

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, March 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 for February 9, 2023 PZB Regular Meeting

IV. Unfinished Business - None

V. New Business

Public Hearing

- a. REZ-23-01 McJota Holdings, LLC owner and Jonathan Anderson applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located at the southwest corner of Rose Hill Road and US Highway 19, Meansville, GA 30256 in Land Lot 218 of the 8th District, further identified as Parcel ID 071 059N. The property consists of 3.12+/- acres. The request is for the construction of a self-storage facility. 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.**
- b. SE-23-01 McJota Holdings, LLC owner and Jonathan Anderson applicant request a special exception to allow a self-storage facility on property located the southwest corner of Rose Hill Road and US Highway 19, Meansville, GA 30256 in Land Lot 218 of the 8th District, further identified as Parcel ID 071 059N. The property consists of 3.12+/- 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.**
- c. OV-23-01 McJota Holdings, LLC owner and Jonathan Anderson applicant request an Overlay review in accordance with Chapter 160 of the Pike County Code for property located at the southwest corner of Rose Hill Road and US Highway 19, Meansville, GA 30256 in Land Lot 218 of the 8th District, further identified as Parcel ID 071 059N. The property consists of 3.12+/- acres. Commission District 3, Commissioner Jason Proctor. **The PZB will hear and review the**

request and have final decision.

- d. REZ-23-02 Johnnie Bertram owner and Steve Godwin applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located on the west side of US Highway 19, East of Williamson Zebulon Road, Zebulon, GA 30295 in Land Lots 224 & 225 of the 8th District, further identified as Parcel ID 066 032 ZZ. The property consists of 39.146+/- acres. The property to be zoned is only the property in Pike County as illustrated as tract 1 and 2 on the plat drawn by Sibley-Miller Surveying and Planning dated 12/28/2022. The request is for future commercial use. Commission District 1, Commissioner Tim Daniel. **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-23-03 Southern Cousins Properties, LLC owner and applicant request a rezoning from P-I (Professional-Institutional) to C-3 (Heavy Commercial) for property located at 13576 US Highway 19, Zebulon, GA 30295 in Land Lot 91 of the 2nd District, further identified as Parcel ID 075 111 D and 075 111. The property consists of 7.44+/- acres. The request is for future commercial use. 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 forward a recommendation to the BOC for final decision.**

VI. Discussion - None

VII. Adjournment

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Minutes February 9, 2023

SUBJECT:

Approval of Minutes for February 9, 2023 PZB Regular Meeting

ACTION:

ADDITIONAL DETAILS:

REVIEWERS:

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

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-23-01

SUBJECT:

REZ-23-01 McJota Holdings, LLC owner and Jonathan Anderson applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located at the southwest corner of Rose Hill Road and US Highway 19, Meansville, GA 30256 in Land Lot 218 of the 8th District, further identified as Parcel ID 071 059N. The property consists of 3.12+/- acres. The request is for the construction of a self-storage facility. 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



PLANNING AND DEVELOPMENT
OFFICE

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

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

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

"Serving Citizens Responsibly"

Case Number: REZ-23-01

Planning and Zoning Board: March 9, 2023

Board of Commissioners Meeting: March 28, 2023

Mailed Notices: February 15, 2023

Signs Posted: February 20, 2023

Owner: McJota Holdings, LLC

Applicant: Jonathan Anderson

Property Location: Southwest corner of Hwy 19 and Rose Hill Road
Landlot: 218
District: 8th
Parcel ID: 066 032 ZZ

Acreage: 3.12+/- 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 C-3 Heavy Commercial.

Code Reference: CH 156, CH 160 and CH 164

Staff Analysis: The subject property is currently zoned A-R Agricultural-Residential and is currently vacant. The applicant is wishing to rezone the subject property to construct a self-storage facility on the 3.12 acres. The site is located in the US 19 Overlay district and has a concurrent application for overlay review running with this rezoning application. Based on the overlay only the first 400 feet of the property from the center of the right-of-way is located in the overlay and bound by the requirements. Based on the survey submitted the entire property shall be bound by the overlay.



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According to the proposed site plan the applicant is proposing 4 storage buildings consisting of approximately 30,000 square feet. Chapter 160 of the Pike County Code requires self-storage facilities to be approved as a special exception in the US 19 Overlay district. The applicant has a concurrent special exception application running with this rezoning application.

(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 C-3 Zoning District as described in Section 156.215 of the Pike County Code:

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

This proposal of C-3 zoning would not be contrary to the purpose of this chapter as it located on a 5 lane Highway that is designated as a major arterial road. However, based on the character area map that is a part of the 2022 Comprehensive Plan no portion of this property is designated for commercial uses. Therefore, the proposed zoning would not be supported by that designation on the future land use map/charter area map.

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

The general neighborhood is a mixture of commercial and residential zoning classifications and should not be detrimental to the development of other nearby properties. The proposed use of this property should not adversely affect the health or safety of residents or workers.



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- (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 as a self-storage development should not create a nuisance or a hazard to the surrounding properties.

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

The proposed use of the property as a self-storage development should not adversely affect the existing uses of adjacent properties. Provided that adequate buffers are provided to separate the non-residential use from the residential uses.

- (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.*

Staff is not aware of any violations at this time.

Recommendation: Staff recommends **DENIAL** of the request. However, should the Board approve the request staff recommends the following conditions:

- 1) The entire site shall be developed in compliance with the US 19 Overlay Ordinance.
 - 2) All portions of the building facing a public right-of-way shall be brick or stone and in substantial compliance with the proposed pictures provided as part of the request.
 - 3) A fifty-foot (50') buffer shall be planted or maintained on all property lines that abut a residentially zoned property meeting the standards outline in Chapter 164 of the Pike County Code.
-



PLANNING AND DEVELOPMENT OFFICE

*Planning – Zoning – Environmental – Permits & Inspections
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Attachments:

- Rezoning Application
- Tax Map
- Plat
- Site Plan
- Letter of Intent
- Proposed Building Material Photos
- Legal Ad
- Sign Photo

PIKE COUNTY
REZONING APPLICATION

RECEIVED
1-31-23
NP \$828

Application # ReZ-23-01

Planning and Zoning Board Public Hearing: 3-9-23

Board of Commissioners Public Hearing: 3-28-23

Property Information: District(s): 8TH Land Lot(s): 218 Acres: 3.12

Tax Map Parcel #: 071 059N Address if assigned: LOT 1 HIGHWAY 19

Existing Zoning Classification: RESIDENTIAL Proposed Zoning Classification: C-3

Summary of Proposed Project: THE PROPOSED PROJECT WOULD BE TO
CONSTRUCT SELF-STORAGE UNITS, CLIMATE CONTROLLED AMUNITS, AND
COVERED STORAGE.

Code Reference(s): 156.218 (A)(10)

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) ☒ Campaign Disclosure Form ☐ Other _____

Property Owner: McJOTA HOLDINGS, LLC Applicant: JONATHAN ANDERSON

Address: 418 Southeast Bruce St Address: 4470 REIDSBORO RD

WILLIAMSON

City: FAIRBURN State: GA Zip: 30213 City: GA WILLIAMSON State: GA Zip: 30292

Phone/email: 404-805-5129 McJota@att.net 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: 1-30-23

Owner's Printed Name: John ANDERSON

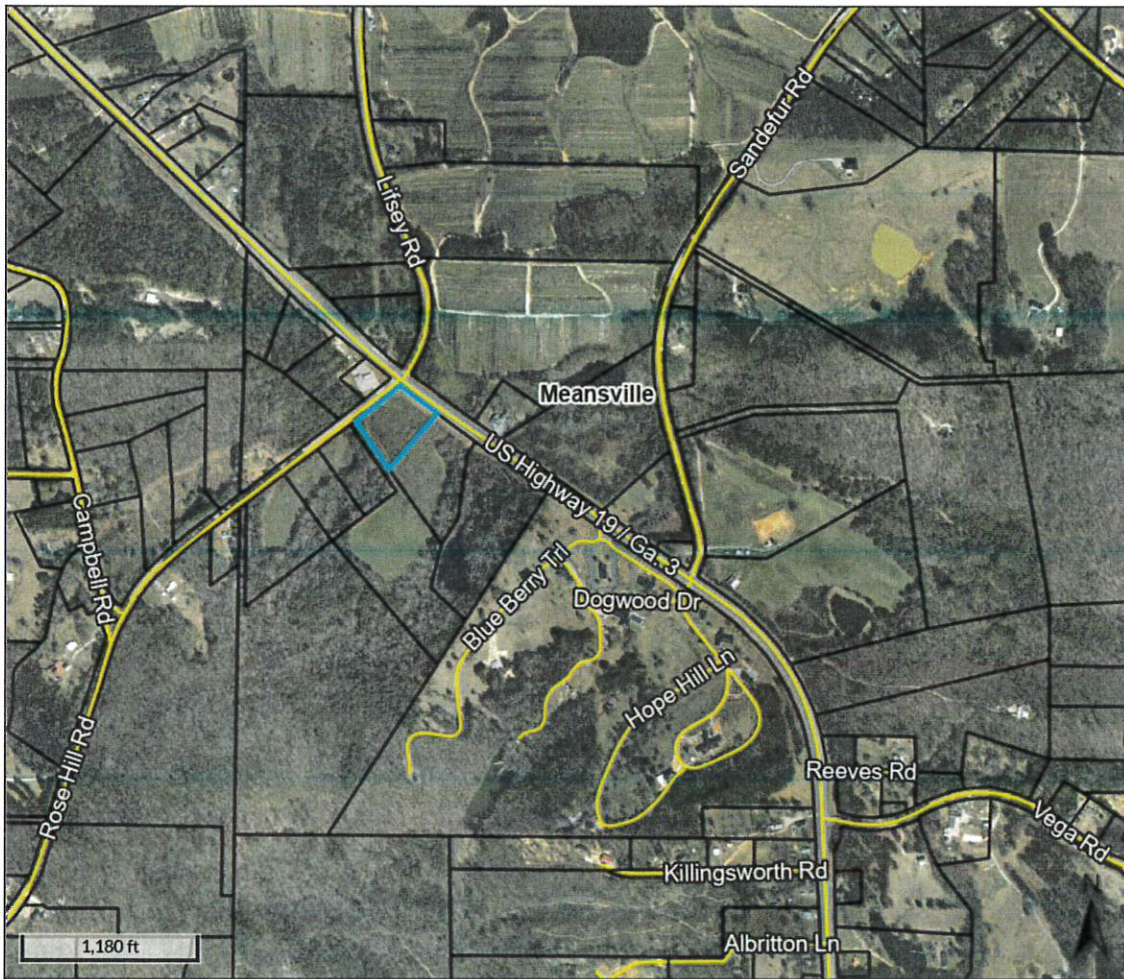
Sworn to and subscribed before me this 30 day of Jan., 2023

Notary Public (signature & seal): [Signature]



*See instructions for more information.

