A-R Agricultural-Residential and will be developed according to the development regulations outlined in the zoning code. Each proposed lot will be equal to or larger than the required 3-acre minimum with the exception of Tract F which is being donated to the adjoining property owned by Flint River Chapel LLC, the largest proposed lot being 35.00 acres. Tract F is a non-buildable lot and will have to be combined with parcel 016 013.





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Each lot will be serviced by private septic and wells. Pike County Water and Sewer Authority confirms there is no public utilities available nor is the site within 2,500 feet of existing water systems. 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 a minimum of 1,500 square feet or more of heated space. The name of the subdivision will be "Red Bird Farm". This name does not conflict with any other named subdivision in Pike County.

Recommendation: Staff recommends **APPROVAL** of the concurrent preliminary plat and final plat with the following condition:

1. Tract F is a non-buildable lot and shall be combined with Parcel 016 013 owned by Flint River Chapel, LLC to form a new conforming parcel.

### **Attachments:**

- Application
- Tax Map
- Preliminary Plat
- Final Plat

RECEIVED  
4/27/22

# SUBDIVISION APPLICATION

Application # Sub-22-06

Planning Commission Public Hearing: 6/9/22 @ 6:30 pm

Date Filed: 4/27/22

Board of Commissioners Public Hearing: 6/28/22 @ 6:30 pm

## 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: Yearwood Family Living Trust Applicant/Agent: Adm Yearwood  
JEFF YEARWOOD

Address: 2364 Flat Shoals Road Address: 557 W. Fossett Rd.

City: Cow Creek State: GA Zip: 30206 City: Cow Creek State: GA Zip: 30206

Phone: 770-894-5227 Phone: 770-330-0063

Email: ADWYEARWOOD@COWCREEK.COM Email: JEFF.YEARWOOD@FAT.COM

### PROPERTY LOCATION INFORMATION:

Land District(s): 9 Land Lot(s): 234 Acres: 91.378

Tax Map Parcel(s): 016 018 FEMA FIRM Panel No. 18231C0110B + 0130B

Address if assigned: 2364 Flat Shoals Rd. City: Cow Creek Zip: 30206

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

Commission District: \_\_\_\_\_



Primary Street Frontage: FLAT SHOALS ROAD Is the road paved? YES

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

Secondary Street Frontage: FEDERVILLE ROAD Is the road paved? YES

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

Name of Nearest Pike County Fire Station: HILL ST / SOCIETY ST. CONCRETE Distance from site: 4 MILES

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

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

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

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

**PROPERTY DEVELOPMENT INFORMATION:**

Acreage of Parent Tract(s): 91.378 Current Zoning: AR

Total Number of Proposed Lots: 6

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

Summary of Proposed Project: SUBDIVIDE TRACT INTO 6 LOTS, THE MAIN PORTION  
BEING A TRACT. DONOR SEPARATE TRACT TO WENT TO CHURCH

**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.

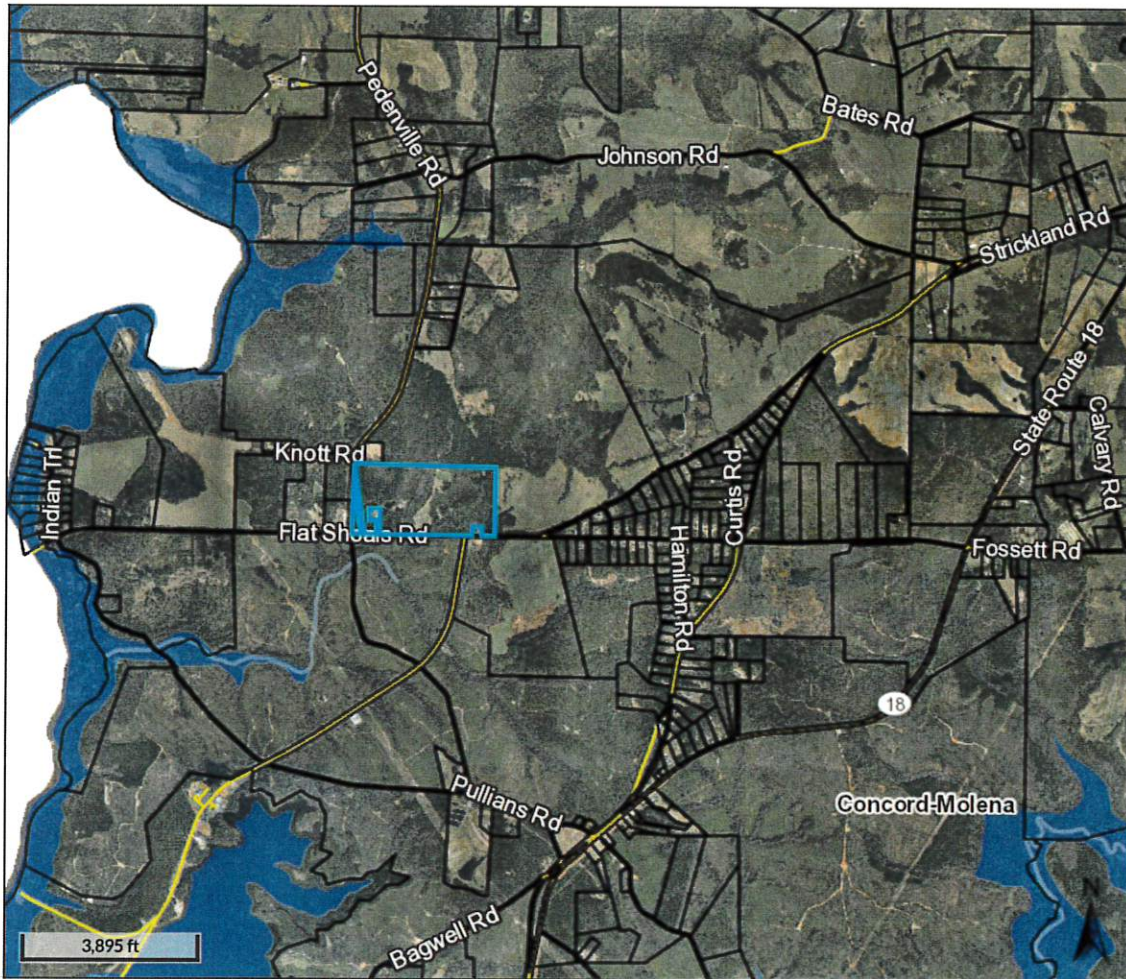
Owner's Signature: John Ward Yearwood, Trustee of Family Trust Date: April 27, 2022

