

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, February 9, 2023 - 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 Minutes from the December 8, 2022 PZB Meeting

IV. Unfinished Business - None

V. New Business

Public Hearing

- a. SE-22-07 Lori Blount, Carin Clark and Sherri Smith owners and Lori Blount applicant request a special exception to allow a travel trailer to be used for temporary housing for a certified hardship for property located at 991 Short Cut Road, Molena, GA 30258 in Land Lots 159 & 160 of the 9th District, further identified as Parcel ID 035 020. The property consists of 38.04+/- acres. Commission District 2, Commissioner Tim Guy. **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.**
- b. SE-22-08 David & Heather Bell owners and applicant request a special exception to allow livestock on property located at 1271 Rose Hill Road, Meansville, GA 30256 in Land Lot 214 of the 8th District, further identified as Parcel ID 071 059E. The property consists of 10.01+/- acres. 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

- a. Discussion on
the Zoning
Code Update

VII. Adjournment

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Minutes December 8, 2022

SUBJECT:

Approval of Minutes from the December 8, 2022 PZB 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
December 8, 2022
6:30 P.M.

POST AGENDA

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

I. Call to Order

Chairman Leatherman called the meeting to order by sound of the gavel at 6:30 pm.

II. Pledge of Allegiance

Chairman Leatherman lead us in the pledge of allegiance.

III. Approval of the Agenda

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

IV. Approval of the November 10, 2022, Minutes

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

V. Old Business: NONE

VI. New Business:

- 1. SUB-18-05.** STS Development, LLC, Owner and Applicant are requesting Final Plat Approval for a 29-lot Major Subdivision (Whitehorse Subdivision Phase II). 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: 1st. Commissioner: Tim Daniel. FEMA Data: Does not lie within a flood zone. Code Reference: CH 155.10 Major Subdivisions. **THE PLANNING AND ZONING BOARD WILL FOR-**

WARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.

Chairman Leatherman turned the meeting over to the Planning & Development Director Gilbert.

The Planning & Development Director Jeremy Gilbert introduced the Subdivision Application with his staff recommendation to the board for approval.

The Owner and Applicant was not present, but the Representative, Randy Davis, Land Surveyor was present.

Chairman Leatherman asked the Board for any discussion and if not then to make a motion.

Board Member Penland moved to approve the motion. Board Member Huckaby seconded the motion. The motion was passed by a vote of 3-2-0.

- 2. 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: 4th. 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.**

The Planning & Development Director Jeremy Gilbert introduced the Subdivision Application with his staff recommendation to the board for approval with 1 Zoning Condition. The condition is as following:

- 1. The two Variance Conditions shall be printed on the Final Plat before recording.**

The Owner and Applicant was not present, but the Agent/Representative, Steve Reeves, Land Surveyor was present. Mr. Reeves came forward to sign in on the sign in sheet and to explain the Application and that the Subdivision would be in 2 complete Phases.

Chairman Leatherman asked the Board for any discussion and if not then to make a motion.

Board Member Huckaby stated to the Agent/Representative, Steve Reeves, Land Surveyor that there is a 400 student private school that borders this runway to the west. How does the airplane traffic affect that when school is in session during the year? Airplanes taking off and landing right over a school. Agent/Representative, Steve Reeves, Land Surveyor stated that the air strip was there way before the school and there has not been a

complaint of any, as far as he knows. Board Member Huckaby stated that at one time it was only 1 owner with 1 lot and not the proposed 9 lots. Board Member Huckaby moved to deny the motion with 1 Zoning Condition. Vice-Chairman Loggins seconded the motion. The motion was denied by a vote of 4-1-0.

Public Hearing:

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 Land 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 4th, 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 MAKE THE FINAL DECISION.**

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

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.

The Planning & Development Director Jeremy Gilbert asked the Applicant and Owner, Kenneth P. Smith 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. Kenneth P. Smith

Names of people who oppose

1. NO ONE

The Planning & Development Director Jeremy Gilbert closed the floor.

Chairman Leatherman asked the Board for any discussion and if not then to make a

motion.

Board Member Penland moved to approve the motion with 4 Zoning Conditions recommended by staff. Vice-Chairman Loggins seconded the motion. The motion was passed by a vote of 5-0-0.

