

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 (At Large)

Planning and Zoning Board AGENDA

Thursday, December 8, 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. Approval of PZB Meeting Minutes for November 10, 2022, Regular Monthly Meeting

IV. Unfinished Business - None

V. New Business

Public Hearing

- a. SUB-18-05 – STS Development, LLC, owner and applicant are requesting final plat approval for a 29-lot major subdivision (Whitehorse Subdivision Phase II). Th Property Location: Beeks Road., Williamson, GA. 30292. Land Lots: 198, 199, 218 & 219. Land District: 1st. Parcel ID: 039 046. Acreage: 100.21 acres. Commission District: 1 Commissioner: Tim Danial. FEMA Data: Does not lie within a flood zone. Code Reference: CH 155.10 Major Subdivisions. **THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**
- b. SUB-22-09 – Karen L. Strelecki, owner and Steve Reeves agent are requesting a 9-lot major subdivision (Shade Tree Field). The applicant is requesting concurrent preliminary and final plat approval. Property Location: No Address Assigned. 5795 Highway 362, Williamson, GA. 30292. Land Lots: 183 & 184. Land District: 1st. Parcel ID: 025 021 & 038 002M. Acreage: 146.25 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 AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**
- c. VAR-22-13 Kenneth P. Smith owner and applicant request a variance to development regulations for property located at 561 Hunter Road, Griffin, GA 30224 in Land Lots 36 & 37 of the 2nd District, further identified as Parcel ID 063 052. The property consists of 21.96 +/- acres and the request is to increase the maximum allowable square footage of an accessory dwelling. Commission

District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will make the final decision.**

- d. SE-22-06 David Troncoso owner and applicant request a special exception to allow a short-term rental for property located at 1370 Bottoms Road Concord, GA 30206 in Land Lot 113 of the 9th District, further identified as Parcel ID 041 032. The property consists of 41.09+/- acres. Commission District 1, Commissioner Tim Danial. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for final decision.**
- e. REZ-22-07 Double P Properties, LLC owner and applicant request a rezoning from A-R (Agricultural-Residential) to R-20 (Single Family Residential) for property located at on the West side of US Highway 19 South, north of Vickery Road in Land Lots 206, 209, 240 and 241 of the 8th District, further identified as Parcel IDs 073 011, 073 013 and 073 014. The property consists of 434.51 +/- acres and the request is to rezone the property to R-20 to develop a 37-lot subdivision. Commission District 3, Commissioner Jason Proctor. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for final decision.**

VI. Discussion - None

VII. Adjournment

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Minutes November 10, 2022

SUBJECT:

Approval of PZB Meeting Minutes for November 10, 2022, Regular Monthly Meeting

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 and Zoning Board
November 10, 2022
6:30 P.M.**

POST AGENDA

Jason Leatherman • Brandy Loggins •
Bryan Pate • Edward “Ed” Penland • Scott Huckaby(At Large)

I. Call to Order

The Planning & Development Director Jeremy Gilbert called the meeting to order by sound of the gavel at 6:30 pm.

II. Pledge of Allegiance

Board Member Huckaby lead us in the pledge of allegiance.

III. Approval of the Agenda

Board Member Pate moved to approve the Agenda. Board Member Leatherman seconded the motion. The agenda was approved by a vote of 5-0-0.

IV. Approval of the October 13, 2022, Minutes

Board Member Huckaby moved to approve the Minutes. Board Member Loggins seconded the motion. The agenda was approved by a vote of 5-0-0.

V. Old Business:

- (1.) Election of Chairman and Vice Chairman for the remainder of 2022 and 2023 for the Planning and Zoning Board**

The Planning & Development Director Jeremy Gilbert proposed to the newly elected board to elect a chairman and a vice-chairman.

Board Member Loggins moved to approve the Election of Chairman as Jason Leatherman. Board Member Penland seconded the motion. The election was approved by a vote of 4-0-1. Board Member Leatherman abstain from the vote.

Board Member Pate moved to approve the Election of Vice Chairman as Brandy Loggins. Board Member Penland seconded the motion. The election was approved by a vote of 4-0-1. Board Member Loggins abstain from the vote.

VI. New Business:

Public Hearing:

- (2.) **VAR-22-12.** Matthew Caraway, Owner and Applicant request a Variance to development regulations for property located at 285 New Road, Molena, GA. 30258, in Land Lot 157 of the 9th Land District, further identified as Parcel ID 034 040. The property consists of 5 +/- acres and the request is to allow an accessory building to be constructed on a lot less than 10 acres before the primary structure is built. 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 HAVE FINAL DECISION.

The Planning & Development Director Jeremy Gilbert explained the procedures to the newly elected Chairman and Vice-Chairman.

The Planning & Development Director Jeremy Gilbert introduced the application with his staff recommendation to the board to deny.

The Planning & Development Director Jeremy Gilbert asked the Applicant and Owner, Matthew Caraway to come forth to sign in on the sign in sheet and to explain his Application.

The Planning & Development Director Jeremy Gilbert opened the floor up for public opinion, whether for or against.

Names of people in favor

- 1. Matthew Caraway**

Names of people who oppose

- 1. Tina Jackson
2. Connie Vandevander**

The Planning & Development Director Jeremy Gilbert closed the floor.

The Planning & Development Director Jeremy Gilbert then asked the Board for any discussion and then to make a motion.

There was some discussion among the board.

Board Member Pate moved to approve the motion with the following Zoning Condition:

- 1.) A building permit application for the primary structure shall be submitted within 6 months of the issuance of the accessory structure building permit.**

Vice-Chairman Loggins seconded the motion. The motion was passed by a vote of 5-0-0.

- (3.) **SE-22-04.** Peach State Aerodrome, Owner and Keven Sasser, Applicant request a Special Exception to allow residential pilot quarters in the C-2 Zoning District on a portion of Parcel ID 050 022 and 050 022A located on Jonathan Roost Road, Williamson, GA 30292 in Land Lots 232 & 249

of the 8th District. The property consists of 28.16+/- acres. Commission

District 4, Commissioner James Jenkins. **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 COMMISSIONERS FOR FINAL DECISION.**

The Planning & Development Director Jeremy Gilbert introduced the application with his staff recommendation to the board to approve with 2 Zoning Conditions. The conditions are as following:

- 1. The allowance of residential uses shall only be allowed on the 10 lots identified on the as-built survey provided as Lot A, Lot B, Lot C, Lot D, Lot E, Lot 1, Lot 2, Lot 3, Lot X and Lot Y.**
- 2. The use of the building for residential shall be subordinate to the use of the building as a hanger.**

The Planning & Development Director Jeremy Gilbert asked the Applicant and Owner, Keven Sasser to come forth to sign in on the sign in sheet and to explain his Application.

The Planning & Development Director Jeremy Gilbert opened the floor up for public opinion, whether for or against.

Names of people in favor

- 1. Keven Sasser**
- 2. Keith Lewis**

Names of people who oppose

- 1. Jody Shaw**

The Planning & Development Director Jeremy Gilbert closed the floor.

The Planning & Development Director Jeremy Gilbert then asked the Board for any discussion and then to make a motion.

There was some discussion among the board.

Board Member Penland moved to approve the motion with the following 3 Zoning conditions:

- 1. The allowance of residential uses shall only be allowed on the 10 lots identified on the as-built survey provided as Lot A, Lot B, Lot C, Lot D, Lot E, Lot 1, Lot 2, Lot 3, Lot X and Lot Y.**
- 2. The use of the building for residential shall be subordinate to the use of the building as a hanger.**
- 3. No individual driveway will be allowed on Jonathans Roost Road.**

Board Member Huckaby seconded the motion. The motion was passed by a vote of 5-0-0.

- (4.) SE-22-05.** Joshua Denton, Owner and Applicant request a Special Exception to operate a general home occupation for property located at 264 Walker Road, Meansville, GA. 30256, in Land Lot 89 of the 8th District further identified as Parcel ID 093 035CB. The property consists of 3.0 +/- acres and the request is to allow the parking of 3 trucks in association with a General Home Occupation. Commission District 3, Commissioner Jason Proctor. **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 COMMISSIONERS FOR FINAL DECISION.**

The Planning & Development Director Jeremy Gilbert introduced the application with his staff recommendation to the board to approve with 4 Zoning Conditions. The conditions are as following:

- 1. No more than 2 employees not residing on the property can be employed by the general home occupation.**
- 2. All vehicles associated with the home occupation shall be parked in the side or rear yard.**
- 3. No continual open outside storage of materials or supplies shall be allowed on the property.**
- 4. The home occupation shall not cause a nuisance to the neighborhood.**

The Planning & Development Director Jeremy Gilbert stated that the Applicant and Owner, Joshua Denton was not present for his Application. He also explained to the board that they could postpone the Application or proceed with it.

There was some discussion among the board. It was also stated that Code Enforcement has received some complaints for code violation for operating a business.

The Planning & Development Director Jeremy Gilbert opened the floor up for public opinion, whether for or against.

No one came forward.

Names of people in favor

1. NONE

Names of people who oppose

1. NONE

The Planning & Development Director Jeremy Gilbert closed the floor.

The Planning & Development Director Jeremy Gilbert then asked the Board for any discussion and then to make a motion.

Board Member Huckaby moved to deny the Special Exception Application. Vice-Chairman Loggins seconded the motion. The motion was denied by a vote of 5-0-0.

- (5.) **Text Amendments.** Text Amendments to Title XV, Land Usage, Chapter 150, Building Regulations, Chapter 155, Subdivisions, Chapter 156 Zoning Code, Chapter 160, US Highway 19 & US Highway 41 Overlay District Ordinance, and Chapter 164, Fence, Wall & Buffer Ordinance. The purpose of this text amendment is to change the name of the Planning Commission and the Board of Appeals to the newly created Planning and Zoning Board in the aforementioned sections of the Code. **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 COMMISSIONERS FOR FINAL DECISION.**

The Planning & Development Director Jeremy Gilbert introduced the Text Amendments.

The Planning & Development Director Jeremy Gilbert opened the floor up for public opinion, whether for or against.

No one came forward.

Names of people in favor
1. NONE

Names of people who oppose
1. NONE

The Planning & Development Director Jeremy Gilbert closed the floor.

The Planning & Development Director Jeremy Gilbert then asked the Board for any discussion and then to make a motion.

Board Member Penland moved to approve the motion. Board Member Pate seconded the motion. The motion was approved by a vote of 5-0-0.

VII. Discussions: NONE

VIII. Adjournment

Chairman Leatherman moved to adjourn the meeting. Vice-Chairman Loggins seconded the request. The motion was passed by vote of 5-0-0.

The meeting was closed by the sound of the gavel at 8:07 pm.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SUB-18-05

SUBJECT:

SUB-18-05 – STS Development, LLC, owner and applicant are requesting final plat approval for a 29-lot major subdivision (Whitehorse Subdivision Phase II). Th Property Location: Beeks Road., Williamson, GA. 30292. Land Lots: 198, 199, 218 & 219. Land District: 1st. Parcel ID: 039 046. Acreage: 100.21 acres. Commission District: 1 Commissioner: Tim Danial. FEMA Data: Does not lie within a flood zone. Code Reference: CH 155.10 Major Subdivisions. **THE PLANNING AND ZONING BOARD 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-18-05

Planning and Zoning Board Date: December 8, 2022

Board of Commissioners Date: January 11, 2023

Owner/Applicant: STS Development, LLC

Property Location: Beeks Road (Whitehorse Subdivision Phase II)
Williamson, GA 30292
Landlots: 198, 199, 218 & 219
District: 1st
Parcel ID: 039 046

Acreage: 100.21+/- 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 final plat approval of the second phase of the Whitehorse subdivision. The second phase will have 29-lots. The preliminary plat was approved by the BOC on June 26, 2018 and the development plans for phase two were approved by staff on February 10, 2022. All work has been completed and approved by Public Works and is ready for final plat approval.

Code Reference: CH 155.10 Major Subdivision

Staff Analysis:

The owner is requesting final plat approval of the second phase of the Whitehorse subdivision. The second phase will have 29-lots. The preliminary plat was approved by the BOC on June 26, 2018, and the development plans for phase two were approved by staff on February 10, 2022. All work has been completed and approved by Public Works and is ready for final plat approval.



PLANNING AND DEVELOPMENT OFFICE

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"Serving Citizens Responsibly"

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.

R-20 zoning will remain. Under current code, houses will have to be 2,000 square feet or more of heated space. The name of the subdivision will be "Whitehorse Phase 2". This name does not conflict with any other named subdivision in Pike County.

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

Attachments:

- Application
- Tax Map
- Preliminary Plat
- Phase 1 Final Plat
- Phase 2 Final Plat

SUBDIVISION APPLICATION

Application # 54B-18-05

Planning Commission Public Hearing: 6/14/18

Date Filed: 5/16/18

Board of Commissioners Public Hearing: _____

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: STS DEV GROUP SUNNYSIDE LLC Applicant/Agent: STEVE REEVES

Address: P.O. Box 1247 Address: P.O. Box 653

City: ZEBULON State: GA Zip: 30295 City: ZEBULON State: GA Zip: 30295

Phone: 770-468-0030 Phone: 770-584-5203

Email: altonturner@att.net Email: sreevesurveying@gmail.com

PROPERTY LOCATION INFORMATION:

Land District(s): 198, 199 Land Lot(s): 1st Acres: 175.10
218, 219

Tax Map Parcel(s): 039 046 FEMA FIRM Panel No. 13231C0050B

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: _____

Primary Street Frontage: BEERS RD Is the road paved? Yes

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

Secondary Street Frontage: BLACKMOR RD. Is the road paved? No

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

Name of Nearest Pike County Fire Station: Hollonville Distance from site: 2.8 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): 175.10

Current Zoning: R-20

Total Number of Proposed Lots: 60

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

Summary of Proposed Project: To Develop approximately 60 - 2 Ac. lots
with streets & storm drain.

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

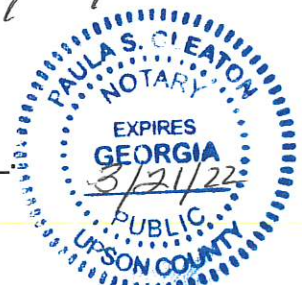
I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning Commission and Board of Commissioners to inspect the property which is the subject of this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

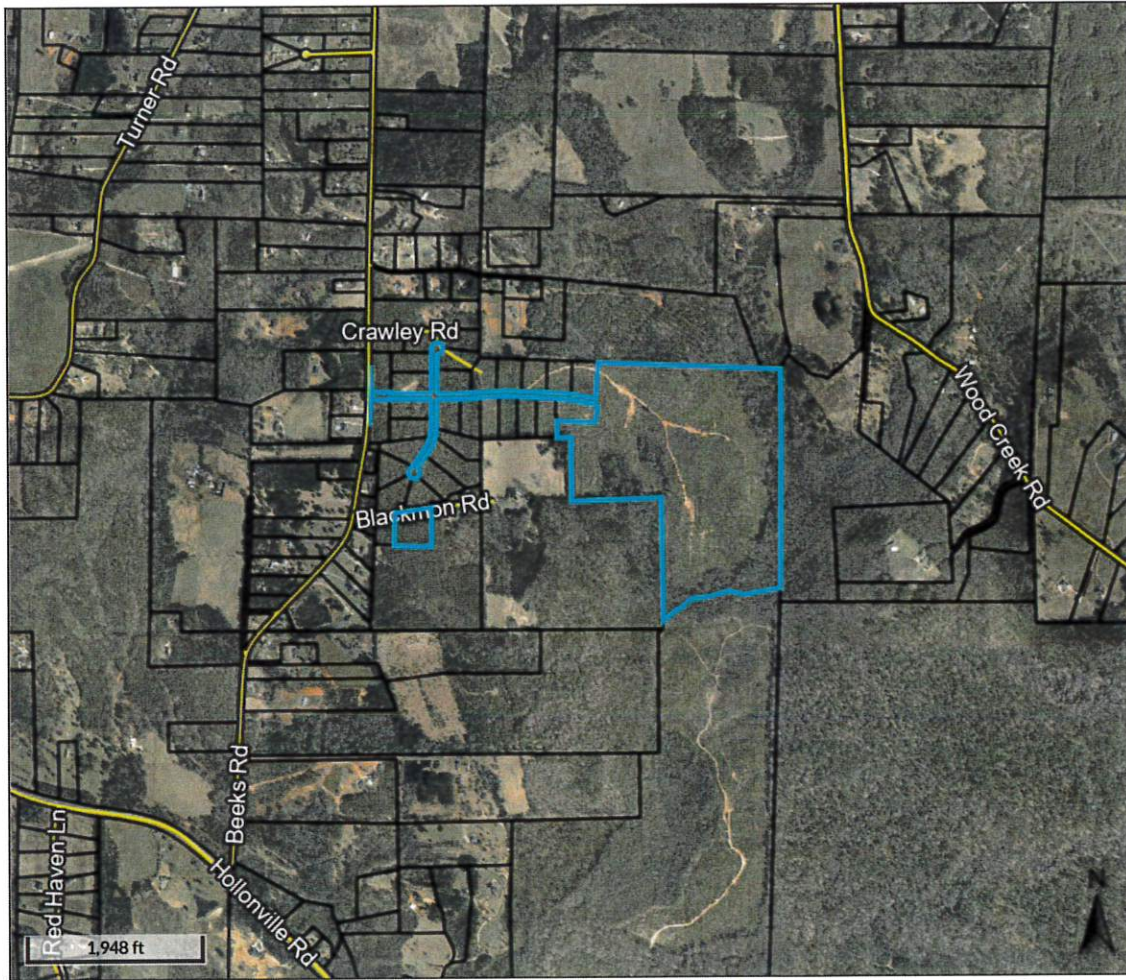
Owner's Signature: [Signature] Date: 5/16/18

Owner's Printed Name: Shame Turner

Sworn to and subscribed before me this 16th day of May, 2018

Notary Public (signature & seal): Paula S. Gleaton





Overview



Legend

Parcels

Roads

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 039 046 A
Class Code Agricultural
Taxing District UNINCORPORATED
Acres 102.99

Owner STS DEVELOPMENT GROUP SUNNYSIDE LLC
P O BOX 1247
ZEBULON, GA 30295
Physical Address BEEKS RD
Assessed Value Value \$392869

Last 2 Sales

Date	Price	Reason	Qual
4/5/2019	0	CU	U
3/6/2018	\$481600	LM	Q

(Note: Not to be used on legal documents)

