

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
James "Jim" McNair (At Large)

Planning and Zoning Board AGENDA

Thursday, August 10, 2023 - 6:30 PM

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

I. Call to Order

II. Invocation

III. Pledge of Allegiance

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

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

- a. Approve the June 8, 2023 PZB meeting minutes

**VI. Unfinished Business -
None**

VII. New Business

Public Hearing

- a. Appeal application APP-23-01. Regenia Ware, owner and Brad S Gregg, applicant is requesting an appeal of the administrative action of the zoning administrator regarding the denial of a building permit for a duplex located at the southeast corner of Concord Road and Second Street, Concord, GA 30206. The appeal is being heard pursuant to Section 156.25 of the Pike County Code. 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 have the final decision on this appeal.**
- b. Appeal application APP-23-02. Brad S Gregg and Stuart Gregg, owner and Brad Gregg, applicant are requesting an appeal of the administrative action of the zoning administrator regarding the denial of a building permit for a duplex located at 1006 Concord Road, Concord, GA 30206. The appeal is being heard pursuant to Section 156.25 of the Pike County Code. 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 have the final decision on this appeal.**
- c. County Attorney Rob Morton request Executive Session for consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any

officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1), germane to pending or potential litigation.

VIII. Discussion - None

IX. Adjournment

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Minutes June 8, 2023

SUBJECT:

Approve the June 8, 2023 PZB meeting minutes

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
May 11, 2023
6:30 P.M.

MINUTES

Jason Leatherman • Brandy Loggins •
Bryan Pate • Edward “Ed” Penland • James “Jim” McNair

I. Call to Order

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

II. Invocation

Planning and Development Director Jeremy Gilbert lead us in the Invocation.

III. Pledge of Allegiance

Chairman Leatherman lead us in the Pledge of Allegiance.

IV. Approval of the Agenda

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

V. Approval of the May 11, 2023, Minutes

Board Member Penland moved to approve the Minutes. Board Member Pate second the motion. The minutes were approved by a vote of 5-0-0.

VI. Old Business: NONE

VII. New Business:

1. **OV-23-01** - Trisha & Christopher Boyt Owners and R&B Portable Solutions, LLC Applicant request an Overlay Review in accordance with Chapter 160

of the Pike County Code. Property Location: The Northeast Corner of Highway 19 and Hugh Frank Drive, Zebulon, GA. 30295. Land Lot: 33. Land District: 2nd. Parcel ID: Part of 077 010. Acreage: 3.2112+/- Acres. Commission District: 3rd. Commissioner: Jason Proctor. **THE PLANNING AND ZONING BOARD WILL HEAR AND REVIEW THE REQUEST AND HAVE A FINAL DECISION.**

Chairman Leatherman asked the Planning & Development Director Jeremy Gilbert to come forth to present the Applications. The Planning & Development Director Jeremy Gilbert introduced the 1st Overlay Application with his staff recommendation for approval with three (3) Zoning Conditions. The conditions are as following:

- 1. The landscape plan submitted with this application dated 06/02/2023 and prepared by Gaskins & Lecraw shall be constructed in substantial Compliance with said plan. Landscape plan/site plan is required to be submitted to the County for approval prior to any construction.**
- 2. All buildings shall be constructed in substantial compliance with the proposed pictures provided as part of the request.**
- 3. A full set of Development Plans shall be submitted to the County and the State for review and approval before a building permit can be issued.**

Chairman Leatherman explained to the Board exactly what an Overlay Application is, since this is the Board's first Overlay Application.

John from R & B Portable Solutions, LLC came forth to explain the Application. He also stated that all his buildings are portable, and nothing is permanent.

Chairman Leatherman asked the Board for any discussion and then to make a motion.

Board Member Penland moved to approve the motion. Board Member Pate second the motion. The motion was approved by a vote of 5-0-0. The conditions are as following:

- 1. The landscape plan submitted with this application dated 06/02/2023 and prepared by Gaskins & Lecraw shall be constructed in substantial Compliance with said plan. Landscape plan/site plan is required to be submitted to the County for approval prior to any construction.**
- 2. All buildings shall be constructed in substantial compl-**

iance with the proposed pictures provided as part of the request.

3. A full set of Development Plans shall be submitted to the County and the State for review and approval before a building permit can be issued.

Public Hearing:

2. **Text Amendment(s)** – Text Amendment(s), including to Title XV, Land Usage, Chapter 156 Zoning. The purpose of this text amendment(s) is/are to provide a transitional period before the New Zoning Ordinance can be adopted and to meet the requirements of House Bill 1405 as it related to the Zoning Procedures Law. **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 A FINAL DECISION.**

The Planning & Development Director Jeremy Gilbert introduced and explained that the New Text Amendment was needed before the New Ordinances went into effect in July of 2023.

The County Attorney, Rob Morton went into more details and read the New Laws that are mandatory and that are also going into effect Statewide July 2023.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 10 minutes each. No one came forth.

Names of people in favor
NONE

Names of people who oppose
NONE

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion.

Board Member Penland moved to approve the motion. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 5-0-0.

3. **SE-23-03** - Bradford S. Gregg Applicant and Owner request a Special Exception. The Special Exception is to allow the Rental of a Guest Quarters in the A-R Zoning District. Property Location: 108 Scott Road, Williamson, GA. 30292. Land Lot: 170. Land District: 1st. Parcel ID: 025 016 D. Acreage: 3.83+/- Acres. Commission District: 2nd. Commissioner: Tim Guy. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

The Planning & Development Director Jeremy Gilbert asked to consolidate Items three (3) and four (4) on the Agenda into one Item, but with two (2) separate Votes. Vice-Chairman Loggins moved to approve the motion to Consolidate two (2) Items (SE-23-03 and SE-23-04), but to separate the two (2) Votes. Board Member Pate second the motion. The motion was approved by a vote of 5-0-0.

The Planning & Development Director Jeremy Gilbert introduced the Special Exception Applications with his staff recommendation for denial.

Chairman Leatherman asked that someone come forth and the Applicant and Owner, Brad Gregg came forth to sign in on the sign in sheets and to explain the Applications.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 10 minutes each.

Names of people in favor

1. Brad Gregg
2. Newton Galloway(Atty.)

Names of people who oppose

NONE

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion. There was some discussion among the Board.

Chairman Leatherman asked that the Applicant and Owner, Brad Gregg to come back forth to the podium to answer some questions from the Board Members.

Board Member Penland moved to deny the Application because it does not meet the Codes of the Pike County Ordinance. Vice-Chairman Loggins second the motion. The motion was denied by a vote of 5-0-0.

4. **SE-23-04** - Bradford S. Gregg Applicant and Owner request a Special Exception. The Special Exception is to allow the Rental of a Guest Quarters in the A-R Zoning District. Property Location: 108 Scott Road, Williamson, GA. 30292. Land Lot: 170. Land District: 1st. Parcel ID: 025 016 D. Acreage: 3.83+/- Acres. Commission District: 2nd. Commissioner: Tim Guy. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

Names of people in favor

1. Brad Gregg
2. Newton Galloway(Atty.)

Names of people who oppose

NONE

Board Member Penland moved to deny the Application because it does not meet the

Codes of the Pike County Ordinance. Vice-Chairman Loggins second the motion. The motion was denied by a vote of 5-0-0.

- 5. REZ-23-07 - Wilson Contracting Owner and Randy Davis Applicant request a Rezoning from A-R (Agricultural-Residential) to R-18 (Single**

-Family Residential 1,800 square feet). The Request is to allow 2-acre minimum lot sizes. Property Location: The corner of Hemphill Road and Shackleford Road, Griffin, GA. 30224. Land Lot: 135. Land District: 2nd. Parcel IDs: 086 032 and 086 031. Acreage: 7.66+/- acres. Commission District: 4th. Commissioner: James Jenkins. THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITE-ION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.

The Planning & Development Director Jeremy Gilbert introduced the Rezoning Application with his staff recommendation for approval with one (1) Zoning Condition. The condition is as following:

- 1. 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.**

Chairman Leatherman asked that someone come forth and the Representative, Kacie Edwards a Realtor, came forth to sign in on the sign in sheet and to explain the Application.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 10 minutes each.

Names of people in favor
1. Kacie Edwards

Names of people who oppose
NONE

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion. There was some discussion among the Board.

Chairman Leatherman asked that the Representative, Kacie Edwards the Realtor to come back forth to the podium to answer some questions from the Board Members.

Board Member Penland moved to approve the motion with one (1) Zoning Condition. Board Member McNair second the motion. The motion was approved by a vote of 4-0-1. Vice-Chairman Loggins Abstained himself because of a Professional Relationship

with the Owner and the Applicant. The condition is as following:

1. 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.
6. **REZ-23-08** – The County initiated Rezoning for all tracts of land located in Unincorporated Pike County that are/were zoned DR-6 (DR-6 Zoning was previously Repealed) according to the Official Zoning Map for Pike County. The requested Rezoning is from the previously Repealed DR-6 to R-18 (Single-Family Residential 1,800 square feet). **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 A FINAL DECISION.**

The Planning & Development Director Jeremy Gilbert introduced the Rezoning Application with his staff recommendation for approval of the 19 Parcels to R-18.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 10 minutes each. No one came forth.

Names of people in favor
NONE

Names of people who oppose
NONE

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion. There was some discussion among the Board.

Board Member Penland moved to approve the motion of the 19 Parcels to R-18. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 5-0-0.

VIII. Discussion:

None.

XV. Adjournment:

Board Member Pate moved to adjourn the meeting. Board Member McNair second the request. The motion was passed by a vote of 5-0-0.