- 4. SE-22-06.** David Troncoso, Owner and Applicant request a Special Exception to allow a short-term rental to allow a short-term rental for property located at 1370 Bottoms Road Concord, GA, 30206, in Land Lot 113 of the 9th Land District further identified as Parcel ID 041 032. The property consists of 1.09+/- Acres. Commission District 1st, Commissioner Tim Daniel. **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 Special Exception Application with his staff recommendation to the board for approval with 1 Zoning Condition. The condition is as following:

- 1. All conditions outline in Section 156.160 of the Pike County Code shall be adhered to.**

The Planning & Development Director Jeremy Gilbert asked the Representative, Adriana Howard to come forth to sign in on the sign in sheet and to explain the Application. Her uncle, Scott Amerson also came forth to sign in on the sign in sheet and to explain the Application.

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

Names of people in favor

- 1. Adriana Howard**
- 2. Scott Amerson**

Names of people who oppose

- 1. John Holmes**
- 2. Paula Nalley**
- 3. Donald Nalley**
- 4. Kyle Johnson**
- 5. James Barnett**
- 6. Kristi Jacobs**
- 7. Randy Davis**

The Planning & Development Director Jeremy Gilbert closed the floor.

Chairman Leatherman asked the Board for any discussion and if not then to make a motion.

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

5. **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 Land 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 PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**

The Planning & Development Director Jeremy Gilbert introduced the Rezoning Application with his staff recommendation to the board for approval with 5 Zoning Conditions. The conditions are as following:

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 Plans 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.**

The Planning & Development Director Jeremy Gilbert asked the Applicant or Representative, Steve Reeves to come forth to sign in on the sign in sheet and to explain the Application.

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

Names of people in favor

Names of people who oppose

1. Steve Reeves

1. Brian Crews

2. Chuck Harris

(chuck.harris@delta.com)

3. Dan Russell(dgr1195@yahoo.com)

4. Darrell Blackmon

5. Laura Huggins

6. Diane Adams

7. Holly Harrison

8. Jason Pierce

Vice-Chairman Loggins moved to extend the time from 20 minutes to allow additional Speakers who opposed the Application. Board Member Pate seconded the motion. The motion was approved by a vote of 5-0-0.

The Planning & Development Director Jeremy Gilbert closed the floor. He also clarified a few points that the total acreage on the last Plat was done in February of 2020; The Pike County Tax Assessors Office information is sometimes not up to date and also, that Notification is only sent out to Pike County Residents only, not outside County Residents.

Chairman Leatherman asked the Board for any discussion and if not then to make a Motion.

Board Member Penland moved to approve the motion with 7 Zoning Conditions. The 5 Staff Recommended and the 2 additional Zoning Conditions. The conditions are as following:

- 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 Plans 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.**
- 6. All house sizes must be 2,500 square foot minimum.**
- 7. All driveways must be paved for Flag Lots.**

Board Member Huckaby seconded the motion. The motion was approved by a vote of 3-2-0.

Chairman Leatherman moved to request the Board of Commissioners look at revisions of the Pike County Codes for driveways on flag lots. Vice-Chairman Loggins seconded the motion. The motion was approved by a vote of 5-0-0.

VII. Discussions:

VIII. Adjournment:

Board Member Penland 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 8:34 pm.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SE-22-07

SUBJECT:

SE-22-07 Lori Blount, Carin Clark and Sherri Smith owners and Lori Blount applicant request a special exception to allow a travel trailer to be used for temporary housing for a certified hardship for property located at 991 Short Cut Road, Molena, GA 30258 in Land Lots 159 & 160 of the 9th District, further identified as Parcel ID 035 020. The property consists of 38.04+/- acres. Commission District 2, Commissioner Tim Guy. **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



PLANNING AND DEVELOPMENT
OFFICE

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

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

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

"Serving Citizens Responsibly"

Case Number: SE-22-07

Planning and Zoning Board: February 9, 2023

Board of Commissioners Meeting: February 9, 2023

Mailed Notices: January 24, 2023

Sign Posted: January 25, 2023

Owners: Lori Blount, Carin Clark and Sherri Smith

Applicant: Lori Blount

Property Location: 991 Short Cut Road
Molena, GA 30258
Landlot: 159 & 160
District: 9th
Parcel ID: 035-020

Acreage: 38.04 acres

Commission District: District 2, Tim Guy

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner is requesting permission via the special exception process to allow for temporary living quarters due to a medical hardship.

