

# **PIKE COUNTY PLANNING AND ZONING BOARD**

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

Jason Leatherman  
Brandy Loggins  
Bryan Pate  
Edward (Ed) Penland  
Scott Huckaby

## **Planning and Zoning Board AGENDA**

**Thursday, October 13, 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))**
- IV. Unfinished Business -  
None**
- V. New Business**
  - Public Hearing**
  - a. Election of Chairman and Vice Chairman for 2022 for the Planning and Zoning Board
  - b. REZ-22-06 J. Craig Darsey, owner and applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located at 5385 US Highway 19, Zebulon GA, 30295 in Land Lots 232 & 249 of the 8<sup>th</sup> District, further identified as Parcel ID number 069 017. The property consist of 12.3 +/- acres and the request is to rezone the property to C-3 to allow the parking and storing of equipment and commercial vehicles. Commission District 2, Commissioner Tim Guy. **The public is invited to attend to speak in favor or in opposition of the request. The Planning and Zoning Board will forward a recommendation to the Board of Commissioner for final decision.**
- VI. Discussion - None**
- VII. Adjournment**

## **PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD**

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Election of Chairman and Vice Chairman for 2022

**SUBJECT:**

Election of Chairman and Vice Chairman for 2022 for the Planning and Zoning Board

**ACTION:**

**ADDITIONAL DETAILS:**

**REVIEWERS:**

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

## PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

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REZ-22-06

### SUBJECT:

REZ-22-06 J. Craig Darsey, owner and applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located at 5385 US Highway 19, Zebulon GA, 30295 in Land Lots 232 & 249 of the 8<sup>th</sup> District, further identified as Parcel ID number 069 017. The property consist of 12.3 +/- acres and the request is to rezone the property to C-3 to allow the parking and storing of equipment and commercial vehicles. Commission District 2, Commissioner Tim Guy. **The public is invited to attend to speak in favor or in opposition of the request. The Planning and Zoning Board will forward a recommendation to the Board of Commissioner 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  
jgilbert@pikecoga.com

*"Serving Citizens Responsibly"*

**Case Number:** REZ-22-06

**Planning & Zoning Board Meeting:** October 13, 2022

**Board of Commissioners Meeting:** October 25, 2022

**Mailed Notices:** September 22, 2022

**Sign Posted:** September 22, 2022

**Owner & Applicant:** J. Craig Darsey

**Property Location:** 5385 Highway 19, Zebulon, GA 30295  
Landlots: 232 & 249  
District: 8<sup>th</sup>  
Parcel ID: 069 017

**Acreage:** 12.3+/- acres

**Commission District:** District 2, Tim Guy

**FEMA Data:** Does not lie within a flood zone.

**Request:** Applicant/Owner are requesting a rezoning of the subject property from A-R Agricultural Residential to C-3, Heavy Commercial.

**Code Reference:** CH 156, CH 160 and CH 164

**Staff Analysis:**

The subject property is currently zoned A-R Agricultural Residential and is currently used as a storage yard for trucks, trailers and equipment. The applicant is wishing to rezone the subject property to allow the use that is on the property to be in conformance with the zoning code. Currently the use of the property is not allowed in the A-R zoning district. However, according to the applicant they have been operating at this location since they purchased the property in 2015. Looking



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at arial photos on google maps it appears the area has changed drastically since 2020 and even more in 2021. See attached aerial photos for reference.

The site is located in the US 19 Overlay district and would be required to go through the overlay review process before any future development can be constructed. Based on the overlay only the first 400 feet of the property from the center of the right-of-way is located in the overlay and bound by the requirements. Based on the survey submitted approximately the first 360 feet of the property would be bound by the overlay requirements. Based on the survey only about 2.5+/- acres of the 12.3 acres would be located within the overlay and be well less than the 50% requiring the entire property to be held to the overlay.

The applicant is not proposing to construct any new building at this time and plans to use the property in its current condition. However, the property also has 2 fuel tanks located on the property that would need to have proper permitting from the state to ensure compliance. Also, the property currently has approximately 12 fire trucks on display located within the boundaries of the overlay. Should the property be rezoned to commercial the property will now be held to the standards of the overlay and outside storage of equipment and materials is not allowed without a special exception. The Applicant has filed a special exception for outside storage as well that will be heard by the BOA and BOC later in August 2022.