[illegible]

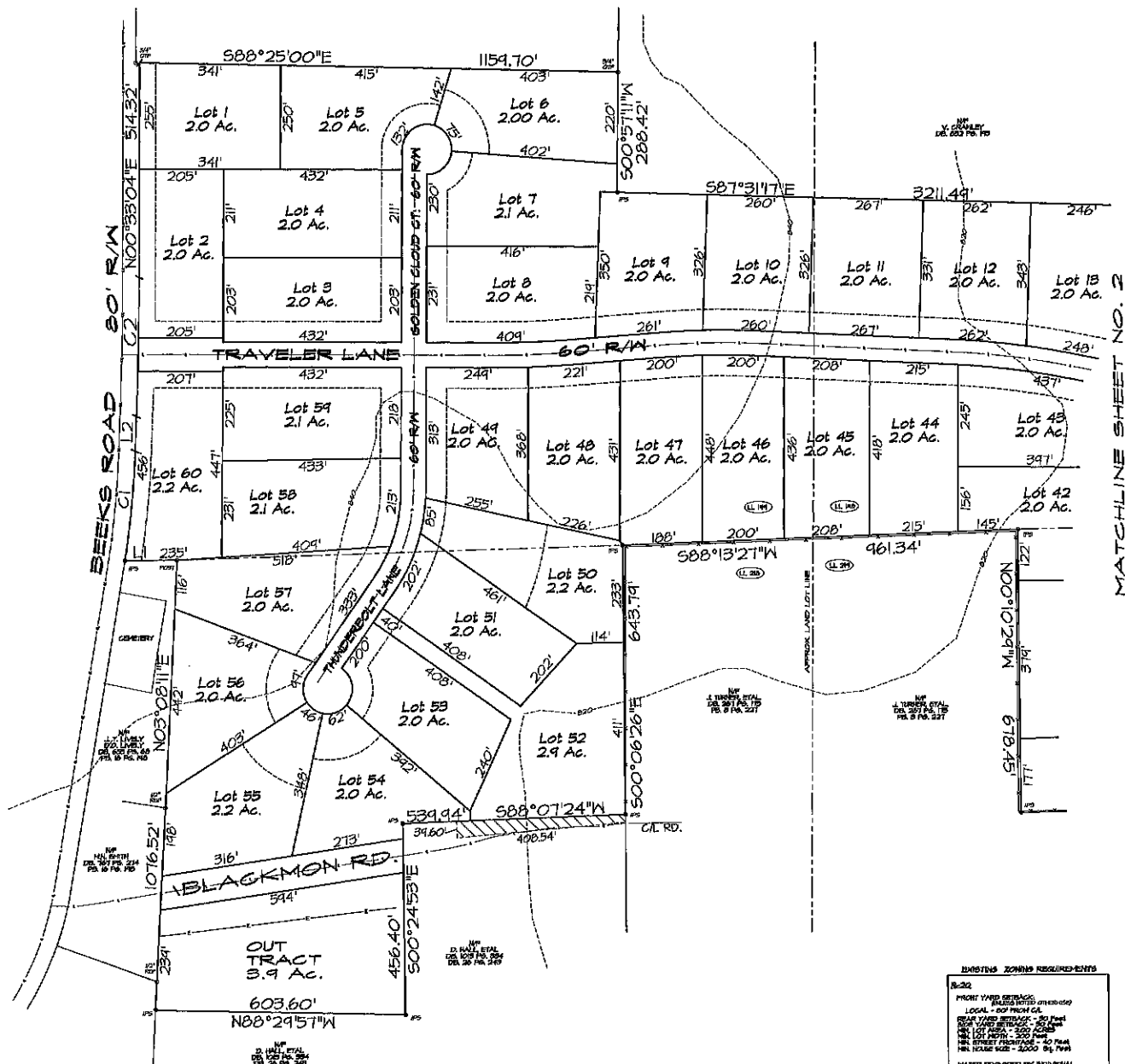
CERTIFICATE OF TENTATIVE APPROVAL

Presented to the Pine County Subdivision Regulations, an ordinance of tentative approval having been notified, this preliminary plat will given tentative approval by the Pine County Planning Committee on _____, 20____. This tentative approval does not constitute approval of a final plat. The efficacy of tentative approval shall expire on the _____ day of _____, 20____.

By _____, _____ Date _____

SURVEYOR'S CERTIFICATION
It is hereby certified that the plot is true and correct and has prepared from an actual survey of the property by me or under my supervision and that I am a duly qualified surveyor, claim, sign, and indicated are correctly shown, and that all governing requirements of the Miss County Dutchman Regulations have been fully complied with.

By: _____ Date: _____



LINE	BEARING	DISTANCE
L1	N89°46'13"W	126.10'
L2	N02°32'21"E	83.55'
L3	S80°18'48"W	347.62'
L4	N74°31'43"W	154.93'
L5	S73°49'43"W	212.30'
L6	S82°56'26"W	215.50'
L7	S46°00'50"W	108.04'
L8	S57°21'06"W	134.13'
L9	S48°10'47"W	127.21'

LINE	CHORD BEARING	ARC	CHORD	RADIUS
G1	N05°50'24"E	263.85'	263.71'	2290.00'
G2	N01°32'43"E	933.61'	333.79'	4620.00'

OWNER/DEVELOPER:
STS DEVELOPMENT GROUP
SUNNYSIDE, LLC
P.O. BOX 1247
ZEBULON, GA. 30295
770-468-0030

EXISTING ZONING REQUIREMENTS

FRONT YARD SETBACK: MINIMUM 10' (10' 0" 052)
LOCAL - 60' FROM CA.
REAR YARD SETBACK - 30 Feet
MIN. YARD SETBACK - 30 Feet
MIN. LOT AREA - 2,000 ACRES
MIN. LOT WIDTH - 200 Feet
MIN. STREET FRONTAGE - 40 Feet
MIN. HOUSE SIZE - 2,000 Sq. Feet

WATER PROVIDED BY INDIVIDUAL WELL SYSTEM
SEWAGE TREATMENT SERVICE PROVIDED BY INDIVIDUAL ON SITE SEWAGE MANAGEMENT SYSTEM

FLOOD NOTE
BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) AND BY GRADING DEPT.
ONLY, THIS PROPERTY IS / IS NOT LOCATED IN A SPECIAL
FLOOD HAZARD AREA (ZONE A) AS PER REFERENCE #A
MAP NUMBER RECORDED WITH AN EFFECTIVE DATE OF
SEPT. 12, 2001. NO FLOOD VERIFICATION HAS BEEN DONE

GRAPHIC SCALE 1"=100'



PREPARED BY:

S.J. Reeves Land Surveying

P.O. BOX 555 • 11491 HIGHWAY 14 N • ZEBULON, GA. 30295
770-554-5205 • sjreavesurveying@gmail.com (EMAIL)
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

PROJECT:

WHITE HORSE SUBDIVISION

PRELIMINARY PLAT

LAND LOTS 101-111 1st DISTRICT PIKE COUNTY, GA.

DATE:	SCALE:	CITY:
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GSIWCC

STEVE J. REEVES, PLS #2760
0000035847

LEVEL II CERTIFIED
DESIGN PROFESSIONAL

DESIGN PROFESSIONAL



REV.	DATE	DESCRIPTION	REQUESTED BY
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[illegible][illegible]

DRAWN BY: SJR	DRAWING NO.
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CERTIFICATE OF TENTATIVE APPROVAL

Presented to the First County Subdivision Regulations
and requirements of tentative approval
related, the following plat given tentative
approval by the First County Planning Commission
on _____, 20____. This tentative
approval does not constitute approval of a final plat.
This certificate of tentative approval shall expire and
be null and void on _____, 20____.

By _____ Date _____
Chairman, First Co. Planning Comm.

SURVEYORS CERTIFICATION

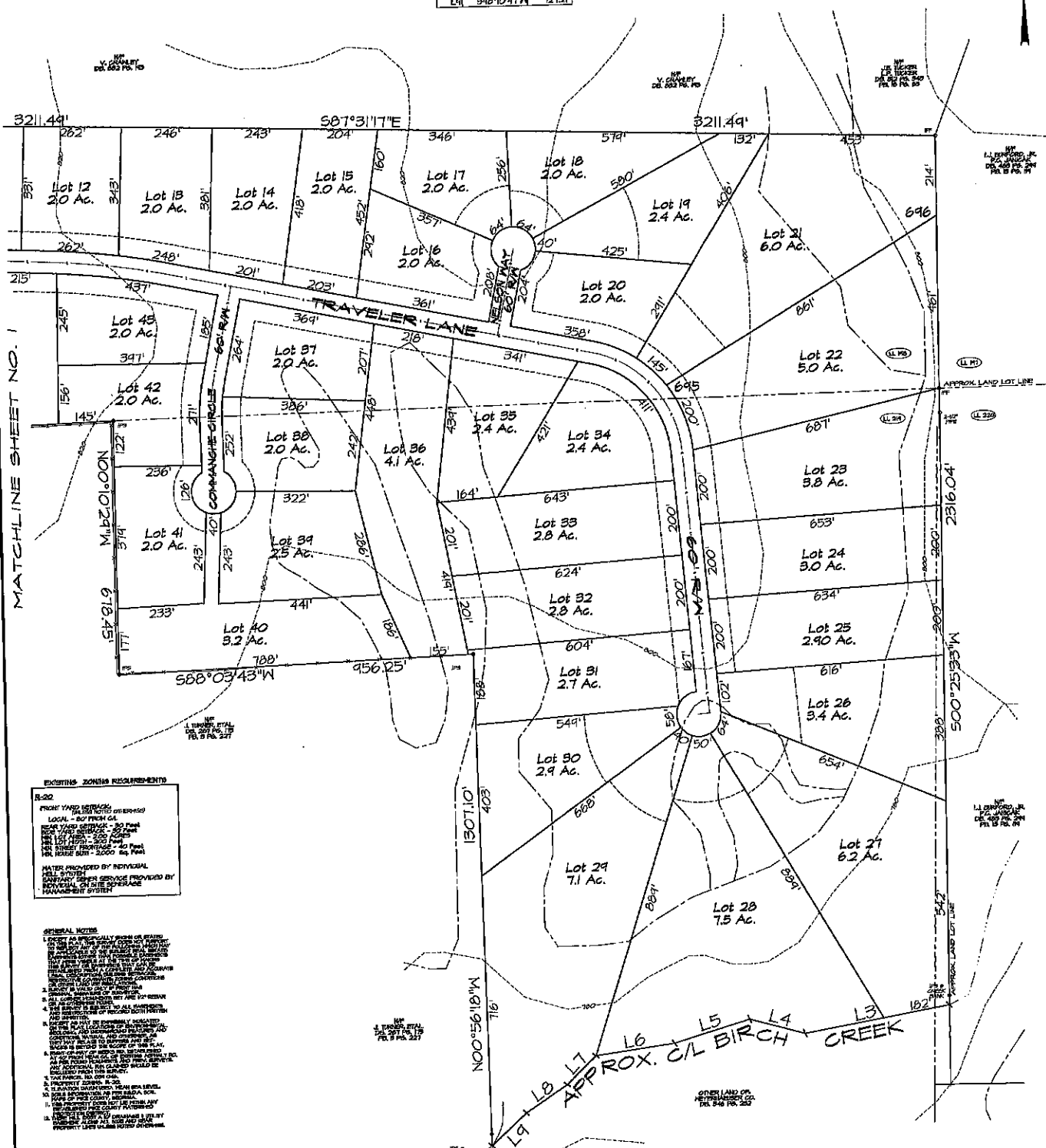
It is hereby certified that this plot is true and correct and was prepared from an actual survey of the property by me or under my supervision and all monuments shown herein actually exist or are marked on "future" and their location, size, form, and material are correctly shown, and that all surveying regulations of the FWS clearly delineated hereon have been fully complied with.

City _____ DATE _____

Surveyor's Name, as per No. 2999 _____

LINE	BEARING	DISTANCE
L1	N89°46'13"W	126.70'
L2	N02°32'21"E	83.55'
L3	S80°18'48"W	347.62'
L4	N14°31'43"W	154.93'
L5	S73°45'43"W	212.30'
L6	S82°56'26"W	215.50'
L7	S46°00'50"W	108.04'
L8	S57°21'06"W	134.13'
L9	S48°10'47"W	127.21'

LINE	CHORD BEARING	ARC	CHORD	RADIUS
C1	N05°50'24"E	263.59'	263.71'	2290.00'
C2	N01°32'49"E	333.81'	333.74'	4620.00'



EXISTING ZONING REQUIREMENTS

R-22
FRONT YARD SETBACK
 (SEE ALSO NOTED OTHERS-USE)
LOCAL - 80' FROM GA.
REAR YARD SETBACK - 50 Feet
REAR YARD SETBACK - 50 Feet
W/1 LOT AREA - 2.00 ACRES
W/1 LOT W/1731 - 200 Feet
W/1 STREET FRONTAGE - 40 Feet
W/1 HOUSE BUILT - 2,000 Sq. Feet
WATER PROVIDED BY INDIVIDUAL
WELL SYSTEM
SEWERAGE SERVICE PROVIDED BY
INDIVIDUAL ON SITE SEWERAGE
MANAGEMENT SYSTEM

GENERAL NOTES

[illegible]

4512

☐ H/F HIGH OR FORMERLY
☒ B/TS BURNED DUE TO SET
☐ O/BT OTHER WOODEN BUILDING
LAND LOT _____
BOUNDARY LINE _____
ADJOINING PROPERTY LINE _____
POINT OF MEASUREMENT _____
OVERHEAD UTILITY LINES _____
CONVEYED INTEREST _____
POWER & TELEPHONE LINES _____

OWNER/DEVELOPER:

STS DEVELOPMENT GROUP
SUNNYSIDE, LLC
P.O. BOX 1247
ZEBULON, GA. 30295
770-468-0030

FLOOD NOTE
 BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY (FEMA) AND OF GRADING, DRAINAGE
 DIST. THIS PROPERTY IS/IS NOT LOCATED IN A SPECIAL
 FLOOD HAZARD AREA (ZONE A) AS FOR INSURANCE RATE
 MAP NUMBER 15-50000 WITH AN EFFECTIVE DATE OF
 10/1/81. A 20% FIELD VERIFICATION HAS BEEN PERFORMED
 TO DETERMINE THIS.

GRAPHIC SCALE 1"=100'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings for 0, 100, 200, and 300 feet.

REV.	DATE	DESCRIPTION	REQUESTED BY

DRAWN BY: 810	DRAWING NO.
----------------------	-------------

PREPARED BY:

S.J. Reeves Land Surveying

P.O. BOX 655 • 114th HIGHWAY 19 N • ZEBULON, GA. 30245

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

PROJECT: WATER TREATMENT SUPERVISION

SHEET: PRELIMINARY PLAT

LAND LOT# 140149 1st DISTRICT PIKE COUNTY, GA.

DATE:	SCALE:	CITY:
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DATE	05/17/2018	I ² =100'	N/A
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GSWCC
STEVE J. REEVES, FLS #2765
0000035847
LEVEL II CERTIFIED
DESIGN PROFESSIONAL



SHEET
2 OF 2

S.J. Reeves Land Surveying

170-564-5209 • sjraevassurveying@gmail.com (EMAIL.)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

PROJECT: WATER TREATMENT SUPERVISION

SHEET: PRELIMINARY PLAT

LAND LOT# 140149 1st DISTRICT PIKE COUNTY, GA.

DATE:	SCALE:	CITY:
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DATE	05/17/2018	I ² =100'	N/A
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GSWCC
STEVE J. REEVES, FLS #2765
0000035847
LEVEL II CERTIFIED
DESIGN PROFESSIONAL



REV.	DATE	DESCRIPTION	REQUESTED BY

DRAWN BY: 810	DRAWING NO.
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1/15/19

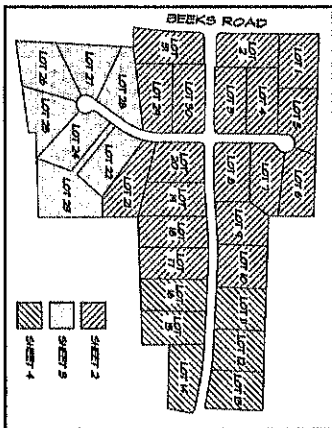
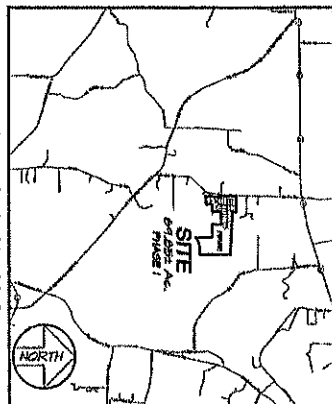
FOR CLERK OF SUPERIOR COURT

FINAL PLAT OF: WHITEHORSE SUBDIVISION

LOCATED IN LAND LOTS 198,199,218,219 of 1st DISTRICT
PIKE COUNTY, GA

SHEET INDEX
SHEET 1 COVER NOTES
SHEET 2-4 LOT LAYOUT

- GENERAL NOTES**
1. PROPERTY AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THE SURVEY, CROSS REFERENCE TO THE PLAT OF THE SUPERIOR COURT OF PIKE COUNTY, GA, FOR THE YEAR 198-199-218-219, IS THE ONLY EVIDENCE OF THE LOCATION OF THE PROPERTY. THE SURVEY, CROSS REFERENCE TO THE PLAT OF THE SUPERIOR COURT OF PIKE COUNTY, GA, FOR THE YEAR 198-199-218-219, IS THE ONLY EVIDENCE OF THE LOCATION OF THE PROPERTY.
 2. THE SURVEY, CROSS REFERENCE TO THE PLAT OF THE SUPERIOR COURT OF PIKE COUNTY, GA, FOR THE YEAR 198-199-218-219, IS THE ONLY EVIDENCE OF THE LOCATION OF THE PROPERTY.
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SITE DATA & ZONING REQUIREMENTS

TOTAL TRACT AREA - 4.685 ACRES
TOTAL TRACT AREA - 4.685 ACRES
TOTAL TRACT AREA - 4.685 ACRES

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR), THE FOLLOWING ARE THE FLOOD HAZARD ZONES FOR THE TRACT. THE TRACT IS LOCATED WITHIN AN EFFECTIVE FLOOD HAZARD ZONE. THE TRACT IS LOCATED WITHIN AN EFFECTIVE FLOOD HAZARD ZONE. THE TRACT IS LOCATED WITHIN AN EFFECTIVE FLOOD HAZARD ZONE.