Code Reference: *156.43 Permitted Uses: (D)* The following accessory uses are permitted as special exceptions in A-R Districts:

(8) Manufactured home for temporary use in case of certified hardships meeting the following development standards:

(a) A person having a certified hardship shown according to the procedure contained in this section and meeting any one of the following conditions may apply to the Planning and Zoning Board for the special exception permit:



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- (i) The applicant for the special exception is to be the owner and occupant of the temporary unit and is physically or mentally disabled and requires frequent attendance by others for medical or physical care;
 - (ii) The applicant for the special exception is to be the owner and occupant of the temporary unit and at least one member of his or her family is physically or mentally disabled and requires frequent attendance by others for medical or physical care;
 - (iii) The applicant for the special exception is not to be the owner and occupant of the temporary unit but at least one of the residents of the unit is a member of the applicant/owner's family and is physically or mentally disabled and requires frequent attendance by others for medical or physical care.
- (b) In order to determine if the need for the special exception permit presented by the applicant is a certified hardship, the Planning and Zoning Board will require a doctor's letter currently dated, generally confirming the hardship and also attesting to the need for frequent attendance upon such a person by other people. The certificate will be requested by the Planning and Zoning Board directly from the doctor in attendance upon the person who is asserted to be disabled. All HIPAA regulations shall be followed;
- (c) The procedure for applying for a special exception permit for a temporary manufactured home for certified hardship is as follows:
- (i) Application should be made to the Board of Appeals for the special exception permit for a temporary manufactured home for certified hardship;
 - (ii) The Board of Appeals will explain to the applicant all conditions and limitations attached to such a permit and will secure the written certification of the applicant that he or she understands and will abide by those conditions if issued the special exception permit;
 - (iii) The Board of Appeals will consider such applications, and upon determining that all requirements have been met for such a permit, will issue the special exception permit;
- (d) Upon being granted a special exception permit to allow a temporary manufactured home for certified hardship, the applicant



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must then apply to the Zoning Administrator for a building permit for the installation of the temporary manufactured home. The procedure is as follows:

- (i) Plans for a water/well and sewage/septic system suitable for the temporary manufactured home proposed to be installed on the site must be submitted to the Pike County Environmental Health Department for its review and approval;
- (ii) Upon securing concurrence of the Pike County Environmental Health Department of the proposed water and sewage systems to serve the proposed temporary manufactured home, the owner should present evidence of such approval to the Zoning Administrator and apply for a building permit for installation of the proposed temporary manufactured home, including the water and sewage systems;
- (iii) Upon approval of the Zoning Administrator and receipt of the building permit, the owner should proceed with installation of the proposed temporary manufactured home, including water and sewage systems. The Zoning Administrator will provide required inspections of these systems during and upon completion of construction;
- (e) The following conditions apply to special exception permits issued for temporary use of a manufactured home for hardship:
 - (i) It is temporary and valid only for a specific period of time. Must be renewed every 12 months;
 - (ii) A development plan must be submitted showing the proposed locations of the principal building, the water and sewage systems and the temporary manufactured home. That development plan must be approved by the Planning and Zoning Board before issuing the temporary special exception permit;
 - (iii) During its period of approval, the temporary manufactured home must be connected to the approved water and sewage systems.
 - (iv) The temporary manufactured home must be removed within 30 days of either the expiration of the special exception permit for the temporary manufactured home or upon finding of the Planning and Zoning Board, upon its



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own application or that of any aggrieved party and after giving due notice to all concerned parties and granting full opportunity for a hearing, that the conditions for which the special exception was granted no longer exist, whichever is earlier;

(v) No more than one such unit is permitted per lot.

Staff Analysis: The applicant/owner is seeking a special exception to allow for temporary housing in a camper due to a medical hardship. The applicant intends to place a camper on the property and has been granted permission from the Pike County Health Department to use the existing septic system that is on-site for waste disposal. The existing septic system is a separate system then the one for the primary home on site. The Health Department is also testing the well to ensure it is safe to use for the camper as well. As per the aforementioned code section a letter from a medical professional has been provided stating that continual care is needed for the applicants mother. The applicant is asking for the special exception to allow then to stay in the camper to provide care for her mother and not change a lot of her current routine by living in the house with her. The code talks more about a manufactured home for temporary housing, however, due to the temporary nature of the use staff feels the use of a camper is more suitable as the code requires it to be removed 30days after the special exception expires. The Special exception is required by code to be renewed every year.

(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 nature of the request is not contrary to the purposes of these regulations; however, the code doesn't specify a travel trailer for temporary housing only a manufactured home. Staff believes the intent will be better meet by using a travel trailer for temporary housing as it is easily removable after the use of the temporary housing is completed.



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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;**

The request as proposed should not be detrimental to adjacent properties or the general neighborhood and will not affect the health, safety or welfare of the residents or workers.

- (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;**

There should be no nuisance or hazard created by the requested special exception.

- (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 as the lot is adequate in size to accommodate the proposed use.

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

All other requirements of the code will have to be met in order to be in compliance with the Pike County Code for temporary housing for a hardship.

- (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.**

There are no known violations to report currently.