Owner's Printed Name: John Ward Yearwood, Trustee

Sworn to and subscribed before me this 27 day of APRIL, 2022

Notary Public (signature & seal): [Signature]












#### Overview



#### Legend

-  Parcels
-  Roads
-  Streams and River (Large)
- Flood Map**
  -  A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
  -  AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
  -  VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
  -  X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID	016 018	Owner	YEARWOOD FAMILY LIVING TRUST				Last 2 Sales		
Class Code	Consv Use		YEARWOOD EPHRON WARD CO-TRUSTEE				Date	Price	Reason Qual
Taxing District	UNINCORPORATED		YEARWOOD ANN WHATLEY CO-TRUSTEE				3/12/2020	0	CU U
Acres	97.65		2364 FLAT SHOALS RD				4/9/2015	0	CU U
			CONCORD, GA 30206						
		Physical Address	2364 FLAT SHOALS RD						
		Assessed Value	Value \$280509						

(Note: Not to be used on legal documents)



# PRELIMINARY PLAT FOR RED BIRD FARM

LOCATED IN LAND LOT 234 OF THE 9th DISTRICT,  
PIKE COUNTY, GEORGIA  
TAX PARCEL I.D. NO. 016 018  
#2364 FLAT SHOALS ROAD

VICINITY MAP (NTS)



RED BIRD FARM

MARCH 2022

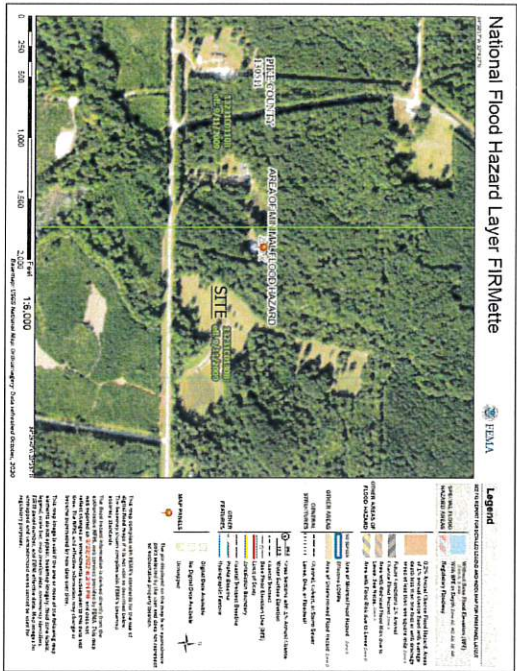
## GENERAL NOTES

1. OWNER: LAND TRUST  
2. PROJECT: LAND TRUST  
3. PROJECT: LAND TRUST  
4. PROJECT: LAND TRUST  
5. PROJECT: LAND TRUST  
6. PROJECT: LAND TRUST  
7. PROJECT: LAND TRUST  
8. PROJECT: LAND TRUST  
9. PROJECT: LAND TRUST  
10. PROJECT: LAND TRUST

OWNER: LAND TRUST  
PROJECT: LAND TRUST  
DATE: 3/1/22



LOCATED IN LAND LOT 234 OF THE 9TH DISTRICT,  
PIKE COUNTY, GEORGIA  
TAX PARCEL I.D. NO. 016 018  
#2364 FLAT SHOALS ROAD



RED BIRD FARM

APRIL 2022

[illegible]

Witness to this Platte County Subpoena Enforcement, all the requirements for approval having been fulfilled, this find has been duly approved by the Platte County Board of Commissioners on \_\_\_\_\_, 2022.

Platte County, S.D.R. \_\_\_\_\_ Date \_\_\_\_\_

Owner's Certification  
I/We, the undersigned, being a duly authorized agent, certify that the above is a true and correct copy of the original as the same appears in the records of the County of \_\_\_\_\_ State of \_\_\_\_\_ and that all taxes and other assessments thereon due to that State have been paid.