DEDICATION CERTIFICATION

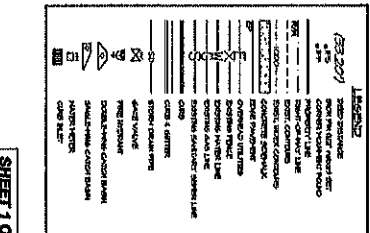
STATE OF GEORGIA, COUNTY OF PIKE
I, the undersigned, being a duly qualified surveyor and engineer, do hereby certify that the lands and interests therein shown on the above plat have been lawfully dedicated to the public use of the State of Georgia, and that the same are now in the possession and control of the public.

APPROVED FOR REDEMPTION
DATE 1/15/19
PINE COUNTY, GEORGIA

APPROVED FOR REDEMPTION
DATE 1/15/19
PINE COUNTY, GEORGIA

APPROVED FOR REDEMPTION
DATE 1/15/19
PINE COUNTY, GEORGIA

APPROVED FOR REDEMPTION
DATE 1/15/19
PINE COUNTY, GEORGIA



PREPARED BY:
S.J. Reeves Land Surveying
P.O. BOX 688 • 11491 HIGHWAY 19 N • ZEBULON, GA. 30245
770-584-8203 • s.j.reeves@surveying.com (EMAIL)
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

REV.	DATE	DESCRIPTION
1	1/15/19	FINAL PLAT OF WHITEHORSE SUBDIVISION PHASE 1
2	1/15/19	LAND LOTS 198,199,218,219 1st DISTRICT PIKE COUNTY
3	1/15/19	DATE OF FIELD WORK: 02/07/2018
4	1/15/19	DATE OF SURVEY PLAT: 12/30/2018
5	1/15/19	CITY: N/A
6	1/15/19	SCALE: N/A
7	1/15/19	DRAWN BY: S.J.R.

1. PERSONAL

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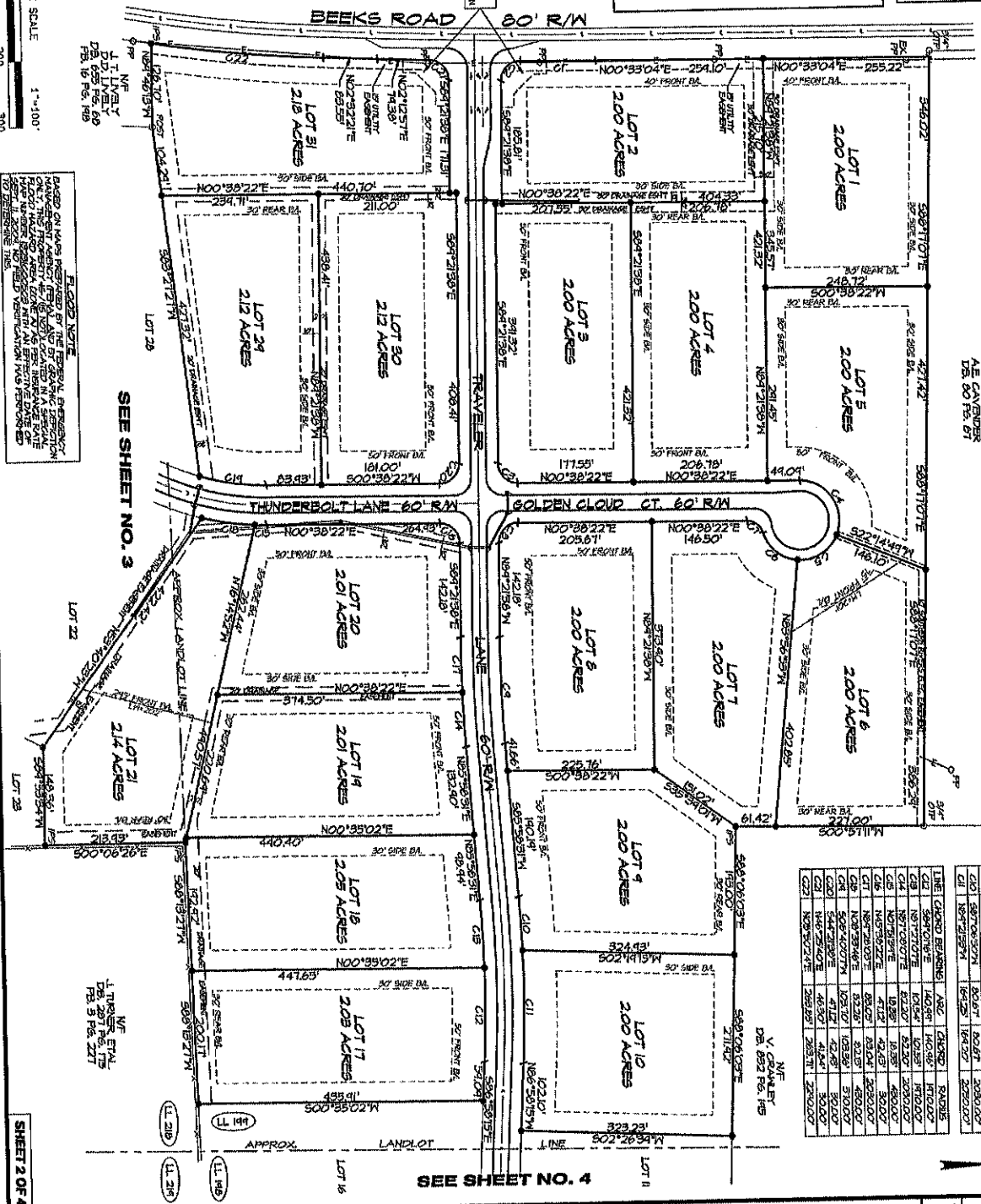
190. 12/27/74

191. 12/27/74

192. 12/2

GRAPHIC SCALE 1"=100'

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LINE	DESCRIPTION	AMT	CHRGD	PAID
C1	NOV-79/80-5M	14.95	14.95	580.00
C2	NOV-79/80-5M	51.44	42.65	59.00
C3	NOV-79/80-5M	47.12	46.45	59.00
C4	NOV-79/80-5M	16.51	16.51	60.00
C5	NOV-79/80-5M	71.93	71.93	60.00
C6	NOV-79/80-5M	71.93	67.91	60.00
C7	NOV-79/80-5M	31.21	31.21	59.00
C8	NOV-79/80-5M	41.24	42.49	59.00
C9	NOV-79/80-5M	16.57	16.57	59.00
C10	NOV-79/80-5M	35.67	35.67	59.00
C11	NOV-79/80-5M	16.42	16.42	590.00
C12	NOV-79/80-5M	14.95	14.95	590.00
C13	NOV-79/80-5M	14.95	14.95	590.00
C14	NOV-79/80-5M	16.54	16.54	590.00
C15	NOV-79/80-5M	51.44	51.44	590.00
C16	NOV-79/80-5M	47.12	47.12	590.00
C17	NOV-79/80-5M	16.51	16.51	590.00
C18	NOV-79/80-5M	71.93	71.93	590.00
C19	NOV-79/80-5M	71.93	67.91	590.00
C20	NOV-79/80-5M	31.21	31.21	590.00
C21	NOV-79/80-5M	41.24	42.49	590.00
C22	NOV-79/80-5M	16.57	16.57	590.00
C23	NOV-79/80-5M	35.67	35.67	590.00
C24	NOV-79/80-5M	16.42	16.42	590.00
C25	NOV-79/80-5M	14.95	14.95	590.00

SEE SHEET NO. 4

PREPARED BY:



S.J. Reeves Land Surveying

P.O. BOX 653 • 11491 HIGHWAY 19 N • ZEBULON, GA. 30295
770-584-5203 • sjroevessurveying@gmail.com (EMAIL)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

FINAL PLAT OF:
WHITEHORSE SUBDIVISION PHASE I

LAND LOTS 198,199 1st DISTRICT PIKE COUNTY
218,219

DATE OF FIELD WORK:	DATE OF SURVEY PLAT:	CITY:
02/07/2018	12/30/2018	N/A

REV.	DATE:	DESCRIPTION:

[illegible]

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1" = 100'	SJR
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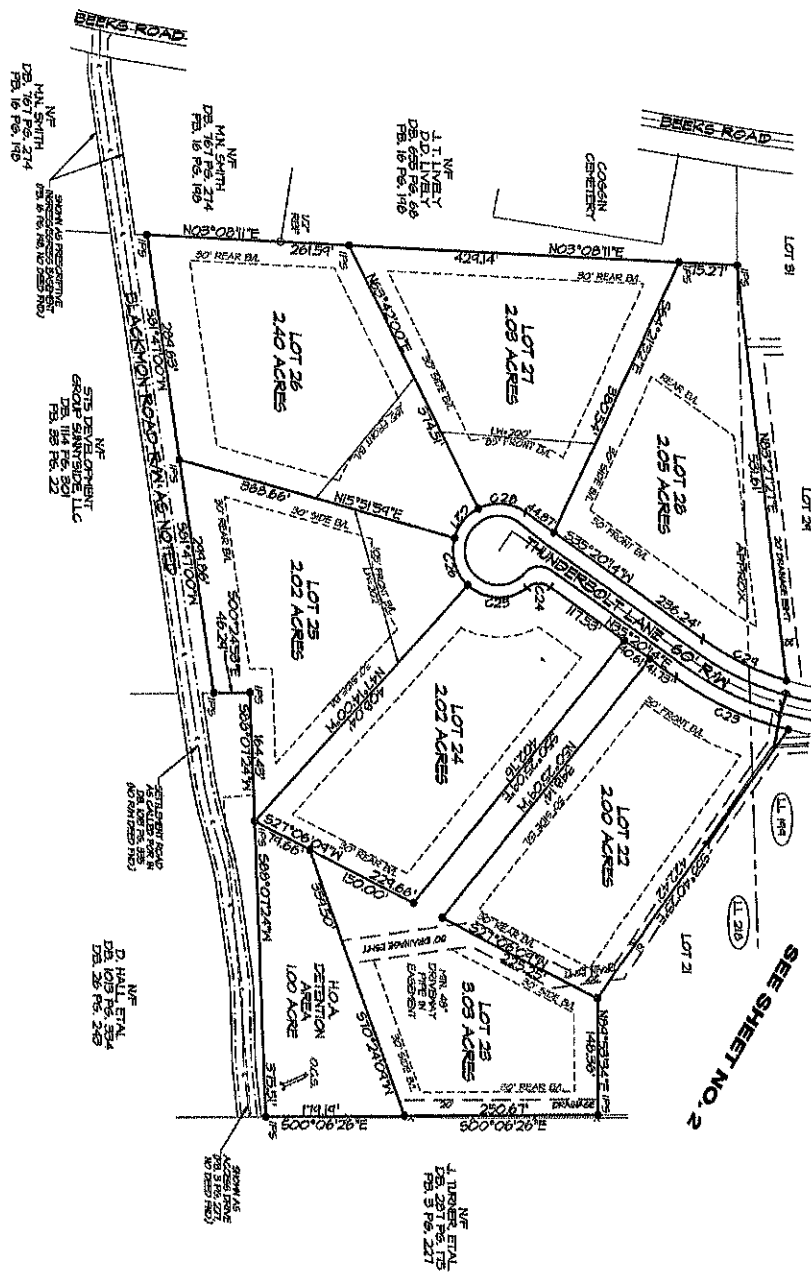
BASED ON MAPS PREPARED BY THE FLORIDA INSURANCE
MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC RECONSTRUCTION
CORP., THIS PROPERTY IS NOT LOCATED IN A SPECIAL
FLOOD HAZARD AREA (ZONE A) AS PER INSURANCE RATE
MAP NUMBER 1985-00328 WITH AN EFFECTIVE DATE OF
JULY 1, 1985. NO FIELD VERIFICATION WAS PERFORMED
TO DETERMINE THIS.

FIELD NOTE

FOR CLEAF OF SUPERIOR COURT

SEE SHEET NO. 2


SEE SHEET NO. 2



LINE	ITEM DESCRIPTION	QTY	UNIT PRICE	AMOUNT
C22	NO.4 3/4" STEEL	154.81	159.84	48720.00
C24	NO.10 3/4" STEEL	31.81	24.10	766.62
C25	NO.2 3/8" STEEL	841.2	71.54	60160.00
C26	NO.4 1/2" STEEL	666.08	62.19	41460.00
C27	550 1/2" STEEL	50.01	48.65	2432.25
C28	504 3/10" STEEL	64.55	61.45	3966.00
C29	538 1/2" STEEL	120.57	119.84	14436.00

Z GRID NORTH

GRAPHIC SCALE 1"=100'



A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 100, 200, and 300, representing feet. The total length of the bar is 300 feet.

575 DEVELOPMENT GROUP
SUNNYSIDE, LLC
P.O. BOX 1247
ZEEULON, GA 30245
770-468-0030



SHEET 3 OF 4

PREPARED BY:



S.J. Reeves Land Surveying

P.O. BOX 653 * 11491 HIGHWAY 19 N * ZEBULON, GA. 30295
770-584-5203 * ejravesurveying@gmail.com (EMAIL)
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

FINAL PLAT OF:

WHITEHORSE SUBDIVISION PHASE I

LAND LOTS 198,199
218,219 1st DISTRICT PIKE COUNTY

DATE OF FIELD WORK:	DATE OF SURVEY PLAT:
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DATE OF SURVEY PLAT _____

CITY:

REV.	DATE:	DESCRIPTION:
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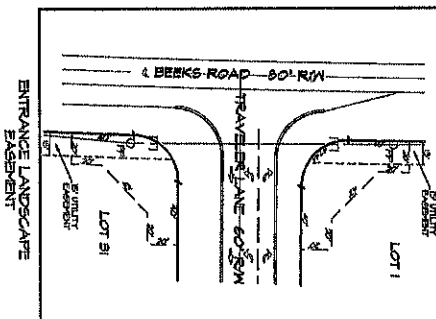
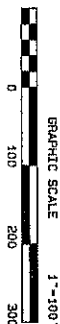
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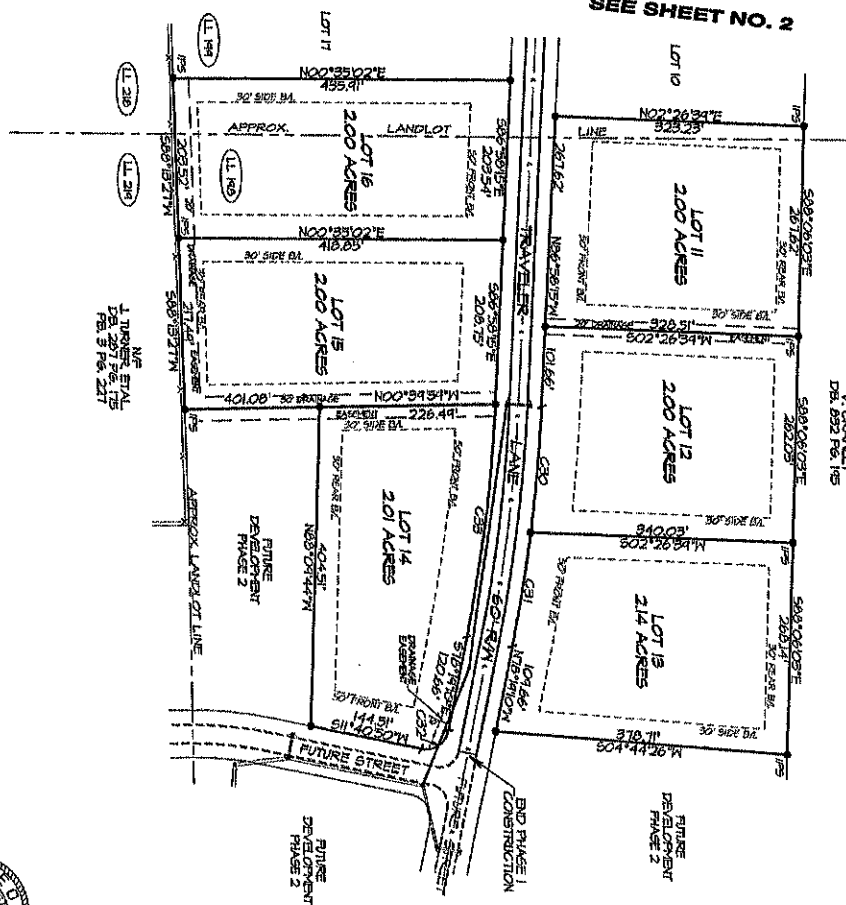
FOR CLERK OF SUPERIOR COURT

BASED ON MAPS PREPARED BY THE FEDERAL BUREAU OF RECONSTRUCTION AND BY CIVILIAN DEFLECTION BOARD. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE A) AS PER INSURANCE RATE MAP NUMBER 1234567890 WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2000. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

[illegible]

SEE SHEET NO. 2

SEE SHEET NO. 2



LINE	ORD	QTY	UNIT PRICE	TOTAL
C30	NB4142147M	160.68	160.547	25800.00
C31	NB0722427M	145.847	145.867	20300.00
C32	55541107E	47.127	42.437	30.00
C35	562354157E	237.467	237.1157	170.00

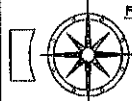
OWNER/DEVELOPER:
STS DEVELOPMENT GROUP
SUNNYSIDE, LLC
P.O. BOX 1247
ZEEBULON, GA. 30295
770-468-0030



SHEET 4 OF 4

Z GRID NORTH

PREPARED BY:



S.J. Reeves Land Surveying

P.O. BOX 653 • 11491 HIGHWAY 14 N • ZEBULON, GA. 30295
770-584-5205 • ajroovesurveying@gmail.com (EMAIL)
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

FINAL PLAT OF

WHITEHORSE SUBDIVISION PHASE I

LAND LOTS 198,199
218,219 1st DISTRICT PIKE COUNTY

DATE OF FIELD WORK:	DATE OF SURVEY PLAT
02/07/2018	12/20/2018

REV.	DATE:	DESCRIPTION:
------	-------	--------------

SCALE:

DRAWN BY:
SJR

FOR CLERK OF SUPERIOR COURT

<u>SHEET INDEX</u>	
SHEET 1	COVER, NOTES
SHEET 2-4	LOT LAYOUT

SITE DATA & ZONING REQUIREMENTS

FLOOD NOTE
BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DESCRIPTION ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE A) OR INSURANCE RATE MAP NUMBER 17A40003B WITH AN EFFECTIVE DATE OF SEPT. 11, 2008. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

LAND LOTS 198, 219		1ST DISTRICT	PIKE COUNTY
LAST DATE OF FIELD WORK:	DATE OF SURVEY PLAT:	CITY:	
11/3/2022	11/4/2022	N/A	

JOB #: 2022.005		
REV.	DATE:	DESCRIPTION:
SCALE:		DRAWN BY:
1" = 100'		JRD

[illegible]

CENTRLINE OF ROAD
LINE AND CURVE DATA TABLE

LINE	AMOUNT	CHECKED	REVENUE	RUNNIN	CHECKED
CLABO L1	1523.28				
CLABO L2	554.12		518.90	302.00	558.88
CLABO L3	10.89		504.95	30.75	
CLABO L4	284.55		5114.00		
CLABO L5	12.57		505.85	300.00	112.35
CLABO L6	185.78		501.90		
CLABO L7	252.49		NI	40.75	

SURVEYOR'S CERTIFICATION

It is hereby certified that this plot is true and correct as was prepared from an actual survey of this property by me or under my supervision, that all measurements shown hereon actually exist or are marked on "witness" and that location, size, shape, and material are correctly shown, and that all surveying requirements of the Public County subdivision regulations have been fully complied with.