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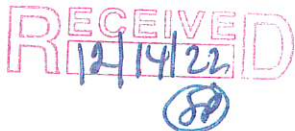
Recommendation:

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

1. Special exception must be renewed annually through the Planning and Development Department.
2. The temporary living quarters cannot be used as a rental.

Attachments:

- Application
- Tax Map
- Site Plan
- Legal Ad
- Sign Photo



PIKE COUNTY
PLANNING AND ZONING BOARD

Application # SE-22-08

Planning and Zoning Board Public Hearing Date: Jan 12, 2023
6:30pm

Board of Commissioners Public Hearing Date: Jan 31, 2023
6:30pm

☒ Special Exception

☐ Special Use Permit

☐ Variance

☐ Appeal

Property Information: District(s): 8 Land Lot(s): 214 Acres: 10.01

Tax Map Parcel #: 071059E Address if assigned: 1271 Rose Hill Rd Meansville

Description of Request: Special exception to allow livestock on the property. This would include chickens, ducks, goats (mini), donkeys (mini), and cows (mini)

Code Reference(s): _____ 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 & Heather Bell Applicant: David Bell / Heather Bell

Address: P.O. Box 544 Address: P.O. Box 544

City: Zebulon State: GA Zip: 30295 City: Zebulon State: GA Zip: 30295

Phone/email: 770-468-9211 Phone/email: dbell97111@gmail.com

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

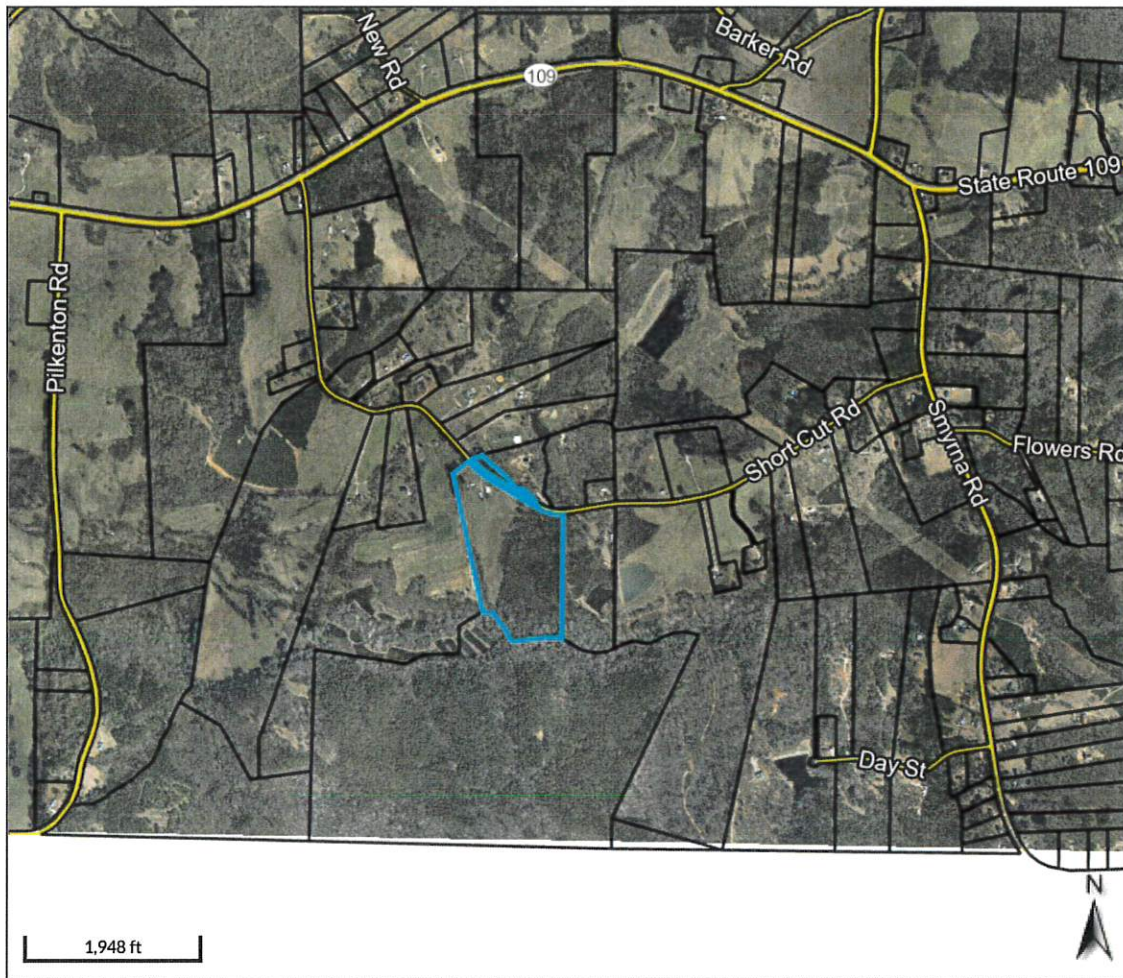
Owner's Signature: David G Bell III Date: 14 Dec 22