CC. 537869
Rec 89



Overview



Legend

-  Parcels
-  Roads

Parcel ID 071059 N
 Class Code n/a
 Taxing District
 Acres n/a

Owner n/a
 Physical Address n/a
 Assessed Value

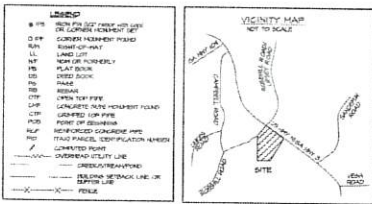
Last 2 Sales			
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n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

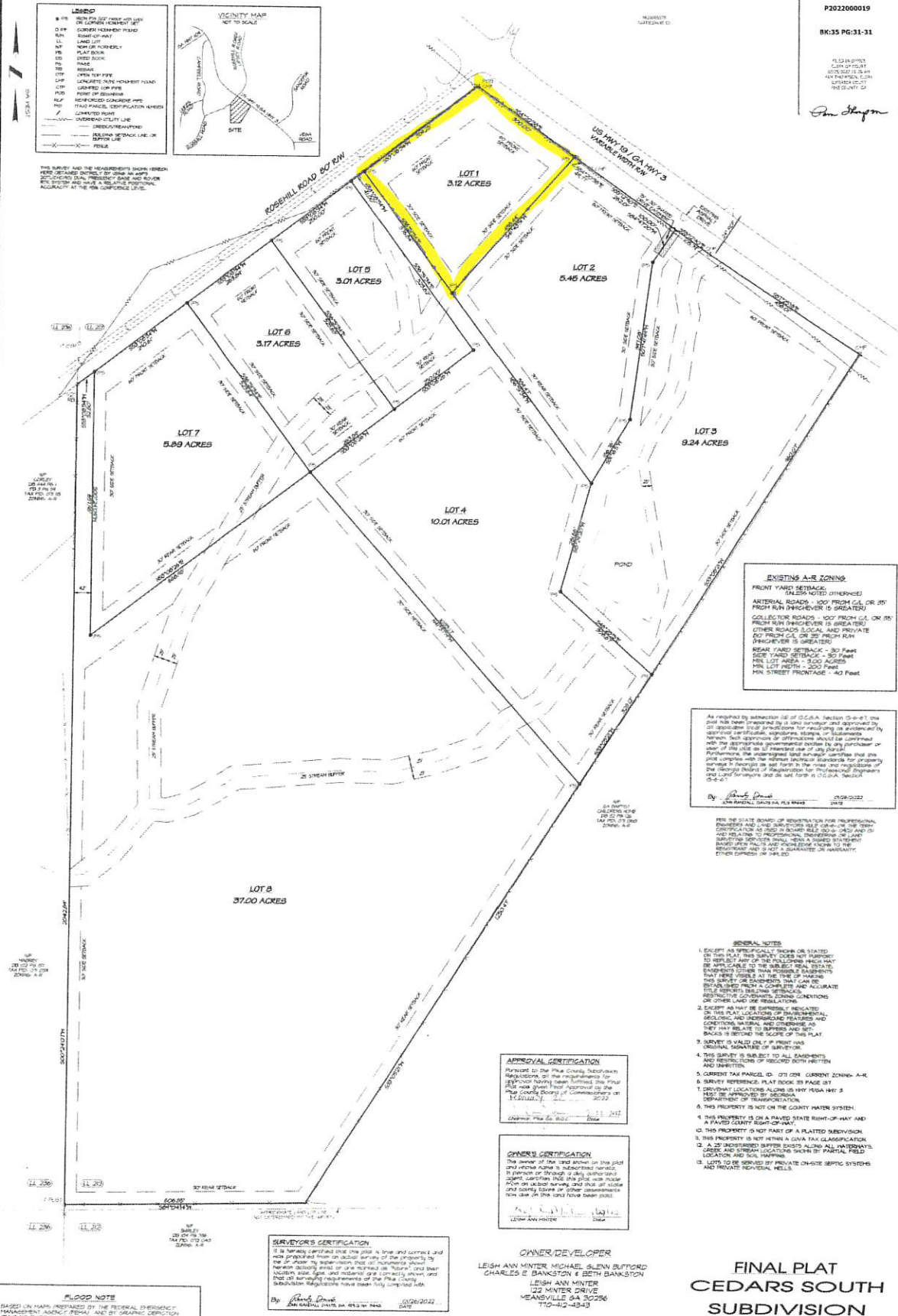
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Developed by  **Schneider**
 GEOSPATIAL

Sam Hayson



THIS SURVEY AND THE MEASUREMENTS SHOWN HEREON WERE OBTAINED ENTIRELY BY USING AN ASPS 2000/CHORD DUAL FREQUENCY BASE AND ROVER 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 C/L OR
FROM R/W (WHICHEVER IS GREATER)
COLLECTOR ROADS - 100' FROM C/L
FROM R/W (WHICHEVER IS GREATER)
OTHER ROADS (LOCAL AND PRIVATE
60' FROM C/L OR 35' FROM R/W
(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 (a) of O.G.S.A. Section 14-2-6-1, the plot must have been prepared by a land surveyor and approved by at least applicable local jurisdictions for recording as evidence of the surveyor's calculations, signatures, stamps, or statements. The surveyor must have been duly licensed by the State of North Carolina. Each approved survey must be filed with the State and with the appropriate governmental bodies by any purchaser or owner of the plot as an intended use of any parcel.

Plots that are not approved by the State of North Carolina do not comply with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the State Board of Registration for Professional Engineers and Land Surveyors and do not form in O.G.S.A. Section 14-2-6-1.

By: Barry Davis 000-0000
JOHN RANDALL DAVIS SA, PLS BRANT 2007

THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS HEREBY ADVISES THAT THE TECHNICAL CERTIFICATION IS SUBJECT TO THE FOLLOWING RULES, REGULATIONS AND ORDINANCES OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. SURVEYING SERVICES SHALL BEAR A SIGNED STATEMENT BEING TRUE FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

GENERAL NOTES

- [illegible]

APPROVAL CERTIFICATION

Forward to the Pike County Subdivision
Regulations, all the requirements for
approval having been fulfilled, this Pike
Plan has given Final Approval by the
Pike County Board of Commissioners a
March 7, 2022

Chairman, Pike Co. BOC Date

GENERAL CERTIFICATION

The owner of the land shown on this plan and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plot was made from an actual survey, and that all roads and county lines or other boundaries have due on this land have been paid.

SURVEYOR'S CERTIFICATION

It is hereby certified that this plan is true and correct and was prepared from an actual survey of the property by me or under my supervision that all monuments shown hereon actually exist or are marked as "burn" 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: Robert Davis (Signature) 01/26/2013

By: Paul D. Davis (12/20/2022)
DAVID DAVIS, JR. DAVID DAVIS, JR.
DAVID DAVIS, JR. DAVID DAVIS, JR.

OWNER/DEVELOPER

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

FINAL PLAT
CEDARS SOUTH
SUBDIVISION

SURVEY FOR LEISH ANN WINTER MICHAEL SLENN BURNFORD CHARLES E. BANKSTON & BETH BANKSTON			RE/	DATE	DESCRIPTION
LAND LOT 218 8TH DISTRICT PIKE COUNTY					
DATE OF FIELD WORK	DATE OF SURVEY PLAT	CITY	SCALE	DRAWN BY	
01/23/2022	01/26/2022	N/A	1" = 100'	JRD	



TERRA SERVICES
COMPANY, LLC

COMPANY, LLC
Randy Davis
Georgia Registered Professional
Land Surveyor # 3448
Randy.ted11@gmail.com
1700-1-66-2000

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION
ONLY, NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL
FLOODED HAZARD AREA, AS PER INSURANCE RATE MAP
NUMBER 1251, COMBINED WITH AN EFFECTIVE DATE OF SEPT. 1, 2009.
NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

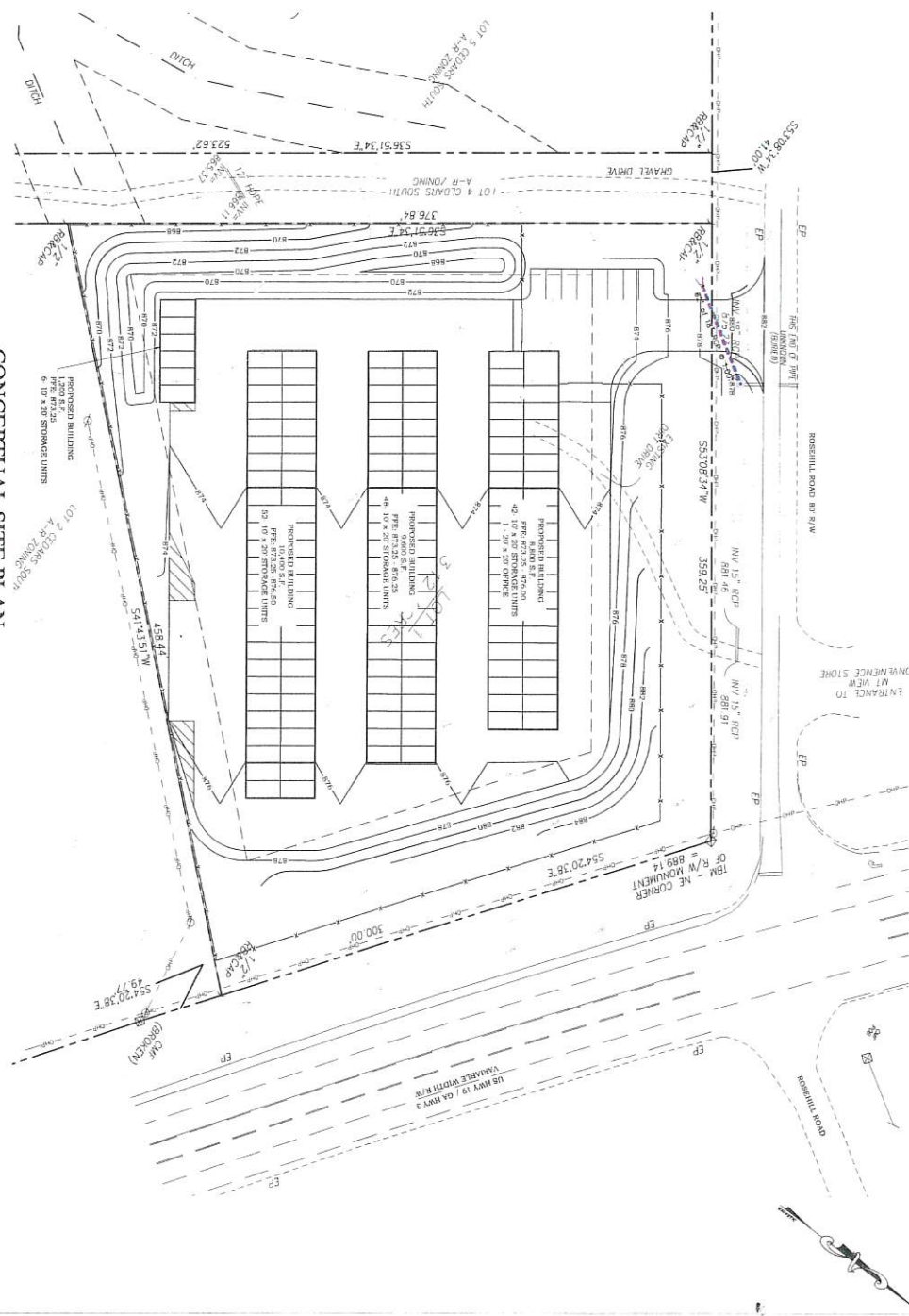




- SITE NARRATIVE**
1. PROPERTY AND SURROUNDING DATA, MAPS, RECORD SURVEY PROVIDED BY TITUS SURVEY COMPANY, LLC DATED DECEMBER 2020.
 2. COUNTY RECORDS, A-4-R ZONING, 1/2" SCALE, 1/4" = 1'.
 3. PROPERTY OWNER: MEANSVILLE, LLC.
 4. CONTACT: JENNIFER WATSON, PROJECT MANAGER, 404-465-5125.
 5. PROJECT: MEANSVILLE, LLC.
 6. SITE ZONING: GENERAL ZONING A-4-R / REQUESTED ZONING: C-4.
 7. TOTAL AREA OF SITE: 112 ACRES.
 8. AVAILABLE LOT AREA: 112 ACRES.
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McJOTA HOLDINGS, LLC MINI WAREHOUSES
ROSE HILL ROAD
PIKE COUNTY, GEORGIA