The meeting was closed by the sound of the gavel at 7:49 pm.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

APP-23-01

SUBJECT:

Appeal application APP-23-01. Regenia Ware, owner and Brad S Gregg, applicant is requesting an appeal of the administrative action of the zoning administrator regarding the denial of a building permit for a duplex located at the southeast corner of Concord Road and Second Street, Concord, GA 30206. The appeal is being heard pursuant to Section 156.25 of the Pike County Code. 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 have the final decision on this appeal.**

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
Planning – Zoning – Environmental – Permits & Inspections

PO Box 377
77 Jackson Street
Zebulon, GA 30295

Fax: 770-567-2024
Phone: 770-567-2007

"Serving Citizens Responsibly"

Case Number: APP-23-01

Property Owner: Regenia Ware

Applicant: Brad Gregg

Property Location: Southeast corner of Concord Road and 2nd Street

Commission District: District 1; Commissioner: Tim Daniel

Request: The applicant is appealing the zoning administrator's decision to deny a building permit for a duplex to be constructed on the subject property.

Code References: Chapter 156 (Zoning Code); Section 156.025 specifies criteria for appealing an action of the Zoning Administrator

Staff Analysis:

The applicant is appealing a decision that was made by Pike County to deny a building permit to construct a duplex on the subject property. The property was shown on the zoning map to be DR-6 Repealed. According to our records Pike County repealed the DR-6 zoning designation on May 13, 2009. A letter was written to Stuart Gregg on April 18, 2023, outlining the zoning designation of the property, and stating that our intent to assign a zoning designation to the properties that was a valid zoning per our ordinance. Pike County rezoned the subject property from DR-6 (Repealed) to R-18 Single Family Residential on June 27, 2023. The applicant submitted the building permit to construct the duplex on May 9, 2023 and was denied on May 9, 2023, due to our ordinance not listing duplexes as a permitted use.

Attachments:

- Appeal Application
- Letter of Explanation/Notice of Appeal
- Permit Application
- Letter to Stuart Gregg

PIKE COUNTY
PLANNING AND ZONING BOARD

Application # AP-23-01
Permit 44

Planning and Zoning Board Public Hearing Date: 8-10-23

Board of Commissioners Public Hearing Date: _____

☐ Special Exception

☐ Special Use Permit

☐ Variance

☒ Appeal

Property Information: District(s): 9th Land Lot(s): 142 Acres: 2.12
Tax Map Parcel #: 042 014D Address if assigned: _____

Description of Request: Appeal from denial of a Permit application to construct a duplex (see attached Letter of Explanation)

Code Reference(s): \$156.25 Appealing and Action of the Zoning Administrator Present Zoning: N/A

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: Regenia Ware

Applicant: Brad S. Gregg

Address: 1110 Poplar Rd

Address: 4523 Hollonville Road

City: Newnan

State: Georgia Zip: 30265

City: Williamson

State: Georgia Zip: 30292

Phone/email: (678) 318-1215 regenia.ware@423.com

Phone/email: (770) 884-9791/bradgregg67@yahoo.c

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]

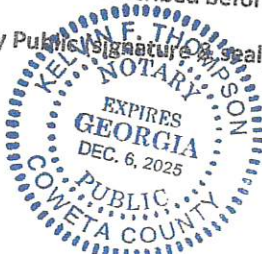
Date: 6/8/23

Owner's Printed Name: Regenia Ware

Sworn to and subscribed before me this 8th day of June, 2023.

Notary Public (Signature & Seal):

Kelvin F. Thompson



\$300.00

CH 003975

Rec 42

Additional Property Owners (attach additional sheets as needed):

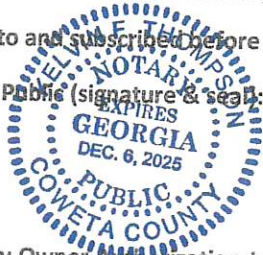
Property Owner Authorization I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

Owner's Signature: [Signature] Date: 6/8/23

Owner's Printed Name: Regenia Ware

Sworn to and subscribed before me this 8th day of June, 2023.

Notary Public (signature & seal): [Signature]



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: _____

Owner's Printed Name: _____

Sworn to and subscribed before me this _____ day of _____, 20____.

Notary Public (signature & seal): _____

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: _____ Date: _____

Owner's Printed Name: Regenia Ware

Sworn to and subscribed before me this _____ day of _____, 20____.

Notary Public (signature & seal): _____

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Pike County Board of Commissioners or Planning and Zoning Board who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information within ten (10) days after this application is first filed:

Commissioner/ Planning and Zoning Board Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8th day of June, 2023

Brad Gregg

Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

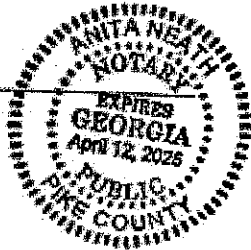
Newton M. Galloway

Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8th day of June, 2023

Anita Neath
Notary Public



Gervard Lozano
NOTARY PUBLIC

FOR NEWTON M. GALLOWAY OPM
MY COMMISSION EXPIRES: DEC 13, 2024

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a Special Exception, Special Use Permit, Variance or Appeal.

GALLOWAY & LYNDALL, LLP
ATTORNEYS AT LAW

THE LEWIS-MILLS HOUSE • 406 NORTH HILL STREET • GRIFFIN, GEORGIA 30223 • (770) 233-6230 • FACSIMILE (770) 233-6231

NEWTON M. GALLOWAY
TERRI M. LYNDALL

June 7, 2023

Mr. Jeremy Gilbert
Director of Planning and Development
Pike County, Georgia
P.O. Box 377
77 Jackson Street
Zebulon, Georgia 30295

Re: Appeal Application No.
Regenia Ware, Owner
Brad S. Gregg, Applicant
Unnumbered Parcel; Corner of Second and Concord Streets, Concord, Pike County,
Georgia
Tax Map Parcel: 042 014D, 2.12 acres
Appeal from Denial of Permit Application/Letter of Explanation

Dear Mr. Gilbert:

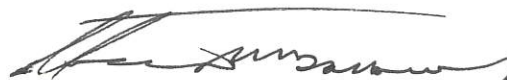
This law firm, and in particular the undersigned, represent Mr. Brad S. Gregg, Applicant in the above styled appeal. This Appeal, filed pursuant to Pike County Zoning Ordinance § 156.25, seeks review of the denial of a Permit Application for the construction of a duplex dwelling on property located at the corner of Second and Concord Streets, Concord, Pike County, Georgia (the "Subject Property"). The Subject Property is designated as Tax Parcel 042 014D consisting of 2.12 acres, more or less.

The Applicant filed a Permit Application for the duplex on May 9, 2023. The Permit Application was denied on the same date. Previously, Pike County advised the Applicant that the Subject Property has "no valid zoning district." In other words, the Subject Property was unzoned on the date the Applicant submitted the Permit Application. The Subject Property being unzoned and being unimpaired by any zoning restriction, the Applicant was entitled to the approval of the Permit Application to construct a duplex thereon as a matter of right.

Mr. Jeremy Gilbert
Director of Planning and Development
Pike County, Georgia
June 7, 2023
Page 2

Should you have any questions, please do not hesitate to contact me.

GALLOWAY & LYNDALL, LLP

A handwritten signature in black ink, appearing to read "Newton M. Galloway", with a long, sweeping underline that extends down towards the right margin of the page.

NEWTON M. GALLOWAY

NMG:dln

cc: Mr. Rob Morton (via email: rob@mortonattorneys.com)

UPSON
GAPOWER

PERMIT APPLICATION
PIKE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
P. O. BOX 377 • ZEBULON, GA 30295
770-567-2007 • FAX 770-567-2024

SOUTHERN
RIVERS

JACKSON

PROJECT # _____

DATE 5/9/23

PROPERTY OWNER INFORMATION			
NAME <u>Regenia Ware</u>			
ADDRESS <u>1110 Poplar Rd</u> <u>Dawson GA 30265</u>			
PHONE			
E-MAIL			
PROJECT LOCATION			
SUBDIVISION - <u>Corner of Concord Rd / 2nd Street southwest side</u>			
LOT # <u>42</u>	LOT SIZE <u>330x484</u>	Acres <u>0.212</u>	
LANDLOT <u>142</u>	DISTRICT <u>9th</u>	MAP <u>042</u>	PARCEL <u>014D</u>
ROAD NAME <u>Concord Rd / 2nd Street</u>		ZONING <u>none</u>	
PUBLIC WATER AVAILABLE? <u>no</u>	IN FLOOD HAZARD? <u>no</u>	IN S-2 DISTRICT?	
CONTRACTOR NAME <u>Brad Gregg</u>			
CONTACT <u>Brad Gregg</u>		TITLE <u>Pres / owner</u>	
ADDRESS <u>4523 Hollinsville Rd</u> <u>Williamson GA 30292</u>			
PHONE <u>770-884-9791</u>			
E-MAIL <u>bradgregg67@yahoo.com</u>			

PROJECT INFORMATION

☒ NEW ☐ REPAIR/REMODEL ☐ ADDITION ☐ MOVE ☐ DEMOLISH

☐ OTHER _____

☐ Single Family ☒ Duplex/Multi-Family ☐ Government/Church ☐ Other Non-Residential

☐ Accessory ☐ Patio/Slab/Carport ☐ Low Voltage

<input type="checkbox"/> Mfr. Home	Year/Make/Model	Certificate Provided?
Dimensions (Width x Length)		
Is this a replacement of an existing home?		YES <u>NO</u>
<input type="checkbox"/> Pool	Dimensions	Type
<input type="checkbox"/> Sign	Dimensions	Type
<input checked="" type="checkbox"/> Plumbing ONLY	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
<input checked="" type="checkbox"/> HVAC ONLY	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
<input checked="" type="checkbox"/> Electrical ONLY	<input type="checkbox"/> Repair/Remodel <input checked="" type="checkbox"/> Single Phase <input type="checkbox"/> Three Phase	Service Size <u>2x150</u>
<input type="checkbox"/> Tower	<input type="checkbox"/> Antenna	#

☐ RENEWAL

☐ Other _____ ☒ Estimated Construction Cost \$ 150,000

Proposed Use Home / Duplex

Foundation	<input type="checkbox"/> Crawlspace <input checked="" type="checkbox"/> Slab	# Baths <u>2</u>
Exterior Finish <u>Brick / Vinyl / Cement Board</u>		# Fireplaces <u>0</u>
Stories <u>1</u> <input type="checkbox"/> 1-1/2 <input type="checkbox"/> 2	First Floor <u>2118</u> sq. ft.	Second Floor <u>0</u> sq. ft.
Basement	Bonus Room <u>1/1</u> sq. ft.	Garage <u>1/1</u> sq. ft.
<input type="checkbox"/> Finished <input type="checkbox"/> Unfinished	<input type="checkbox"/> Finished <input type="checkbox"/> Unfinished	Accessory <u>1/1</u> sq. ft.
Porch <u>28x4</u> sq. ft. <u>115</u>	Decks <u>5x16</u> sq. ft. <u>86</u>	Barn <u>1/1</u> sq. ft.