**(F) The Planning Commission will consider the following points in arriving at a decision on a zoning amendment:**

***(1) It must not be contrary to the purpose of this chapter;***

The intent of CH 156 is to create zoning classifications that will be compatible bordering one another. The following is the purpose of the C-3 Zoning District as described in Section 156.215 of the Pike County Code:

C-3 Zoning Districts are intended to provide for heavier commercial uses and to facilitate the effective use of land situated in relationship to major thoroughfares, highway intersections and interchange areas. Such uses must be located on a thoroughfare having a minimum classification of arterial.





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This proposal of C-3 zoning would not be contrary to the purpose of this chapter as it located on a 5 lane Highway that is designated as a major arterial road. Based on the character area map that is a part of the 2017 comprehensive plan the property is not located in the arterial overlay corridor designation of the character area map as it does not extend past the City of Zebulon. However, the future land use map identifies the property in the arterial overlay which supports commercial and industrial land uses. Therefore, the proposed zoning would be supported by that designation on the future land use map.

- (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 or safety of residents or workers;***

The general neighborhood is a mainly residential zoning classifications and one C-3 property to the west of the subject property and should not be detrimental to the development of other nearby properties. The proposed use of this property should not adversely affect the health or safety of residents or workers as long as conditions are in place to mitigate any adverse effects caused by noise or increased traffic.

- (3) It must not constitute a nuisance or a 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;***

The proposed use of the property could create a nuisance or a hazard to the surrounding properties. However, that could be reduced by placing conditions on the property to help reduce any noise and traffic concerns.

- (4) It must not adversely affect existing uses;***

The proposed zoning of the property should not adversely affect the existing uses of adjacent properties as the use has been utilized on this property since 2015.



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

The property is currently in violation of the code as the use of the property is not a permitted use in the A-R zoning district. Therefore, resulting in the request to rezone the property to C-3.

Recommendation: Staff recommends **APPROVAL** of the request to rezone with the following conditions:

- 1) The portion of the property that is located within the overlay shall go through the overlay review process before any new development is allowed on that portion of the property.
- 2) A special exception will be required for outside storage to be permissible.
- 3) A fifty-foot (50') buffer shall be planted or maintained on all property lines that abut a residentially zoned property meeting the standards outline in Chapter 164 of the Pike County Code.

Attachments:

- Rezoning Application
- Tax Map
- Plat
- Deed
- Legal Ad
- Sign Photo
- Arial Photos



PIKE COUNTY  
REZONING APPLICATION

Application # RE2-22-06

Planning Commission Public Hearing: Aug 11, 2022

Board of Commissioners Public Hearing: Aug 30, 2022

Property Information: District(s): 8th Land Lot(s): 232 + 249 Acres: 12.3

Street Frontage: 297 feet on the Street side of U.S. Hwy 19

Tax Map Parcel #: 069-017 Address if assigned: 5385 U.S. Hwy 19

Existing Zoning Classification: B-4 A-R Proposed Zoning Classification: Commercial C-3

Summary of Proposed Project: My plans with this property is to park trucks/trailer and store equipment

Code Reference(s): \_\_\_\_\_

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed ☐ Impact Analysis\*

☒ Letter of Explanation\* ☐ Health Department Letter of Approval ☐ Site Plan\*

☐ Agent Authorization (if needed) ☐ Other \_\_\_\_\_

Property Owner: J. Craig Darsey Applicant: J. Craig Darsey

Address: P.O. Box 631 Address: P.O. Box 631

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

Phone/email: 678-572-3160 Phone/email: SouthCentraltimber@gmail.com

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

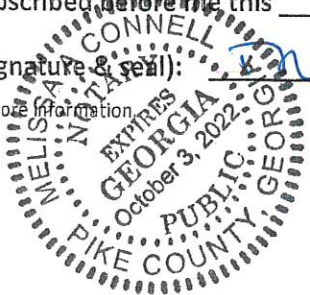
Owner's Signature: [Signature] Date: 7-5-2022