By: Walter J. Davis
WALTER J. DAVIS, SA, FLS 09448

DATE 11/1/82

As required by subsection (d) of O.C.G.A. Section 15-6-67, the map has been prepared by a land surveyor and approved by an authorized local jurisdiction or a court of competent jurisdiction. The map is a true and correct representation of the land surveyed. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plot as to the nature and use of the plot. The information, 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.

[illegible]DATE 7/2/92

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 100-6-03, ON THE TERY CERTIFICATION AS USED IN BOARD RULE 100-6-03(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL HAVE A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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.

OWNER'S CERTIFICATION

and whose name is subject to privacy, in person or through a duly authorized agent, certifies that this plot was made from an actual survey, and that all stots and section lines are based on actual measurements and section lines have been sold.

APPROVAL CERTIFICATION

Regulations, all the requirements for approval having been fulfilled, this Final Approval was given Final Approval by the Finance Board of Commissioners on _____, 2022.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322 UCBAW/BAB/STP

IT IS MY OPINION THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED, HAS BEEN PREPARED IN ACCORDANCE WITH THE BEST MINIMUM STANDARDS, AND ENCLOSURES OF THE SURVEYING INSTRUMENTS USED, AND THE ACCURACY AT THE 95% CONFIDENCE LEVEL.

ONCE DEVELOPER
STS DEVELOPMENT GROUP
SUNNYSIDE, LLC
P.O. BOX 1247
ZIEHLON, GA. 30295
770-468-0030

[illegible]

TERRA SERVICES
COMPANY, LLC

Randy Davis
Georgia Registered Professional
Land Surveyor # 3448
Randy.tsc@ic@gmail.com
770-468-9838



LABELING

● JPS
DO NOT WRITE OR STAMP ON THIS LABEL
OR ANY OTHER INFORMATION FROM THE
CONTAINER NEARBY POINTED

○ PIP
RIGHT-OF-WAY

△ LIT
LAND LOT

▽ NW CORNER OF PROPERTY

□ TYPED BOOK

◇ FIELD BOOK

⊞ PAGE

⊟ REBAR


BL BUILDING SETBACK LINE

/ CHIPPED POINT

— GREEN MARKER

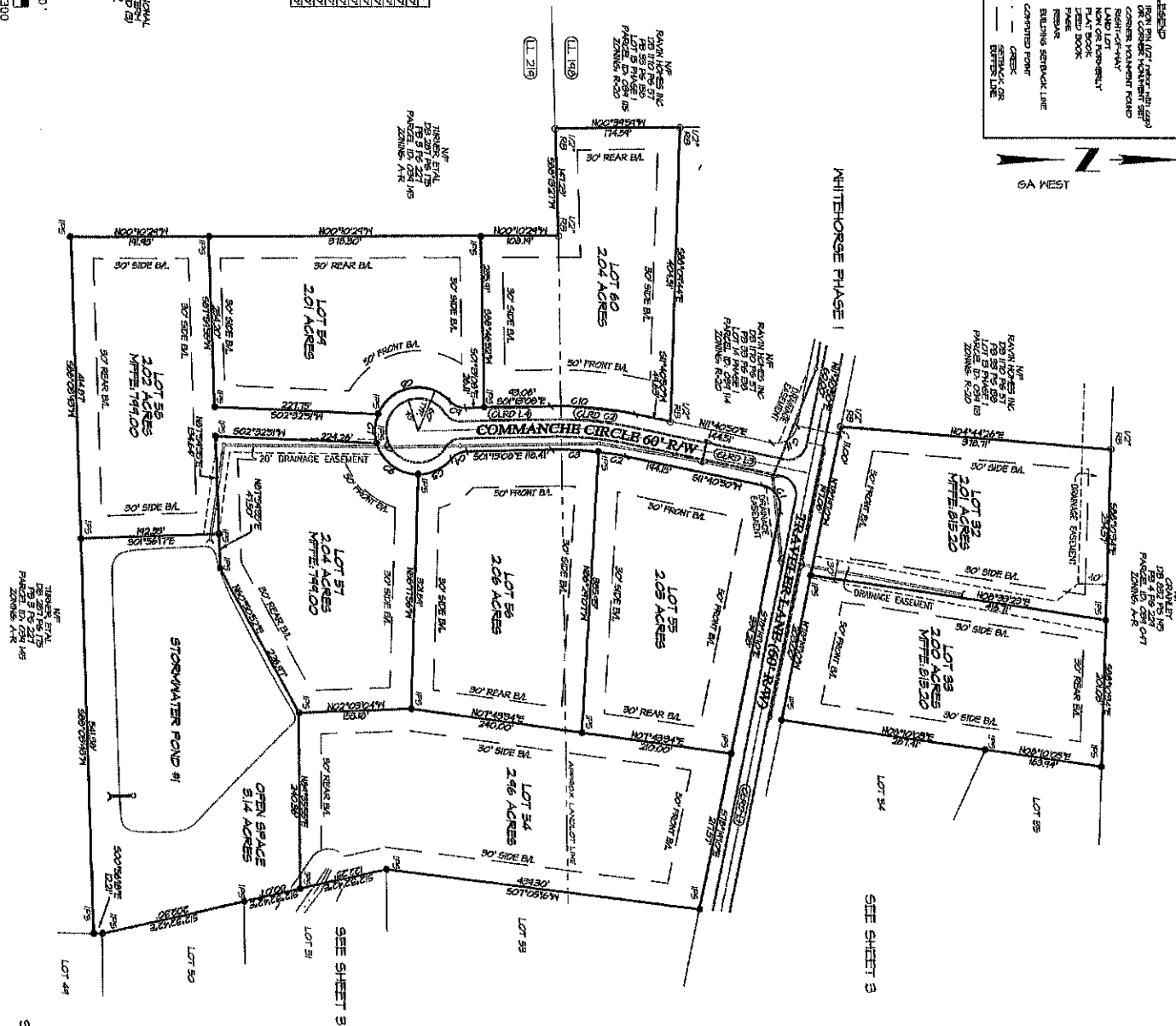
— WHITE LINE

GRAPHIC SCALE 1"=100'



0 100 200 300

LINE	CHORD	EMULSION	CHORD	PAVING
C1	4112	550-4050M	42.45	30.00
C2	40.22	50410544M	40.20	470.00
C3	64.55	50410544M	65.54	470.00
C4	25.42	50272446M	24.47	30.00
C5	30.42	50454529M	30.37	60.00
C6	76.49	N8120046M	71.49	60.00
C7	40.23	N8120046M	40.20	60.00
C8	140.39	N8120046M	140.42	60.00
C9	25.42	N8214159E	24.51	30.00
C10	120.24	N8214159E	119.07	500.00
C11	47.12	N8214159E	42.45	30.00



JOB #: 2022.005		
REV.	DATE:	DESCRIPTION:
SCALE: 1" = 100'		DRAWN BY: JRD

FINAL PLAT OF :		
WHITEHORSE SUBDIVISION PHASE 2		
LAND LOTS 198, 219	1ST DISTRICT	PIKE COUNTY
LAST DATE OF FIELD WORK:	DATE OF SURVEY PLAT:	CITY:
11/8/2022	11/4/2022	N/A



TERRA SERVICES
COMPANY, LLC

Randy Davis
Georgia Registered Professional
Land Surveyor # 3448
Randy.tallic@gmail.com
770-466-9838



[illegible]

GA WEST

LINE	ITEM	QTY	UNIT PRICE	TOTAL
01	417	550.40	30.24	16648.80
02	253	1.00	10.00	10.00
03	501	50.00	10.00	500.00
04	501	50.00	10.00	500.00
05	2031	1.00	10.00	10.00
06	612	1.00	10.00	10.00
07	501	50.00	10.00	500.00
08	501	50.00	10.00	500.00
09	501	50.00	10.00	500.00
10	501	50.00	10.00	500.00
11	501	50.00	10.00	500.00
12	501	50.00	10.00	500.00
13	501	50.00	10.00	500.00
14	501	50.00	10.00	500.00
15	501	50.00	10.00	500.00
16	501	50.00	10.00	500.00
17	501	50.00	10.00	500.00
18	501	50.00	10.00	500.00
19	501	50.00	10.00	500.00
20	501	50.00	10.00	500.00
21	501	50.00	10.00	500.00
22	501	50.00	10.00	500.00
23	501	50.00	10.00	500.00
24	501	50.00	10.00	500.00
25	501	50.00	10.00	500.00
26	501	50.00	10.00	500.00
27	501	50.00	10.00	500.00
28	501	50.00	10.00	500.00
29	501	50.00	10.00	500.00
30	501	50.00	10.00	500.00
31	501	50.00	10.00	500.00
32	501	50.00	10.00	500.00
33	501	50.00	10.00	500.00
34	501	50.00	10.00	500.00
35	501	50.00	10.00	500.00
36	501	50.00	10.00	500.00
37	501	50.00	10.00	500.00
38	501	50.00	10.00	500.00
39	501	50.00	10.00	500.00
40	501	50.00	10.00	500.00
41	501	50.00	10.00	500.00
42	501	50.00	10.00	500.00
43	501	50.00	10.00	500.00
44	501	50.00	10.00	500.00
45	501	50.00	10.00	500.00
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47	501	50.00	10.00	500.00
48	501	50.00	10.00	500.00
49	501	50.00	10.00	500.00
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58	501	50.00	10.00	500.00
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65	501	50.00	10.00	500.00
66	501	50.00	10.00	500.00
67	501	50.00	10.00	500.00
68	501	50.00	10.00	500.00
69	501	50.00	10.00	500.00
70	501	50.00	10.00	500.00
71	501	50.00	10.00	500.00
72	501	50.00	10.00	500.00
73	501	50.00	10.00	500.00
74	501	50.00	10.00	500.00
75	501	50.00	10.00	500.00
76	501	50.00	10.00	500.00
77	501	50.00	10.00	500.00
78	501	50.00	10.00	500.00
79	501	50.00	10.00	500.00
80	501	50.00	10.00	500.00
81	501	50.00	10.00	500.00
82	501	50.00	10.00	500.00
83	501	50.00	10.00	500.00
84	501	50.00	10.00	500.00
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86	501	50.00	10.00	500.00
87	501	50.00	10.00	500.00
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89	501	50.00	10.00	500.00
90	501	50.00	10.00	500.00
91	501	50.00	10.00	500.00
92	501	50.00	10.00	500.00
93	501	50.00	10.00	500.00
94	501	50.00	10.00	500.00
95	501	50.00	10.00	500.00
96	501	50.00	10.00	500.00
97	501	50.00	10.00	500.00
98	501	50.00	10.00	500.00
99	501	50.00	10.00	500.00
100	501	50.00	10.00	500.00


CURVE DATA TABLE

SHEET 3 OF 4

SEE SHEET 2

SEE SHEET 2

GRAPHIC SCALE 1"=100'



A horizontal graphic scale bar with a black and white checkered pattern. The bar is divided into four equal segments, each labeled with a number: 0, 100, 200, and 300. The text "GRAPHIC SCALE" is printed above the bar, and "1"=100'" is printed to the right of the bar.

SHEET 4



Randy Davis
Georgia Registered Professional
Land Surveyor # 3448

LAST DATE OF FIELD WORK:	DATE OF SURVEY PLAT:	CITY:
11/3/2022	11/4/2022	N/A

SCALE: 1" = 100'	DRAWN BY: JRD
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PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SUB-22-09

SUBJECT:

SUB-22-09 – Karen L. Strelecki, owner and Steve Reeves agent are requesting a 9-lot major subdivision (Shade Tree Field). The applicant is requesting concurrent preliminary and final plat approval. Property Location: No Address Assigned. 5795 Highway 362, Williamson, GA. 30292. Land Lots: 183 & 184. Land District: 1st. Parcel ID: 025 021 & 038 002M. Acreage: 146.25 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 AND ZONING BOARD 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-22-09

Planning and Zoning Board Date: December 8, 2022

Board of Commissioners Date: January 11, 2023

Owner: Karen L. Strelecki

Agent: Steve Reeves

Property Location: 5795 Ga Highway 362
Williamson, GA 30292
Landlots: 183 & 184
District: 1st
Parcel ID: 025 021 & 038 002M

Acreage: 146.25 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 a 9-lot major subdivision with a runway and no new infrastructure is proposed.

Code Reference: CH 155.10 Major Subdivision

Staff Analysis:

The owner is requesting a 9-lot major subdivision with a runway and 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 10.7 acres and the largest proposed lot being 23.66 acres. The subject property received a variance from the Board of Appeals on June 16, 2022 to allow flag lots to be closer than 400 feet apart. The variance was approved with the following two conditions:



PLANNING AND DEVELOPMENT OFFICE

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

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

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

"Serving Citizens Responsibly"

1. Preliminary and final plat approval will be required before the lot can be subdivided and the proposed subdivision can be created.
2. Lots 6, 7 and 9 shall use a shared drive and an access easement agreement shall be required at final plat.

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 "Shade Tree Field". This name does not conflict with any other named subdivision in Pike County.

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

1. The two variance conditions shall be printed on the final plat before recording.

Attachments:

- Application
- Tax Map
- Preliminary Plat
- Final Plat

8/9/22
SUBDIVISION APPLICATION

Application # SUB-22-09

Planning Commission Public Hearing: 12-8-22

Date Filed: 8/9/22

Board of Commissioners Public Hearing: 1-11-23

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: Karen L. Strelecki Applicant/Agent: Steve Reeves

Address: 265 Pine St. Address: 516 Oak St.

City: Madison State: Ga Zip: 30650 City: Zebulon State: Ga Zip: 30295

Phone: 706-752-0137 Phone: 770-584-5203

Email: Kstrelecki@mac.com Email: sjreevesurveying@gmail.com

PROPERTY LOCATION INFORMATION:

Land District(s): 1st Land Lot(s): 183 : 184 Acres: 146.25

Tax Map Parcel(s): 025021 : 0380024 FEMA FIRM Panel No. 13231C0050B

Address if assigned: 5795 GA Hwy 362 City Williamson Zip 30292

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

Commission District: 001

Primary Street Frontage: GA HWY 362 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: Hollonville Distance from site: 2.0 mi
3.6 mi

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): 146.25

Current Zoning: A-R w/ VARIANCE

Total Number of Proposed Lots: 9

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

Summary of Proposed Project: 9 Lot residential subdivision with lot

size of 12.91 Ac to 23.66 Ac. Development to include a

H.O.A. for ownership and maintenance of airstrip.

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.

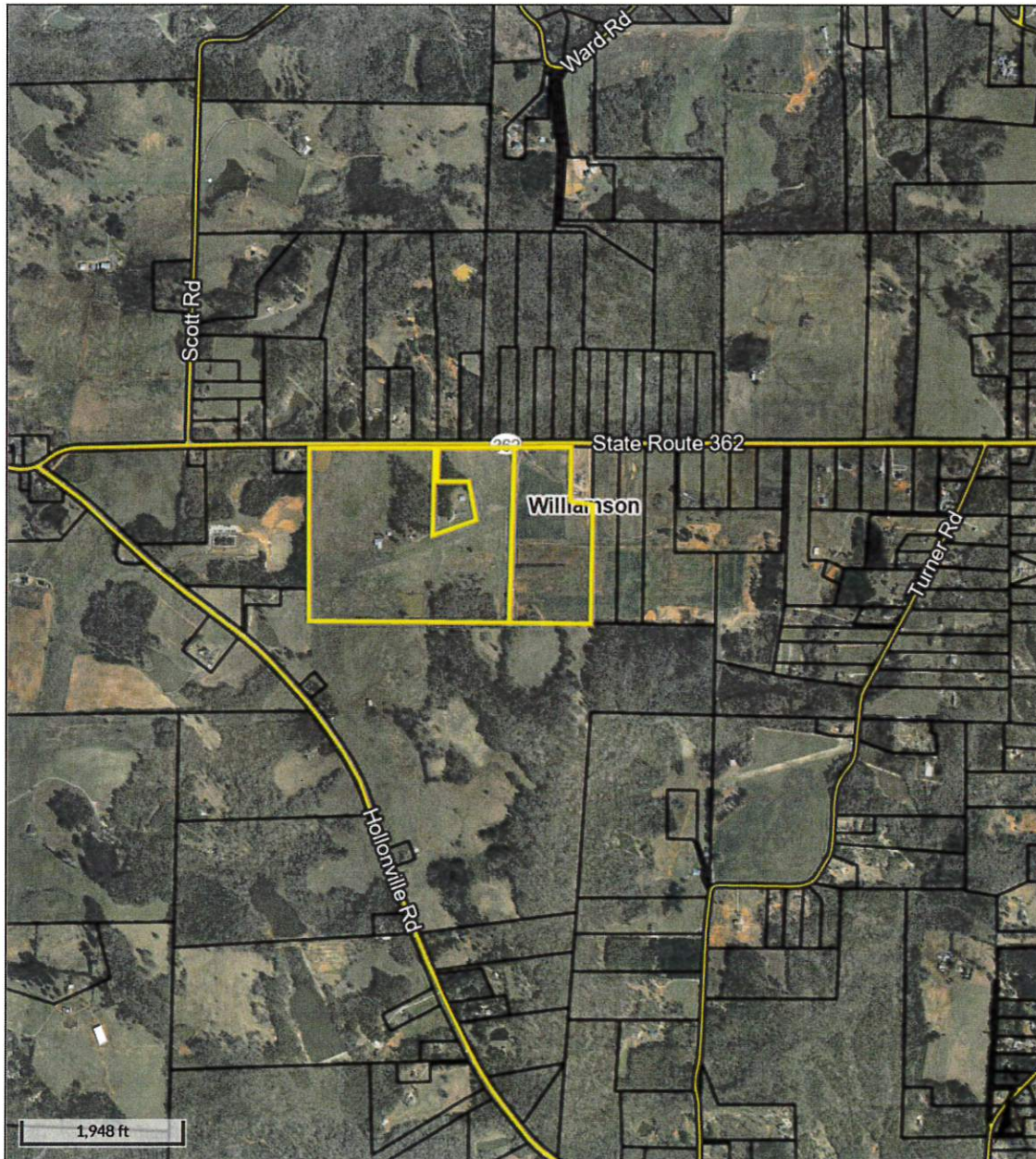
Owner's Signature: Karen L. Strelecki Date: 7/30/22

Owner's Printed Name: Karen L. Strelecki

Sworn to and subscribed before me this 30th day of July, 2022

Notary Public (signature & seal): [Signature]





Overview



Legend

Parcels

Roads

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).