Owner's Printed Name: David G Bell III

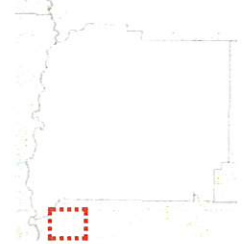
Sworn to and subscribed before me this 14th day of December, 2022

Notary Public (signature & seal): Jennifer Gilson





Overview



Legend

Parcel ID	035 020	Owner	WEST LINDA K.		Last 2 Sales			
Class Code	Consrv Use		991 SHORT CUT RD		Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		MOLENA, GA 30258		4/9/2012	0	CU	U
Acres	38.04	Physical Address	991 SHORT CUT RD		2/27/2012	0	CU	U
		Assessed Value	Value \$248096					

(Note: Not to be used on legal documents)

Date created: 12/20/2022
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PIKE COUNTY PLANNING AND ZONING BOARD

6:30 p.m. February 9, 2023

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on February 9, 2023, 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) SE-22-07 Lori Blount, Carin Clark and Sherri Smith owners and Lori Blount applicant request a special exception to allow a travel trailer to be used for temporary housing for a certified hardship for property located at 991 Short Cut Road, Molena, GA 30258 in Land Lots 159 & 160 of the 9th District, further identified as Parcel ID 035 020. The property consists of 38.04+/- acres. Commission District 2, Commissioner Tim Guy. **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-22-08 David & Heather Bell owners and applicant request a special exception to allow livestock on property located at 1271 Rose Hill Road, Meansville, GA 30256 in Land Lot 214 of the 8th District, further identified as Parcel ID 071 059E. The property consists of 10.01+/- acres. 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.**

The Pike County Board of Commissioners will conduct a **PUBLIC HEARING** on February 28, 2023, at 6:30 pm at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. **The public is invited to speak in favor or in opposition of the request.**



Sign Photo SE-22-07

Posted 1-25-2023

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SE-22-08

SUBJECT:

SE-22-08 David & Heather Bell owners and applicant request a special exception to allow livestock on property located at 1271 Rose Hill Road, Meansville, GA 30256 in Land Lot 214 of the 8th District, further identified as Parcel ID 071 059E. The property consists of 10.01+/- acres. 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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"Serving Citizens Responsibly"

Case Number: SE-22-08

Planning and Zoning Board: February 9, 2023

Board of Commissioners Meeting: February 9, 2023

Mailed Notices: January 24, 2023

Sign Posted: January 25, 2023

Owner/Applicant: David & Heather Bell

Property Location: 1271 Rose Hill Road
Meansville, GA 30256
Landlot: 214
District: 8th
Parcel ID: 071 059E

Acreage: 10.01 acres

Commission District: District 3, Jason Proctor

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner is requesting permission via the special exception process to allow for livestock on a residential property in a subdivision in the A-R Zoning District.

Code Reference: *156.43 Permitted Uses: (A)* The following principal uses are permitted in A-R Districts:

(1) Agricultural, except that the keeping of livestock, equine, bovine, poultry, or swine in connection with a primary residential use (permitted residential homes or subdivisions in A-R district(s)) shall be considered an accessory use and will require special exception approval as provided in Section 156.43 (D) (3) of this Section.



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”

156.43 Permitted Uses: (D) The following accessory uses are permitted as special exceptions in A-R Districts:

(3) The keeping of livestock, including but not limited to cattle, which will require dedicated pastureland of no less than 5 acres; the keeping of equine and bovine, which will require dedicated pastureland of no less than 1 acre and at a rate of one animal per acre; and the keeping of swine and poultry, which require a minimum of 5 acres.

Staff Analysis: The applicant/owner is seeking a special exception to allow livestock on a residential property in conjunction with a primary residence in a named subdivision. According to the zoning code a special exception is required to allow livestock in the A-R zoning district when in conjunction with a primary residence. The applicant is asking to have chickens, ducks, mini goats, mini donkeys and mini cows. The applicant has 10 acres and will be required to meet the standards outlined in Section 156.43 (D) (3) as it relates to dedicated pastureland and minimum land area should this special exception be approved.

(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 nature of the request is not contrary to the purposes of these regulations as the code allows an applicant to request a special exception for livestock in the A-R zoning district.