Owner \_\_\_\_\_ Date \_\_\_\_\_

As required by subsection (d) of O.C.G.A. Section 15-6-47, the bill has been prepared by a third reviewer and approved by all legislative body members by recording an electronic signature on the bill. The bill is hereby approved by the legislative body of the State of Georgia and the appropriate governmental bodies by any publisher or user of this bill as it is intended for use for public information. The undersigned bill reviewer certifies that the bill complies with the requirements of the Georgia Code of Legislation by Technical Language and that the bill complies with the provisions of O.C.G.A. Section 15-6-47.

**SHEET INDEX**

C-1	COVER SHEET
C-2	PRELIMINARY PLAT

FINAL PLAT	
Revised by: MAG	Drawn by: MAG
Project #: 6210413178	Date: 4/17/2022

SHEET TITLE  
430D  
SHEET # 01 OF 02

# S&S

- **ENGINEERING**
- **PLANNING**
- **ELECTRICAL**
- **MECHANICAL**
- **PLUMBING**
- **HEATING**
- **Cooling**
- **Lighting**
- **Acoustics**
- **Fire Protection**
- **Transportation**
- **Water Resources**
- **Environmental**
- **Structural**
- **Construction**
- **Surveying**
- **Mapping**
- **Photogrammetry**
- **Geomatics**
- **GIS**
- **Remote Sensing**
- **Urban Planning**
- **Regional Planning**
- **Transportation Planning**
- **Environmental Planning**
- **Public Works**
- **Public Utilities**
- **Water Supply**
- **Wastewater Treatment**
- **Solid Waste Management**
- **Land Use Planning**
- **Historic Preservation**
- **Architectural**
- **Interior Design**
- **Industrial Design**
- **Product Design**
- **Graphic Design**
- **Advertising**
- **Public Relations**
- **Business Development**
- **Project Management**
- **Construction Management**
- **Facilities Management**
- **Operations Management**
- **Quality Management**
- **Health and Safety**
- **Environmental Management**
- **Information Management**
- **Human Resources**
- **Finance**
- **Accounting**
- **Legal**
- **Insurance**
- **Tax**
- **Real Estate**
- **Construction Law**
- **Environmental Law**
- **Public Law**
- **International Law**
- **Dispute Resolution**
- **Mediation**
- **Arbitration**
- **Litigation**
- **Legal Research**
- **Legal Writing**
- **Legal Analysis**
- **Legal Reasoning**
- **Legal Ethics**
- **Legal History**
- **Legal Theory**
- **Legal Philosophy**
- **Legal Education**
- **Legal Practice**
- **Legal Research and Writing**
- **Legal Analysis and Reasoning**
- **Legal Ethics and Professional Responsibility**
- **Legal History and Theory**
- **Legal Philosophy and Jurisprudence**
- **Legal Education and Training**
- **Legal Practice and Procedure**
- **Legal Research and Writing**
- **Legal Analysis and Reasoning**
- **Legal Ethics and Professional Responsibility**
- **Legal History and Theory**
- **Legal Philosophy and Jurisprudence**
- **Legal Education and Training**
- **Legal Practice and Procedure**

**SCANLON ENGINEERING SERVICES, INC.**  
221 EAST BANK STREET  
GRIFFIN, GEORGIA 30223  
PHONE: (678) 967-2051 [www.scanloneng.com](http://www.scanloneng.com)  
★ LSF 000859 ★

FINAL PLAT FOR  
**RED BIRD FARM**  
LOCATED IN LAND LOT 234 OF THE 9th DISTRICT,  
BIBB COUNTY, GEORGIA



8		
7		
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2		
1		





## PIKE COUNTY PLANNING COMMISSION

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SUB-22-07

**SUBJECT:**

SUB-22-07: Trademark Quality Homes owners and Neal Spradlin applicant are requesting a major 31 lot subdivision (Flint Farms). The Owner and applicant are requesting preliminary plat approval. Property Location: Westside of Georgia Highway 18, North of Flat Shoals Road Concord, GA 30206. Parcel number 031 009. Acreage: 109.748 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-22-07

Planning Commission Date: June 9, 2022

Board of Commissioners Date: June 28, 2022

Owner: Trademark Quality Homes

Applicant/Agent: Neal Spradlin

Property Location: Westside of Georgia Highway 18, North of Flat Shoals Road  
Concord, GA  
Landlot: 170  
District: 9<sup>th</sup>  
Parcel ID: 031 009

Acreage: 109.748+/- acres

Commission District: District 1, Tim Danial

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

Request: Applicant and owner are requesting a 31-lot major subdivision with new infrastructure proposed.

Code Reference: CH 155.10 Major Subdivision

Staff Analysis:

Applicant and owner are requesting a 31-lot major subdivision with new infrastructure being proposed. The subject property is currently zoned A-R Agricultural-Residential and will be developed according to the development regulations outlined in the zoning code. Each proposed lot will be equal to or larger than the required 3-acre minimum with the largest proposed lot being 6.32 acres.

Each lot will be serviced by private septic and wells. Pike County Water and Sewer Authority confirms there is no public utilities available nor is the site 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 construct the subdivision in one phase and will be required to submit full development plans to the County and State for approval. build the proposed subdivision out in two phases. The applicant has got preliminary approval from GDOT for the proposed location of the entrance. A permit will be required from GDOT before the development permit can be issued by the county. 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.

A-R zoning will remain. Under current code, houses will have to be a minimum of 1,500 square feet or more of heated space. The name of the subdivision will be "Flint Farms". This name does not conflict with any other named subdivision in Pike County.