Owner's Printed Name: J. Craig Darsey

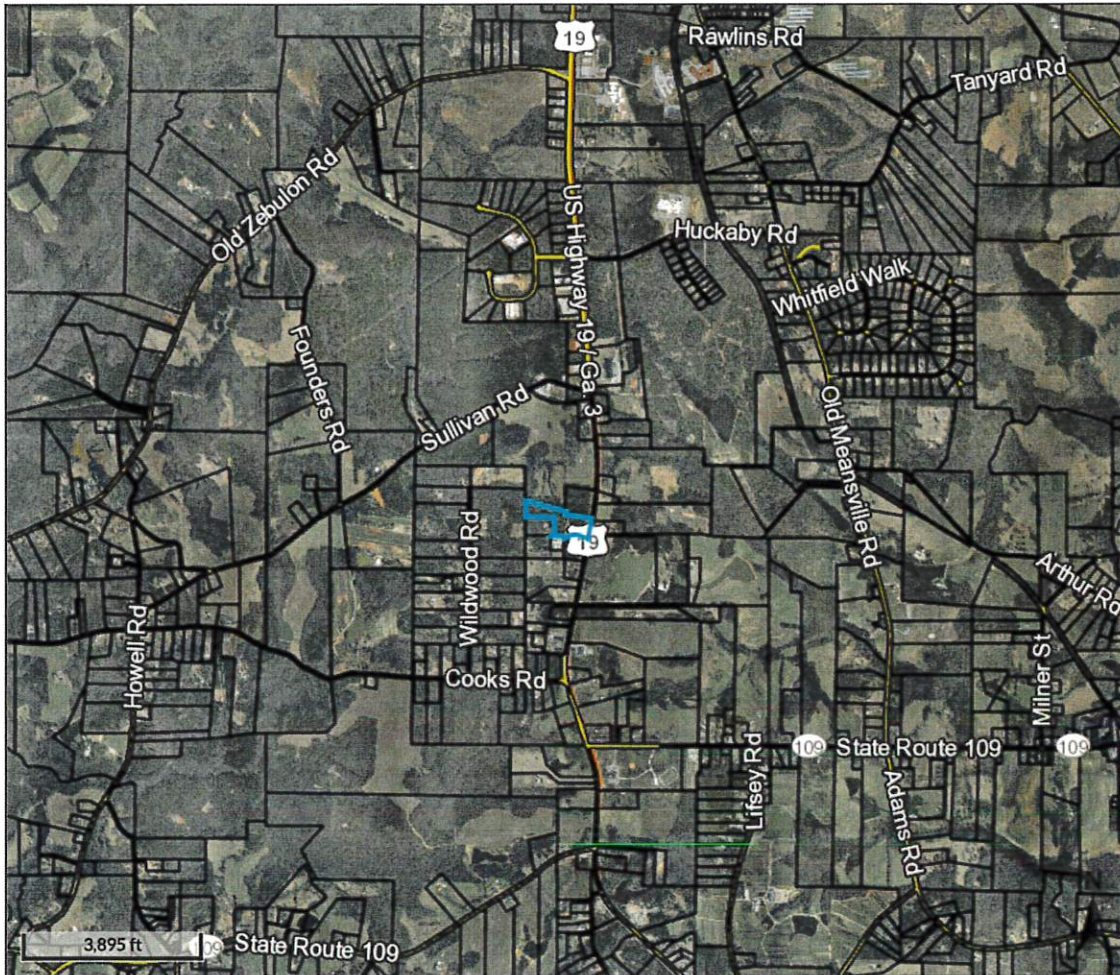
Sworn to and subscribed before me this 5th day of July, 2022

Notary Public (signature & seal): Melissa Connell

\*See instructions for more information.