I HEREBY CERTIFY THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO COMPLY WITH ALL PROVISIONS OF RULES AND REGULATIONS OF THE STATE OF GEORGIA AND THE COUNTY OF PIKE, WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR LAND USE. I ALSO UNDERSTAND THAT THE PERMITTING OR INSPECTION OF PROPERTY DOES NOT GUARANTEE THE PHYSICAL CONDITION OR USABILITY THEREOF.

THE ISSUANCE OF THIS PERMIT AUTHORIZES IMPROVEMENTS OF THE REAL PROPERTY DESIGNATED HEREIN WHICH MAY SUBJECT SUCH PROPERTY TO LIENS PURSUANT TO OCGA TITLE 44, CHAPTER 14, ARTICLE 8, PART 3. IN ORDER TO PROTECT ANY INTEREST IN SUCH PROPERTY AND TO AVOID ENCUMBRANCES THEREON, ANY PERSON WITH AN INTEREST IN SUCH PROPERTY SHOULD CONSIDER CONTACTING AN ATTORNEY OR PURCHASING A CONSUMER'S GUIDE TO THE LIEN LAWS WHICH MAY BE AVAILABLE AT BUILDING SUPPLY CENTERS.

*** THIS APPLICATION AUTHORIZES THE PIKE COUNTY TAX ASSESSORS' OFFICE TO PERFORM AN INSPECTION OF THE PROPERTY ***

SIGNATURE [Signature] DATE 5/9/23

DIRECTIONS DENIED 5/9/23 Permit Fee \$ _____

Receipt # _____

DOCN 002762
RECORDED IN OFFICE
11/30/2016 01:03 PM
PK:1058 PG:56-57
CAROLYN WILLIAMS
CLERK OF SUPERIOR
COURT
PIKE COUNTY

RECEIVED
NOTARY PUBLIC
Hendrix & Brinkman
P.O. Box 632
Zebulon, GA 30295
770-367-3040

11/10/2016 PM 3:28

ASSENT OF EXECUTRIX TO DEVISE
REAL ESTATE TRANSFER TAX
PAID: \$0.00
STATE OF GEORGIA,
COUNTY OF PIKE.

114-2066-000611

WHEREAS, HENRY CHARLES WELLMAKER, SR. died, a resident of Pike County, Georgia, on the 7th day of May, 2015, leaving a will which has been probated in solemn form in said County at the June 2015 Term of the Court of Probate thereof; and;

WHEREAS, under the terms of said will the following described property was devised to REGINA WARB: (SEE EXHIBIT "A" ATTACHED)

WHEREAS, the undersigned duly qualified as Executrix of the estate of the said HENRY CHARLES WELLMAKER, SR. and is now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW, THEREFORE, the undersigned, as Executrix of the Will of the said HENRY CHARLES WELLMAKER, SR. hereby assents to the devise of said property under the terms of said Will, so that full fee-simple title thereto is vested in the said as provided in said Will.

WITNESS my hand and seal, this the 29th day of June, 2016.

Dorothy Wellmaker
DOROTHY WELLMAKER
As Executrix
Afore said

Signed, sealed and delivered
in the presence of:

Kimberly Brinkman
Witness

Notary Public

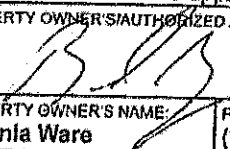

My Commission Expires:



2007/04/13 13:00



Georgia Department of Public Health
Construction Permit and Site Approval
For On-Site Sewage Management System

COUNTY: Pike	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY ADDRESS: CONCORD RD CONCORD, GA 30206		DIRECTIONS:	
I hereby receive this construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1 and this permit. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.			
PROPERTY OWNER'S AUTHORIZED AGENT'S SIGNATURE: 		DATE COMPLETED APPLICATION RECEIVED: 05/05/2023	
PROPERTY OWNER'S NAME: Regenia Ware	PHONE NUMBER: (770) 550-6467	PROPERTY OWNER'S ADDRESS: CONCORD RD CONCORD, GA 30206	
AUTHORIZED AGENT'S NAME: Brad Gregg	PHONE NUMBER: (770) 550-6467	RELATIONSHIP TO OWNER:	
Section A - General Information			
CAN REQUIRED SETBACKS BE MET: YES		TYPE OF STRUCTURE: Multi-Family Residence	SOIL SERIES: Madison
DRINKING WATER SUPPLY: Private	WELL ON THE SITE: NO	WATER USAGE BY: Bedroom Numbers	PERCOLATION RATE / HYDRAULIC LOADING RATE: 45
SYSTEM TYPE: New		NO. OF BEDROOMS / GPD: 6	RESTRICTIVE SOIL HORIZON DEPTH (inches): 72
LOT SIZE (SQ FT/Acres): 2.12		LEVEL OF PLUMBING OUTLET: Ground Level	SOIL TEST PERFORMED BY: Wombough, Greg A
Section B - Primary / Pretreatment			
PRETREATMENT: Septic Tank	GARBAGE DISPOSAL: NO	SEPTIC TANK CAPACITY (gallons): 2000	MIN. ATU CAPACITY (gallons): 0
		DOSING TANK CAPACITY (gallons):	GREASE TRAP CAPACITY (gallons):
Section C - Secondary Treatment			
ABSORPTION FIELD DESIGN: Serial	NUMBER OF TRENCHES:		TOTAL ABSORPTION FIELD LINEAR FT REQUIRED: 400
	DISTANCE B/W TRENCHES:		
ABSORPTION FIELD PRODUCT: EZflow 1303T	DEPTH OF TRENCHES (range in inches): 24 - 48		TOTAL ABSORPTION FIELD SQ FT REQUIRED: 1200
Issued permits expire twelve (12) months from approval date and are not valid unless signed below by authorized representative of the Georgia Department of Public Health or County Board of Health.			
Any grading, filling, or other landscaping after issuance of a permit may render permit void. Failure to follow site plan may render permit void. Any grading, filling, or other landscaping after final inspection by county health department, which adversely affects the function of the on-site sewage management system, may render approval void. Installation contractor is responsible for ensuring all required setbacks are met.			
Issuance of a construction permit for an on-site sewage management system and subsequent approval of same by representative of the Georgia Department of Public Health or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representative(s) do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.			
INSPECTOR & INSPECTOR TITLE: Ben Trotter	INSPECTOR SIGNATURE: 	DATE: 05/09/2023	CONSTRUCTION PERMIT #: OSC11401775
			STATUS: Approved

Property Information

(View this Property)

County: Pike

Subdivision:

Lot Number:

Block:

Property LocationCONCORD RD
CONCORD, GA 30206**Section A: Owner Information**

Well ID Number: WWS-114-002255

Mailing AddressCONCORD RD
CONCORD, GA 30206**Section B: Well Information****Driving Directions****Location of Well on Property**

Well shall be installed in an area that is protected from potential sources of contamination. Well shall be at least 100 ft from septic drain lines and 50 ft from house foundation. Property owner is recommended to have a concrete pad poured around casing and back flow preventers installed on all outdoor faucets.

Water Source: Drilled Well

Estimated Drill Date: 05/09/2023

Depth of Well: 0

Well Head Latitude: 33.126867967

Well Head Longitude: -84.457794922

Well Driller:

Recommended Actions

Permit Issue Date: 05/09/2023

Site Checked by: Ben Trotter

Date Checked: 05/09/2023



**Construction Permit and Site Approval
For On-Site Sewage Management System (continued)**
Pike County Environmental Health - Phone: (770) 567-8972
Permit Number: OSC11401775
Property Address: CONCORD RD CONCORD, GA 30206

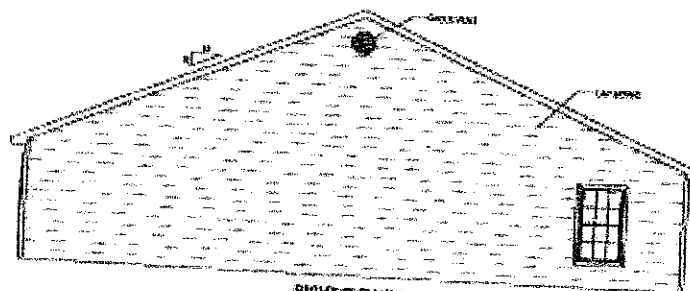
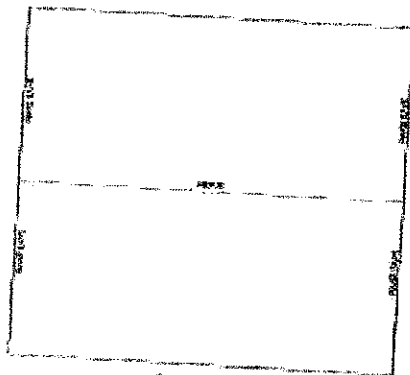
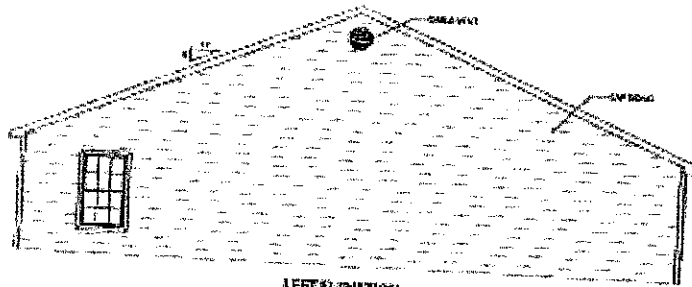
PRIMARY / PRETREATMENT REMARKS

Install two (2) 1000 gallon septic tanks. One tank should be stubbed out on the left side and the second tank should be stubbed out on the right. Duplex.