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

### **Attachments:**

- Application
- Tax Map
- Preliminary Plat

## SUBDIVISION APPLICATION

Application # Sub 22-07Planning Commission Public Hearing: 6-9-22Date Filed: 5-5-22Board of Commissioners Public Hearing: 6-28-22

### FOR THE DEVELOPER / SUBDIVIDER

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

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

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

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

### CONTACT INFORMATION:

Property Owner: Trademark Quality Homes Applicant/Agent: Neal SpradlinAddress: PO Box 926 Address: 45 Little Rd.City: Greenville State: GA Zip: 30222 City: Sharpsburg State: GA Zip: 30277Phone: 706-656-1008 Phone: 678-859-0514Email: trademarkqualityhomes@yahoo.com Email: neal@ceiplans.com

### PROPERTY LOCATION INFORMATION:

Land District(s): 4009 Land Lot(s): 170 Acres: 109.748Tax Map Parcel(s): 031009 FEMA FIRM Panel No. 13231C0130B

Address if assigned: \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Is any portion of the property within a city limits? No Within an Overlay District? NoCommission District: 1



Primary Street Frontage: Hwy 13 Is the road paved? Yes

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

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

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

Name of Nearest Pike County Fire Station: Fire Station #1 Distance from site: 5.4 miles

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

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

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

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

**PROPERTY DEVELOPMENT INFORMATION:**

Acreage of Parent Tract(s): 109.748 Ac. Current Zoning: A-R

Total Number of Proposed Lots: 31

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

Summary of Proposed Project: Residential subdivision with 31 lots

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

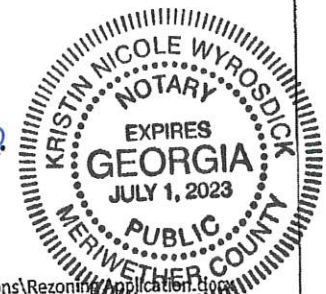
I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning Commission and Board of Commissioners to inspect the property which is the subject of this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

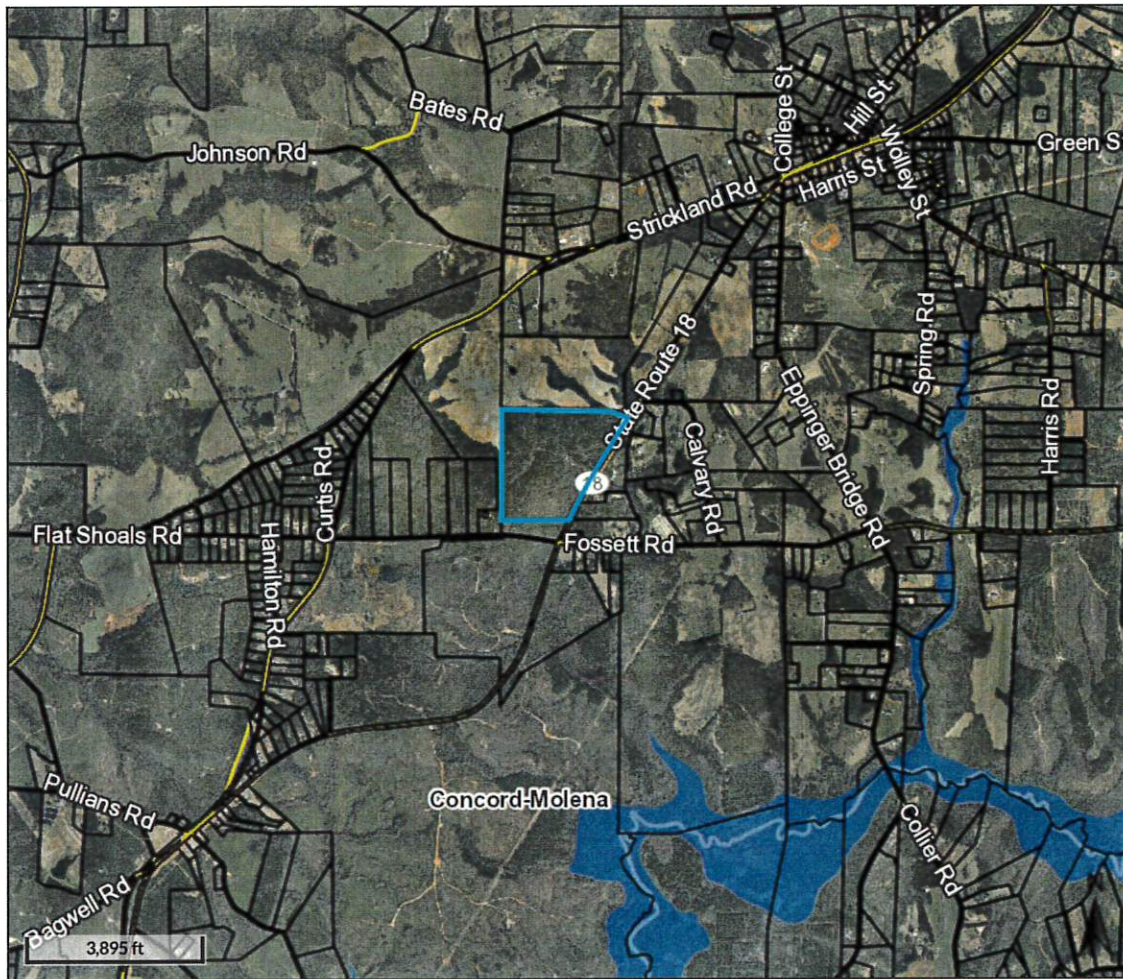
Owner's Signature: [Signature] Date: 5/3/22