CONCEPTUAL SITE PLAN
FOR



No.	Revisions	Date
1		

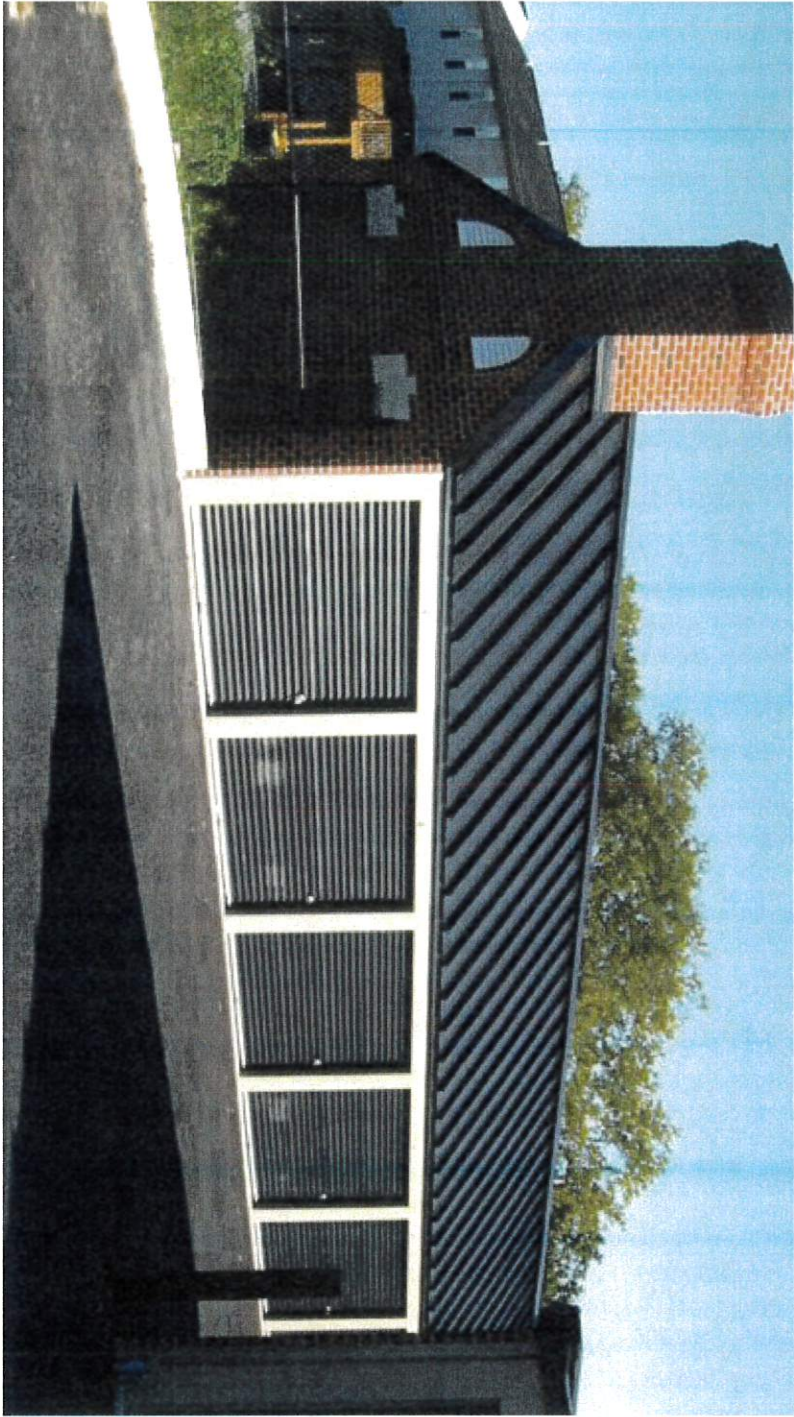
CONCEPTUAL SITE PLAN FOR
McJOTA HOLDINGS, LLC
MINI WAREHOUSES
MEANSVILLE, GEORGIA
 LOCATED IN LANDLOTS 213 OF THE 8 DISTRICT, PIKE COUNTY

PARAGON
 CONSULTING GROUP
 350 airport road griffin, georgia 30224
 phone (770) 412-7700 www.pcgeng.com

PROJECT NO.	2872700	DATE	JANUARY 2023
DESIGNED BY	JLB	CHECKED BY	CNP
SHEET: 1 OF 1			

Description of Project

This project will consist of the construction of modern, aesthetically pleasing self storage warehouses. The project is located on 3.12 acres at the corner of Rosehill Rd. and US 19 south. The project will consist of four buildings, with a total of approximately 30,000 square feet. Approximately 8000 square feet will be climate controlled. The buildings will have brick fascia facing all roadways, and there will be no rollup doors facing Rosehill Rd. The landscaping will be such that meets with the ordinances laid out for the US 19 Overlay District. There will be evergreen buffers and a stone/wood fence surrounding the business. The paths between the buildings will be paved, and there will be two sliding gates to secure the premises.







PIKE COUNTY PLANNING AND ZONING BOARD

6:30 p.m. March 9, 2023

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on March 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) REZ-23-01 McJota Holdings, LLC owner and Jonathan Anderson applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located at the southwest corner of Rose Hill Road and US Highway 19, Meansville, GA 30256 in Land Lot 218 of the 8th District, further identified as Parcel ID 071 059N. The property consists of 3.12+/- acres. The request is for the construction of a self-storage facility. 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) REZ-23-02 Johnnie Bertram owner and Steve Godwin applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located on the west side of US Highway 19, East of Williamson Zebulon Road, Zebulon, GA 30295 in Land Lots 224 & 225 of the 8th District, further identified as Parcel ID 066 032 ZZ. The property consists of 39.146+/- acres. The property to be zoned is only the property in Pike County as illustrated as tract 1 and 2 on the plat drawn by Sibley-Miller Surveying and Planning dated 12/28/2022. The request is for future commercial use. Commission District 1, Commissioner Tim Daniel. **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.**

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The Pike County Board of Commissioners will conduct a **PUBLIC HEARING** on March 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.**



Highway 19 Sign



Rose Hill Rd Sign

Sign Photo REZ-23-01

Taken 2/20/2023

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SE-23-01

SUBJECT:

SE-23-01 McJota Holdings, LLC owner and Jonathan Anderson applicant request a special exception to allow a self-storage facility on property located the southwest corner of Rose Hill Road and US Highway 19, Meansville, GA 30256 in Land Lot 218 of the 8th District, further identified as Parcel ID 071 059N. The property consists of 3.12+/- 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



PLANNING AND DEVELOPMENT
OFFICE

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

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

Phone: 770-567-2007

Fax: 770-567-2024

jgilbert@pikecoga.com

"Serving Citizens Responsibly"

Case Number: SE-23-01

Planning and Zoning Board: March 9, 2023

Board of Commissioners Meeting: March 28, 2023

Mailed Notices: February 15, 2023

Signs Posted: February 20, 2023

Owner: McJota Holdings, LLC

Applicant: Jonathan Anderson

Property Location: Southwest corner of Hwy 19 and Rose Hill Road
Landlot: 218
District: 8th
Parcel ID: 066 032 ZZ

Acreage: 3.12+/- 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 C-3 Heavy Commercial.

Code Reference: CH 160

Staff Analysis: The applicant is requesting a special exception to allow self-storage facilities in the Hwy 19 Overlay district. The applicant also has a rezoning request that is running concurrently with this application rezone the property to C-3 Heavy Commercial.

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



PLANNING AND DEVELOPMENT OFFICE

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

Regulations require self-storage facilities in the Hwy 19 Overlay District to be approved via the special exception process.

(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;

Self-storage facilities should not endanger anyone's health, safety, or welfare. They are a permitted use in the C-3 Zoning District outside of the Hwy 19 Overlay District.

(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;

Noise and fumes should be virtually non-existent. Increased traffic and activity at the area, should be very minimal as a self-storage facility does not generate a lot of daily trips.

(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 and the site is of sufficient size to satisfy the space requirements for this use.

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

All other requirements will be met.

(6) In addition, the Board of Appeals 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



PLANNING AND DEVELOPMENT OFFICE

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Code Enforcement*

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Fax: 770-567-2024
jgilbert@pikecoga.com

"Serving Citizens Responsibly"

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.

The property is not currently in violation of any ordinances that we are aware of.

Recommendation:

Staff recommends **DENAIL** of this special exception. However, Should the Board approve the request staff recommends the following conditions:

1. All storage building shall be designed and constructed in such a manner that no roll-up doors are facing a public right-of-way.
2. All portions of the building facing a public right-of-way shall be brick or stone and in substantial compliance with the proposed pictures provided as part of the request.
3. A six (6) foot tall privacy fence shall be provided along all property lines adjoining residential properties. A decorative fence will be allowed along all public rights-of-way.

Attachments:

- Special Exception Application
- Tax Map
- Plat
- Site Plan
- Letter of Intent
- Proposed Building Material Photos
- Legal Ad
- Sign Photo

RECEIVED

1-31-23
W

PIKE COUNTY
PLANNING AND ZONING BOARD

2023
\$515.60

Application # SE-23-01

Planning and Zoning Board Public Hearing Date: 3-9-23

Board of Commissioners Public Hearing Date: 3-28-23

☒ Special Exception

☐ Special Use Permit

☐ Variance

☐ Appeal

Property Information:

District(s): 8TH

Land Lot(s): 218

Acres: 3.12

Tax Map Parcel #: 021 059

Address if assigned: Lot 1 Hwy 19

Description of Request: THE PROPOSED PROJECT WOULD BE TO CONSTRUCT
SELF STORAGE UNITS, CLIMATE CONTROLLED UNITS, AND COVERED
STORAGE. *OUTSIDE STORAGE*

Code Reference(s): 156.218 (A) (10)

Present Zoning: RESIDENTIAL

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: MCJOTA HOLDINGS LLC

Applicant: JONATHAN ANDERSON

Address: 418 SOUTHEAST BRIDGE ST

Address: 4470 REIDSBORO RD

City: FAIRBURN

State: GA

Zip: 30213

City: WILLIAMSON

State: GA

Zip: 30292

Phone/email: 404-805-5129 MCJOTA@YAHOO.COM

Phone/email: 404-805-5129 MCJOTA@YAHOO.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: John Anderson

Date: 1-30-23

Owner's Printed Name: John ANDERSON

Sworn to and subscribed before me this 30 day of Jan, 2023

Notary Public (signature & seal): Vernice Justice

CC. 537850

Rec 98



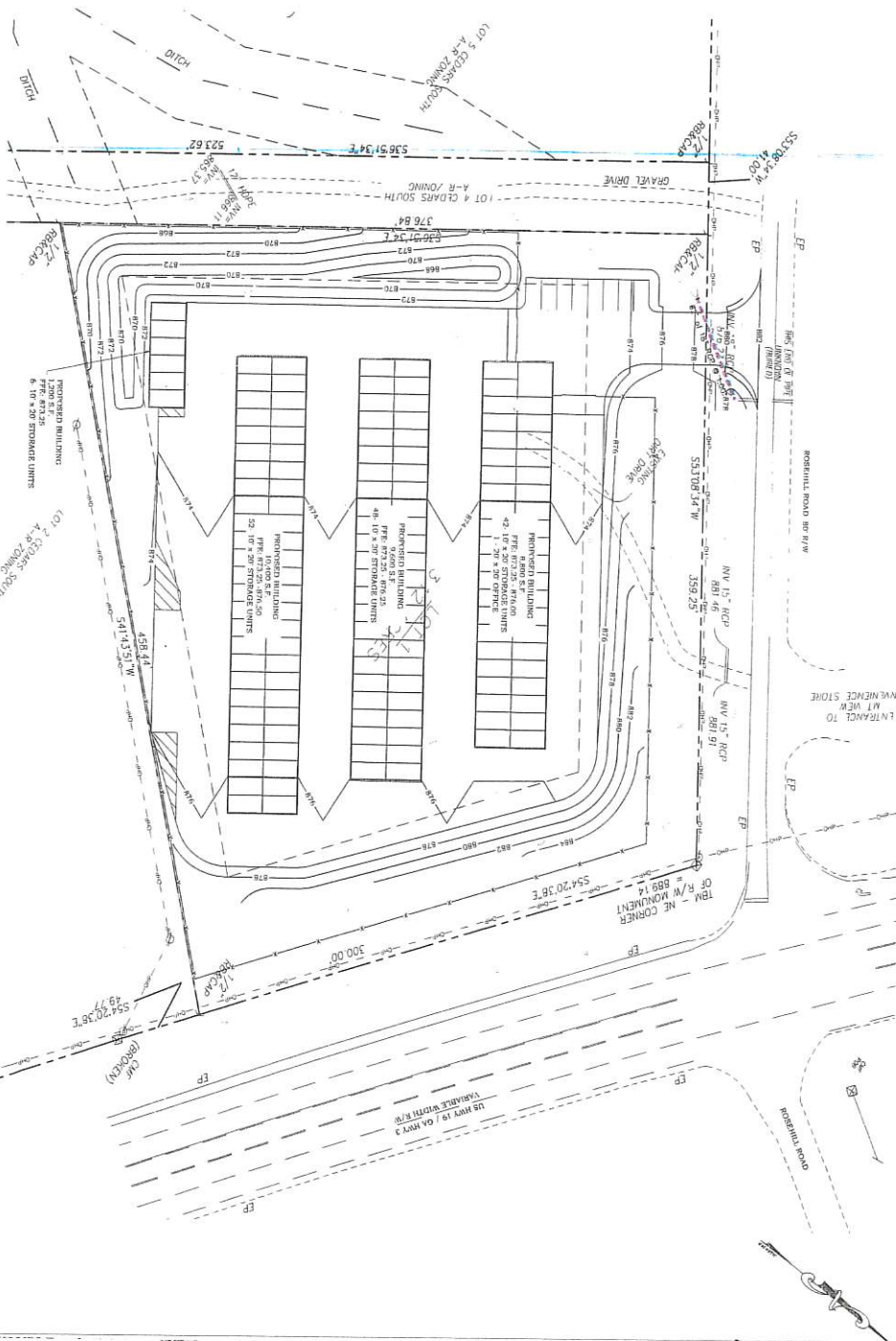


SURVEY FOR:			REV	DATE	DESCRIPTION
LEIGH ANN MITCHELL MICHAEL GLENN SUFFORD CHARLES E. BANKSTON J BETH BANKSTON					
LAND LOT 210 5TH DISTRICT PIKE COUNTY					
DATE OF FIELD WORK	DATE OF SURVEY PLAT	CITY	SCALE	DRAWN BY	
01/31/2022	01/26/2022	N/A	1" = 100'	JRD	