Overview



Legend

- Parcels
- Roads

Parcel ID	069017	Owner	DARSEY JOSEPH CRAIG	Last 2 Sales			
Class Code	Residential		108 BENDVIEW RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		GRIFFIN, GA 30223	10/20/2015	\$42000	LM	Q
Acres	12.3	Physical Address	5385 U S HWY 19	7/9/2015	0	ET	U
		Assessed Value	Value \$53234				

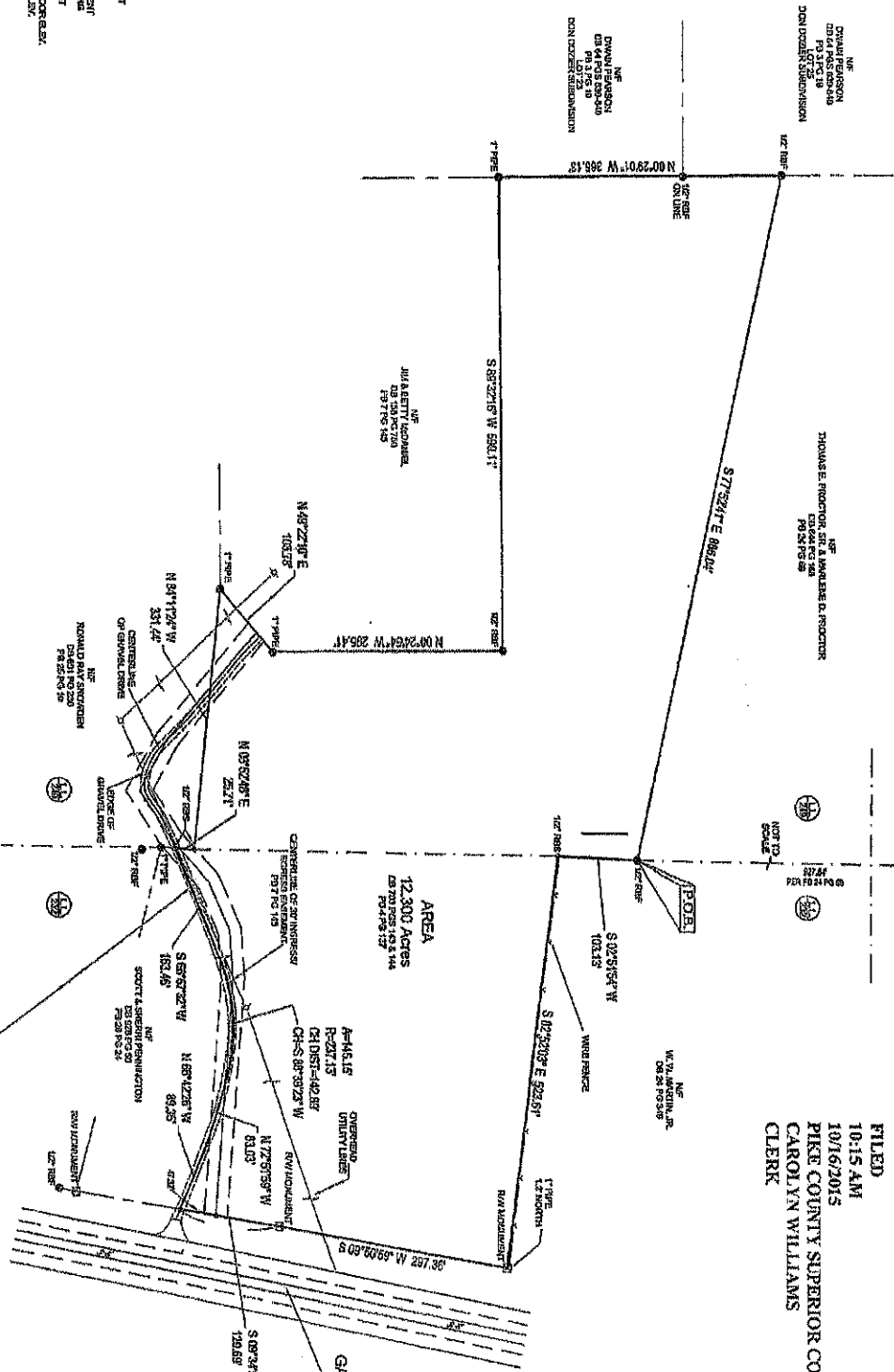
(Note: Not to be used on legal documents)

Date created: 7/12/2022

Last Data Uploaded: 7/12/2022 12:05:20 PM

Developed by  **Schneider**  
GEOSPATIAL

FILED  
10:15 AM  
10/16/2013  
PIKE COUNTY SUPERIOR COURT  
CAROLYN WILLIAMS  
CLERK



IT IS HEREBY CERTIFIED THAT THIS PLAT  
CONFORMS TO ALL REQUIREMENTS OF THE  
GEORGIA SURVEYING ACT (O.C.G.A. § 44-1-1).