SECONDARY TREATMENT REMARKS

Install two separate drain fields for either side of duplex. 3 bedrooms each. Install 200' of ez-flow 1303 T in the Madison soils. Install along the contour and at the prescribed depth. Leave room for reserve for both systems. Well should be placed in an area that is at least 100' from septic drain fields.

PROPOSED SYSTEM LAYOUT / DESIGN



3. Explain the following:
1. What is the difference between a good and a bad person?
 2. What is the difference between a good and a bad person?
 3. What is the difference between a good and a bad person?
 4. What is the difference between a good and a bad person?
 5. What is the difference between a good and a bad person?

Potential: High

<p>REMARKS:</p>

THE UNIVERSITY OF CHICAGO
 LIBRARY
 540 EAST 57TH STREET
 CHICAGO, ILL. 60637

PlanSource, Inc.
The Source for
Specialty Insurance

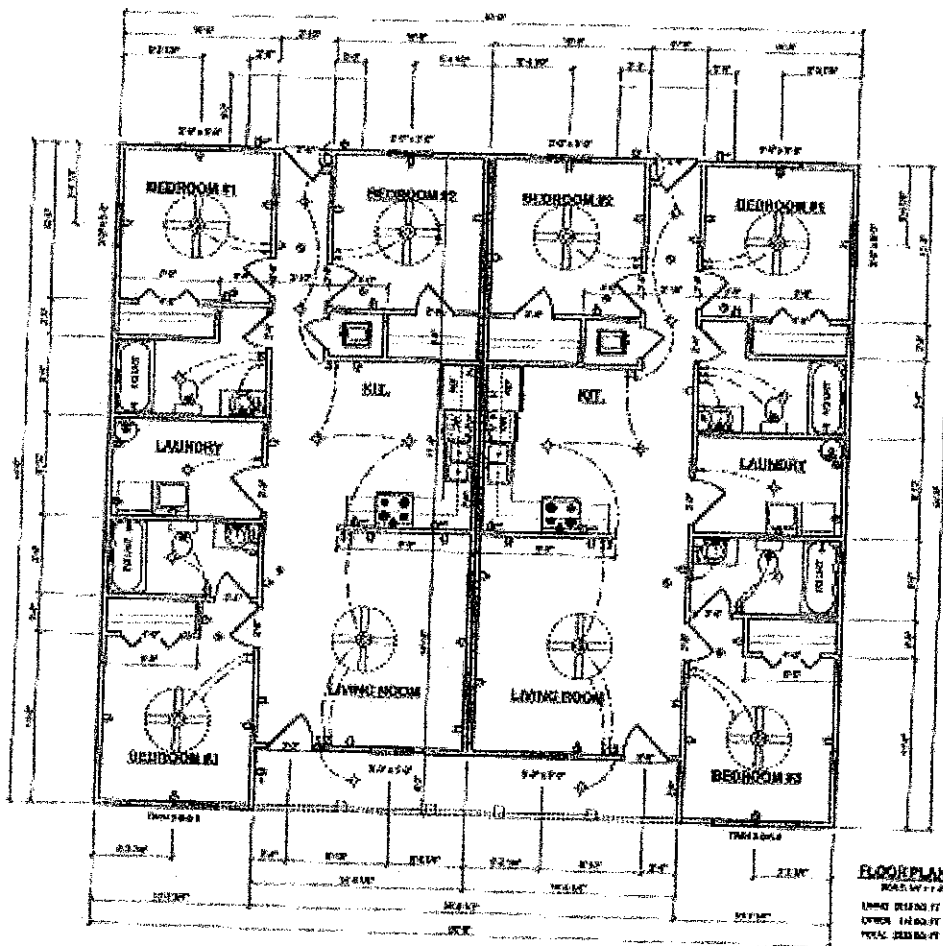
[illegible]

ITEM	QTY	UNIT
1.0000	1	sq. ft.
2.0000	2	sq. ft.
3.0000	3	sq. ft.
4.0000	4	sq. ft.
5.0000	5	sq. ft.
6.0000	6	sq. ft.
7.0000	7	sq. ft.
8.0000	8	sq. ft.
9.0000	9	sq. ft.
10.0000	10	sq. ft.

NOTES:
1. All dimensions are in feet and inches.
2. All dimensions are to the center of the wall unless otherwise noted.
3. All dimensions are to the center of the door unless otherwise noted.
4. All dimensions are to the center of the window unless otherwise noted.
5. All dimensions are to the center of the door unless otherwise noted.

REVISIONS:

NO.	DATE	BY	REVISION
1	10/1/80	JTB	1.0000
2	10/1/80	JTB	2.0000
3	10/1/80	JTB	3.0000
4	10/1/80	JTB	4.0000
5	10/1/80	JTB	5.0000
6	10/1/80	JTB	6.0000
7	10/1/80	JTB	7.0000
8	10/1/80	JTB	8.0000
9	10/1/80	JTB	9.0000
10	10/1/80	JTB	10.0000



1.0000	1	sq. ft.
2.0000	2	sq. ft.
3.0000	3	sq. ft.
4.0000	4	sq. ft.
5.0000	5	sq. ft.
6.0000	6	sq. ft.
7.0000	7	sq. ft.
8.0000	8	sq. ft.
9.0000	9	sq. ft.
10.0000	10	sq. ft.

NOTES:
1. All dimensions are in feet and inches.
2. All dimensions are to the center of the wall unless otherwise noted.
3. All dimensions are to the center of the door unless otherwise noted.
4. All dimensions are to the center of the window unless otherwise noted.
5. All dimensions are to the center of the door unless otherwise noted.

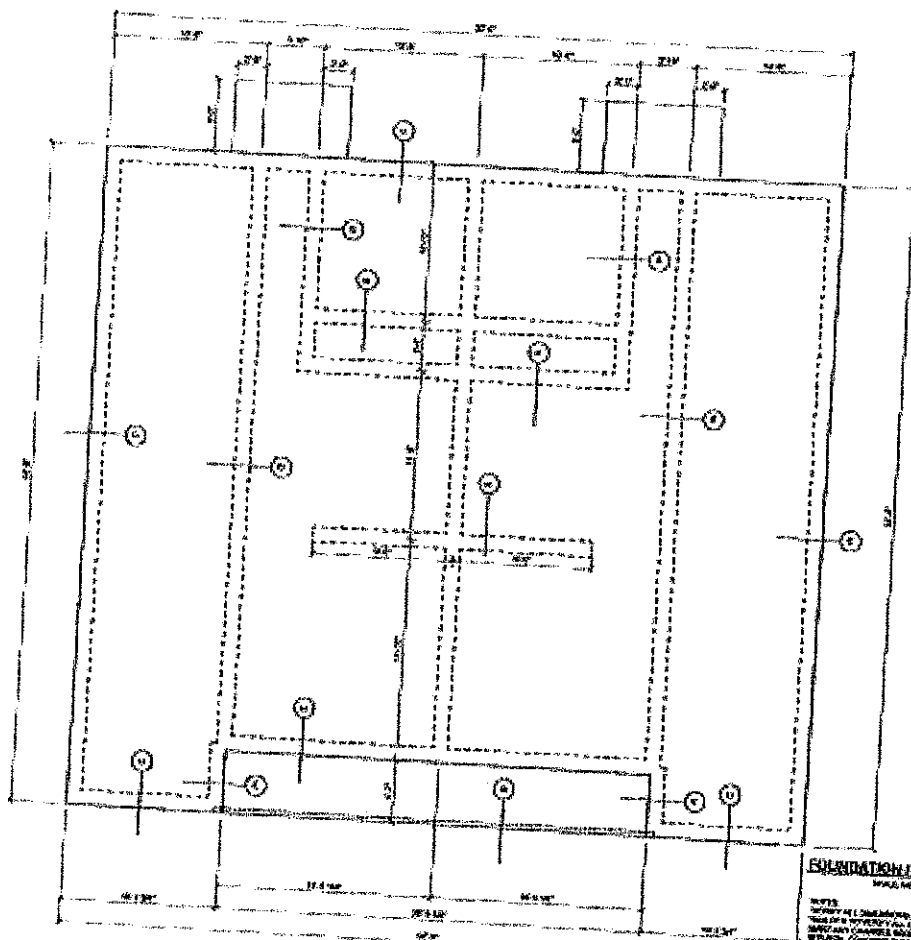
REVISIONS:

NO.	DATE	BY	REVISION
1	10/1/80	JTB	1.0000
2	10/1/80	JTB	2.0000
3	10/1/80	JTB	3.0000
4	10/1/80	JTB	4.0000
5	10/1/80	JTB	5.0000
6	10/1/80	JTB	6.0000
7	10/1/80	JTB	7.0000
8	10/1/80	JTB	8.0000
9	10/1/80	JTB	9.0000
10	10/1/80	JTB	10.0000

NOTES:
1. All dimensions are in feet and inches.
2. All dimensions are to the center of the wall unless otherwise noted.
3. All dimensions are to the center of the door unless otherwise noted.
4. All dimensions are to the center of the window unless otherwise noted.
5. All dimensions are to the center of the door unless otherwise noted.

1.0000	1	sq. ft.
2.0000	2	sq. ft.
3.0000	3	sq. ft.
4.0000	4	sq. ft.
5.0000	5	sq. ft.
6.0000	6	sq. ft.
7.0000	7	sq. ft.
8.0000	8	sq. ft.
9.0000	9	sq. ft.
10.0000	10	sq. ft.