SITE NARRATIVE

1. SUBMITTER AND PROPOSER: McJOTA HOLDINGS, LLC
2. PROJECT LOCATION: LANDLOT 213 OF THE 8 DISTRICT, PIKE COUNTY, GEORGIA
3. PROJECT OWNER: McJOTA HOLDINGS, LLC
4. ADDRESS AND COORDINATES: 4000 S. 112 AVENUE, MEANSVILLE, GA 30224
5. PHONE: 404-425-3338
6. SITE DATA: COUNTRY ZONE A-4 / REGISTERED ZONE C-3
7. SITE AREA: 11.12 ACRES
8. PROPOSED DEVELOPMENT: 11 MINI WAREHOUSE UNITS
9. PROPOSED LOT AREA: 11.12 ACRES
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CONCEPTUAL SITE PLAN
FOR
McJOTA HOLDINGS, LLC MINI WAREHOUSES
ROSE HILL ROAD
PIKE COUNTY, GEORGIA



No.	Revisions	Date
1		

PROJECT No. 2017020
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: JANUARY 2017

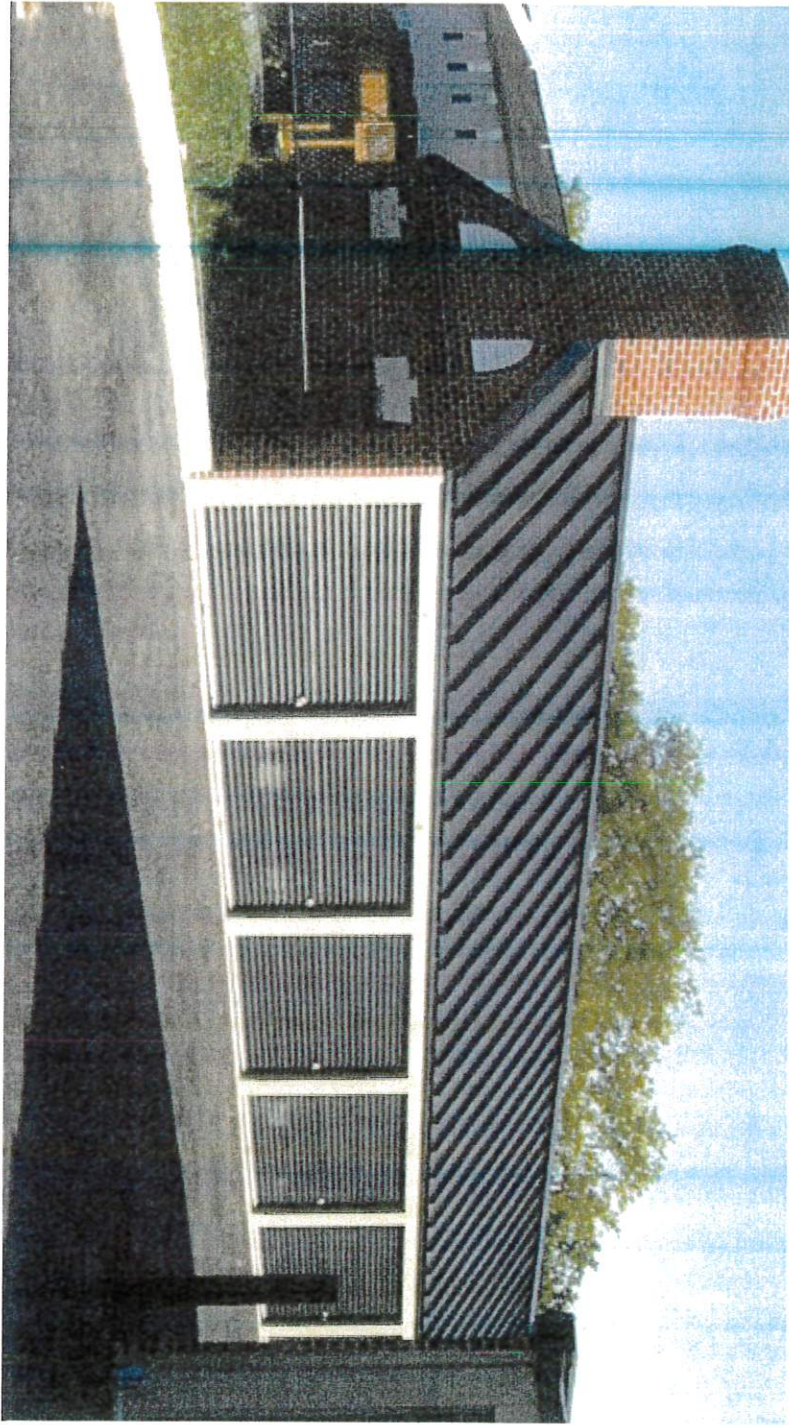
CONCEPTUAL SITE PLAN FOR
McJOTA HOLDINGS, LLC
MINI WAREHOUSES
MEANSVILLE, GEORGIA
LOCATED IN LANDLOTS 213 OF THE 8 DISTRICT, PIKE COUNTY

PARAGON
CONSULTING GROUP
350 Airport Road, Griffin, Georgia 30224
phone (770) 412-7700 www.pcgeng.com

Description of Project

This project will consist of the construction of modern, aesthetically pleasing self storage warehouses. The project is located on 3.12 acres at the corner of Rosehill Rd. and US 19 south. The project will consist of four buildings, with a total of approximately 30,000 square feet.

Approximately 8000 square feet will be climate controlled. The buildings will have brick fascia facing all roadways, and there will be no rollup doors facing Rosehill Rd. The landscaping will be such that meets with the ordinances laid out for the US 19 Overlay District. There will be evergreen buffers and a stone/wood fence surrounding the business. The paths between the buildings will be paved, and there will be two sliding gates to secure the premises.







PIKE COUNTY PLANNING AND ZONING BOARD

6:30 p.m. March 9, 2023

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on March 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) REZ-23-01 McJota Holdings, LLC owner and Jonathan Anderson applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located at the southwest corner of Rose Hill Road and US Highway 19, Meansville, GA 30256 in Land Lot 218 of the 8th District, further identified as Parcel ID 071 059N. The property consists of 3.12+/- acres. The request is for the construction of a self-storage facility. 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) REZ-23-02 Johnnie Bertram owner and Steve Godwin applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located on the west side of US Highway 19, East of Williamson Zebulon Road, Zebulon, GA 30295 in Land Lots 224 & 225 of the 8th District, further identified as Parcel ID 066 032 ZZ. The property consists of 39.146+/- acres. The property to be zoned is only the property in Pike County as illustrated as tract 1 and 2 on the plat drawn by Sibley-Miller Surveying and Planning dated 12/28/2022. The request is for future commercial use. Commission District 1, Commissioner Tim Daniel. **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) REZ-23-03 Southern Cousins Properties, LLC owner and applicant request a rezoning from P-I (Professional-Institutional) to C-3 (Heavy Commercial) for property located at 13576 US Highway 19, Zebulon, GA 30295 in Land Lot 91 of the 2nd District, further identified as Parcel ID 075 111 D and 075 111. The property consists of 7.44+/- acres. The request is for future commercial use. 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 forward a recommendation to the BOC for final decision.**

(4) SE-23-01 McJota Holdings, LLC owner and Jonathan Anderson applicant request a special exception to allow a self-storage facility on property located the southwest corner of Rose Hill Road and US Highway 19, Meansville, GA 30256 in Land Lot 218 of the 8th District, further identified as Parcel ID 071 059N. The property consists of 3.12+/- 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 March 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.**



Highway 19 Sign



Rose Hill Rd Sign

Sign Photo SE-23-01

Taken 2/20/2023

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

OV-23-01

SUBJECT:

OV-23-01 McJota Holdings, LLC owner and Jonathan Anderson applicant request an Overlay review in accordance with Chapter 160 of the Pike County Code for property located at the southwest corner of Rose Hill Road and US Highway 19, Meansville, GA 30256 in Land Lot 218 of the 8th District, further identified as Parcel ID 071 059N. The property consists of 3.12+/- acres. Commission District 3, Commissioner Jason Proctor. **The PZB will hear and review the request and have 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: OV-23-01

Planning and Zoning Board: March 9, 2023

Owner: McJota Holdings, LLC

Applicant: Jonathan Anderson

Property Location: Southwest corner of Hwy 19 and Rose Hill Road
Landlot: 218
District: 8th
Parcel ID: 066 032 ZZ

Acreage: 3.12+/- acres

Commission District: District 3, Jason Proctor

FEMA Data: Does not lie within a flood zone.

Request: Applicant is requesting an approved master site plan and landscape plan to develop a Self-storage facility at the corner of Highway 19 and Rose Hill Road as required by Chapter 160 of the Pike County Code.

Code Reference: CH 160

Staff Analysis: The applicant is requesting site plan/landscape plan approval for the proposed self-storage facility they are wanting to construct in compliance with the Highway 19 Overlay requirements.

Please refer to your packets for the applicant submitted master site plan, narrative, landscape plan, and other data.

The proposed design elements of the building meet or exceed all CH 160 overlay requirements. The landscape plan provides sufficient landscaping along the public right-of ways but does not meet the buffer requirements for the property lines that adjoin residentially zoned parcels. A fifty (50) foot buffer in compliance with Chapter 164 of the Pike County Code needs to be established on the property lines that do not abut a public right-of-way.



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Due to the size of the proposed development, a full set of development plan including an NOI and a hydrology study, will have to be submitted and approved before a building permit can be applied for.

The applicant is proposing to have access only from Rose Hill Road and not have any access from Highway 19, so no permit from GADOT will be required only approval from Pike County Public Works.

Recommendation: Staff recommends **DENIAL** of the Overlay application. However, Should the Board approve the application staff recommends a conditional approval subject to the following conditions:

1. Site plan/landscape plan shall be updated to show all buffers meeting the requirements of Chapter 164 of the Pike County Code. Plans shall also be updated to show fencing types and materials to be used.
2. All buildings shall be constructed in substantial compliance with the proposed pictures provided as part of the request.

Attachments:

- Overlay Application
- Tax Map
- Plat
- Site Plan
- Landscape Plan
- Letter of Intent
- Proposed Building Material Photos

RECEIVED
1-31-23
DPO

\$300

OV-23-01

PIKE COUNTY
US HIGHWAY 19 AND US HIGHWAY 41 OVERLAY DISTRICT
APPLICATION

CC. 537881

Rec 9

Planning Commission Meeting Date: 3-9-23

OWNER INFORMATION:

Owner Name: McJota Holdings LLC

Phone: 404-805-5129

Address: 418 Southeast Broad St

Email: McJota@yahoo.com

City: Fairburn State: GA Zip: 30212

PROJECT INFORMATION:

Project Name: _____ Property Address: Lot 1 US 19

Acreage: 3.12 Current Zoning: R Current Use: VACANT

Description of Project: THE PROPOSED PROJECT WOULD BE TO CONSTRUCT SELF STORAGE UNITS, CLIMATE CONTROLLED UNITS AND COVERED STORAGE

Zonings/uses on adjoining properties (Example R15/Single Family House):

North: C3 South: A-R

East: A-R West: A-R

Highway Frontage (check one): ☒ US Hwy 19 ☐ US Hwy 41

Length (feet) of Frontage: 300 # of Proposed Access Points: 1 (0 on US 19) on Roseville Rd

If project is on US Hwy 41, what is the approximate distance in feet to the nearest median break? _____

Are there any existing stubouts on adjacent properties to serve this project? ☒ No ☐ Yes

Describe location(s) of existing stubouts: _____

How many stubouts are proposed on the subject property to serve adjacent parcels? 0

Describe locations of proposed stubouts: _____

Describe existing above-ground utilities: ELECTRICITY

After construction, will the project: (check all that apply)

☒ Involve outdoor storage?