**LEGEND**  
 PREPARED BY: J. GASKINS  
 CITY: COLUMBIA, SC  
 1. LAND LOT  
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THIS PLAT WAS PREPARED BY THE SURVEYOR GENERAL OF THE STATE OF GEORGIA, AND IS SUBJECT TO THE REVIEW OF THE SURVEYOR GENERAL.

**JOSEPH CRAIG DARSEY**  
 Registered Professional Surveyor  
 License No. 12345  
 State of Georgia

**S.A. GASKINS & ASSOCIATES, LLC.**  
 Surveyors, Planners, Development Consultants  
 P.O. Box 221, Brook, GA 30006  
 404-581-1234

APPROVED FOR RECORDED  
 J. GASKINS  
 DATE 10/15/13  
 PIKE COUNTY, GEORGIA



Record and return to: A. Reid Turner, III  
PO Box 932  
Griffin, GA 30224

DOCH 002388  
RECORDED IN OFFICE  
10/22/2015 03:37 PM  
BK:1013 PG:225-226  
CAROLYN WILLIAMS  
CLERK OF SUPERIOR  
COURT  
PIKE COUNTY

114-2015-000674 2015 OCT 22 PM 12:41

92  
CAROLYN WILLIAMS, CLERK

**WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF SPALDING

REAL ESTATE TRANSFER TAX  
PAID: \$42.00

THIS INDENTURE, Made the 20<sup>th</sup> day of October in the year of our Lord Two Thousand and Fifteen between **RONALD SNOWDEN**, of the County of Pike, State of Georgia, as party or parties of the first part, Grantor, and **JOSEPH CRAIG DARSEY**, of the County of Pike, State of Georgia, Grantee. ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)


WITNESSETH, that the said Grantor, for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantees,

All that lot, tract or parcel of land described on Exhibit "A", attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantees, forever in FEE SIMPLE, and the said Grantor Warrants the title to same against the lawful claims of all persons whomsoever.

Wherever there is a reference herein to the Grantor and Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

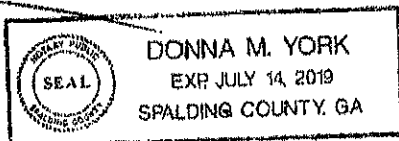
In witness whereof, the Grantor has hereunto set his hand and affixed his seal the day and year above written.

 (Seal)  
RONALD SNOWDEN

Signed, sealed and delivered in the presence of

WITNESS

NOTARY PUBLIC



**EXHIBIT"A"**

All that lot, tract or parcel of land lying and being in Land Lot 232 & 249 of the Eighth Land District of Pike County, Georgia, being shown and designated as 12.300 Acres, on that certain plat of survey entitled " Prepared for Joseph Craig Darsey", prepared by S.A. Gaskins & Associates, LLC, more specifically, Swinson A. Gaskins, Sr., P.R.L.S. No. 1620, dated September 18, 2015, recorded in Plat Book 31, Page 147, Pike County, Georgia records, said plat, together with the metes, bounds, courses and distances as shown thereon, is incorporated herein and made a part of this description.



# PIKE COUNTY PLANNING AND ZONING BOARD MONTHLY MEETING

6:30 p.m. October 13, 2022

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on October 13, 2022, at 6:30 p.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The Board will conduct PUBLIC HEARINGS on the following item:

(1) REZ-22-061, Craig Darsey, owner and applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located at 5385 US Highway 19, Zebulon GA, 30295 in Land Lots 232 & 249 of the 8th District, further identified as Parcel ID number 069 017. The property consist of 12.3 +/- acres and the request is to rezone the property to C-3 to allow the parking and storing of equipment and commercial vehicles. Commission District 2, Commissioner Tim Guy. 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 Commissioner for final decision.

The Pike County Board of Commissioners will conduct a PUBLIC HEARING on October 25, 2022, at 6:30 pm at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The public is invited to speak in favor or in opposition of the request.