(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;

The request as proposed should not be detrimental to adjacent properties or the general neighborhood and will not affect the health, safety or welfare of the residents or workers.

(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;



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There should be no nuisance or hazard created by the requested special exception.

- (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 as the lot is adequate in size to accommodate the proposed use.

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

All other requirements of the code will have to be met in order to be in compliance with the Pike County Code.

- (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.**

There are no known violations to report currently.

Recommendation:

Staff recommends **APPROVAL** of this special exception.

Attachments:

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

PIKE COUNTY
PLANNING AND ZONING BOARD

RECEIVED
12/12/22
57

Application # SE-22-07

Planning and Zoning Board Public Hearing Date: 1-12-23

Board of Commissioners Public Hearing Date: 1-31-23

☒ Special Exception

☐ Special Use Permit

☐ Variance

☐ Appeal

Property Information:

District(s): 9

Land Lot(s): 159 + 160

Acres: 33.04

Tax Map Parcel #: 035 020

Address if assigned: 991 Short Cut Rd. Molena

Description of Request:

We respectfully request a special zoning exception in order to place our travel trailer on the property where my mother resides. This will be a temporary situation (12-24 months.) She requires daily assistance but is able to stay in her home at this time.

Code Reference(s):

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: Lori Blount, Carin Clark,

Applicant: Lori Blount

Address: Sherri Smith

Address: 991 Short Cut Rd.

* see back for addresses / phone

City: _____ State: _____ Zip: _____

City: Molena State: GA Zip: 30258

Phone/email: _____

Phone/email: 770-534-2336 / 1blount62@gmail.com

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

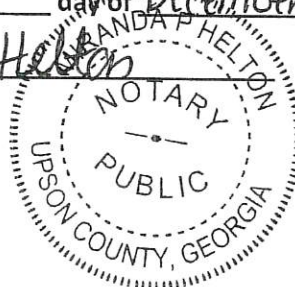
Owner's Signature: [Signature]

Date: 12-5-22

Owner's Printed Name: Carin Clark

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

Notary Public (signature & seal): Miranda P. Helton






Overview



Legend

-  Parcels
-  Roads

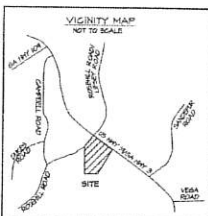
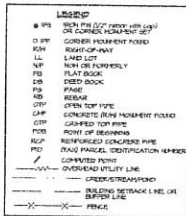
Server unavailable