☐ Generate smoke, dust, fumes or other gases?

☐ Include one or more loading docks?

☐ Discharge industrial wastewater or stormwater?

If yes to any of the above, please explain: MAY HAVE STORAGE FOR BOATS, RV's,

AND CAMPER

SITE PLAN PREPARED BY:

Name: PARAGON CONSULTING GROUP JEROME BUFFINGTON Company: PARAGON CONSULTING GROUP

Address: 350 AIRPORT RD Phone: 678-588-8288

City: GRIFFIN State: GA Zip: 30224 Email: JBUFFINGTON@PCGENG.COM

LANDSCAPE PLAN PREPARED BY:

Name: JEROME BUFFINGTON Company: PARAGON CONSULTING GROUP

Address: 350 AIRPORT RD Phone: 678-588-8288

City: GRIFFIN State: GA Zip: 30224 Email: JBUFFINGTON@PCGENG.COM

APPLICATION REQUIREMENTS:

Date of pre-application meeting with Planning & Development: 1-31-23

Date of concept meeting with Georgia Department of Transportation (GDOT): N/A

Seven (7) copies of each of the following are required at the time of the filing of this application:

☒ Site Plan ☒ Narrative Description of Project

☒ Landscape Plan ☒ Building Renderings or Photographs

PROPERTY OWNER AUTHORIZATION:

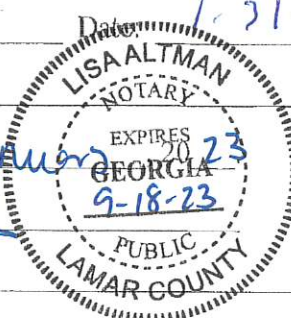
I affirm that I am the sole or majority interest owner of record of this property and declare to the best of my knowledge that the information provided on this application is true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning Commission and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: [Signature] Date: 1-31-23

Owner's Printed Name: JONATHAN ANDERSON

Sworn to and subscribed before me this 31 day of JANUARY 2023

Notary Public (signature & seal): [Signature]






Overview



Legend

-  Parcels
-  Roads

Parcel ID 071059 N
 Class Code n/a
 Taxing District
 Acres n/a

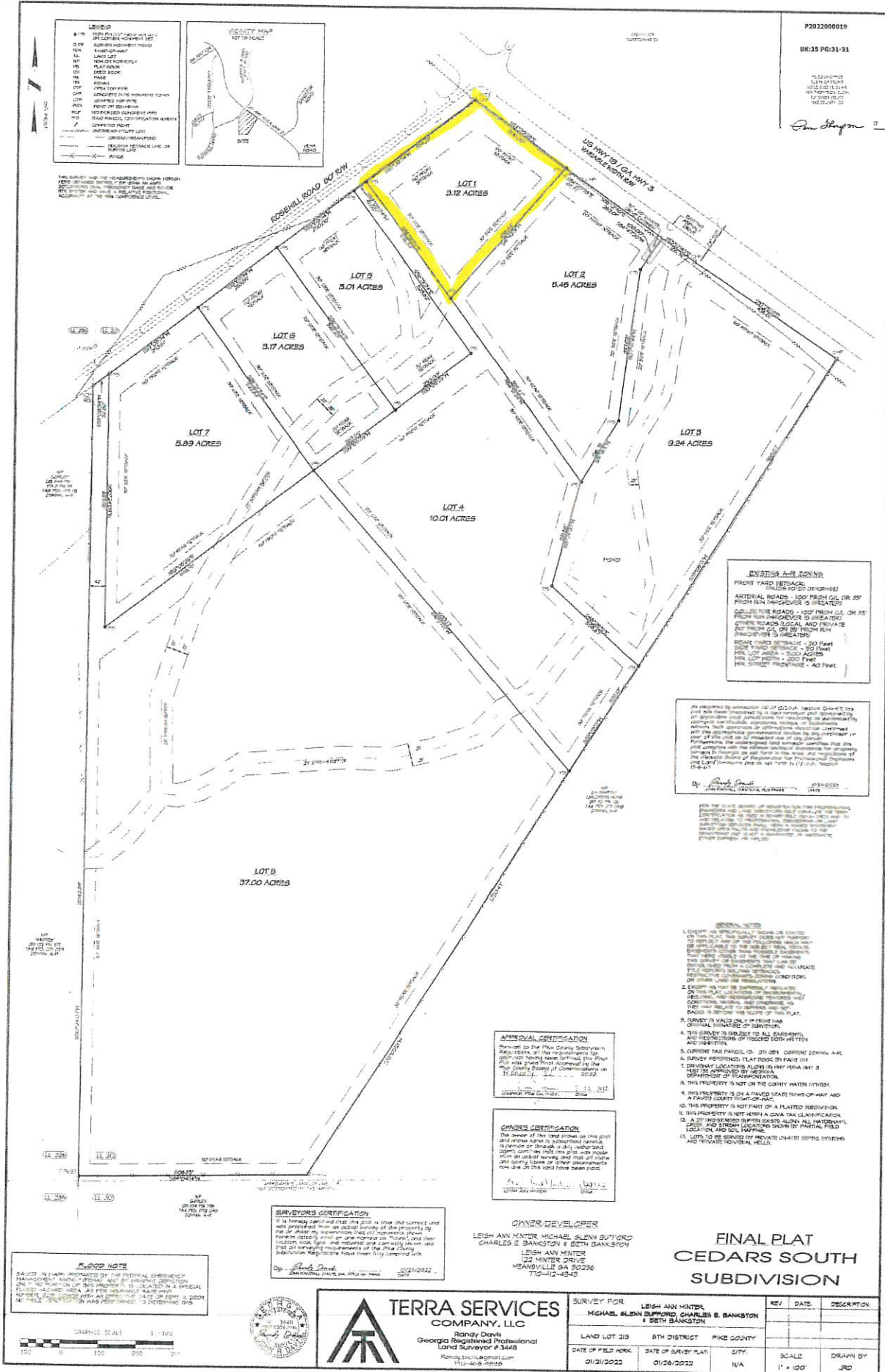
(Note: Not to be used on legal documents)

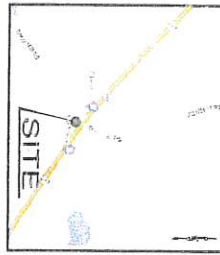
Owner n/a
 Physical Address n/a
 Assessed Value

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 2/25/2023
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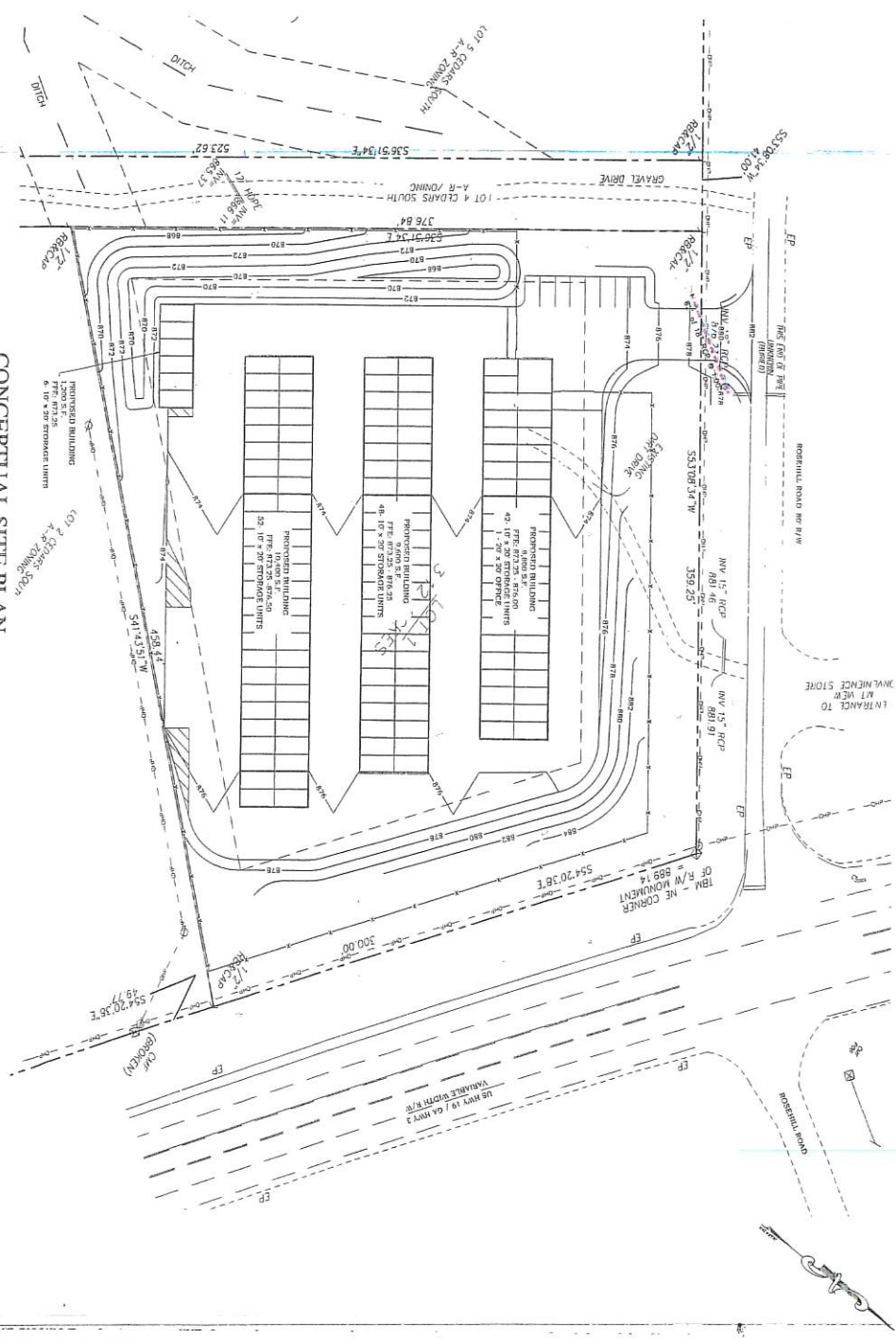
Developed by  **Schneider**
 GEOSPATIAL



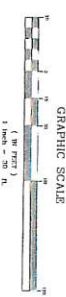


SITE NARRATIVE

1. PROJECT: 11222 LANE ROAD, MEANSVILLE, GEORGIA
2. PROPERTY LOCATED IN LAND LOT 213 OF THE 8TH DISTRICT, PIKE COUNTY, GEORGIA
3. PROPERTY OWNER: JACOBSON HOLDINGS, LLC
4. ADDRESS: MEANSVILLE, GA 30224
5. PHONE: 404-281-2129
6. SITE: 11222 LANE ROAD, MEANSVILLE, GEORGIA
7. SITE: 11222 LANE ROAD, MEANSVILLE, GEORGIA
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CONCEPTUAL SITE PLAN
FOR
McJOTA HOLDINGS, LLC MINI WAREHOUSES
ROSE HILL ROAD
PIKE COUNTY, GEORGIA