Owner's Printed Name: David Chapman

Sworn to and subscribed before me this 3rd day of May, 2022

Notary Public (signature & seal): [Signature]





#### Overview



#### Legend

- Parcels
- Roads
- Streams and River (Large)
- Flood Map**
  - A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
  - AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
  - VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
  - X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 031009  
 Class Code Consv Use  
 Taxing District UNINCORPORATED  
 Acres 109.76

Owner KL PROPERTY 01 LLC  
 P O BOX 1606  
 NEWNAN, GA 30263  
 Physical Address GA HWY 18  
 Assessed Value Value \$223910

Last 2 Sales  

Date	Price	Reason	Qual
5/30/2019	0	CU	U
8/17/2016	\$178500	BK	U

(Note: Not to be used on legal documents)





**CURVE TABLE**

Curve	Radius	Length	Chord	Chord Bear.
C1	5458.54'	438.24'	435.12'	S 79°26'42" W

**PROPERTY OWNER/DEVELOPER:**  
**Trademark Quality Homes**  
 PO Box 926  
 Greenville, GA 30222  
  
**Contact Person: David Chapman**  
 (706) 656-1008  
 tqhdcoc@gmail.com

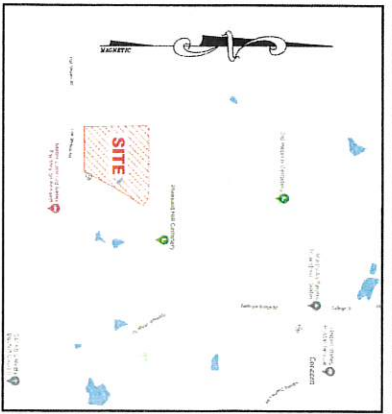
**PROJECT INFORMATION:**

APPROX. TOTAL ACRES: 109.748  
 TOTAL AREA = 109.748 AC.

**NOTES:**  
 1. THIS PRELIMINARY PLAT IS FOR INFORMATIONAL PURPOSES ONLY.  
 2. THE TOTAL AREA OF THE PLAT IS 109.748 ACRES.  
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# FLINT FARMS

**PRELIMINARY PLAT**  
 LAND LOT 170, DISTRICT 9, PIKE COUNTY  
 TOTAL AREA = 109.748 AC.



## PIKE COUNTY PLANNING COMMISSION

---

SUB-20-04

**SUBJECT:**

SUB-20-04: Trademark Quality Homes owners and Scott Greene applicant are requesting a major 46 lot subdivision (The Reserve at Reidsboro). The Owner and applicant are requesting final plat approval. Property Location: Eastside of Reidsboro Road North of Midway Road Williamson, GA 30292. Parcel number 052 041. Acreage: 187.995 acres. Commission District: 4 Commissioner: James Jenkins. FEMA Data. Does not lie within a flood zone. Code Reference: CH 155.10 Major Subdivisions. **THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

**ACTION:**

**ADDITIONAL DETAILS:**

**ATTACHMENTS:**

Type	Description
▣ Exhibit	Staff Report

**REVIEWERS:**

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





## PLANNING AND DEVELOPMENT OFFICE

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

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

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

*"Serving Citizens Responsibly"*

Case Number: SUB-20-04

Planning Commission Date: June 9, 2022

Board of Commissioners Date: June 28, 2022

Owner: Trademark Quality Homes

Applicant/Agent: Scott Greene

Property Location: No address assigned Eastside of Reidsboro Road North of  
Midway Road  
Landlots, 194, 195, 222, 223, & 226  
District: 1  
Parcel ID: 052-041

Acreage: 187.995+/- acres

Commission District: District 4, James Jenkins

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

Request: Applicant and owner are requesting final plat approval on a 46-lot major subdivision with no new infrastructure installed.

Code Reference: CH 155.10 Major Subdivision, CH 163 Abandoned Cemetery &  
Burial Ground Protection Ordinance

### Staff Analysis:

Applicant and owner are requesting final plat approval on a 46-lot major subdivision with no new infrastructure installed. The subject property is currently zoned A-R Agricultural-Residential and will be developed according to the development regulations outlined in the zoning code. The Preliminary plat was approved by the BOC on July 8, 2020, with a condition regarding the cemetery located on the property having to meet provisions A & B of Chapter 163.15 of the Pike County Code.



## 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"*

Each lot will be serviced by private septic and County Water. Pike County Water and Sewer Authority confirms at the time of this report that all water lines have been installed in the development and they are only waiting on the final connection be completed by the County to the current system to provide water to the development. The construction of the connection has been awarded through the bid process and should be completed soon. 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 a minimum of 1,500 square feet or more of heated space. However, the applicant is proposing 1,800 sq feet on the plat. The proposed street names for the subdivision are "Lakepoint Drive" and "Millie Trail". The proposed road names do not conflict with any other named roads in Pike County. The Proposed name of the subdivision will be "The Reserve at Reidsboro". This name does not conflict with any other named neighborhood in Pike County.