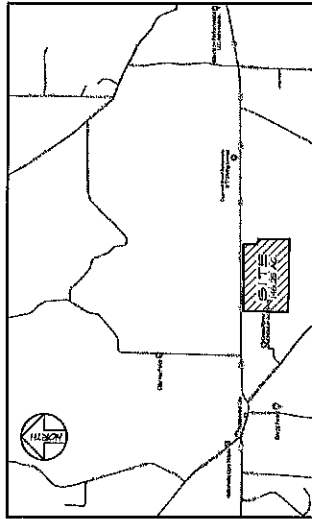
VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Date created: 11/26/2022
Last Data Uploaded: 11/25/2022 9:51:00 PM

Developed by **Schneider**
GEOSPATIAL

SHEET INDEX	COVER	LOT 1
SHEET 1		
SHEET 2		

[illegible]

VICINITY MAP

CERTIFICATE OF TENTATIVE APPROVAL

Pursuant to the Placer County Subdivision Regulations, the undersigned, the Placer County Board of Supervisors, hereby certifies that the tentative map for the subdivision of the above described land, as shown on the attached map, is in compliance with the provisions of the said regulations, and that the same has been approved by the Placer County Planning Commission on _____, 20____. This tentative map is hereby approved by the Placer County Board of Supervisors on _____, 20____, and the certificate of tentative approval shall expire on _____, 20____, unless and until extended.

KAREN L. STRELECKI
265 PINE ST.
MADISON, SA 30650
706-757-0137

PLEASE NOTE

BASED ON INFO RECEIVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND A VISUAL INSPECTION ONLY, THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD ZONE. HOWEVER, THERE IS A 100 YEAR FLOOD HAZARD AREA, AS PER INSURANCE RATE MAP NUMBER 17000Z00000N WITH AN EFFECTIVE DATE OF 01/01/2006. THE LOCATION OF SOME LOTS HOWEVER, MAY BE SUBJECT TO SOME LOCALIZED FLOODING DUE TO ADJACENT FLOODING DITCHES. LOCATED AT INSTALLED EIGHT DRAINAGE AND INTERSTATE HIGHWAY 55. THE FLOODING ACTION WOULD BE SUBJECT TO INTERSTATE HIGHWAY 55.

1/4" P	1/2" P	3/4" P	1" P	1 1/2" P	2" P	3" P	4" P	6" P	8" P	12" P	16" P	24" P	36" P	48" P	60" P	72" P	96" P	120" P	144" P	168" P	192" P	216" P	240" P	264" P	288" P	312" P	336" P	360" P	384" P	408" P	432" P	456" P	480" P	504" P	528" P	552" P	576" P	600" P	624" P	648" P	672" P	696" P	720" P	744" P	768" P	792" P	816" P	840" P	864" P	888" P	912" P	936" P	960" P	984" P	1008" P	1032" P	1056" P	1080" P	1104" P	1128" P	1152" P	1176" P	1200" P	1224" P	1248" P	1272" P	1296" P	1320" P	1344" P	1368" P	1392" P	1416" P	1440" P	1464" P	1488" P	1512" P	1536" P	1560" P	1584" P	1608" P	1632" P	1656" P	1680" P	1704" P	1728" P	1752" P	1776" P	1800" P	1824" P	1848" P	1872" P	1896" P	1920" P	1944" P	1968" P	1992" P	2016" P	2040" P	2064" P	2088" P	2112" P	2136" P	2160" P	2184" P	2208" P	2232" P	2256" P	2280" P	2304" P	2328" P	2352" P	2376" P	2400" P	2424" P	2448" P	2472" P	2496" P	2520" P	2544" P	2568" P	2592" P	2616" P	2640" P	2664" P	2688" P	2712" P	2736" P	2760" P	2784" P	2808" P	2832" P	2856" P	2880" P	2904" P	2928" P	2952" P	2976" P	3000" P	3024" P	3048" P	3072" P	3096" P	3120" P	3144" P	3168" P	3192" P	3216" P	3240" P	3264" P	3288" P	3312" P	3336" P	3360" P	3384" P	3408" P	3432" P	3456" P	3480" P	3504" P	3528" P	3552" P	3576" P	3600" P	3624" P	3648" P	3672" P	3696" P	3720" P	3744" P	3768" P	3792" P	3816" P	3840" P	3864" P	3888" P	3912" P	3936" P	3960" P	3984" P	4008" P	4032" P	4056" P	4080" P	4104" P	4128" P	4152" P	4176" P	4200" P	4224" P	4248" P	4272" P	4296" P	4320" P	4344" P	4368" P	4392" P	4416" P	4440" P	4464" P	4488" P	4512" P	4536" P	4560" P	4584" P	4608" P	4632" P	4656" P	4680" P	4704" P	4728" P	4752" P	4776" P	4800" P	4824" P	4848" P	4872" P	4896" P	4920" P	4944" P	4968" P	4992" P	5016" P	5040" P	5064" P	5088" P	5112" P	5136" P	5160" P	5184" P	5208" P	5232" P	5256" P	5280" P	5304" P	5328" P	5352" P	5376" P	5400" P	5424" P	5448" P	5472" P	5496" P	5520" P	5544" P	5568" P	5592" P	5616" P	5640" P	5664" P	5688" P	5712" P	5736" P	5760" P	5784" P	5808" P	5832" P	5856" P	5880" P	5904" P	5928" P	5952" P	5976" P	6000" P	6024" P	6048" P	6072" P	6096" P	6120" P	6144" P	6168" P	6192" P	6216" P	6240" P	6264" P	6288" P	6312" P	6336" P	6360" P	6384" P	6408" P	6432" P	6456" P	6480" P	6504" P	6528" P	6552" P	6576" P	6600" P	6624" P	6648" P	6672" P	6696" P	6720" P	6744" P	6768" P	6792" P	6816" P	6840" P	6864" P	6888" P	6912" P	6936" P	6960" P	6984" P	7008" P	7032" P	7056" P	7080" P	7104" P	7128" P	7152" P	7176" P	7200" P	7224" P	7248" P	7272" P	7296" P	7320" P	7344" P	7368" P	7392" P	7416" P	7440" P	7464" P	7488" P	7512" P	7536" P	7560" P	7584" P	7608" P	7632" P	7656" P	7680" P	7704" P	7728" P	7752" P	7776" P	7800" P	7824" P	7848" P	7872" P	7896" P	7920" P	7944" P	7968" P	7992" P
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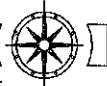
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1/4" P	1/2" P	3/4" P	1" P	1 1/2" P	2" P	3" P	4" P	6" P	8" P	12" P	16" P	24" P	36" P	48" P	60" P	72" P	96" P	120" P	144" P	168" P	192" P	216" P	240" P	264" P	288" P	312" P	336" P	360" P	384" P	408" P	432" P	456" P	480" P	504" P	528" P	552" P	576" P	600" P	624" P	648" P	672" P	696" P	720" P	744" P	768" P	792" P	816" P	840" P	864" P	888" P	912" P	936" P	960" P	984" P	1008" P	1032" P	1056" P	1080" P	1104" P	1128" P	1152" P	1176" P	1200" P	1224" P	1248" P	1272" P	1296" P	1320" P	1344" P	1368" P	1392" P	1416" P	1440" P	1464" P	1488" P	1512" P	1536" P	1560" P	1584" P	1608" P	1632" P	1656" P	1680" P	1704" P	1728" P	1752" P	1776" P	1800" P	1824" P	1848" P	1872" P	1896" P	1920" P	1944" P	1968" P	1992" P	2016" P	2040" P	2064" P	2088" P	2112" P	2136" P	2160" P	2184" P	2208" P	2232" P	2256" P	2280" P	2304" P	2328" P	2352" P	2376" P	2400" P	2424" P	2448" P	2472" P	2496" P	2520" P	2544" P	2568" P	2592" P	2616" P	2640" P	2664" P	2688" P	2712" P	2736" P	2760" P	2784" P	2808" P	2832" P	2856" P	2880" P	2904" P	2928" P	2952" P	2976" P	3000" P	3024" P	3048" P	3072" P	3096" P	3120" P	3144" P	3168" P	3192" P	3216" P	3240" P	3264" P	3288" P	3312" P	3336" P	3360" P	3384" P	3408" P	3432" P	3456" P	3480" P	3504" P	3528" P	3552" P	3576" P	3600" P	3624" P	3648" P	3672" P	3696" P	3720" P	3744" P	3768" P	3792" P	3816" P	3840" P	3864" P	3888" P	3912" P	3936" P	3960" P	3984" P	4008" P	4032" P	4056" P	4080" P	4104" P	4128" P	4152" P	4176" P	4200" P	4224" P	4248" P	4272" P	4296" P	4320" P	4344" P	4368" P	4392" P	4416" P	4440" P	4464" P	4488" P	4512" P	4536" P	4560" P	4584" P	4608" P	4632" P	4656" P	4680" P	4704" P	4728" P	4752" P	4776" P	4800" P	4824" P	4848" P	4872" P	4896" P	4920" P	4944" P	4968" P	4992" P	5016" P	5040" P	5064" P	5088" P	5112" P	5136" P	5160" P	5184" P	5208" P	5232" P	5256" P	5280" P	5304" P	5328" P	5352" P	5376" P	5400" P	5424" P	5448" P	5472" P	5496" P	5520" P	5544" P	5568" P	5592" P	5616" P	5640" P	5664" P	5688" P	5712" P	5736" P	5760" P	5784" P	5808" P	5832" P	5856" P	5880" P	5904" P	5928" P	5952" P	5976" P	6000" P	6024" P	6048" P	6072" P	6096" P	6120" P	6144" P	6168" P	6192" P	6216" P	6240" P	6264" P	6288" P	6312" P	6336" P	6360" P	6384" P	6408" P	6432" P	6456" P	6480" P	6504" P	6528" P	6552" P	6576" P	6600" P	6624" P	6648" P	6672" P	6696" P	6720" P	6744" P	6768" P	6792" P	6816" P	6840" P	6864" P	6888" P	6912" P	6936" P	6960" P	6984" P	7008" P	7032" P	7056" P	7080" P	7104" P	7128" P	7152" P	7176" P	7200" P	7224" P	7248" P	7272" P	7296" P	7320" P	7344" P	7368" P	7392" P	7416" P	7440" P	7464" P	7488" P	7512" P	7536" P	7560" P	7584" P	7608" P	7632" P	7656" P	7680" P	7704" P	7728" P	7752" P	7776" P	7800" P	7824" P	7848" P	7872" P	7896" P	7920" P	7944" P	7968" P	7992" P
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770-954-8509 • sjreeves@earthlink.net (EMAIL)
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN



SHEET
1 of 2

QSWCC
STEVE J. REEVES, RLS #2765
00000365047
LEVEL II CERTIFIED
DESIGN PROFESSIONAL

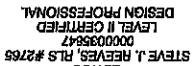
PROJECT:	SHADE TREE FIELD
SHEET:	PRELIMINARY PLAT
LAND LOTS 1231-14	1st DISTRICT
DATE:	09/04/2022
SCALE:	1"=150'
CITY:	N/A
PIKE COUNTY, GA	

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

REV.	DATE	DESCRIPTION	REQUESTED BY:

DRAWING NO.
SJB

DRAWN BY: _____



PROJECT:	SHADE TREE FIELD	SHEET:	PRELIMINARY PLAT
LAND LOT: 16514		1/4 DISTRICT	
SCALE: 1"=100'		CITY:	
DATE: 08/04/2022		N/A	


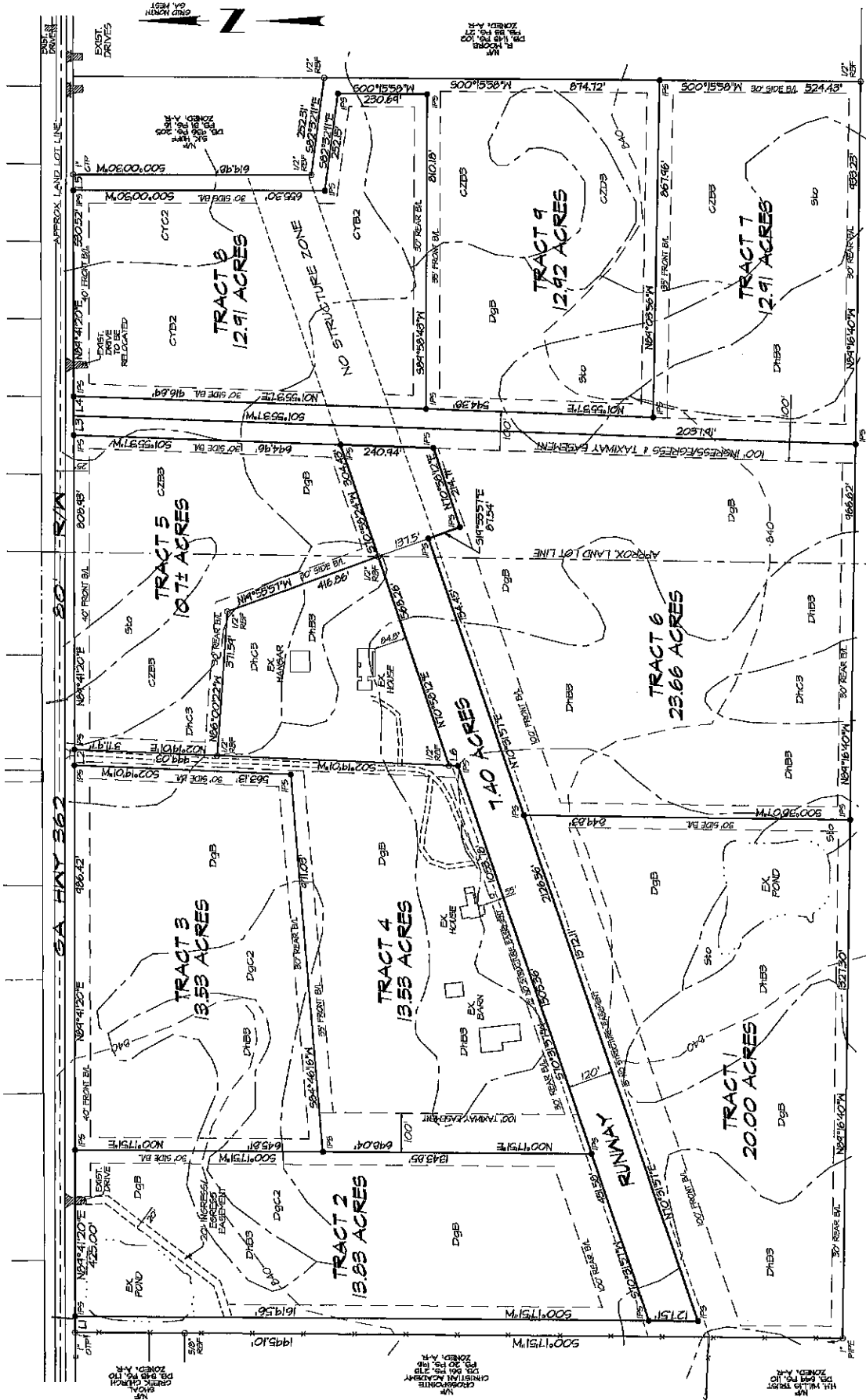
S.J. Reeves Land Surveying
P.O. BOX 655 • 516 GRIFFIN ST., ZEPHURON, GA. 30235
770-564-5203 • sjreeves@earthlink.net (EMAIL)
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN



SHEET
2 OF 2

REV.	DATE	DESCRIPTION	REQUESTED BY
DRAWN BY: SJR			DRAWING NO.

GRAPHIC SCALE 1"=100'

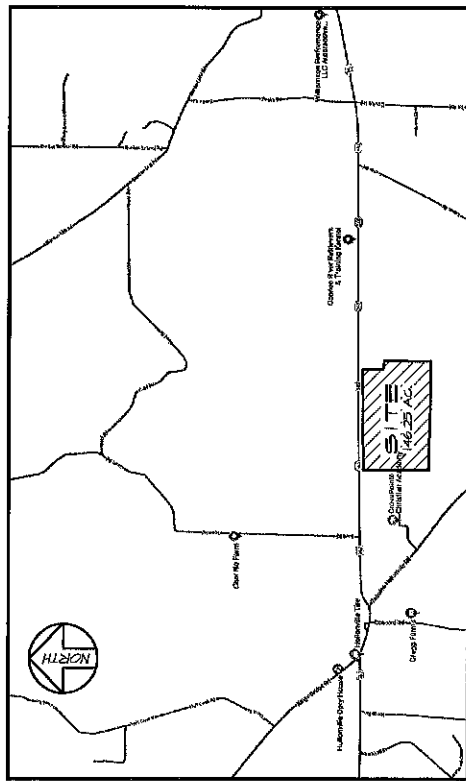
A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 100, 200, and 300, representing feet. The text "GRAPHIC SCALE" is printed vertically to the left of the bar, and "1"=100'" is printed vertically to the right of the bar.