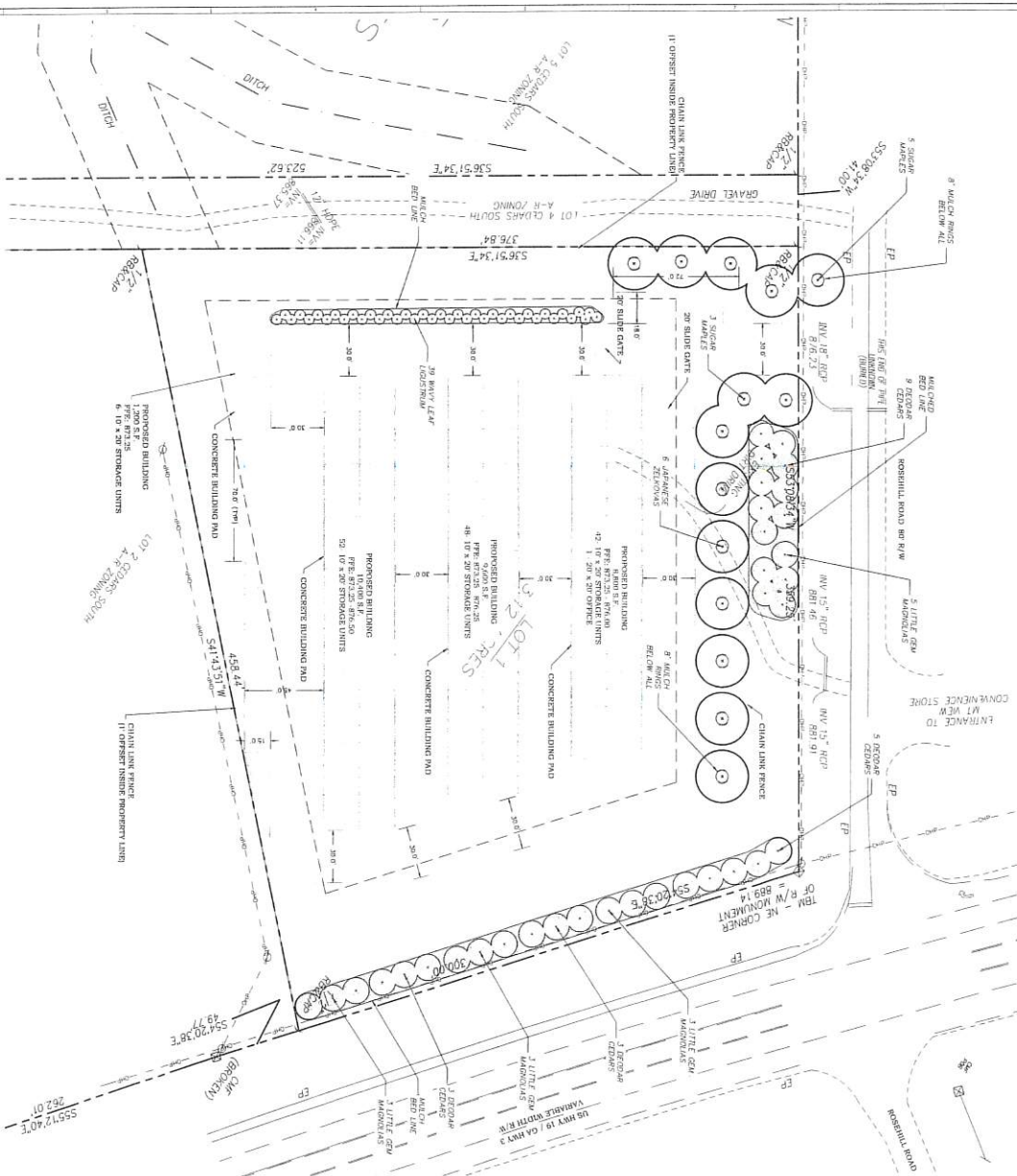
No.	Revisions	Date
1		
2		
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10		

PROJECT NO. 200720
DATE: JANUARY 2013
DRAWN BY: JLB
CHECKED BY: GNP

CONCEPTUAL SITE PLAN FOR
McJOTA HOLDINGS, LLC
MINI WAREHOUSES
MEANSVILLE, GEORGIA
LOCATED IN LANDLOTS 213 OF THE 8TH DISTRICT, PIKE COUNTY

PARAGON
CONSULTING GROUP

350 Airport Road, Griffin, Georgia 30224
Phone (770) 412-7700 www.pcgeng.com



PLANTING SCHEDULE			
Type	Quantity	Planting Size	Notes
Shrub	10	2' x 2'	See Notes
Shrub	10	2' x 2'	See Notes
Shrub	10	2' x 2'	See Notes
Shrub	10	2' x 2'	See Notes
Shrub	10	2' x 2'	See Notes
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Shrub	10	2' x 2'	See Notes
Shrub	10	2' x 2'	See Notes

SITE DEVELOPMENT PLANS FOR
McJOTA HOLDINGS, LLC
MINI WAREHOUSES
MEANSVILLE, GEORGIA
 LOCATED IN LANDLOTS 213 OF THE 8th DISTRICT, PIKE COUNTY



350 airport road griffin, georgia 30224
 phone (770) 412-7700 www.pcgeng.com

SHEET
 LANDSCAPE PLAN
 LPS # 171001107

Project No.
 Drawn By
 Checked By
 Date

RESTORATION
 No.
 Date

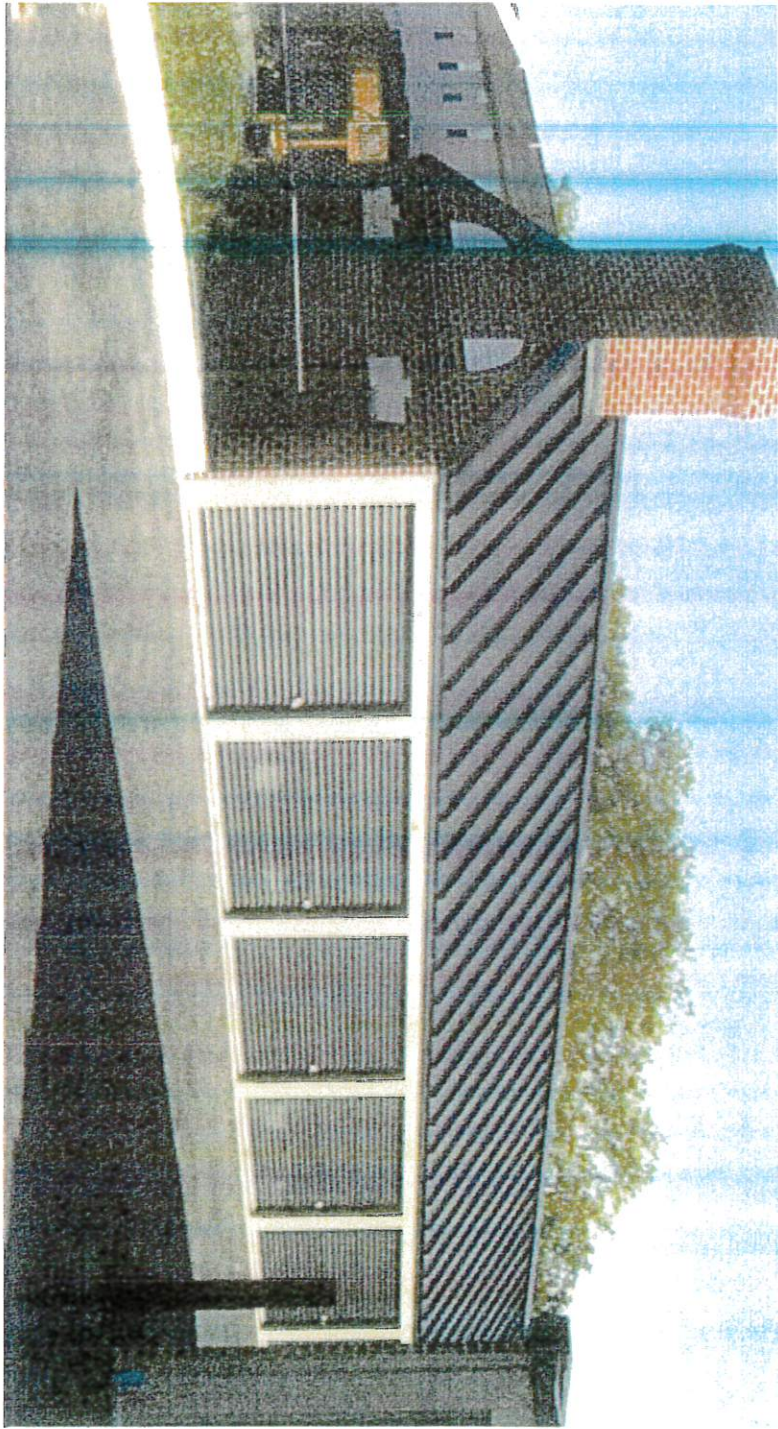
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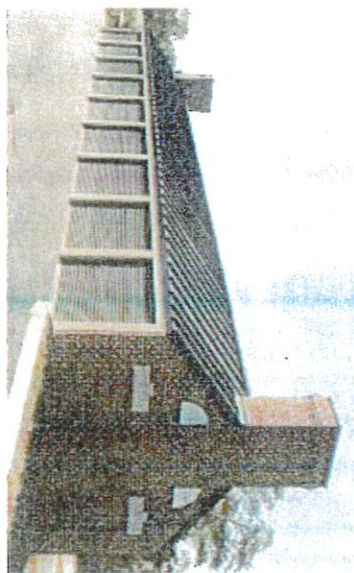
SHEET 2 OF 2

Description of Project

This project will consist of the construction of modern, aesthetically pleasing self storage warehouses. The project is located on 3.12 acres at the corner of Rosehill Rd. and US 19 south. The project will consist of four buildings, with a total of approximately 30,000 square feet.

Approximately 8000 square feet will be climate controlled. The buildings will have brick fascia facing all roadways, and there will be no rollup doors facing Rosehill Rd. The landscaping will be such that meets with the ordinances laid out for the US 19 Overlay District. There will be evergreen buffers and a stone/wood fence surrounding the business. The paths between the buildings will be paved, and there will be two sliding gates to secure the premises.







PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-23-02

SUBJECT:

REZ-23-02 Johnnie Bertram owner and Steve Godwin applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located on the west side of US Highway 19, East of Williamson Zebulon Road, Zebulon, GA 30295 in Land Lots 224 & 225 of the 8th District, further identified as Parcel ID 066 032 ZZ. The property consists of 39.146+/- acres. The property to be zoned is only the property in Pike County as illustrated as tract 1 and 2 on the plat drawn by Sibley-Miller Surveying and Planning dated 12/28/2022. The request is for future commercial use. Commission District 1, Commissioner Tim Daniel. **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
jgilbert@pikecoga.com

"Serving Citizens Responsibly"

Case Number: REZ-23-02

Planning and Zoning Board: March 9, 2023

Board of Commissioners Meeting: March 28, 2023

Mailed Notices: February 15, 2023

Signs Posted: February 20, 2023

Owner: Johnnie Bertram

Applicant: Steve Godwin

Property Location: Westside of US Hwy 19 and east of Williamson Zebulon Rd
Landlot: 224 & 225
District: 8th
Parcel ID: 066 032 ZZ

Acreage: 39.146+/- acres

Commission District: District 1, Tim Daniel

FEMA Data: Does not lie within a flood zone.

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

Code Reference: CH 156, CH 160 and CH 164

Staff Analysis: The subject property is currently zoned A-R Agricultural-Residential and is currently a vacant wooded lot. The overall parcel is partially in the City of Zebulon and partially in the County. The part of the property located in the City is currently zoned commercial and the part in the County is zoned for A-R. The proposed rezoning is only for the part that is in the county.

The applicant is wishing to rezone the subject property to C-3 Heavy Commercial for the expansion of Middle Georgia Fleet and for additional future commercial uses to be determined at a later date. A portion of the site is located in the US 19



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Overlay district and will be required to go through the overlay review process before any development can be started. Based on the overlay ordinance only the first 400 feet of the property from the center of the right-of-way is located in the overlay and bound by the requirements. So based on the survey submitted approximately the first 320 feet of the property would be bound by the overlay requirements. Only a small amount of the property will be located in the overlay and no close to the code requirement of if 50% of the site is located in the overlay the entire property shall be bound by the overlay.

(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 C-3 Zoning District as described in Section 156.215 of the Pike County Code:

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

This proposal of C-3 zoning would not be contrary to the purpose of this chapter as it located on a 5 lane Highway that is designated as a major arterial road. Based on the character area map that is a part of the 2022 comprehensive plan a portion of the property appears to be in the arterial overlay corridor designation of the character area map as well as the previous future land use map identify the property in the arterial overlay which supports commercial and industrial land uses. Therefore, the proposed zoning would be supported by that designation on the future land use map.

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

The general neighborhood is a heavy mixture of commercial and little residential zoning classifications and would not be detrimental to the development of other nearby properties. The proposed use of this property should not adversely affect



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the health or safety of residents or workers.

- (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;***

Zoning conditions and the zoning ordinance should help mitigate any nuisance or hazard to the neighborhood proposed by the end use of the property.

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

The proposed zoning should not adversely affect the existing uses in the area, provided that adequate buffers are provided to separate the non-residential use from the residential uses.

- (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.***

Staff is not aware of any violations at this time.