Date created: 12/20/2022
Last Data Uploaded: 12/20/2022 6:29:29 AM

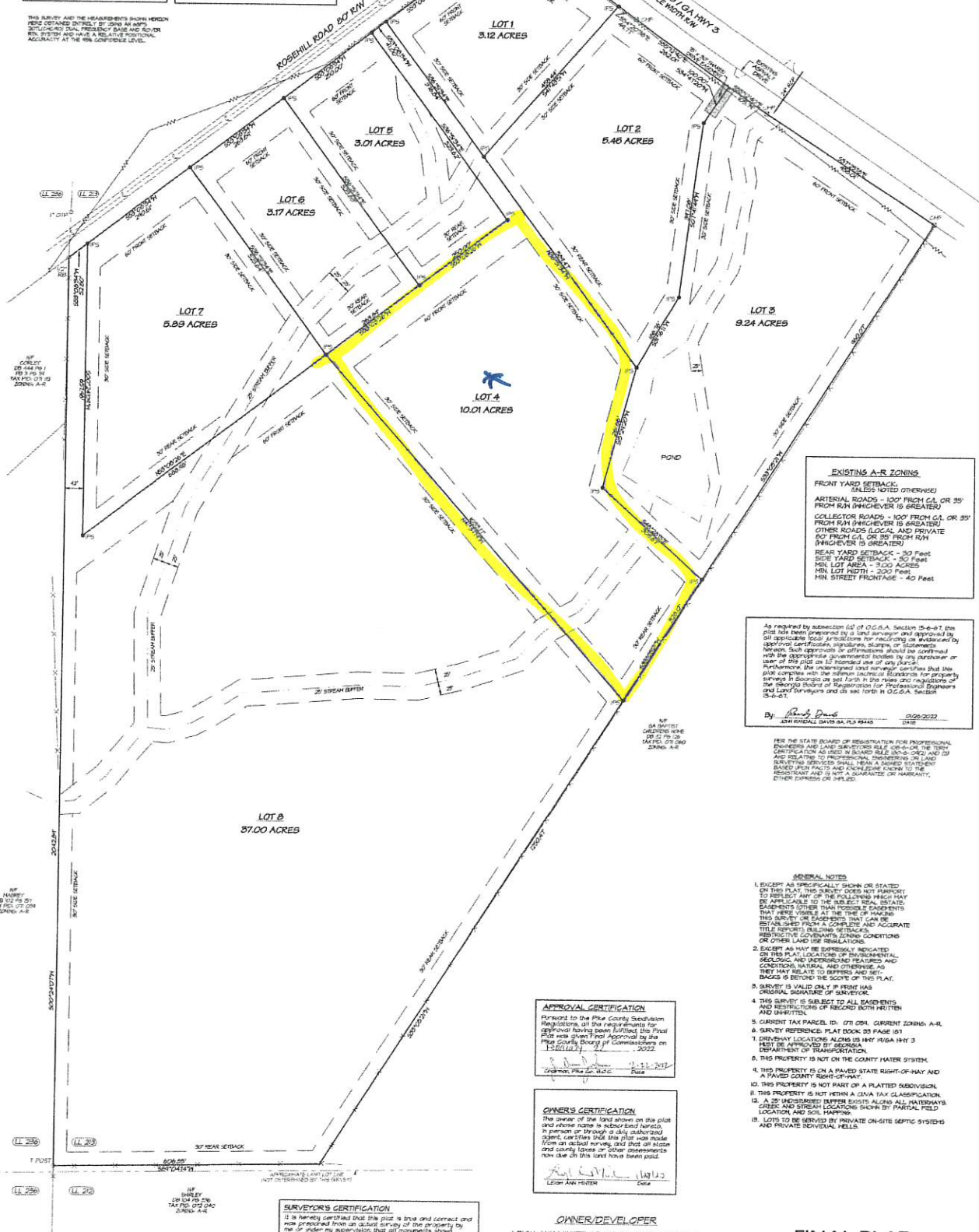
Developed by  **Schneider**
GEOSPATIAL

FILED IN OFFICE
CLERK OF COURT
03/25/2022 11:25 AM
PAUL THOMPSON, CLERK
SUPERIOR COURT
PINE COUNTY, GA

Don Hayson



THIS SURVEY AND THE MEASUREMENTS SHOWN HEREON WERE OBTAINED ENTIRELY BY USING AN ADPS 20TLC/HC/RC DUAL FREQUENCY BASE AND ROYER RTK SYSTEM AND HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95% CONFIDENCE LEVEL.



EXISTING A-R ZONING
FRONT YARD SETBACK - UNLESS NOTED OTHERWISE
ARTERIAL ROADS - 100' FROM CAL OR 35' FROM R/H (WHICHEVER IS GREATER)
COLLECTOR ROADS - 100' FROM CAL OR 35' FROM R/H (WHICHEVER IS GREATER)
OTHER ROADS (LOCAL AND PRIVATE) - 25' FROM CAL OR 35' FROM R/H (WHICHEVER IS GREATER)
REAR YARD SETBACK - 30 Feet
SIDE YARD SETBACK - 30 Feet
MIN. LOT AREA - 3,000 Acres
MIN. LOT WIDTH - 200 Feet
MIN. STREET FRONTAGE - 40 Feet

As required by subsection 16(2) of O.G.S.A. Section 15-6-67, this plot file must be prepared by a land surveyor and approved by all applicable local jurisdictions. The plot must be accompanied by approval certificates, signatures, stamps, or statements of approval. Such approvals or affirmations should be continued with the plot file until the plot is approved by the purchaser or user of the plot as it is intended use of any parcel.

Furthermore, the undersigned and reviewer certifies that this plot file complies with the American Land 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.G.S.A. Section 15-6-67.