LOCATED IN LAND LOTS 185, 184 OF 1st DISTRICT
PIKE COUNTY, GA.

SHEET INDEX
SHEET 1 COVER, NOTES
SHEET 2 LOT LAYOUT

FOR CLERK OF SUPERIOR COURT

GENERAL NOTES

[illegible]

VICINITY MAP
(NTS)

OWNER/DEVELOPER:
KAREN L. STRELECKI
265 PINE ST.
MADISON, GA. 30650
706-752-0137

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 100 YEAR SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER 13791, CONSISTENT WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2003. A PORTION OF SOME LOTS HOWEVER, MAY BE SUBJECT TO SOME LOCALIZED FLOODING DUE TO ADJACENT DRAINAGE DITCHES/ GREEKS AND INSTALLED STORM DRAINING. NO HYDROLOGIC REVIEW OR FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

SURVEYOR'S CERTIFICATION

I hereby certify that this plot is true and correct and
is made or under my supervision that all monuments shown
thereon actually exist or are marked as "later", and their
location, size, type, and material are correctly shown, and that
the same have been fully completed.

[Signature]

DATE: 08/05/2022

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.

SOUTHERN COUSINS PROPERTIES, LLC

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 COASTING PROPERTIES, LLC	Date
SOUTHERN COASTING PROPERTIES, LLC	Date

The field data upon which this survey is based were obtained by means of a portable ultrasonic detector and a laser distance measuring device. The detector was set at a range of 57,500 ft and an angular error of 1.5° per angle was used, and the NO ADJUSTMENT was used for adjustment. A TOPCON GTS-3000 was used to obtain the true values. The TOPCON GTS-3000 was used to obtain angular measurements.

It is my opinion, that this plot is a true and correct representation of the land patented, has been surveyed, and is the same as the original survey. The dimensions of the land has been compared for accuracy and has been found to be accurate within one foot.

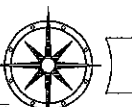
APPROVAL CERTIFICATION

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 2020

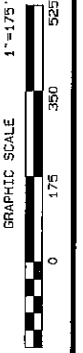
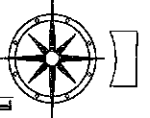
[illegible][illegible]

SHEET 1 OF 2

S.J. Heeves Land Surveying
P.O. BOX 659 • 516 GRIFFIN ST. • ZEBULON, GA. 30295
770-564-5208 • s.j.heelvesurvey@gmail.com (EMAIL)
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN



FINAL PLAT OF:	SHADE TREE FIELD			
LAND LOTS 105,104	1st DISTRICT	PIKE COUNTY		
LAST DATE OF FIELD WORK:	07/24/2022	DATE OF SURVEY PLAT:	08/05/2022	
SCALE:	N/A	DRAWN BY:	SJR	

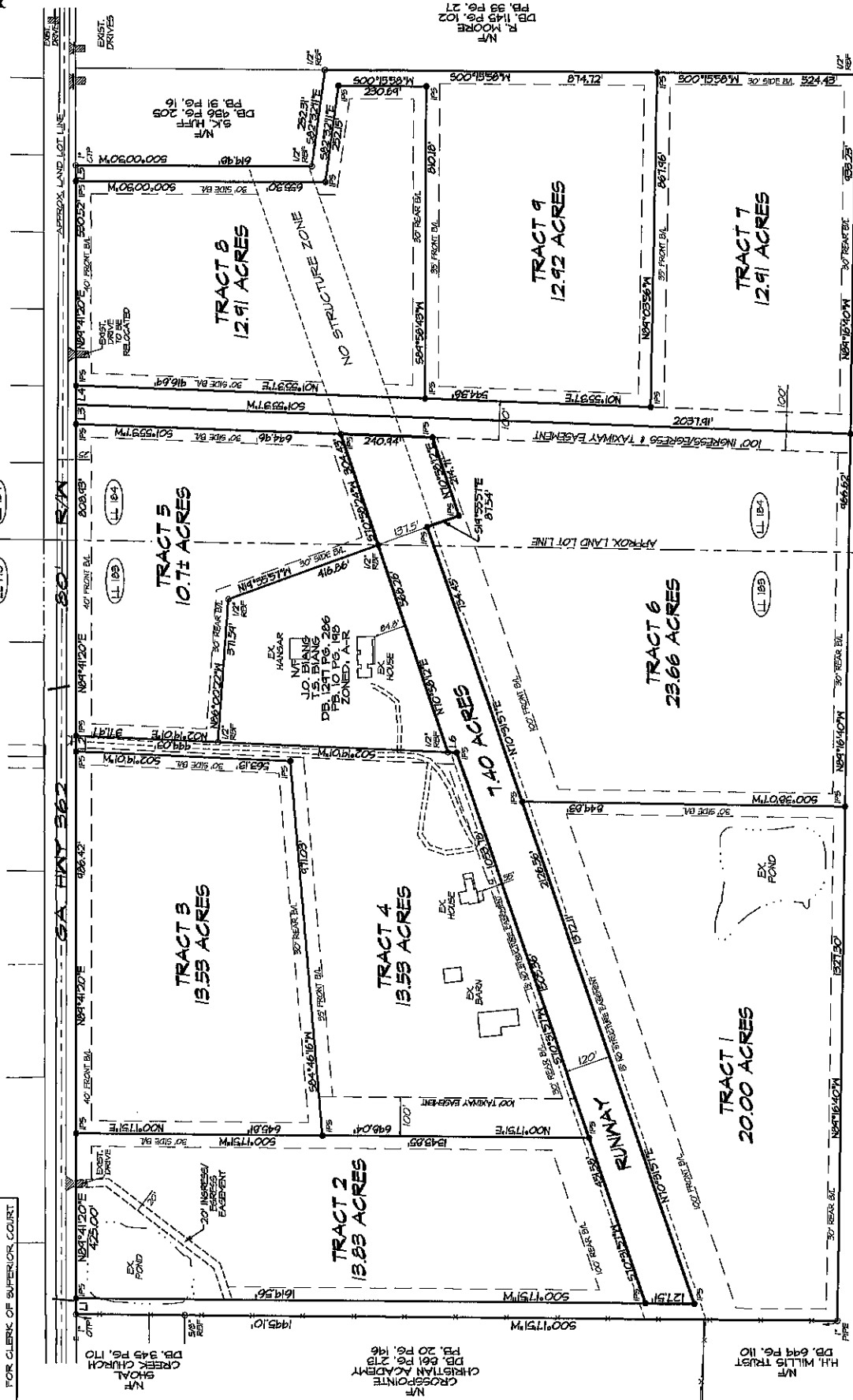


SITE DATA & ZONING REQUIREMENTS
 TOTAL TRACT AREA - 146.25 ACRES
 FRONT YARD SETBACK - 80' FROM C/L
 REAR YARD SETBACK - 30' FROM C/L
 SIDE YARD SETBACK - 30' FROM C/L
 MIN. LOT AREA - 2,000 SQ. FT.
 MIN. LOT WIDTH - 100' FROM C/L
 MIN. STREET FRONTAGE - 40' FEET
 WATER TO BE PROVIDED BY:
 INDIVIDUAL WELLS
 SANITARY SEWER SERVICE PROVIDED BY:
 INDIVIDUAL ON SITE SEWERAGE
 MANAGEMENT SYSTEM



LINE	BEARING	DISTANCE
L1	N89°41'20"E	41.00'
L2	N89°41'20"E	40.54'
L3	N89°41'20"E	50.04'
L4	N89°41'20"E	50.04'
L5	N89°41'20"E	40.30'
L6	N02°14'01"E	23.51'

FOR CLERK OF SUPERIOR COURT



N/E
 H.H. MILLIS TRUST
 DB, 644 PG. 110

KAREN L. STRELECKI
 265 PINE ST.
 MADISON, GA. 30650
 706-752-0137

N/E
 CHRISTIAN KADANT
 DB, 661 PG. 146
 DB, 20 PG. 146

N/E
 H.H. MILLIS TRUST
 DB, 644 PG. 110

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

VAR-22-13

SUBJECT:

VAR-22-13 Kenneth P. Smith owner and applicant request a variance to development regulations for property located at 561 Hunter Road, Griffin, GA 30224 in Land Lots 36 & 37 of the 2nd District, further identified as Parcel ID 063 052. The property consists of 21.96 +/- acres and the request is to increase the maximum allowable square footage of an accessory dwelling. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will make the 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: VAR-22-13

Planning and Zoning Board Meeting: December 8, 2022

Mailed Notices: November 22, 2022

Sign Posted: November 22, 2022

Applicant/ Owner: Kenneth P. Smith

Property Location: 561 Hunter Road
Griffin, GA 30224
Landlot: 36 & 37
District: 2nd
Parcel ID: 063 052

Acreage: 21.96+/- acres

Commission District: District 4, James Jenkins

FEMA Data: A portion of the property does lie within a flood zone.

Request: The applicant is requesting a variance to construct a new home meeting the 1,500 square foot minimum and converting the existing manufactured home on the property to a guest quarters that is larger than the allowable 750 square feet maximum. The existing manufactured home is 1,344 square feet. The below outlines the Pike County code requirements for guest quarters:

Code Reference: CH 156.43 (C) (13) *Detached guest quarters meeting the following development standards:*

- (a) No more than one is permitted on a lot with another dwelling;*
- (b) It is permitted only within a rear yard of a principal dwelling;*
- (c) Such a use must not be used as rental property;*
- (d) The maximum heated square footage of the guest quarters shall be 750 square feet;*
- (e) Shall not have an attached, enclosed garage / carport or basement;*
- (f) Environmental Health Department approval must be obtained for each application, in regards to water and sewer capability.*



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Staff Analysis: The Subject property is zoned A-R, Agricultural-Residential. The applicant is wanting to construct a new home meeting the 1,500 square foot minimum and converting the existing manufactured home on the property to a guest quarters that is larger than the allowable 750 square feet maximum. The existing manufactured home is 1,344 square feet.

§156.26 VARIANCES

(A) A variance is a permit, issued by the Board of Appeals, which allows use of a parcel of land in a way that does not meet certain requirements for the district in which the property is located. A variance may be granted only in an individual case where an extreme hardship would result if all of the requirements of this chapter were applied stringently to a particular piece of property. The hardship must be proven by showing beyond a doubt that reasonable use of the land is not possible if all of the requirements of this chapter are to be met. The hardship cannot be self-created such as:

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

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

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

The applicant has no intention of selling the property.

(3) An expressed economic need requiring a variance, when such a need can be met in other ways which would not require a variance.

The need can be met by building a guest quarters that meets the 750 square foot requirement instead of a new home.

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

Allowing a larger guest quarter than allowed by the code will not cause a substantial detriment to the public good or impair the purpose of this chapter.



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Recommendation:

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

- 1) A building permit will be required for the new primary structure.
- 2) The existing manufactured home shall be utilized as the guest quarters with a maximum size of 1,344 square feet of heated floor space.
- 3) The guest quarters shall not be used as a rental.
- 4) Septic and well approval shall be required before the building permit can be issued.

Attachments:

- Application
- Tax Map
- Plat
- Sign Photo
- Legal Ad

**PIKE COUNTY
PLANNING AND ZONING BOARD**

Application # VAR-22-13 Planning and Zoning Board Public Hearing Date: 12/8/22

Board of Commissioners Public Hearing Date: _____

☐ Special Exception ☐ Special Use Permit ☒ Variance ☐ Appeal

Property Information: District(s): 2nd Land Lot(s): 36 & 37 Acres: 21.96
Tax Map Parcel #: 063052 Address if assigned: 561 Hunter Rd Griffin, GA 30224

Description of Request: Variance in zoning to construct new home
and make existing manufactured home into guest
house that exceeds 700 sq. ft.
existing Home 1300 sq. ft.

Code Reference(s): _____ Present Zoning: AR

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed

☒ Letter of Explanation ☐ Health Department Letter of Approval ☐ Sketch or site plan (preferable)

☐ Agent Authorization (if needed) ☐ Campaign Disclosure Form ☐ Other _____

Property Owner: Kenneth P. Smith Applicant: Kenneth P. Smith

Address: 561 Hunter Rd Address: 561 Hunter Rd

City: Griffin State: GA Zip: 30224 City: Griffin State: GA Zip: 30224

Phone/email: 770-361-7666 ssusan@bellbath.net Phone/email: 770-361-7666 ssusan@bellbath.net

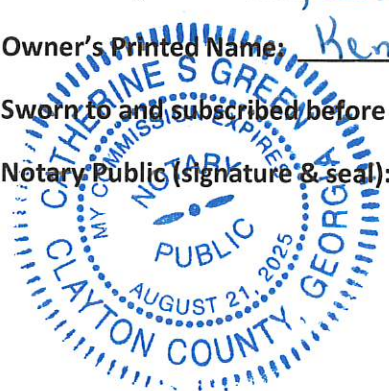
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

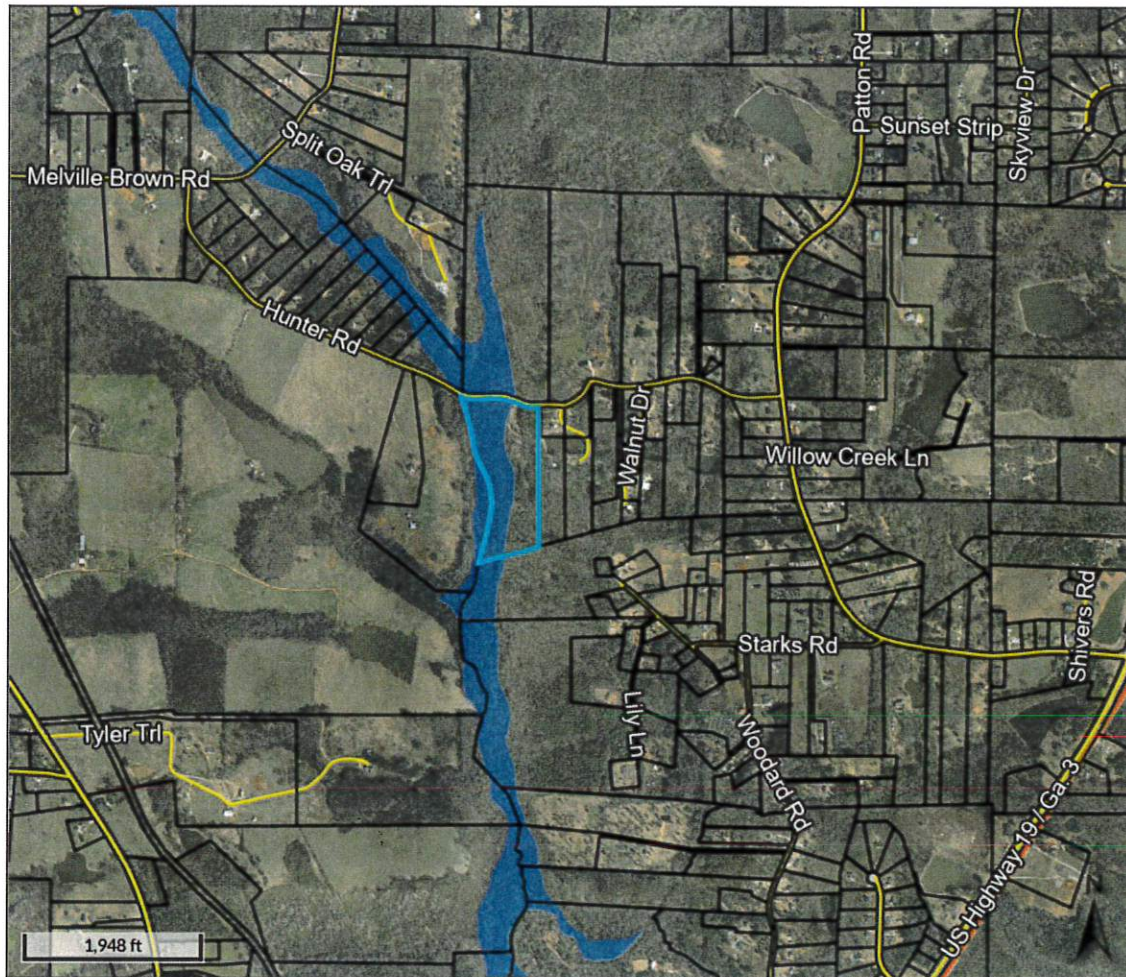
Owner's Signature: Kenneth P. Smith Date: 10/28/22

Owner's Printed Name: Kenneth P. Smith

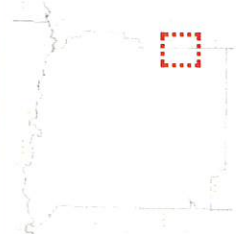
Sworn to and subscribed before me this 20th day of October, 2022.

Notary Public (signature & seal): Catherine J. Greer





Overview



Legend

- Parcels
- Roads

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 063052
 Class Code Consv Use
 Taxing District UNINCORPORATED
 Acres 21.96

Owner SMITH KENNETH P &
 SMITH SUSAN M
 561 HUNTER RD
 GRIFFIN, GA 30224
 Physical Address 561 HUNTER RD
 Assessed Value Value \$200763

Last 2 Sales			
Date	Price	Reason	Qual
5/8/2017	0	TM	U
11/16/2001	0	KN	U

(Note: Not to be used on legal documents)

Date created: 11/26/2022
 Last Data Uploaded: 11/25/2022 9:51:00 PM

Developed by  **Schneider**
 GEOSPATIAL



VAR-22-13

Sign Posed on 11-22-22

**PIKE COUNTY
PLANNING AND ZONING BOARD
December 8, 2022
6:30 p.m.**

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on December 8, 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-22-07 Double P Properties, LLC owner and applicant request a rezoning from A-R (Agricultural-Residential) to R-20 (Single Family Residential) for property located at on the West side of US Highway 19 South, north of Vickery Road in Land Lots 206, 209, 240 and 241 of the 8th District, further identified as Parcel IDs 073 011, 073 013 and 073 014. The property consists of 434.51 +/- acres and the request is to rezone the property to R-20 to develop a 37-lot subdivision. Commission District 3, Commissioner Jason Proctor. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for final decision.**

(2) SE-22-06 David Troncoso owner and applicant request a special exception to allow a short-term rental for property located at 1370 Bottoms Road Concord, GA 30206 in Land Lot 113 of the 9th District, further identified as Parcel ID 041 032. The property consists of 41.09 +/- acres. Commission District 1, Commissioner Tim Daniai. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for final decision.**

(3) VAR-22-13 Kenneth P. Smith owner and applicant request a variance to development regulations for property located at 561 Hunter Road, Griffin, GA 30224 in Land Lots 36 & 37 of the 2nd District, further identified as Parcel ID 063 052. The property consists of 21.96 +/- acres and the request is to increase the maximum allowable square footage of an accessory dwelling. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will make the final decision.**

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SE-22-06

SUBJECT:

SE-22-06 David Troncoso owner and applicant request a special exception to allow a short-term rental for property located at 1370 Bottoms Road Concord, GA 30206 in Land Lot 113 of the 9th District, further identified as Parcel ID 041 032. The property consists of 41.09+/- acres. Commission District 1, Commissioner Tim Danial. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC 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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Code Enforcement*

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

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

"Serving Citizens Responsibly"

Case Number: SE-22-06

Planning and Zoning Board: December 8, 2022

Board of Commissioners Meeting: January 11, 2023

Mailed Notices: November 22, 2022

Sign Posted: November 22, 2022

Owner/Applicant: David Troncoso

Property Location: 1370 Bottoms Road
Concord GA, 30206
Landlot: 113
District: 9th
Parcel ID: 041 032

Acreage: 41.09 +/- acres

Commission District: District 1, Tim Danial

FEMA Data: Does not lie within a flood zone.