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

- 1) A fifty-foot (50') buffer shall be planted or maintained on all property lines that abut a residentially zoned property meeting the standards outline in Chapter 164 of the Pike County Code.
 - 2) Any proposed future development of the subject property shall be reviewed by the Planning and Zoning Board to ensure compliance with the intent of the US Highway 19 Overlay Ordinance.
-



PLANNING AND DEVELOPMENT
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Attachments:

- Rezoning Application
- Tax Map
- Plat
- Letter of Intent
- Legal Ad
- Sign Photo

PIKE COUNTY
REZONING APPLICATION

RECEIVED
2/3/23

Application # REZ-23-02

Planning and Zoning Board Public Hearing: 03-09-23 @ 6:30pm

\$ 1728.65 fee

Board of Commissioners Public Hearing: 03-28-23 @ 6:30pm

Property Information: District(s): 8 Land Lot(s): 224 & 225 Acres: 39.146

Tax Map Parcel #: 066 032 3 Address if assigned: US Hwy. 19, Reboon, GA
066 032 28 30295

Existing Zoning Classification: A-R Proposed Zoning Classification: C-3

Summary of Proposed Project: rezone to C-3 for future
use (tract 1 & tract 2)

Code Reference(s): _____

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

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

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

Property Owner: Johnnie Bertram

Applicant: STEVE Godwin

Address: 1021 Five Points Rd
BARNESVILLE GA.

Address: 2205 S. WALKERS M. 11
Rd.

City: BARNESVILLE State: GA. Zip: 30204

City: GRIFFIN State: GA. Zip: 30224

Phone/email: 770-584-7610

Phone/email: 770-872-1301

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: 1/5/23

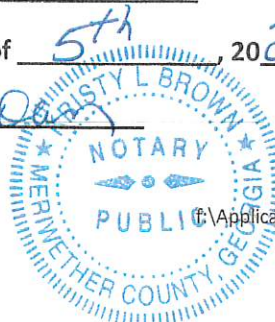
Owner's Printed Name: Johnnie Bertram

Sworn to and subscribed before me this January day of 5th, 2023

Notary Public (signature & seal): Krusty L. Brown

*See instructions for more information.

MY COMMISSION EXPIRES
JUNE 30, 2026



Additional Property Owners (attach additional sheets as needed):

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.

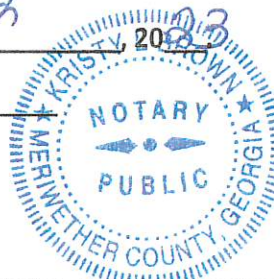
Owner's Signature: Jeffery E. Milner Date: 1/5/23

Owner's Printed Name: Jeffery E. Milner

Sworn to and subscribed before me this January day of 5th 2023

Notary Public (signature & seal): Kristy L. Brown

MY COMMISSION EXPIRES
JUNE 30, 2026



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.

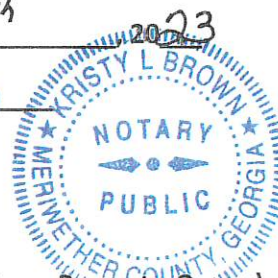
Owner's Signature: Steven Godwin Date: 1/5/23

Owner's Printed Name: Steven Godwin

Sworn to and subscribed before me this January day of 5th 2023

Notary Public (signature & seal): Kristy L. Brown

MY COMMISSION EXPIRES
JUNE 30, 2026



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 and Zoning Board and Board of Commissioners to inspect the property which is the subject of this application.

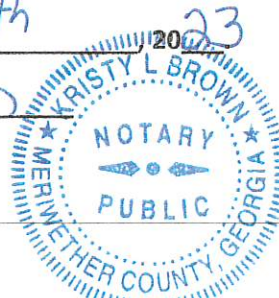
Owner's Signature: Eddie L. Brown Date: 1/5/23

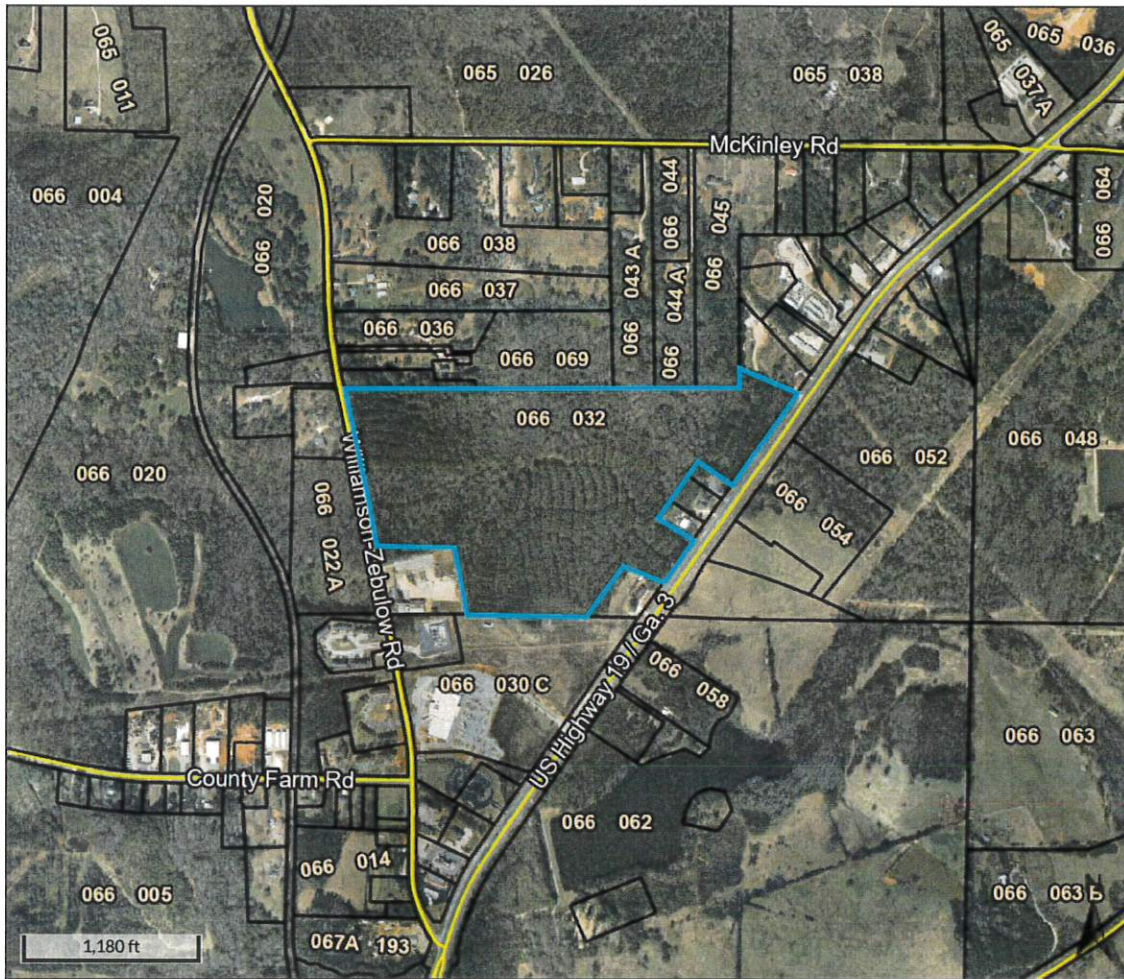
Owner's Printed Name: Eddie L. Brown

Sworn to and subscribed before me this January day of 5th 2023

Notary Public (signature & seal): Kristy L. Brown

MY COMMISSION EXPIRES
JUNE 30, 2026





Overview



Legend

- Parcels
- Address Numbers
- Roads

Parcel ID 066 032
 Class Code Consv Use
 Taxing District ZEBULON
 Acres 21

Owner GABRIEL CHARLES J
 410 CHAPMAN RD
 ZEBULON, GA 30295
 Physical Address T-AU SHWY 19
 Assessed Value Value \$78876

Last 2 Sales			
Date	Price	Reason	Qual
8/19/2013	0	PT	U
2/7/2013	0	CU	U

(Note: Not to be used on legal documents)

Date created: 2/6/2023
 Last Data Uploaded: 2/3/2023 6:12:43 AM

Developed by  **Schneider**
 GEOSPATIAL

Pike County Planning and Development
331 Thomaston Street
Zebulon, GA 30295

RECEIVED
2/3/23
8

February 3, 2023

RE: Tract A US Highway 19
(Parcel ID 066 032 & 066 032ZZ)

I am requesting that Pike County Planning and Development board members will take into consideration our request to have the above referenced Parcel's rezoned from AR to C3 for the potential commercial sell. We feel we meet the criteria and qualifications to do so.

Thank you for taking time to consider our request.

Sincerely,

Jeff Milner


cc: Steve Godwin, Johnny Bertram, Eddie Brannon

PIKE COUNTY PLANNING AND ZONING BOARD

6:30 p.m. March 9, 2023

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on March 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) REZ-23-01 McJota Holdings, LLC owner and Jonathan Anderson applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located at the southwest corner of Rose Hill Road and US Highway 19, Meansville, GA 30256 in Land Lot 218 of the 8th District, further identified as Parcel ID 071 059N. The property consists of 3.12+/- acres. The request is for the construction of a self-storage facility. 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) REZ-23-02 Johnnie Bertram owner and Steve Godwin applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located on the west side of US Highway 19, East of Williamson Zebulon Road, Zebulon, GA 30295 in Land Lots 224 & 225 of the 8th District, further identified as Parcel ID 066 032 ZZ. The property consists of 39.146+/- acres. The property to be zoned is only the property in Pike County as illustrated as tract 1 and 2 on the plat drawn by Sibley-Miller Surveying and Planning dated 12/28/2022. The request is for future commercial use. Commission District 1, Commissioner Tim Daniel. **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) REZ-23-03 Southern Cousins Properties, LLC owner and applicant request a rezoning from P-I (Professional-Institutional) to C-3 (Heavy Commercial) for property located at 13576 US Highway 19, Zebulon, GA 30295 in Land Lot 91 of the 2nd District, further identified as Parcel ID 075 111 D and 075 111. The property consists of 7.44+/- acres. The request is for future commercial use. 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 forward a recommendation to the BOC for final decision.**

(4) SE-23-01 McJota Holdings, LLC owner and Jonathan Anderson applicant request a special exception to allow a self-storage facility on property located the southwest corner of Rose Hill Road and US Highway 19, Meansville, GA 30256 in Land Lot 218 of the 8th District, further identified as Parcel ID 071 059N. The property consists of 3.12+/- 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 March 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.**



Highway 19 Sign



Williamson Zebulon Rd Sign

Sign Photo - REZ-23-02

Taken 2/20/2023

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-23-03

SUBJECT:

REZ-23-03 Southern Cousins Properties, LLC owner and applicant request a rezoning from P-I (Professional-Institutional) to C-3 (Heavy Commercial) for property located at 13576 US Highway 19, Zebulon, GA 30295 in Land Lot 91 of the 2nd District, further identified as Parcel ID 075 111 D and 075 111. The property consists of 7.44+/- acres. The request is for future commercial use. 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 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
jgilbert@pikecoga.com

"Serving Citizens Responsibly"

Case Number: REZ-23-03

Planning and Zoning Board: March 9, 2023

Board of Commissioners Meeting: March 28, 2023

Mailed Notices: February 15, 2023

Sign Posted: February 20, 2023

Owner/Applicant: Southern Cousins Properties, LLC

Property Location: 13576 Hwy 19 N
Landlot: 191
District: 2nd
Parcel ID: 075 111 & 075 111D

Acreage: 7.44 acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner are requesting a rezoning of the subject property from P-I Professional Institutional to C-3, Heavy Commercial.

Code Reference: CH 156, CH 160 and CH 164

Staff Analysis: The subject property is currently zoned P-I Professional Institutional and is currently a vacant lot that used to be operated as a plant nursery. The property was rezoned to P-I on April 24, 2018, with four (4) zoning conditions for the purpose of constructing a religious facility.

The applicant is wishing to rezone the subject property now to C-3 Heavy Commercial for future commercial uses to be determined at a later date. The site is located in the US 19 Overlay district and will be required to go through the overlay review process before any development can be started. Based on the overlay ordinance only the first 400 feet of the property from the center of the right-of-way is located in the overlay and bound by the requirements. So based on



PLANNING AND DEVELOPMENT OFFICE

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

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

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

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the survey submitted approximately the first 320 feet of the property would be bound by the overlay requirements. It will be extremely close to the code requirement of if 50% of the site is located in the overlay the entire property shall be bound by the overlay.

(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 C-3 Zoning District as described in Section 156.215 of the Pike County Code:

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

This proposal of C-3 zoning would not be contrary to the purpose of this chapter as it located on a 5 lane Highway that is designated as a major arterial road. Based on the character area map that is a part of the 2022 comprehensive plan a portion of the property appears to be in the arterial overlay corridor designation of the character area map as well as the previous future land use map identify the property in the arterial overlay which supports commercial and industrial land uses. Therefore, the proposed zoning would be supported by that designation on the future land use map.