PlanSource, Inc. 10000 Highway 100, Suite 100 Houston, Texas 77036-1000 (713) 861-1000 Fax: (713) 861-1001 E-Mail: info@plansource.com Website: www.plansource.com	
NAME	_____
ADDRESS	_____
CITY/STATE/ZIP	_____
PHONE	_____
FAX	_____
NOTICE PLEASE PRINT	

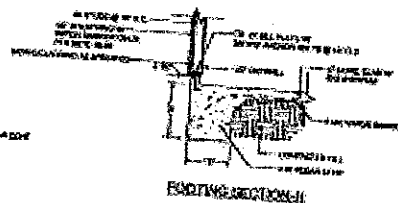
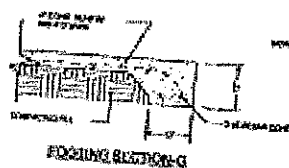
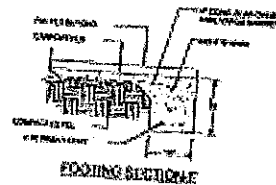
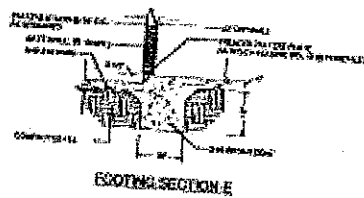
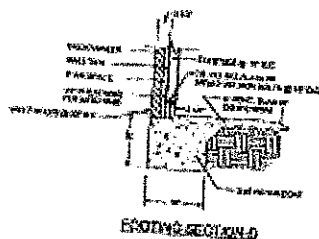
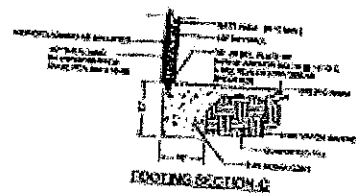
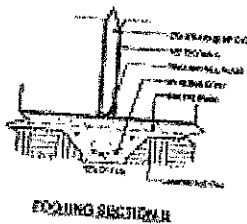
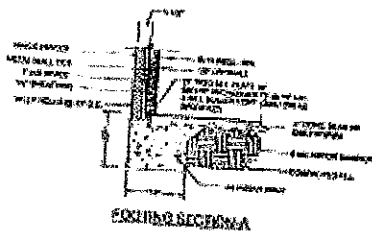


FOUNDATION PLAN

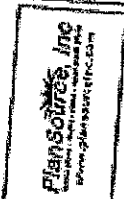
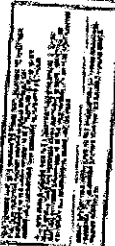
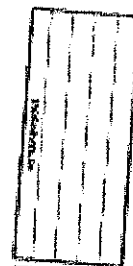
SCALE: 1/4" = 1'-0"

NOTES:
 1. REFER TO L. DIMENSIONS FOR CONSTRUCTION
 2. SEE FOR A. DIMENSIONS FOR CONSTRUCTION
 3. SEE FOR A. DIMENSIONS FOR CONSTRUCTION
 4. SEE FOR A. DIMENSIONS FOR CONSTRUCTION
 5. SEE FOR A. DIMENSIONS FOR CONSTRUCTION
 6. SEE FOR A. DIMENSIONS FOR CONSTRUCTION
 7. SEE FOR A. DIMENSIONS FOR CONSTRUCTION
 8. SEE FOR A. DIMENSIONS FOR CONSTRUCTION
 9. SEE FOR A. DIMENSIONS FOR CONSTRUCTION
 10. SEE FOR A. DIMENSIONS FOR CONSTRUCTION
 11. SEE FOR A. DIMENSIONS FOR CONSTRUCTION
 12. SEE FOR A. DIMENSIONS FOR CONSTRUCTION

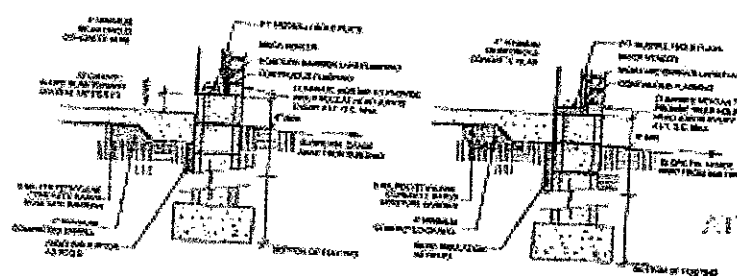
PROJECT NO.	
DATE	
DRAWN BY	
CHECKED BY	
SCALE	
SHEET NO.	
SHEET TOTAL	
FOUNDATION	



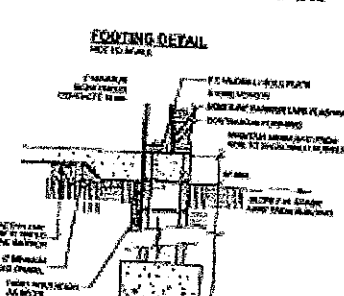
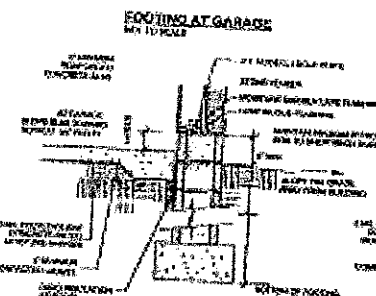
NOTES:
 1. FOOTING SHALL BE CONCRETE WITH 4# REINFORCEMENT BARS AT 12\"/>



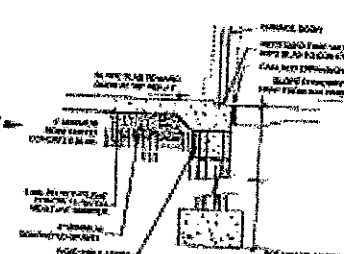
PROJECT NAME	
DATE	
BY	
CHECKED	
APPROVED	
FOOTING DETAILS	



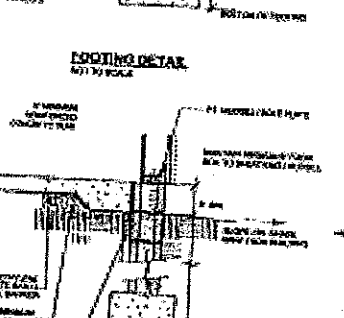
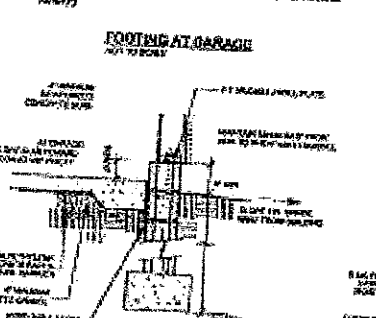
STONE VENEER



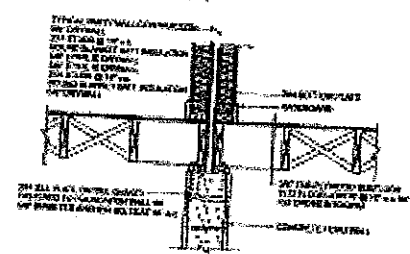
AT DOOR



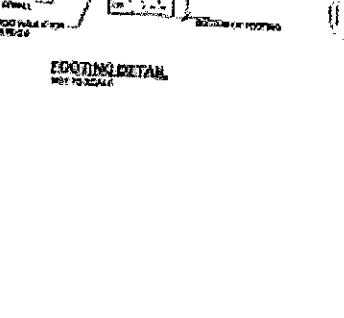
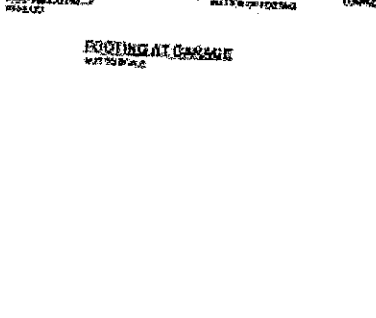
FOOTING AT GARAGE DOOR



STONE VENEER



PARTY WALL AT FLOOR TYP.



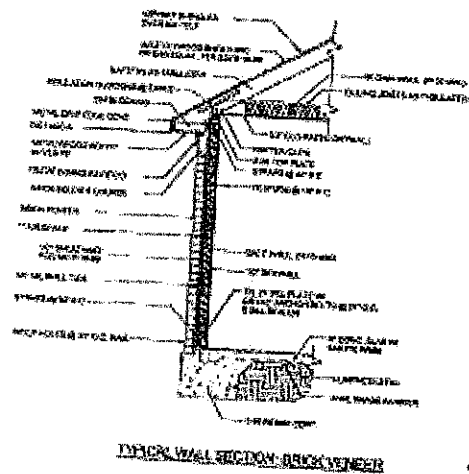
SIDING / STUCCO

CMU

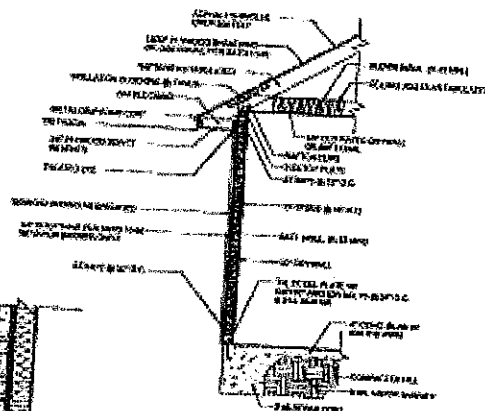
NOTE: THESE DETAILS SHOW THE MINIMUM REQUIREMENTS FOR CONSTRUCTION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND CONSTRUCTION OF THE GARAGE WALL AND FOOTING. THE GARAGE WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC). THE GARAGE WALL SHALL BE CONSTRUCTED WITH A MINIMUM OF 8" CMU AND A MINIMUM OF 4" CONC. FOOTING. THE GARAGE WALL SHALL BE FINISHED WITH STONE VENEER OR SIDING / STUCCO. THE GARAGE WALL SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHORS. THE GARAGE WALL SHALL BE FINISHED WITH STONE VENEER OR SIDING / STUCCO. THE GARAGE WALL SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHORS.