Request: Applicant and owner are requesting permission via the special exception process to allow a short-term rental at the aforementioned property.

Code Reference: *156.43 Permitted Uses: (E)* Any use not listed within permitted uses section will at the discretion of the Zoning Administrator be presented as a special exception and follow the procedures for a special exception.

**SECTION 156.160 CONDITIONS AND REGULATIONS FOR LIMITED
LODGING AND VACATION HOMES APPROVED AS SPECIAL
EXCEPTIONS IN RESIDENTIAL DISTRICTS**

(A) *General. Limited Lodging and Vacation Rentals, as defined in this Chapter may be approved as special exceptions in residential and other zoning districts.*



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(B) *The following conditions, regulations, and rules shall apply to all approved special exceptions for Limited Lodging and Vacation Rentals:*

Vacation rentals, whether there is a primary owner in residence or not, shall not be permitted in accessory structures, non-habitable structures, nor temporary structures, such as recreational vehicles, tents, canopies, yurts, or similar structures.

- (1) Limited Lodging Vacation Rental facilities shall meet applicable International Building Code and International Fire Code regulations. For properties that are served by septic, Limited Lodging and Vacation Rental facilities shall meet applicable environmental health regulations.*
- (2) Limited Lodging Vacation Rentals may have a maximum of four (4) guestrooms or sleeping rooms that meet the International Building Code regulations.*
- (3) Maximum overnight occupancy for Limited Lodging and Vacation Rentals shall be up to a maximum of two (2) persons per sleeping room or guestroom, plus two (2) additional persons per property, up to a maximum of ten (10) persons, excluding children under two (2) years of age. The property owner shall ensure that all contracts and online listings and advertisements clearly set forth the maximum number of overnight guests permitted at the property.*
- (4) The maximum number of total guests and visitors allowed at any time in a single Limited Lodging or Vacation Rental shall not exceed the maximum overnight occupancy plus four (4) additional persons per property during the daytime, or fourteen (14) persons, whichever is less, excluding children under two (2) years of age.*
- (5) Only approved facilities, meeting current standards shall be used as a Limited Lodging or Vacation Rental. Only one (1) tenant shall be allowed on-site at any given time: Only one transient rental is allowed per parcel. Accessory dwellings shall not be used as a Limited Lodging or Vacation Rental or occupied by the owner while the facilities approved for the special exception is being used as a Limited Lodging or Vacation Rental unless specifically authorized by the Board of Commissioners when approving the special exception use.*



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- (6) *Parking shall be provided as follows:*
 - a. *Vehicles must be parked within the driveway, garage, or any other approved surface. No vehicles shall be parked on the State/ County right-of-way or along any roadway at any time.*
 - b. *A minimum of two (2) on-site parking spaces shall be available for Limited Lodging and Vacation Rentals. However, the owner of the property/facilities is responsible for providing sufficient parking to accommodate the guests. rooms;*
 - c. *Limited Lodging and Vacation Rentals larger than as provided in this Section are prohibited.*
 - d. *This maximum number of vehicles permitted for guests shall be clearly set forth in all rental agreements and in all online advertisements and listings.*
- (7) *All activities associated with Limited Lodging and Vacation Rentals shall meet the general noise standards contained below. Quiet hours shall be from 10:00 p.m. to 8:00 a.m. The property owner shall ensure that the quiet hours and limits on outdoor activities are included in rental agreements and in all online advertisements and listings.*
- (8) *Outdoor amplified sound, other than household speakers, shall not be allowed at any time associated with a Limited Lodging or Vacation Rental.*
- (9) *Pets, if allowed by owner, shall be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.*
- (10) *Recycling and refuse storage bins shall not be stored within public view unless in compliance with neighborhood standards. Recycling and trash receptacles shall be returned to screened storage areas within 24 hours of trash pick-up.*
- (11) *Outdoor fire areas, when not prohibited by state or local fire bans, may be allowed but shall be limited to 3 feet in diameter, shall be located on a non-combustible surface, shall be covered by a fire screen, and shall be extinguished as soon as it is no longer in use or by 10:00 p.m., whichever is earlier. No fire or fire area shall be located within 25 feet of a structure or combustible material.*
- (12) *All Limited Lodging or Vacation Rentals operating within the County must have a local certified property manager, which can be the owner or other designated agent, who is available 24 hours per days, 7 days per week during all times that the property is rented or used on a*



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transient basis. Certified property managers may be professional property managers, realtors, property owners, or other designated person who is a minimum of twenty-one (21) years of age.

- (13) The owner of any Limited Lodging or Vacation Rental located behind a locked gate or within a gated community shall provide gate code or a lockbox with keys ("Knox Box" or similar) for exclusive use by local law enforcement and emergency services.*
- (14) Once a Limited Lodging or Vacation Rental is approved as a special exception, a copy of these regulations shall be posted within the facilities. The owner shall post these standards in a prominent place within six (6) feet of the front door of the facilities and include them as part of all rental agreements.*
- (15) All online advertisements and/or listings for Limited Lodging or Vacation Rentals shall include the following:*
 - a. Maximum occupancy, not including children under two (2);*
 - b. Maximum number of vehicles;*
 - c. Notification that quiet hours must be observed between 10:00 p.m. and 8:00 a.m.;*
 - d. Notification that no outdoor amplified sound other than household speakers is allowed; and,*
 - e. The name, address, and number of the local certified property manager.*
- (16) The owners shall pay all required County property taxes and fees.*
- (17) The owner shall register the local certified property manager and update any contact changes with the Department of Planning & Development, which will make said contact information available to local law enforcement and emergency services.*
- (18) The owner shall obtain a business license for said Limited Lodging and Vacation Rental and comply with all applicable provisions of this Code regarding occupational taxes.*
- (19) The owners shall pay a hotel/ motel occupancy tax for said Limited Lodging and Vacation Rental and comply with all applicable provisions of this Code.*
- (20) The owner may be required to pay personal property taxes for said Limited Lodging and Vacation Rental.*
- (21) Initial complaints on vacation rentals shall be directed to the local certified property manager identified in the business license or the County, as applicable. The certified property manager shall be available 24 hours during all times when the property is rented and*



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shall be available by phone during these hours. Should a problem or arise and be reported to the certified property manager or the County, the property manager shall be responsible for contacting the tenant to correct the problem within 60 minutes, including visiting the site if necessary, to ensure that the issue has been corrected. Failure to respond to complaints or report them to emergency officials shall be considered a violation of this section and shall be cause for revocation of the business license and special land use permit. If the issue reoccurs, the complaint will be addressed by the Director or Code Enforcement division who may investigate to determine whether there was a violation of a zoning, licensing, or special use permit condition. At the discretion of the Director, the special exception may be scheduled for a revocation hearing with the Board of Commissioners, in compliance with all notice requirements. If the special exception is revoked, a special exception for a Limited Lodging or Vacation Rental may not be reapplied for or issued for a period of at least one (1) year. Additionally, a license for a Limited Lodging or Vacation Rental shall not be issued for a period of at least one (1) year upon the property as a result of the revocation of the special exception.

Staff Analysis: The applicant is requesting a special exception to allow a short-term rental on the aforementioned property. The applicant is wanting to utilize the existing 8,910 square foot house for the short-term rental and has no plans of constructing any additional structures. The applicant will be required to meet all of the conditions of Section 156.160 of the Pike County Code listed above.

(E) The Planning and Zoning Board will consider the following points in arriving at a recommendation on the special exception:

(1) It must not be contrary to the purposes of these regulations;

The request is not contrary to the purpose of the ordinance as it allows special exceptions to allow uses that are not listed as permitted uses.



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Code Enforcement*

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- (2) **It must not be detrimental to the use or development of adjacent properties or to the general neighborhood and it must not adversely affect the health, safety or welfare of the residents or workers;**

Allowing this existing structure as a short-term rental should not be detrimental to the use or development of adjacent properties or to the general neighborhood and it must not adversely affect the health, safety or welfare of the residents or workers, as long as all conditions of the ordinance are met.

- (3) **It must not constitute a nuisance or hazard because of the number of persons who will attend or use such a facility, vehicular movement, noise or fumes generated or type of physical activity;**

The proposed use of the property should not create a nuisance or a hazard to the surrounding properties if all conditions outlined in the code are met.

- (4) **It must not adversely affect existing uses and it must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use;**

The proposed use should not adversely affect any existing uses in the area if all conditions outlined in the code are met.

- (5) **It must meet all other requirements of these regulations;**

All other requirements will be met.

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



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The property is currently in violation of the code as they are renting the subject property as a short-term rental without an approved special exception.

Recommendation:

Staff recommends **APPROVAL** of this special exception with the following condition:

1. All Conditions outlined in Section 156.160 of the Pike County Code shall be adhered to.

Attachments:

- Application
- Tax Map
- Plat
- Legal Ad
- Sign Photo

**PIKE COUNTY
PLANNING AND ZONING BOARD**

Application # SE-22-06

Planning and Zoning Board Public Hearing Date: 12-8-22

Board of Commissioners Public Hearing Date: 1-11-23

☒ Special Exception ☐ Special Use Permit ☐ Variance ☐ Appeal

Property Information: District(s): 9 Land Lot(s): 113 Acres: 41.09

Tax Map Parcel #: 041 032 Address if assigned: 1370 BOTTOMS RD.

Description of Request: PERMISSION TO SHORT TERM RENT OUR
PROPERTY LOCATED AT 1370 BOTTOMS RD.

Code Reference(s): 156.160 Present Zoning: _____

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed

☒ Letter of Explanation ☒ Health Department Letter of Approval ☒ Sketch or site plan (preferable)

☒ Agent Authorization (if needed) ☒ Campaign Disclosure Form ☐ Other _____

Property Owner: David Troncoso Applicant: _____

Address: 1370 Bottoms Rd. Address: _____

City: Concord State: GA Zip: 30206 City: _____ State: _____ Zip: _____

Phone/email: 678-267-5353 dtroncoso@me.com Phone/email: _____

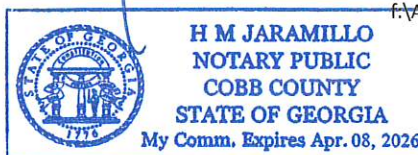
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

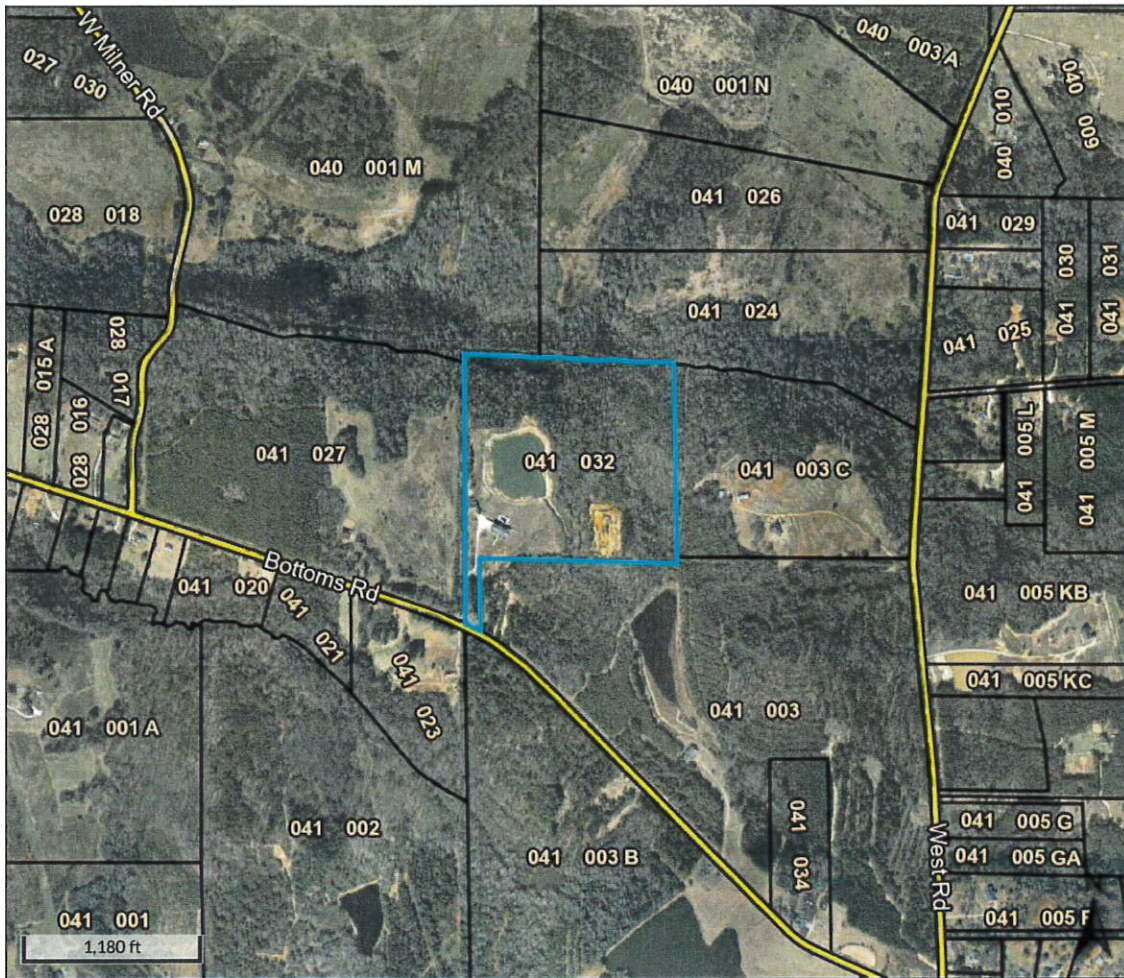
Owner's Signature: [Signature] Date: 10/13/2022

Owner's Printed Name: David Troncoso

Sworn to and subscribed before me this 13th day of OCT, 2022

Notary Public (signature & seal): [Signature]





Overview



Legend

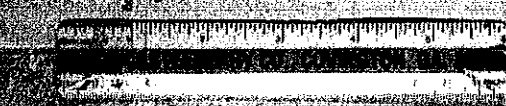
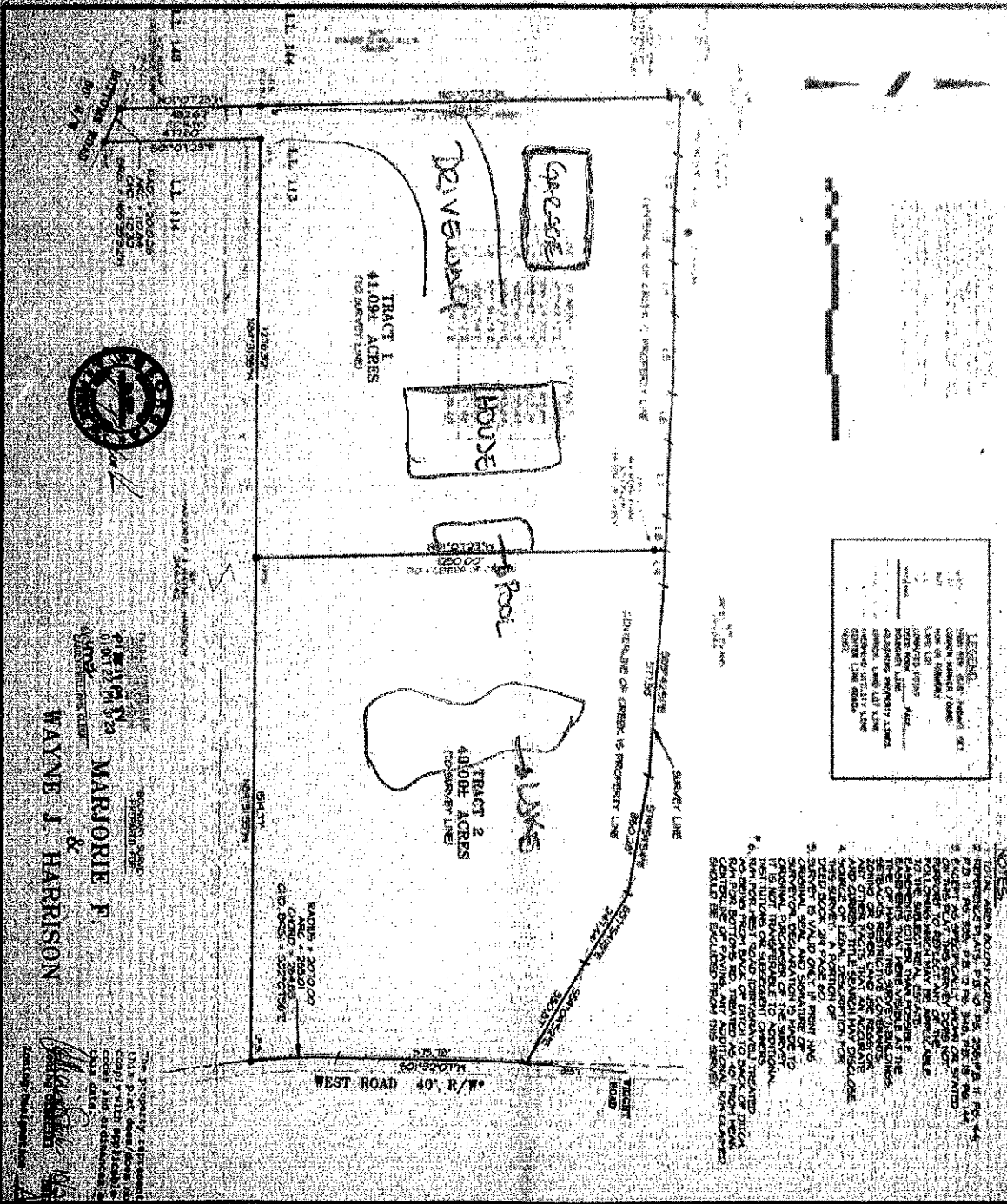
-  Parcels
-  Address Numbers
-  Roads