Recommendation: Staff recommends **APPROVAL** of the final plat with the following conditions:

1. The HOA shall maintain the cemetery located between lots 19 and 20. All requirements of the Pike County Code regarding cemeteries shall be met.
2. All homes shall be a minimum of 1,800 Sq Feet heated.
3. No Certificates of Occupancy shall be issued until the water line project is completed by the Pike County Water Authority completed the connection to the current system

### **Attachments:**

- Application
- Tax Map
- Final Plat

# SUBDIVISION APPLICATION

Application # SUB-20-04

Planning Commission Public Hearing: June 9

Date Filed: 5/4/22

Board of Commissioners Public Hearing: June 28

## 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: Trademark Quality Homes Applicant/Agent: Scott Greene

Address: P.O. Box 926 Address: \_\_\_\_\_

City: Greenville State: GA Zip: 30222 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: 706-672-4932 Phone: 678-758-1513

Email: TQHdocs@gmail.com Email: scottg1368@yahoo.com

### PROPERTY LOCATION INFORMATION:

Land District(s): 1st Land Lot(s): 194, 195, 222, 223 + 226 Acres: 187.995

Tax Map Parcel(s): 052 041 FEMA FIRM Panel No. \_\_\_\_\_

Address if assigned: \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

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

Commission District: 1



Primary Street Frontage: Reidsboro Rd Is the road paved? Yes

Classification of Road Major (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: Station 6 Distance from site: 1.8 miles

Are there fire hydrants within 500 feet of the property? Yes

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): 187.995 Current Zoning: A-R

Total Number of Proposed Lots: 40

Type of Development: X Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Other

Summary of Proposed Project: \_\_\_\_\_

**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.

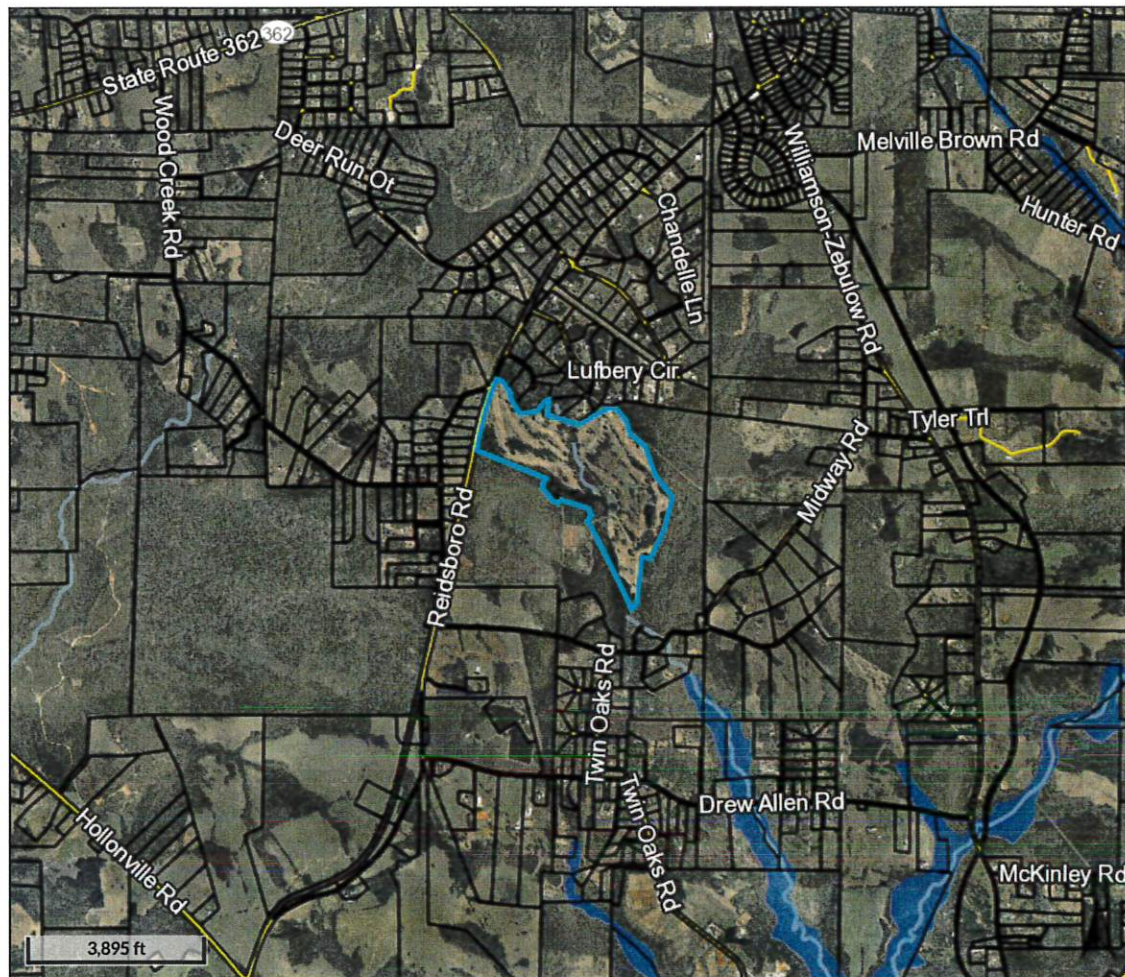
Owner's Signature: \_\_\_\_\_ Date: 2/22/2022

Owner's Printed Name: David Chapman

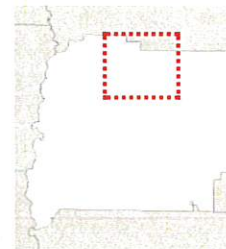
Sworn to and subscribed before me this 22nd day of February, 2022.