REZ-22-06, Sign Posted 9/22/22



# 4/2018 Arial Map

Legend  
069 017

D&R 4WD Jeep Parts and service

Google Earth

300 ft





# 1/2019 Arial Map

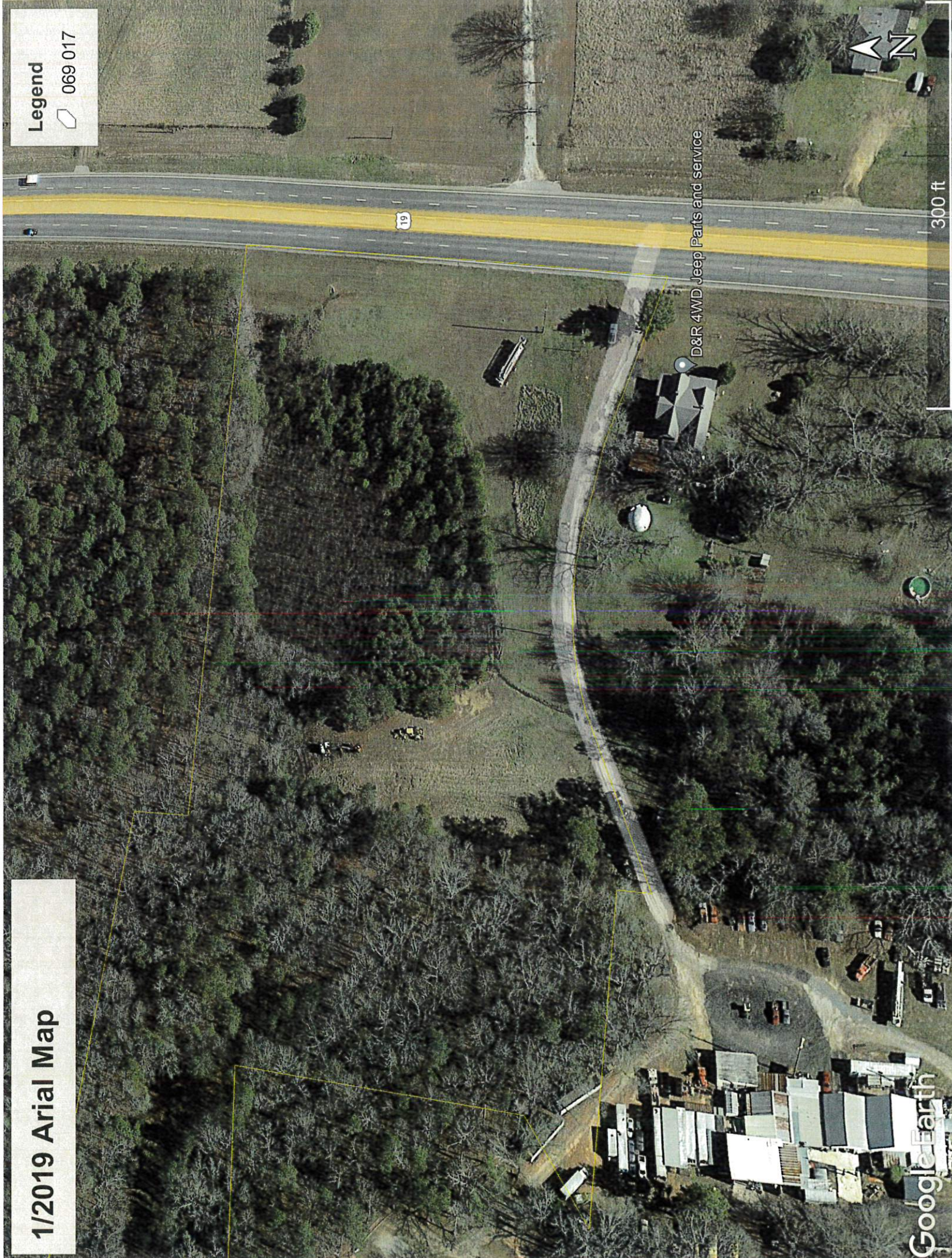
Legend

069 017

D&R 4WD Jeep Parts and service

Google Earth