By: Randy Davis
JON RANDALL DAVIS SA, FL 93445

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

GENERAL NOTES

- GENERAL NOTES:**
1. EXCEPT AS NOTED, THIS PLAT IS BASED ON RECORDS ON FILE AT THE COUNTY CLERK'S OFFICE. THIS PLAT, HOWEVER, DOES NOT PURPORT TO REFLECT THE ACTUAL LOCATION OF ANY EASEMENTS OR EASEMENTS OTHER THAN THOSE SPECIFICALLY IDENTIFIED HEREON. THIS SURVEY OF EASEMENTS THAT CAN BE IDENTIFIED FROM THE RECORDS WILL NOT GUARANTEE THE LOCATION OF ANY EASEMENTS OR EASEMENTS OF OTHER LAND USE REGULATIONS.
 2. THE SURVEY OF EASEMENTS DOES NOT IDENTIFY THE EXACT LOCATION OF ANY EASEMENTS OR EASEMENTS OF OTHER LAND USE REGULATIONS. THE EXACT LOCATION OF ANY EASEMENTS OR EASEMENTS OF OTHER LAND USE REGULATIONS IS THE RESPONSIBILITY OF THE PARTY ACQUIRING THE EASEMENT OR EASEMENTS OF OTHER LAND USE REGULATIONS.
 3. SURVEY IS VALID ONLY IF PRIOR HAD ORIGINAL SURVEY OF THE PROPERTY.
 4. THIS SURVEY IS NOT A GUARANTEE OF THE LOCATION OF EASEMENTS AND RESTRICTIONS OF RECORD BOTH PERTAINING AND NOT PERTAINING TO THE PROPERTY.
 5. CURRENT TAX PARCEL ID: 071-079-0000 ZONING: A-1-R
 6. SURVEY REFERENCE PLAT BOOK 30 PAGE 101
 7. COUNTY RECORDS REFERENCE: 071-079-0000
 8. THIS SURVEY IS NOT A GUARANTEE OF THE LOCATION OF EASEMENTS AND RESTRICTIONS OF RECORD BOTH PERTAINING AND NOT PERTAINING TO THE PROPERTY.
 9. THIS PROPERTY IS NOT ON THE COUNTY HAZARD SYSTEM.
 10. THIS PROPERTY IS A PAVED STATE RIGHT-OF-WAY AND IS NOT A PLATTED SUBDIVISION.
 11. THIS PROPERTY IS NOT PART OF A PLATTED SUBDIVISION.
 12. THIS PROPERTY IS NOT PART OF A JOINT TAX CLASSIFICATION.
 13. THIS SURVEY IS NOT A GUARANTEE OF THE LOCATION OF EASEMENTS AND RESTRICTIONS OF RECORD BOTH PERTAINING AND NOT PERTAINING TO THE PROPERTY.
 14. LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC SYSTEM

APPROVAL CERTIFICATION

Pursuant to the Pike County Subdivision Regulations, all the requirements for approval having been fulfilled, this Final Plat was given Final Approval by the Pike County Board of Commissioners on 1-20-2021.

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

OWNER'S CERTIFICATION

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

SURVEYOR'S 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, that all monuments shown herein actually exist or are marked as "future", and their location, size, type, and material are correctly shown, and that all surveying requirements of the Pike County Subdivision Regulations have been fully complied with.

By: Barry Davis 01/06/07

OWNER/DEVELOPER

LEIGH ANN MINTER MICHAEL GLENN BUFFORD
CHARLES E. BANKSTON & BETH BANKSTON
LEIGH ANN MINTER
122 MINTER DRIVE
MEANSVILLE GA 30256
770-412-4343

FINAL PLAT
CEDARS SOUTH
SUBDIVISION

SURVEY FOR: LEIGH ANN MINTER, MICHAEL GLENN BURFORD, CHARLES E. BANKSTON & BETH BANKSTON			REV.	DATE	DESCRIPTION
LAND LOT 21B 5TH DISTRICT PIKE COUNTY					
DATE OF FIELD WORK: 01/31/2022	DATE OF SURVEY PLAT: 01/26/2022	CITY: N/A	SCALE: 1" = 100'		DRAWN BY: JRD



TERRA SERVICES
COMPANY, LLC

Randy Davis
Georgia Registered Professional
Land Surveyor # 3448
Randy.tedlco@gmail.com
770-468-4838



PIKE COUNTY PLANNING AND ZONING BOARD

6:30 p.m. February 9, 2023

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on February 9, 2023, 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) SE-22-07 Lori Blount, Carin Clark and Sherri Smith owners and Lori Blount applicant request a special exception to allow a travel trailer to be used for temporary housing for a certified hardship for property located at 991 Short Cut Road, Molena, GA 30258 in Land Lots 159 & 160 of the 9th District, further identified as Parcel ID 035 020. The property consists of 38.04 +/- acres. Commission District 2, Commissioner Tim Guy. **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-22-08 David & Heather Bell owners and applicant request a special exception to allow livestock on property located at 1271 Rose Hill Road, Meansville, GA 30256 in Land Lot 214 of the 8th District, further identified as Parcel ID 071 059E. The property consists of 10.01 +/- acres. 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.**

The Pike County Board of Commissioners will conduct a **PUBLIC HEARING** on February 28, 2023, at 6:30 pm at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. **The public is invited to speak in favor or in opposition of the request.**



Sign Photo SE-22-08

Posted 1-25-2023

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Zoning Code Discussion

SUBJECT:

Discussion on the Zoning Code Update

ACTION:

ADDITIONAL DETAILS:

REVIEWERS:

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