Parcel ID	041032	Owner	TRONCOSO DAVID	Last 2 Sales			
Class Code	Agricultural		2906 GRANDVIEW AVE NE	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		ATLANTA, GA 30305	4/20/2012	0	CU	U
Acres	41.09	Physical Address	1370 BOTTOMS RD	1/28/2011	\$1050000	FM	Q
		Assessed Value	Value \$1217831				

(Note: Not to be used on legal documents)

Date created: 10/31/2022
Last Data Uploaded: 10/31/2022 7:12:48 AM

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**PIKE COUNTY
PLANNING AND ZONING BOARD
December 8, 2022
6:30 p.m.**

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on December 8, 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-22-07 Double P Properties, LLC owner and applicant request a rezoning from A-R (Agricultural-Residential) to R-20 (Single Family Residential) for property located at on the West side of US Highway 19 South, north of Vickery Road in Land Lots 206, 209, 240 and 241 of the 8th District, further identified as Parcel IDs 073 011, 073 013 and 073 014. The property consists of 434.51 +/- acres and the request is to rezone the property to R-20 to develop a 37-lot subdivision. Commission District 3, Commissioner Jason Proctor. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for final decision.**

(2) SE-22-06 David Troncoso owner and applicant request a special exception to allow a short-term rental for property located at 1370 Bottoms Road Concord, GA 30206 in Land Lot 113 of the 9th District, further identified as Parcel ID 041 032. The property consists of 41.09 +/- acres. Commission District 1, Commissioner Tim Dantia. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for final decision.**

(3) VAR-22-13 Kenneth P. Smith owner and applicant request a variance to development regulations for property located at 561 Hunter Road, Griffin, GA 30224 in Land Lots 36 & 37 of the 2nd District, further identified as Parcel ID 063 052. The property consists of 21.96 +/- acres and the request is to increase the maximum allowable square footage of an accessory dwelling. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will make the final decision.**



SE-22-06

Sign Posed on 11-22-22

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-22-07

SUBJECT:

REZ-22-07 Double P Properties, LLC owner and applicant request a rezoning from A-R (Agricultural-Residential) to R-20 (Single Family Residential) for property located at on the West side of US Highway 19 South, north of Vickery Road in Land Lots 206, 209, 240 and 241 of the 8th District, further identified as Parcel IDs 073 011, 073 013 and 073 014. The property consists of 434.51 +/- acres and the request is to rezone the property to R-20 to develop a 37-lot subdivision. Commission District 3, Commissioner Jason Proctor. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC 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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jgilbert@pikecoga.com

"Serving Citizens Responsibly"

Case Number: REZ-22-07

Planning & Zoning Board Meeting: December 8, 2022

Board of Commissioners Meeting: January 11, 2023

Mailed Notices: November 22, 2022

Sign Posted: November 22, 2022

Owner & Applicant: Double P Properties, LLC

Property Location: Highway 19, Meansville, GA 30256
Landlots: 206, 209, 240 & 241
District: 8th
Parcel ID: 073 011, 073 013 & 073 014

Acreage: 434.51+/- acres

Commission District: District 3, Jason Proctor

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 R-20 Single-Family Residential- 2,000 Sq. Ft. for the development of a 37-lot residential subdivision.

Code Reference: Chapter 156, Zoning Code

Staff Analysis:

The subject property is currently zoned A-R Agricultural Residential, and the applicant is wanting to zone the property R-20 Single-Family Residential- 2,000 Sq. Ft. for the development of a 37-lot residential subdivision. The subject property could be developed under the A-R zoning designation; however, the applicant is wanting to allow some flag lots that have flag polls that are longer than what is allowed under the A-R zoning. The applicant is also wanting to have



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an increased minimum house size than what is allowed under the A-R zoning. By rezoning the property to R-20 will also not allow any livestock or agricultural land uses.

(F) The Planning and Zoning Board 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 R-20 Zoning District as described in Section 156.60 of the Pike County Code:

R-20 Zoning Districts are intended to establish and preserve quiet, relatively low to medium density neighborhoods of single-family residences as desired by large numbers of people with a required minimum dwelling area of 2,000 square feet. These districts are free from other uses which are incompatible with single-family homes.

This proposal of R-20 zoning would not be contrary to the purpose of this chapter as the applicant is proposing a low density neighborhood.

(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 proposed zoning of the property of R-20 would not be detrimental to the use or development of adjacent properties or to the general neighborhood as the area is all residential land uses.

(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 will not create a nuisance or a hazard to the surrounding properties.



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(4) It must not adversely affect existing uses;

The proposed zoning of the property should not adversely affect the existing uses of adjacent properties.

(5) In addition, the Planning and Zoning Board 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 not in violation of the code.

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

1. Preliminary Plat approval shall be approved prior to any development of the subject property.
2. A full set of development plans shall be submitted and approved prior to any construction on the subject property.
3. All roads for the development shall be constructed in accordance with Section 155.27 of the Pike County Subdivision Code.
4. All structures must be constructed of brick, stone, stucco, or cement fiber board or any combination thereof. No vinyl siding shall be allowed, except in the eaves and soffits.
5. No more than 37 lots can be constructed on the 434.51 +/- acres.

Attachments:

- Rezoning Application
- Tax Map
- Plat
- Proposed Site Plan
- Legal Ad
- Sign Photo

PIKE COUNTY
REZONING APPLICATION

\$200⁰⁰

Application # REZ-22-07

Planning Commission Public Hearing: 12/8/22

Board of Commissioners Public Hearing: 1/11/22

Property Information: District(s): 8th Land Lot(s): 206,209,240,241 Acres: 434.51

Street Frontage: 2,266.75' feet on the West side of US Hwy 19 South

Tax Map Parcel #: 073 011
073 013 Address if assigned: N/A
073 014

Existing Zoning Classification: A-R Proposed Zoning Classification: R-20

Summary of Proposed Project: See Letter of Explanation

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: Double P Properties, LLC Applicant: Same as owner

Address: 3060 Ga. Hwy 362 Address: _____

City: Williamson State: Ga Zip: 30292 City: _____ State: _____ Zip: _____

Phone/email: 770-227-7073 Phone/email: _____

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

Owner's Signature: [Signature] Date: 11-4-22

Owner's Printed Name: Michael Pierce

Sworn to and subscribed before me this 4th day of November, 2022.

Notary Public (signature & seal): [Signature]

*See instructions for more information.

f:\Applications\Rezoning Application.docx

Last Revised: 06/01/09

Page 1 of 3

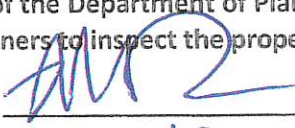
Mary N Cooper
NOTARY PUBLIC
Pike County, GEORGIA

Application # _____

Planning Commission Public Hearing:

Board of Commissioners Public Hearing:

Property Owner Authorization for Applicant (if Applicant is Different From Property Owner): I swear and affirm that I am the sole owner or own at least 51% of the property described on this application, and further authorize the person named as applicant to file this application and act as my agent. Further, I hereby authorize the staff of the Department of Planning and Development, members of the Planning Commission and Board of Commissioners to inspect the property which is the subject of this application.

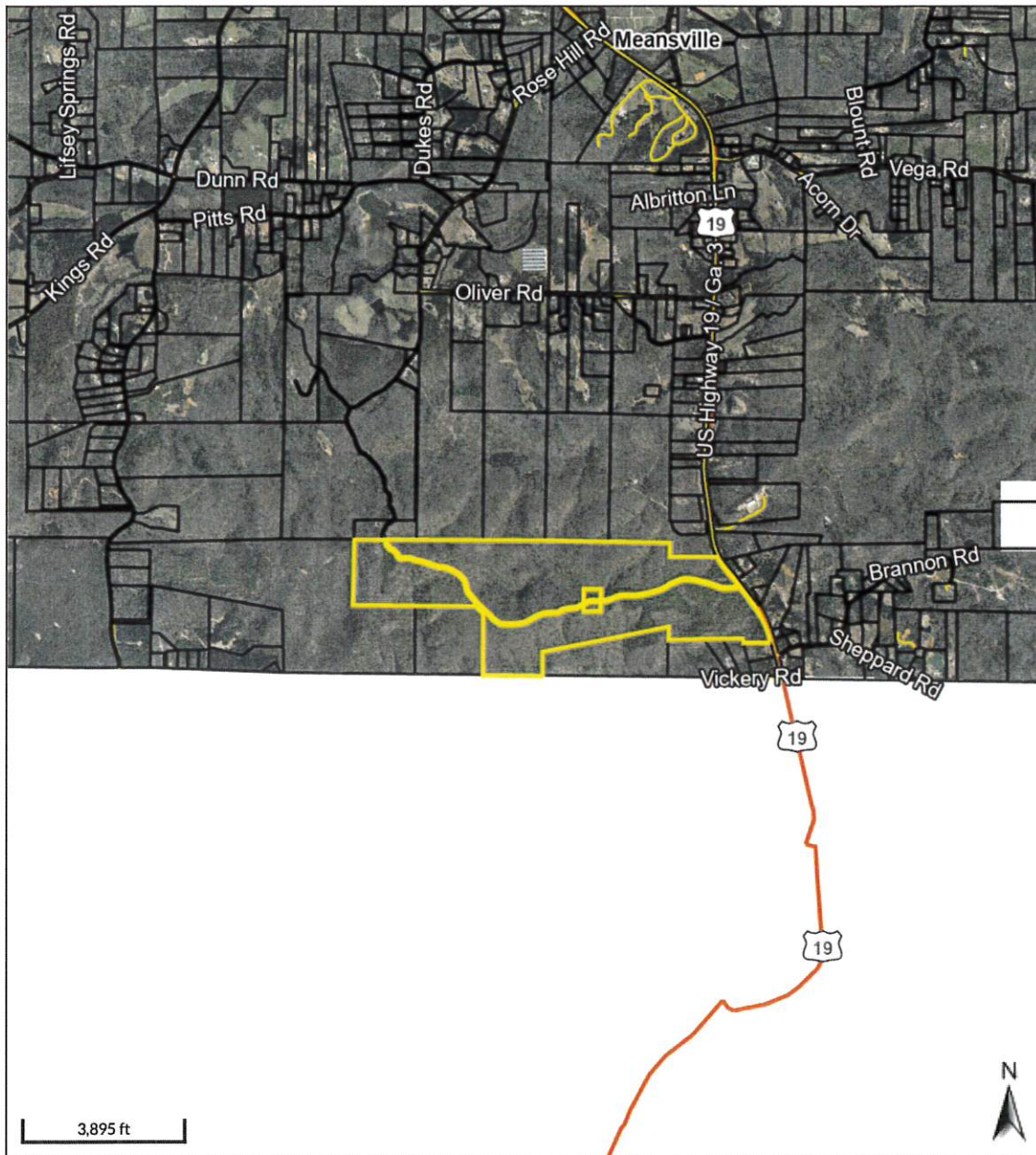
Owner's Signature:  Date: 11-4-22

Owner's Printed Name: Michael Pierre

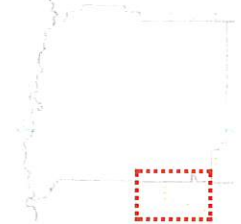
Sworn to and subscribed before me this 4th day of November, 2022.

Notary Public (signature & seal): 

Mary N Cooper
NOTARY PUBLIC
Pike County, GEORGIA
My Commission Expires
01/16/2024



Overview



Legend

□ Parcels

— Roads

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

Date created: 11/26/2022
Last Data Uploaded: 11/25/2022 9:51:00 PM

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1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, GEORGIA.

2. THE SURVEY WAS MADE BY THE SURVEYOR, JOHN D. HUGGINS, JR., AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.

3. THE SURVEY WAS MADE ON THE 15TH DAY OF MAY, 2011, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.

4. THE SURVEY WAS MADE ON THE 15TH DAY OF MAY, 2011, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.

5. THE SURVEY WAS MADE ON THE 15TH DAY OF MAY, 2011, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.

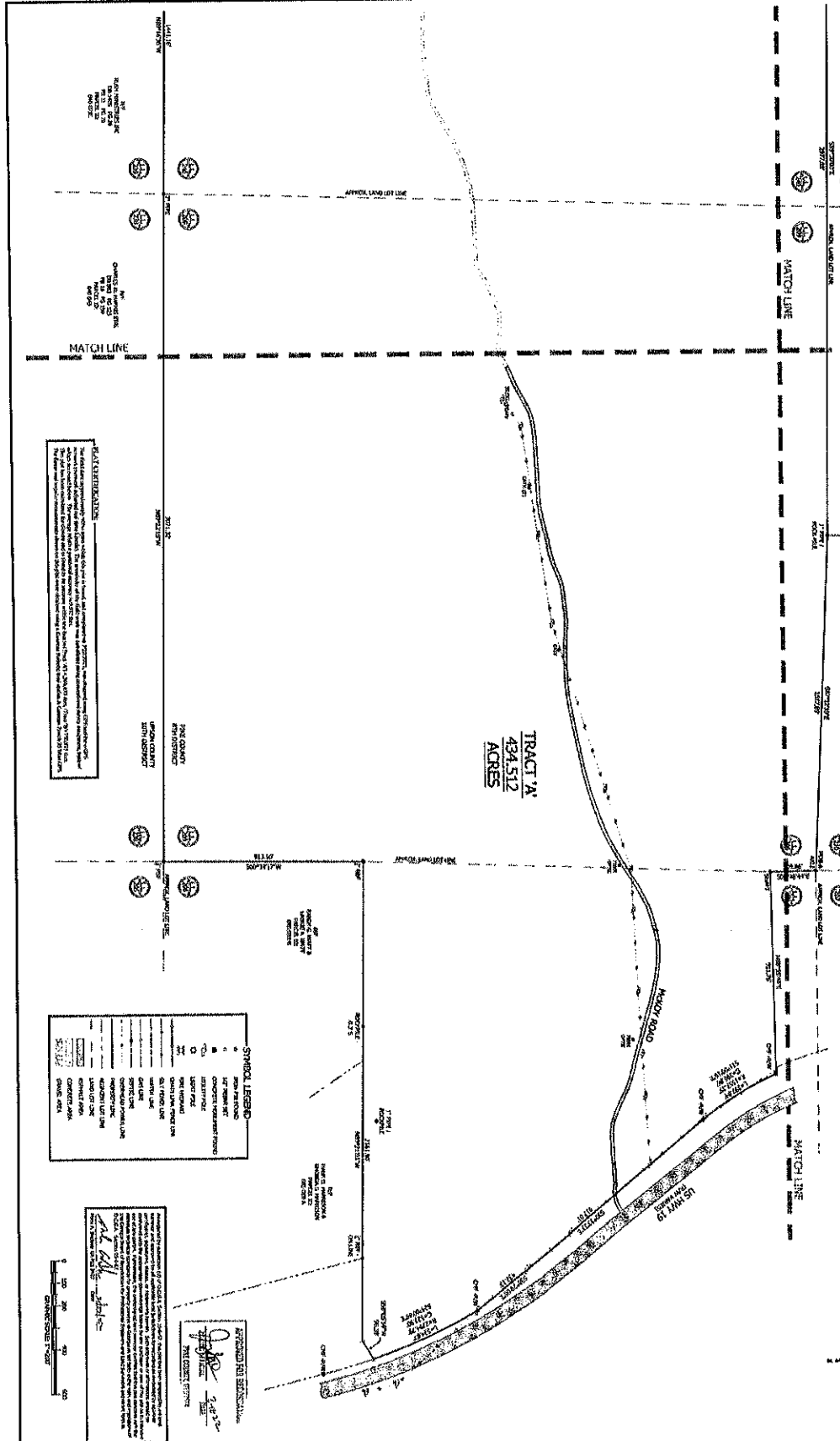
6. THE SURVEY WAS MADE ON THE 15TH DAY OF MAY, 2011, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.

7. THE SURVEY WAS MADE ON THE 15TH DAY OF MAY, 2011, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.

8. THE SURVEY WAS MADE ON THE 15TH DAY OF MAY, 2011, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.

9. THE SURVEY WAS MADE ON THE 15TH DAY OF MAY, 2011, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.

10. THE SURVEY WAS MADE ON THE 15TH DAY OF MAY, 2011, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.



BOUNDARY SURVEY FOR
LYNN ENGLISH SUTTON &
LAURA ENGLISH HUGGINS
 1. LOCATED IN LAND LOTS 208, 209, 239, 240, 241, 242, & 243
 OF THE 8th DISTRICT, HARRIS COUNTY, TEXAS

SCANLON ENGINEERING SERVICES, INC.
 211 EAST RANK STREET
 GRIFFIN, GEORGIA 30203
 PHONE (770) 447-8881 www.scanloneng.com

SES
 SURVEYING
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SEAS
SEASONAL PLANNING
REVENUE



REK	DATE	DESCRIPTION	REMARKED BY

DRAWN BY: **SJR**

DRAWING NO.:

**PIKE COUNTY
PLANNING AND ZONING BOARD
December 8, 2022
6:30 p.m.**

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(3) VAR-22-13 Kenneth P. Smith owner and applicant request a variance to development regulations for property located at 561 Hunter Road, Griffin, GA 30224 in Land Lots 36 & 37 of the 2nd District, further identified as Parcel ID 063 052. The property consists of 21.96 +/- acres and the request is to increase the maximum allowable square footage of an accessory dwelling. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will make the final decision.**



REZ-22-07

Sign Posed on 11-22-22