Notary Public (signature & seal): [Signature]





#### Overview



#### Legend

- Parcels
- Roads
- Streams and River (Large)

#### Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID	052041	Owner	TRADEMARK QUALITY HOMES INC	Last 2 Sales			
Class Code	Commercial		P O BOX 926	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		GREENVILLE, GA 30222	7/30/2020	\$1200000	FM	Q
Acres	188.75	Physical Address	REIDSBORO RD	9/6/1995	0	n/a	U
		Assessed Value	Value \$1078254				

(Note: Not to be used on legal documents)

Date created: 6/2/2022

Last Data Uploaded: 6/2/2022 6:45:42 AM

Developed by



THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT.

**M.F.E. MINIMUM FINISHED FLOOR ELEVATION**  
**DB=DEIGNED BOOK**  
**PG=PAGE**  
**PL=PLAT BOOK**  
**222=HOUSE NUMBER**  
**UP=UTILITY POLE**  
**R=RIGHT OF WAY**  
**TM=TEMPORARY BENCHMARK**

## DEDICATION CERTIFICATION

STATE OF GEORGIA, COUNTY OF PINE  
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 PINE COUNTY, GA.  
FOR PUBLIC USE.

CHANCELER DATE

**APPROVAL CERTIFICATION**

PLASANT TO THE PINE COUNTY SUBDIVISION REGULATIONS, ALL  
THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED,  
THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE PINE  
COUNTY BOARD OF COMMISSIONERS ON \_\_\_\_\_  
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 ON OTHER ASSESSMENTS WERE DUE ON THIS LAND HAVE BEEN PAID.

OWNER	DATE



Prepared For:

TRADEMARK QUALITY HOMES, INC.

Property Location

Land Lots 194, 195, 222, 223 & 226 Of The 1st Land District  
Fife County, Georgia

**S.A. GASKINS &  
ASSOCIATES, LLC**

surveys, plans, development consultants  
P.O. BOX 321 BROOKS, GA 30205  
878-671-3054  
rdgs@earthlink.net

## GENERAL NOTES

1. OFFERED  
TRADEMARK QUALITY HORSES, INC.  
P.O. BOX 926  
GREENVILLE, GA 30222  
706-656-1006  
hredent@qualityhorses.com

- 2. SUPERVISOR:**  
S. A. GASKINS & ASSOCIATES, LLC  
P.O. BOX 321  
BROOKS, GA 30205  
678-571-1054  
mgaskins78@gmail.com

**TAX PARCEL NO. 052 041**

46 LOTS-ZONED A.P.

### MINIMUM DIMENSIONAL REQUIREMENTS FOR AIR ZONING DISTRICT

DENHAM LOT WIDTH @ THE FRONT BUILDING LINE : 200 FT  
 PRINCIPAL LIVING SPACE : 1800 SQ FT  
 FRONT YARD SETBACK 30 FT FROM CENTRAL LINE (NARROW STREET)  
 REAR YARD SETBACK : 30 FT  
 SIDE YARD SETBACK : 30 FT

- [illegible]

## SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (b) OF O.S. § 15-6-57, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAN, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL/COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFORDED IN WRITING THAT APPROVAL IS NOT REQUIRED.

FINAL SURVEYORS CERTIFICATE  
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED  
FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY  
SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ARE ACTUALLY EXIST OR ARE  
MARKED AS "PLUMES" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE  
CORRECTLY SHOWN AND THAT ALL SURVEYING REQUIREMENTS OF THE OREGON  
CONVEYANCE REGULATIONS HAVE BEEN FULLY COMPLIED WITH, THIS PLAT BEING  
TO ALL NECESSARY DETAILS OF THE ORIGINAL PLAT COPY TO C.S.A. SECTION 154647.

BY: SWINSON & GARDING, SR. GEORGIA REGISTERED LAND SURVEYOR NO. 1033  
DATE: 02/21/22

Job No. 21-027

Reviewed By:  
R.M.B.