PlanSource, Inc.
 10000 W. 10th Ave. Suite 100
 Denver, CO 80202
 (303) 751-1000
 www.plan-source.com

PROJECT NO.	DATE
DESCRIPTION	REVISION
APPROVED BY	DATE
COLD CLIMATE SLAB DETAILS CMU	



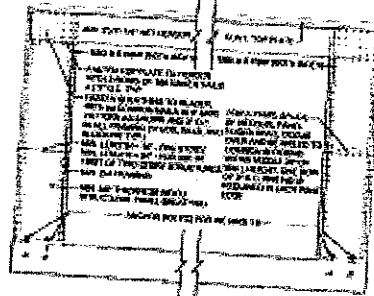
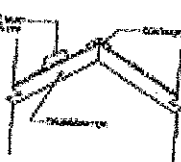
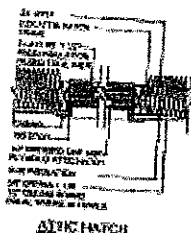
DATE: 10/20/2011 10:40 AM
FROM: [REDACTED] TO: [REDACTED]



TYPICAL WALL SECTION LONGITUDINAL



DISCONTINUATION
THIS COPY IS NOT TO BE USED FOR ANY OTHER PURPOSE
EXCEPT AS A SOURCE OF INFORMATION



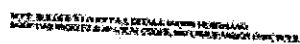
TYP. GARAGE DOOR MORTAR

1. *Chlorophyll a* (Chl a) 1.000
 2. *Chlorophyll b* (Chl b) 0.250
 3. *Chlorophyll c* (Chl c) 0.100
 4. *Chlorophyll d* (Chl d) 0.050
 5. *Chlorophyll e* (Chl e) 0.020
 6. *Chlorophyll f* (Chl f) 0.010
 7. *Chlorophyll g* (Chl g) 0.005
 8. *Chlorophyll h* (Chl h) 0.002
 9. *Chlorophyll i* (Chl i) 0.001
 10. *Chlorophyll j* (Chl j) 0.000
 11. *Chlorophyll k* (Chl k) 0.000
 12. *Chlorophyll l* (Chl l) 0.000
 13. *Chlorophyll m* (Chl m) 0.000
 14. *Chlorophyll n* (Chl n) 0.000
 15. *Chlorophyll o* (Chl o) 0.000
 16. *Chlorophyll p* (Chl p) 0.000
 17. *Chlorophyll q* (Chl q) 0.000
 18. *Chlorophyll r* (Chl r) 0.000
 19. *Chlorophyll s* (Chl s) 0.000
 20. *Chlorophyll t* (Chl t) 0.000
 21. *Chlorophyll u* (Chl u) 0.000
 22. *Chlorophyll v* (Chl v) 0.000
 23. *Chlorophyll w* (Chl w) 0.000
 24. *Chlorophyll x* (Chl x) 0.000
 25. *Chlorophyll y* (Chl y) 0.000
 26. *Chlorophyll z* (Chl z) 0.000
 27. *Chlorophyll aa* (Chl aa) 0.000
 28. *Chlorophyll ab* (Chl ab) 0.000
 29. *Chlorophyll ac* (Chl ac) 0.000
 30. *Chlorophyll ad* (Chl ad) 0.000
 31. *Chlorophyll ae* (Chl ae) 0.000
 32. *Chlorophyll af* (Chl af) 0.000
 33. *Chlorophyll ag* (Chl ag) 0.000
 34. *Chlorophyll ah* (Chl ah) 0.000
 35. *Chlorophyll ai* (Chl ai) 0.000
 36. *Chlorophyll aj* (Chl aj) 0.000
 37. *Chlorophyll ak* (Chl ak) 0.000
 38. *Chlorophyll al* (Chl al) 0.000
 39. *Chlorophyll am* (Chl am) 0.000
 40. *Chlorophyll an* (Chl an) 0.000
 41. *Chlorophyll ao* (Chl ao) 0.000
 42. *Chlorophyll ap* (Chl ap) 0.000
 43. *Chlorophyll aq* (Chl aq) 0.000
 44. *Chlorophyll ar* (Chl ar) 0.000
 45. *Chlorophyll as* (Chl as) 0.000
 46. *Chlorophyll at* (Chl at) 0.000
 47. *Chlorophyll au* (Chl au) 0.000
 48. *Chlorophyll av* (Chl av) 0.000
 49. *Chlorophyll aw* (Chl aw) 0.000
 50. *Chlorophyll ax* (Chl ax) 0.000
 51. *Chlorophyll ay* (Chl ay) 0.000
 52. *Chlorophyll az* (Chl az) 0.000
 53. *Chlorophyll ba* (Chl ba) 0.000
 54. *Chlorophyll bb* (Chl bb) 0.000
 55. *Chlorophyll bc* (Chl bc) 0.000
 56. *Chlorophyll bd* (Chl bd) 0.000
 57. *Chlorophyll be* (Chl be) 0.000
 58. *Chlorophyll bf* (Chl bf) 0.000
 59. *Chlorophyll bg* (Chl bg) 0.000
 60. *Chlorophyll bh* (Chl bh) 0.000
 61. *Chlorophyll bi* (Chl bi) 0.000
 62. *Chlorophyll bj* (Chl bj) 0.000
 63. *Chlorophyll bk* (Chl bk) 0.000
 64. *Chlorophyll bl* (Chl bl) 0.000
 65. *Chlorophyll bm* (Chl bm) 0.000
 66. *Chlorophyll bn* (Chl bn) 0.000
 67. *Chlorophyll bo* (Chl bo) 0.000
 68. *Chlorophyll bp* (Chl bp) 0.000
 69. *Chlorophyll bq* (Chl bq) 0.000
 70. *Chlorophyll br* (Chl br) 0.000
 71. *Chlorophyll bs* (Chl bs) 0.000
 72. *Chlorophyll bt* (Chl bt) 0.000
 73. *Chlorophyll bu* (Chl bu) 0.000
 74. *Chlorophyll bv* (Chl bv) 0.000
 75. *Chlorophyll bw* (Chl bw) 0.000
 76. *Chlorophyll bx* (Chl bx) 0.000
 77. *Chlorophyll by* (Chl by) 0.000
 78. *Chlorophyll bz* (Chl bz) 0.000
 79. *Chlorophyll ca* (Chl ca) 0.000
 80. *Chlorophyll cb* (Chl cb) 0.000
 81. *Chlorophyll cc* (Chl cc) 0.000
 82. *Chlorophyll cd* (Chl cd) 0.000
 83. *Chlorophyll ce* (Chl ce) 0.000
 84. *Chlorophyll cf* (Chl cf) 0.000
 85. *Chlorophyll cg* (Chl cg) 0.000
 86. *Chlorophyll ch* (Chl ch) 0.000
 87. *Chlorophyll ci* (Chl ci) 0.000
 88. *Chlorophyll cj* (Chl cj) 0.000
 89. *Chlorophyll ck* (Chl ck) 0.000
 90. *Chlorophyll cl* (Chl cl) 0.000
 91. *Chlorophyll cm* (Chl cm) 0.000
 92. *Chlorophyll cn* (Chl cn) 0.000
 93. *Chlorophyll co* (Chl co) 0.000
 94. *Chlorophyll cp* (Chl cp) 0.000
 95. *Chlorophyll cq* (Chl cq) 0.000
 96. *Chlorophyll cr* (Chl cr) 0.000
 97. *Chlorophyll cs* (Chl cs) 0.000
 98. *Chlorophyll ct* (Chl ct) 0.000
 99. *Chlorophyll cu* (Chl cu) 0.000
 100. *Chlorophyll cv* (Chl cv) 0.000
 101. *Chlorophyll cw* (Chl cw) 0.000
 102. *Chlorophyll cx* (Chl cx) 0.000
 103. *Chlorophyll cy*

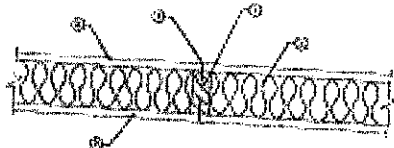
[Faint, illegible handwritten notes]

PlanSource, Inc.
10000 Old Orchard Road, Suite 100
Dallas, TX 75243-1000
Tel: 214/343-1000
Fax: 214/343-1001

SEARCHED
SERIALIZED
INDEXED
FILED
MAR 1964
FBI - NEW YORK

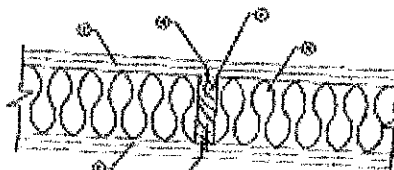


WAS-1.1 One-Piece Fiberglass Wheel Well Assembly
2nd Wheel Side View - 100% Design Load - ASTM E 119
NTPS 201



1. Shipping - American Express, Western Union, etc. in U.S. Domestic - American Express, Western Union, etc. in U.S. Foreign - American Express, Western Union, etc. in U.S. International - American Express, Western Union, etc. in U.S. Express - American Express, Western Union, etc. in U.S. Freight - American Express, Western Union, etc. in U.S. Parcel - American Express, Western Union, etc. in U.S. Mail - American Express, Western Union, etc. in U.S. Post - American Express, Western Union, etc. in U.S. Telegraph - American Express, Western Union, etc. in U.S. Telephone - American Express, Western Union, etc. in U.S. Radio - American Express, Western Union, etc. in U.S. Teletype - American Express, Western Union, etc. in U.S. Wireless - American Express, Western Union, etc. in U.S. Other - American Express, Western Union, etc. in U.S.

W8x21 Two-Hour Fire-Resistive Wood-Wall Assembly
2x6 Wood Stud Wall - 100% Design Load - ASTM E 119
NFPA 251



- [illegible]

1. The first step in the process of the investigation is to identify the problem or issue that needs to be addressed. This involves gathering information about the situation and determining the scope of the investigation.