300 ft





# 2/2020 Arial Map

Legend

069 017

Google Earth

Image © 2022 Maxar Technologies

D&R 4WD Jeep Parts and service

300 ft



19



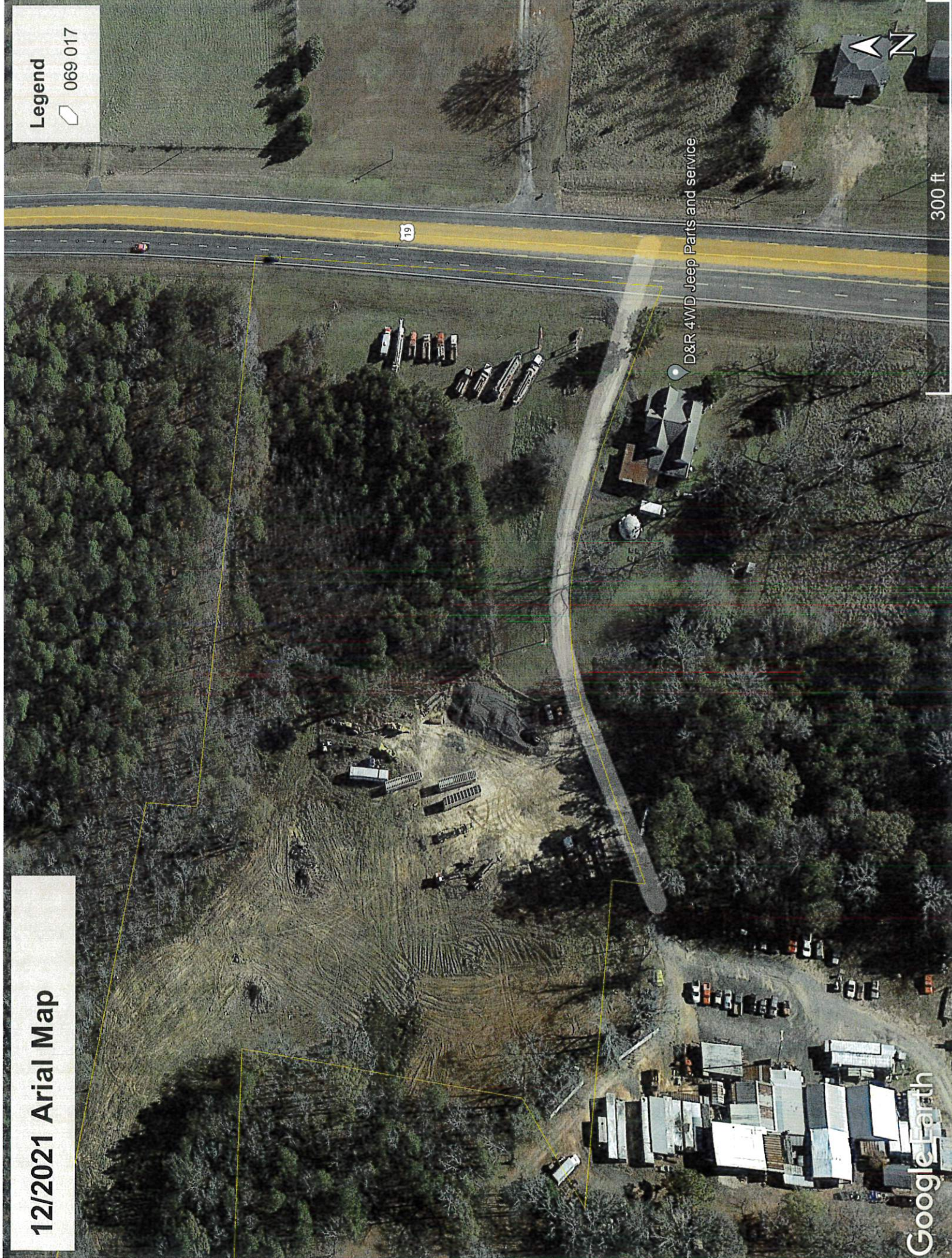


12/2021 Arial Map

Legend



069 017



Google Earth

300 ft