Issue Date: 02/21/20

W.P.D.: 11/20/21

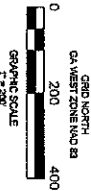
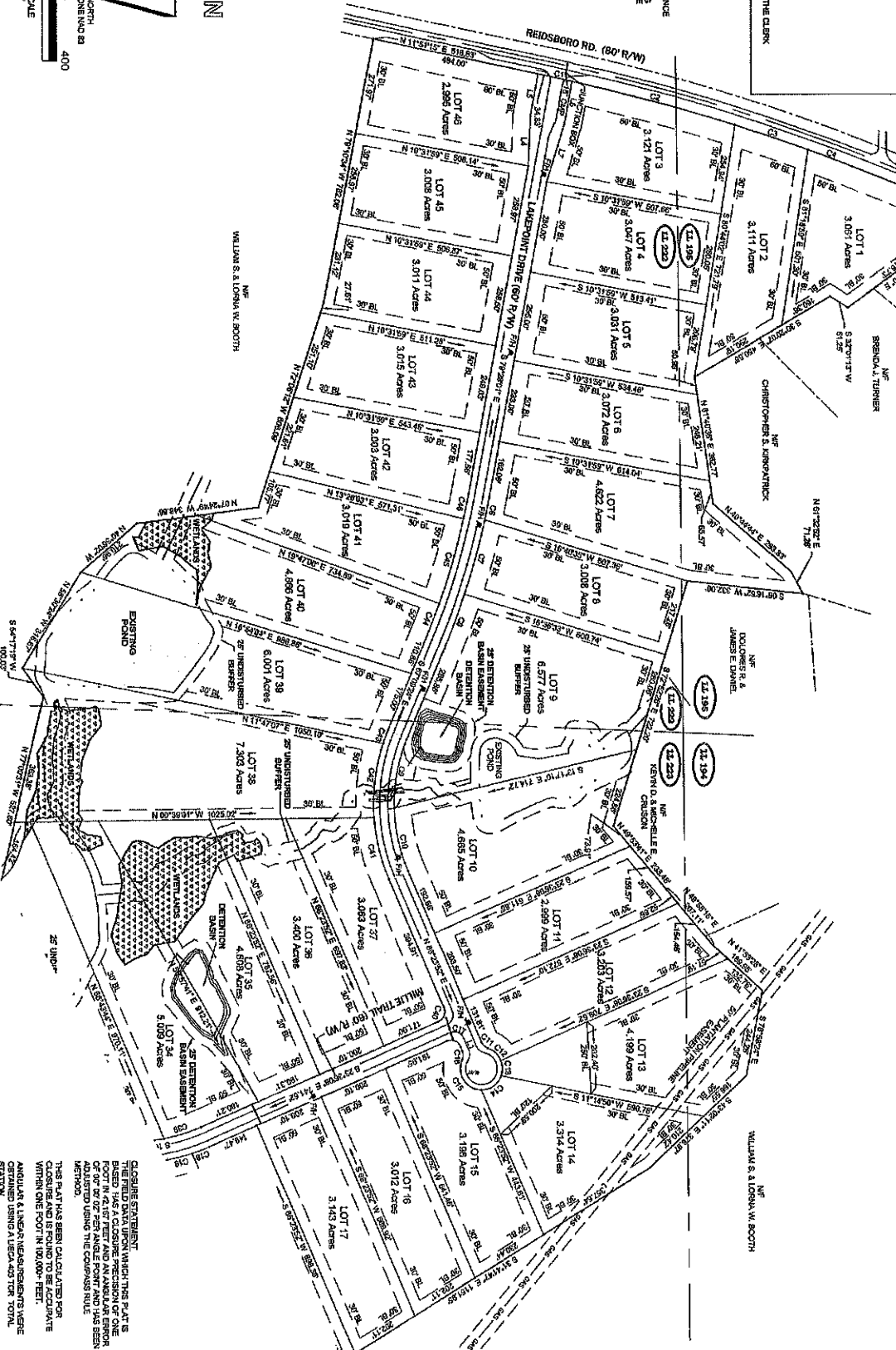
REVIEWS

PAGE 1 OF 3

# FINAL PLAT OF THE RESERVE AT REIDSBORO

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT.

- LEGEND
- RESERVE FUND
  - CHURCH OF THE
  - LAND
  - PROPERTY LINE
  - GOVERNMENT DISTANCE
  - POINT OF BEGINNING
  - STATION
  - ON-OUT OF ROAD PLAIN
  - DEED BOOK
  - PLAT BOOK
  - HOUSE NUMBER



TRADEMARK QUALITY HOMES, INC.

Property Location

Lot 15, 156, 222, 223 & 224 of the 1st Land District  
Pine County, Georgia

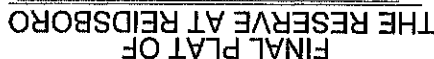
S.A. GASKINS &  
ASSOCIATES, LLC

Superior Planning Development Corporation  
P.O. Box 247 BROOKS, GA 30205  
878-571-3054  
rsgaskins@gmail.com

CONVEYANCE STATEMENT  
THIS PLAT IS A FINAL PLAT OF THE RESERVE AT REIDSBORO, GEORGIA, AND IS BASED ON A SURVEY BY S.A. GASKINS & ASSOCIATES, LLC, A PROFESSIONAL SURVEYOR, AND AN AMERICAN ERROR AND OMISSIONS INSURANCE POLICY. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. AMERICAN & LINDA'S MEASUREMENTS WERE OBTAINED USING A LEICA 455 TOR TOTAL STATION.

Job No. 24-027	Drawn By: [Signature]
Issue Date: 02/21/22	Check By: [Signature]
File # 12-112021	Date: [Date]
Revisions:	

Prepared for



LINE	BEARING	DISTANCE
1	S 66° 23' 32" W	13.05
2	S 10° 25' 31" E	110.66
3	N 10° 25' 34" W	110.66
4	N 87° 27' 05" W	141.06

WE REPAIR FOUND  
1" CLIMB TOP PIPE  
1" LAND LOT  
1" EASEMENT LINE  
CONSTRUCTION EN  
P. 8 - POINT OF BEGIN  
ING - BUILDING SETBACK  
- DRAINAGE EASEMENT  
- NOW OR FUTURE  
P. 10 - FIELD WORK  
PERFORMED DATE  
OUT OF FLOOD PL  
- DEED BOOK  
- PAGE  
- HOUSE NUMBER

AND BEEN ADVISED FOR THE CLERK  
OF THE SUPERIOR COURT,