2. Once the problem is identified, the next step is to develop a plan of action. This plan should outline the objectives of the investigation, the methods to be used, and the timeline for completion.

3. The third step is to collect data. This involves gathering information from various sources, including interviews, observations, and documents. The data should be organized and analyzed to identify patterns and trends.

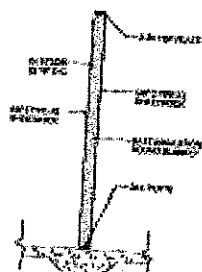
4. The fourth step is to interpret the data. This involves drawing conclusions from the data and identifying the causes of the problem. It is important to consider the limitations of the data and the potential for bias.

5. The final step is to report the findings. This involves writing a report that summarizes the results of the investigation and provides recommendations for action. The report should be clear, concise, and easy to understand.



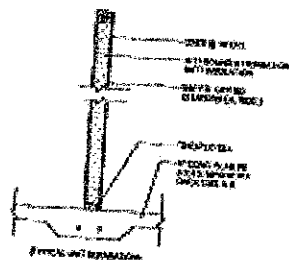
ONE HOUR COMBUSTIBLE LOAD BEARING WALL ASSEMBLY

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



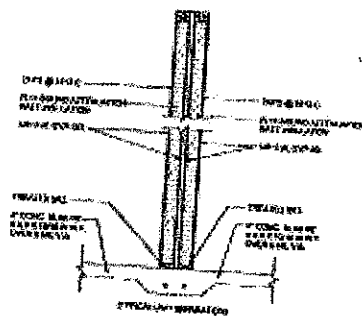
TYPICAL 1 HOUR SEPARATION

WATER-PROOFING SEPARATION



~~ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED~~

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-08-2001 BY 60322 UCBAW/STP



~~CONFIDENTIAL - SECURITY INFORMATION~~

NEW YORK: NEW YORK TIMES, MAY 1964, P. 1.

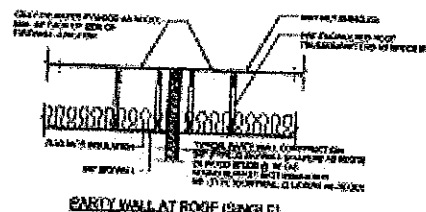
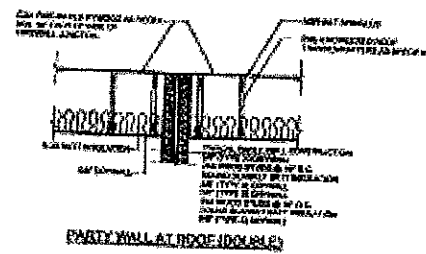
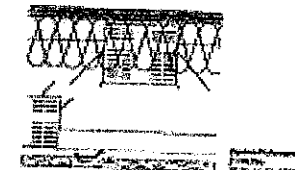
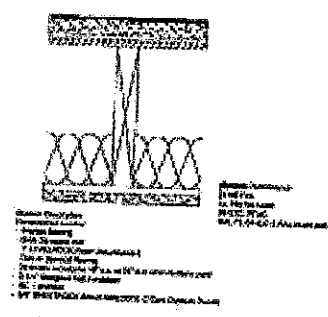
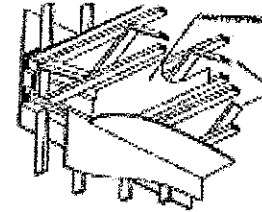
1. THE STATE OF TEXAS, COUNTY OF DALLAS
 do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of the County of Dallas, State of Texas.
 2. WITNESSETH my hand and the seal of said County at Dallas, Texas, this 1st day of January, 1901.
 3. CLERK OF THE COUNTY OF DALLAS
 4. NOTARY PUBLIC
 5. NOTARY PUBLIC
 6. NOTARY PUBLIC
 7. NOTARY PUBLIC
 8. NOTARY PUBLIC
 9. NOTARY PUBLIC
 10. NOTARY PUBLIC
 11. NOTARY PUBLIC
 12. NOTARY PUBLIC
 13. NOTARY PUBLIC
 14. NOTARY PUBLIC
 15. NOTARY PUBLIC
 16. NOTARY PUBLIC
 17. NOTARY PUBLIC
 18. NOTARY PUBLIC
 19. NOTARY PUBLIC
 20. NOTARY PUBLIC
 21. NOTARY PUBLIC
 22. NOTARY PUBLIC
 23. NOTARY PUBLIC
 24. NOTARY PUBLIC
 25. NOTARY PUBLIC
 26. NOTARY PUBLIC
 27. NOTARY PUBLIC
 28. NOTARY PUBLIC
 29. NOTARY PUBLIC
 30. NOTARY PUBLIC
 31. NOTARY PUBLIC
 32. NOTARY PUBLIC
 33. NOTARY PUBLIC
 34. NOTARY PUBLIC
 35. NOTARY PUBLIC
 36. NOTARY PUBLIC
 37. NOTARY PUBLIC
 38. NOTARY PUBLIC
 39. NOTARY PUBLIC
 40. NOTARY PUBLIC
 41. NOTARY PUBLIC
 42. NOTARY PUBLIC
 43. NOTARY PUBLIC
 44. NOTARY PUBLIC
 45. NOTARY PUBLIC
 46. NOTARY PUBLIC
 47. NOTARY PUBLIC
 48. NOTARY PUBLIC
 49. NOTARY PUBLIC
 50. NOTARY PUBLIC
 51. NOTARY PUBLIC
 52. NOTARY PUBLIC
 53. NOTARY PUBLIC
 54. NOTARY PUBLIC
 55. NOTARY PUBLIC
 56. NOTARY PUBLIC
 57. NOTARY PUBLIC
 58. NOTARY PUBLIC
 59. NOTARY PUBLIC
 60. NOTARY PUBLIC
 61. NOTARY PUBLIC
 62. NOTARY PUBLIC
 63. NOTARY PUBLIC
 64. NOTARY PUBLIC
 65. NOTARY PUBLIC
 66. NOTARY PUBLIC
 67. NOTARY PUBLIC
 68. NOTARY PUBLIC
 69. NOTARY PUBLIC
 70. NOTARY PUBLIC
 71. NOTARY PUBLIC
 72. NOTARY PUBLIC
 73. NOTARY PUBLIC
 74. NOTARY PUBLIC
 75. NOTARY PUBLIC
 76. NOTARY PUBLIC
 77. NOTARY PUBLIC
 78. NOTARY PUBLIC
 79. NOTARY PUBLIC
 80. NOTARY PUBLIC
 81. NOTARY PUBLIC
 82. NOTARY PUBLIC
 83. NOTARY PUBLIC
 84. NOTARY PUBLIC
 85. NOTARY PUBLIC
 86. NOTARY PUBLIC
 87. NOTARY PUBLIC
 88. NOTARY PUBLIC
 89. NOTARY PUBLIC
 90. NOTARY PUBLIC
 91. NOTARY PUBLIC
 92. NOTARY PUBLIC
 93. NOTARY PUBLIC
 94. NOTARY PUBLIC
 95. NOTARY PUBLIC
 96. NOTARY PUBLIC
 97. NOTARY PUBLIC
 98. NOTARY PUBLIC
 99. NOTARY PUBLIC
 100. NOTARY PUBLIC

<div style="text-align: center;"> ATTENTION </div>

[illegible]

PlanSource, Inc.
 10000 W. 11th Avenue, Suite 100
 Denver, CO 80202
 (303) 755-1100
 Fax: (303) 755-1101
 E-mail: info@plansource.com

DATE	10/10/68
LOCATION	10/10/68
TIME	10/10/68
BY	10/10/68
REMARKS	10/10/68



NOTES:
1. ALL OF THE ABOVE IS ONE-HOUR RATED.
2. ROOF FLOOR JOISTS MUST BE TRUSSED.
3. ON THIS WALL, INSULATION IS REQUIRED TO BE
4. INSULATION IS REQUIRED TO BE TRUSSED.
5. INSULATION IS REQUIRED TO BE TRUSSED.
6. INSULATION IS REQUIRED TO BE TRUSSED.
7. INSULATION IS REQUIRED TO BE TRUSSED.
8. INSULATION IS REQUIRED TO BE TRUSSED.
9. INSULATION IS REQUIRED TO BE TRUSSED.
10. INSULATION IS REQUIRED TO BE TRUSSED.

PLAN SOURCE, INC.
10000 W. 10TH AVE., SUITE 100
MINNEAPOLIS, MN 55426
TEL: 612/338-1100
FAX: 612/338-1101
WWW.PLANSOURCE.COM
SEPARATIONS

Holly Palumbo

From: Sherlonda Parks
Sent: Wednesday, May 10, 2023 3:10 PM
To: Brad Gregg
Cc: Jeremy Gilbert; Holly Palumbo
Subject: Pike County Planning and Development Office - Building Permit Denial
Attachments: Pike County_20230510_130027.pdf

Good Afternoon Brad:

Please see the above attachment. This email is to inform you that after review of your attached permit application, it has been denied due to Duplexes are a Permitted Use. If you have any further questions, please feel free to contact the Planning and Development Director, Jeremy Gilbert at the phone number below.

Thank You.

Sherlonda L. Parks
Administrative Assistant
Pike County Planning & Development Office
770 567 2007
770 567 2024(Fax)
sparks@pikecoga.com





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"

April 18, 2023

To: Stuart Gregg

Property: Two vacant tracts located on Concord Road South of 2nd Street
Parcel ID # 042 014 C and 042 014 D

Please accept this letter as zoning verification of the aforementioned properties. According to the Official Zoning Map of Pike County the subject properties are zoned DR-6 (Repealed). After a review of zoning records, it was confirmed that the zoning district of DR-6 was repealed by the Board of Commissioners and removed from the Pike County Zoning Code on May 13, 2009. Based on the research, it is my understanding that the repeal of DR-6 was effectuated prior to your acquisition of the subject property.