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

The general neighborhood is a mixture of commercial and residential zoning classifications and would not be detrimental to the development of other nearby properties. The proposed use of this property should not adversely affect the health or safety of residents or workers.



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- (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;***

Zoning conditions and the zoning ordinance should help mitigate any nuisance or hazard to the neighborhood proposed by the end use of the property.

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

The proposed zoning should not adversely affect the existing uses in the area, provided that adequate buffers are provided to separate the non-residential use from the residential uses.

- (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 site is currently not in violation of the zoning code.

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

- 1) The entire site shall be developed in compliance with the US 19 Overlay Ordinance and be subject to overlay approval by the Planning and Zoning Board.
- 2) A fifty-foot (50') buffer shall be planted or maintained on all property lines that abut a residentially zoned property meeting the standards outline in Chapter 164 of the Pike County Code.



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Attachments:

- Rezoning Application
- Tax Map
- Plat
- Letter of Intent
- Legal Ad
- Sign Photo

PIKE COUNTY
REZONING APPLICATION

RECEIVED
2/3/23

Application # PEZ-23-03

Planning and Zoning Board Public Hearing: 03-09-23 @ 6:30pm

Board of Commissioners Public Hearing: 03-28-23 @ 6:30pm

Property Information: District(s): 2 Land Lot(s): 91 Acres: 7.44
Tax Map Parcel #: 075111D* Address if assigned: 13576 U.S. HWY 19 Zebulon, GA 30295
075111

Existing Zoning Classification: PI Proposed Zoning Classification: C3

Summary of Proposed Project: See Attached

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) ☒ Campaign Disclosure Form ☐ Other _____

Property Owner: Southern Cousins Properties LLC Applicant: Southern Cousins Properties LLC
Address: 13576 U.S. HWY 19 Address: 904 N. Hightower St.

City: Zebulon State: GA Zip: 30295 City: Thomasston State: GA Zip: 30286
Phone/email: 770-468-2123 Phone/email: 770-468-2123

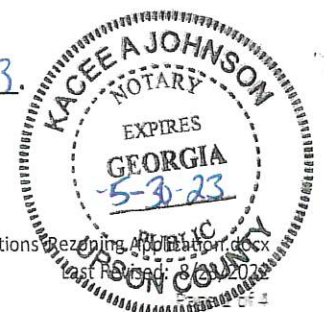
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

Owner's Signature: _____ Date: 2/3/23

Owner's Printed Name: Amy Harris

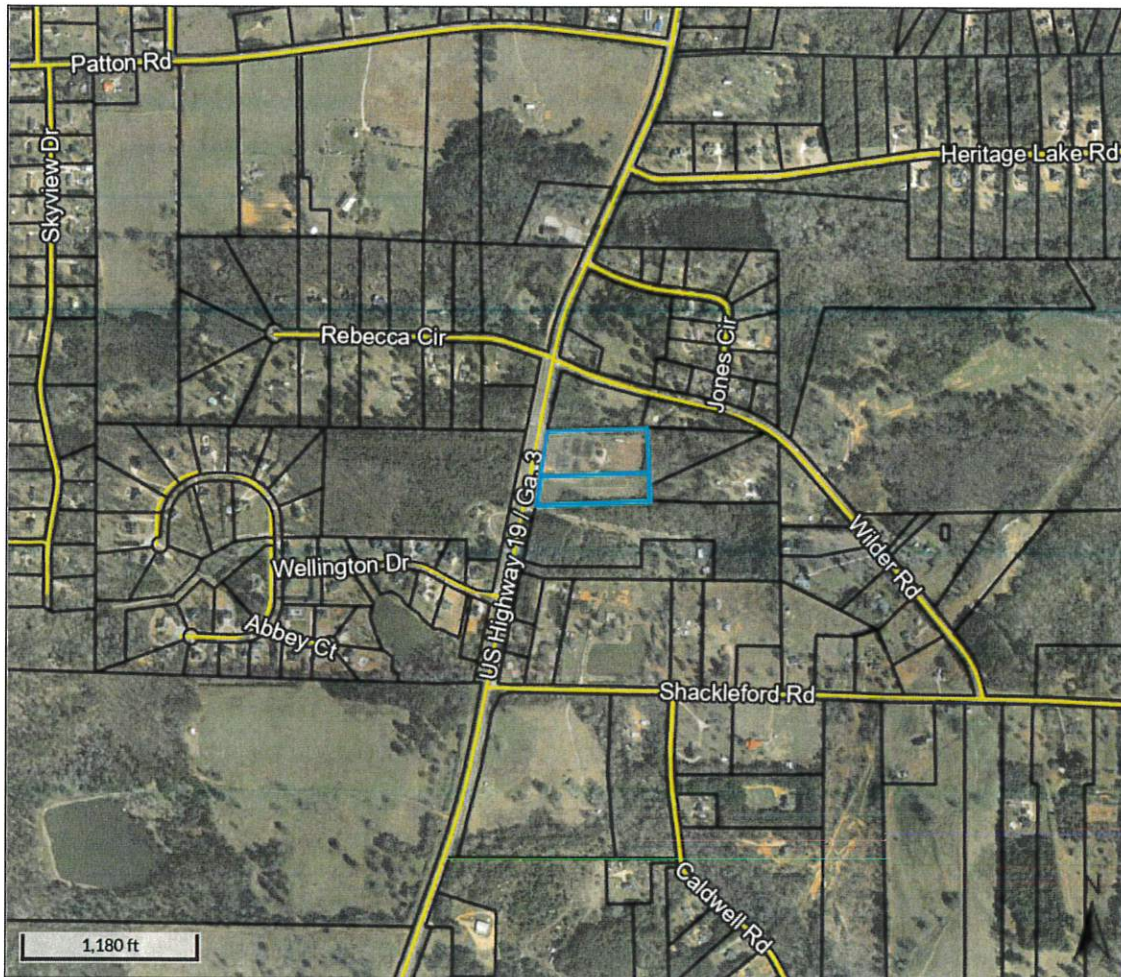
Sworn to and subscribed before me this 3 day of February, 2023.

Notary Public (signature & seal): Kacey A Johnson



*See instructions for more information.

f:\Applications\Rezoning Application.docx
Last Printed: 2/2/23



Overview

Legend

- Parcels
- Roads

Parcel ID	075 111 D	Owner	MT NEBO BAPTIST CHURCH TRUSTEES	Last 2 Sales			
Class Code	Residential		P O BOX 343	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		MEANSVILLE, GA 30256	5/4/2018	\$22750	LM	Q
Acres	3	Physical Address	U S HWY 19	n/a	0	n/a	n/a
		Assessed Value	Value \$49147				

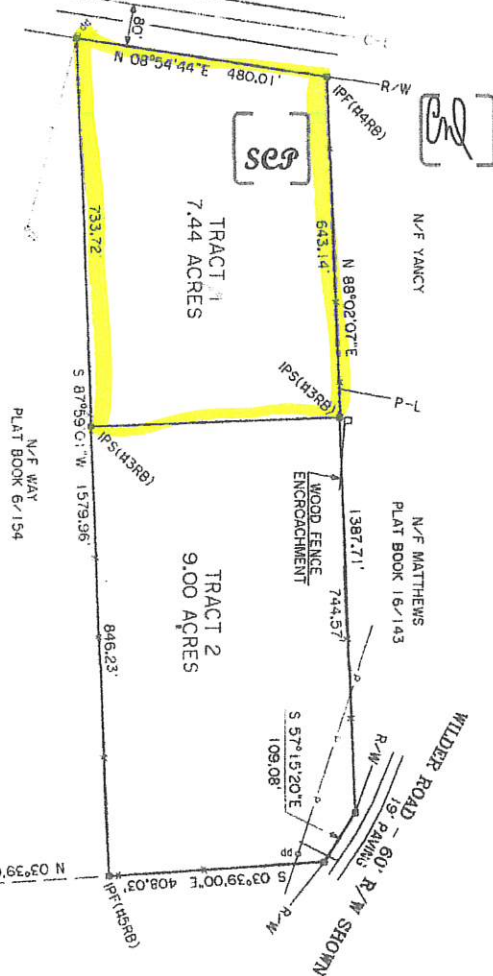
(Note: Not to be used on legal documents)

Date created: 2/25/2023

Last Data Uploaded: 2/24/2023 10:26:53 PM

Developed by  **Schneider**
GEOSPATIAL

LEGEND	
IPF	IRON P/N FOUND
IPS	IRON PIN SET (H38B)
L/L	LAND LOT LINE
C-1	CENTERLINE
R/W	RIGHT-OF-WAY
P-1	PROPERTY LINE
N/P	NOW OR FORMERLY
-P	POWER LINE
-PP	POWER POLE
-X	FENCE
OTF	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
RB	REBAR



[Signature]
Zoning Official

9/21/04
Date

CAROLYN WILLIAMS, CLERK

W

P.O.B.
IPF(44R)
CALLED FOR AS
SOUTHEAST CORNER
TRACT "B" PLAT BOOK 6/54

GRAPHIC SCALE - FEET



IN ANY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS HERETOFORE RECORDED. THE BOUNDARIES SHOWN HEREON ARE MADE IN REFERENCE TO THE SAME, DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

1. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,305 FEET, AND AN ANGLE PRECISION OF ONE MINUTE PER HORIZONTAL ANGLE POINT. TRANSVERSE MEASUREMENTS WERE MADE WITH AN ELECTRONIC DISTANCE MEASUREMENT INSTRUMENT.
2. ANGULAR AND LINEAR FIELD MEASUREMENTS WERE MADE WITH A TOPCON 312 TOTAL STATION.
3. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP.
4. THE EXTERIOR BOUNDARY OF THIS PROPERTY HAS A CLOSURE PRECISION OF ONE FOOT IN $\pm 100,000$ FEET.
5. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, INCLUDING BUT NOT LIMITED TO, EASEMENTS FOR UTILITY LINES.
6. ALL MATTERS OF TITLE EXCEPTED.

SOUTHERN VENTURES, L.L.C.

DATE: 12/18/03 SCALE: 1" = 200'
REVISED: 8/01/04-TWO TRACTS

Zebulon, Georgia 30295
(770) 567-8553 fax 567-8554

February 3, 2023

Summary of the Proposed Project: As this point, rezoning is not being sought for a particular use, except those uses listed in C-3 and the highway overlay. The property has no reasonable economic value as zoned because of the lack of the demand for development within the P-I zoning classification. Rezoning to C-3 will allow the reasonable development of the property, given the uses that are permitted in that district and the highway overlay district. The project to be developed on the property will comply with these requirements.

PIKE COUNTY PLANNING AND ZONING BOARD

6:30 p.m. March 9, 2023

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on March 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) REZ-23-01 McJota Holdings, LLC owner and Jonathan Anderson applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located at the southwest corner of Rose Hill Road and US Highway 19, Meansville, GA 30256 in Land Lot 218 of the 8th District, further identified as Parcel ID 071 059N. The property consists of 3.12+/- acres. The request is for the construction of a self-storage facility. 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) REZ-23-02 Johnnie Bertram owner and Steve Godwin applicant request a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for property located on the west side of US Highway 19, East of Williamson Zebulon Road, Zebulon, GA 30295 in Land Lots 224 & 225 of the 8th District, further identified as Parcel ID 066 032 ZZ. The property consists of 39.146+/- acres. The property to be zoned is only the property in Pike County as illustrated as tract 1 and 2 on the plat drawn by Sibley-Miller Surveying and Planning dated 12/28/2022. The request is for future commercial use. Commission District 1, Commissioner Tim Daniel. **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) REZ-23-03 Southern Cousins Properties, LLC owner and applicant request a rezoning from P-I (Professional-Institutional) to C-3 (Heavy Commercial) for property located at 13576 US Highway 19, Zebulon, GA 30295 in Land Lot 91 of the 2nd District, further identified as Parcel ID 075 111 D and 075 111. The property consists of 7.44+/- acres. The request is for future commercial use. 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 forward a recommendation to the BOC for final decision.**

(4) SE-23-01 McJota Holdings, LLC owner and Jonathan Anderson applicant request a special exception to allow a self-storage facility on property located the southwest corner of Rose Hill Road and US Highway 19, Meansville, GA 30256 in Land Lot 218 of the 8th District, further identified as Parcel ID 071 059N. The property consists of 3.12+/- 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 March 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 REZ-23-03

Taken 2/20/2023