After consultation with the County Attorney, it has been determined that the intent of the action to repeal the zoning ordinance was to also assign a new zoning designation to the property as the DR-6 district had been repealed. After a review of zoning records, it was determined that an action by the Board of Commissioners to assign a new zoning designation was not found. Therefore, the subject property has no valid zoning district to which it can be developed. It is the intent of the County to bring a zoning amendment to the next available Planning and Zoning Board meeting and Board of Commissioners meeting to assign a valid zoning designation to the subject properties.

Once a valid zoning district has been assigned to the properties, the properties can then be developed based on the standards outlined in the Pike County Zoning Code for the newly assigned district. Should you have any questions regarding this letter please contact me at the number or email above.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Gilbert", is written over a large, stylized blue circular flourish or seal.

Jeremy Gilbert
Director Planning and Development

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

APP-23-02

SUBJECT:

Appeal application APP-23-02. Brad S Gregg and Stuart Gregg, owner and Brad Gregg, applicant are requesting an appeal of the administrative action of the zoning administrator regarding the denial of a building permit for a duplex located at 1006 Concord Road, Concord, GA 30206. The appeal is being heard pursuant to Section 156.25 of the Pike County Code. 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 have the final decision on this appeal.**

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
Planning – Zoning – Environmental – Permits & Inspections

PO Box 377
77 Jackson Street
Zebulon, GA 30295

Fax: 770-567-2024
Phone: 770-567-2007

"Serving Citizens Responsibly"

Case Number: APP-23-02

Property Owner: Brad and Stuart Gregg

Applicant: Brad Gregg

Property Location: 1006 Concord Road

Commission District: District 1; Commissioner: Tim Daniel

Request: The applicant is appealing the zoning administrator's decision to deny a building permit for a duplex to be constructed on the subject property.

Code References: Chapter 156 (Zoning Code); Section 156.025 specifies criteria for appealing an action of the Zoning Administrator

Staff Analysis:

The applicant is appealing a decision that was made by Pike County to deny a building permit to construct a duplex on the subject property. The property was shown on the zoning map to be DR-6 Repealed. According to our records Pike County repealed the DR-6 zoning designation on May 13, 2009. A letter was written to Stuart Gregg on April 18, 2023, outlining the zoning designation of the property, and stating that our intent to assign a zoning designation to the properties that was a valid zoning per our ordinance. Pike County rezoned the subject property from DR-6 (Repealed) to R-18 Single Family Residential on June 27, 2023. The applicant submitted the building permit to construct the duplex on May 9, 2023 and was denied on May 9, 2023, due to our ordinance not listing duplexes as a permitted use.

Attachments:

- Appeal Application
- Letter of Explanation/Notice of Appeal
- Permit Application
- Letter to Stuart Gregg

PIKE COUNTY
PLANNING AND ZONING BOARD

Application # AP-23-02

Planning and Zoning Board Public Hearing Date: 8-10-23

Permit # 415

Board of Commissioners Public Hearing Date: _____

☐ Special Exception

☐ Special Use Permit

☐ Variance

☒ Appeal

Property Information: District(s): 9th Land Lot(s): 142 Acres: 2

Tax Map Parcel #: 042 014C Address if assigned: 1006 Concord Rd., Concord, Georgia 30206

Description of Request: Appeal from denial of a Permit application to construct a duplex (see attached Letter of Explanation)

Code Reference(s): §156.25 Appealing and Action of the Zoning Administrator Present Zoning: N/A

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: Brad S. Gregg/Stuart Gregg

Applicant: Brad S. Gregg

Address: 4523 Hollonville Road

Address: 4523 Hollonville Road

City: Williamson State: Georgia Zip: 30292

City: Williamson State: Georgia Zip: 30292

Phone/email: (770) 550-6467/bradgregg67@yahoo.com

Phone/email: (770) 884-9791/bradgregg67@yahoo.com

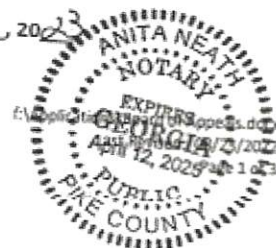
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

Owner's Signature: [Signature] Date: 6/8/23

Owner's Printed Name: Brad S. Gregg

Sworn to and subscribed before me this 8th day of June, 2023

Notary Public (signature & seal): [Signature]



\$300.00

CK 003975
Rec 41

Additional Property Owners (attach additional sheets as needed):

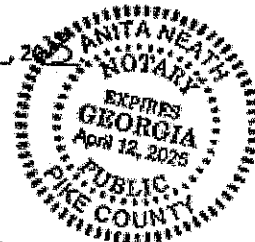
Property Owner Authorization I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

Owner's Signature: Stuart M. Gregg Date: 06/08/23

Owner's Printed Name: Stuart M. Gregg

Sworn to and subscribed before me this 8th day of June, 2023

Notary Public (signature & seal): Anta Neath



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: _____

Owner's Printed Name: _____

Sworn to and subscribed before me this _____ day of _____, 20____.

Notary Public (signature & seal): _____

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: _____ Date: _____

Owner's Printed Name: _____

Sworn to and subscribed before me this _____ day of _____, 20____.

Notary Public (signature & seal): _____

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Pike County Board of Commissioners or Planning and Zoning Board who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information within ten (10) days after this application is first filed:

Commissioner/ Planning and Zoning Board Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 8th day of June, 2023

Brad Gregg

Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

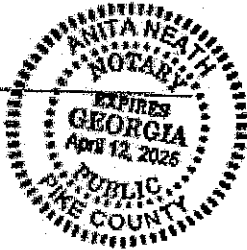
Newton M. Galloway

Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8th day of June, 2023

Anta Neath
Notary Public



Gerard Lozano
NOTARY PUBLIC

FOR NEWTON M. GALLOWAY ONLY

MY COMMISSION EXPIRES: DEC. 13, 2024

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a Special Exception, Special Use Permit, Variance or Appeal.

GALLOWAY & LYNDALL, LLP
ATTORNEYS AT LAW

THE LEWIS-MILLS HOUSE • 406 NORTH HILL STREET • GRIFFIN, GEORGIA 30223 • (770) 233-6230 • FACSIMILE (770) 233-6231

NEWTON M. GALLOWAY
TERRI M. LYNDALL

June 7, 2023

Mr. Jeremy Gilbert
Director of Planning and Development
Pike County, Georgia
P.O. Box 377
77 Jackson Street
Zebulon, Georgia 30295

Re: Appeal Application No.
Brad S. Gregg and Stuart M. Gregg, Owners
Brad S. Gregg, Applicant
1006 Concord Road, Concord, Pike County, Georgia
Tax Map Parcel: 042 014C, 2.0 acres
Appeal from Denial of Permit Application/Letter of Explanation

Dear Mr. Gilbert:

This law firm, and in particular the undersigned, represent Mr. Brad S. Gregg, Applicant in the above styled appeal. This Appeal, filed pursuant to Pike County Zoning Ordinance § 156.25, seeks review of the denial of a Permit Application for the construction of a duplex dwelling on property located at 1006 Concord Road, Concord, Pike County, Georgia (the "Subject Property"). The Subject Property is designated as Tax Parcel 042 014C consisting of 2.0 acres, more or less.

The Applicant filed a Permit Application for the duplex on May 9, 2023. The Permit Application was denied on the same date. Previously, Pike County advised the Applicant that the Subject Property has "no valid zoning district." In other words, the Subject Property was unzoned on the date the Applicant submitted the Permit Application. The Subject Property being unzoned and being unimpaired by any zoning restriction, the Applicant was entitled to the approval of the Permit Application to construct a duplex thereon as a matter of right.

Mr. Jeremy Gilbert
Director of Planning and Development
Pike County, Georgia
June 7, 2023
Page 2

Should you have any questions, please do not hesitate to contact me.

GALLOWAY & LYNDALL, LLP

A handwritten signature in black ink, appearing to read "Newton M. Galloway", written over a horizontal line.

Newton M. Galloway

NMG:dln

cc: Mr. Rob Morton (via email: rob@mortonattorneys.com)

UPSON
GA POWER

PERMIT APPLICATION
PIKE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
P. O. BOX 377 • ZEBULON, GA 30295
770-567-2007 • FAX 770-567-2024

SOUTHERN
RIVERS

JACKSON

PROJECT # _____

DATE 5/9/23

PROPERTY OWNER INFORMATION			
NAME <u>Brad Gregg</u> <u>Stuart Gregg</u>			
ADDRESS <u>4523 Hollonville Rd Williamson GA 30292</u>			
PHONE <u>770-884-9791</u>			
E-MAIL <u>bradgregg67@yahoo.com</u>			
PROJECT LOCATION			
SUBDIVISION			
LOT# <u>Block 3-C</u>	LOT SIZE <u>344 x 440</u>	Acres <u>2</u>	
LANDLOT <u>142/142</u>	DISTRICT <u>9th</u>	MAP <u>042</u>	PARCEL <u>014C</u>
ROAD NAME <u>@ 1006 Concord Rd</u>	ZONING <u>non-c</u>		
PUBLIC WATER AVAILABLE? <u>no</u>	IN FLOOD HAZARD? <u>no</u>	IN S-2 DISTRICT?	
CONTRACTOR NAME <u>Brad Gregg</u>			
CONTACT <u>Brad Gregg</u>		TITLE <u>Owner/Prop</u>	
ADDRESS <u>4523 Hollonville Rd Williamson GA 30292</u>			
PHONE <u>770-884-9791</u>			
E-MAIL <u>bradgregg67@yahoo.com</u>			

PROJECT INFORMATION

☒ NEW ☐ REPAIR/REMODEL ☐ ADDITION ☐ MOVE ☐ DEMOLISH

☐ OTHER _____

☐ Single Family ☒ Duplex/Multi-Family ☐ Government/Church ☐ Other Non-Residential

☐ Accessory ☐ Patio/Slab/Carport ☐ Low Voltage

<input type="checkbox"/> Mfr. Home	Year/Make/Model	Certificate Provided?
Dimensions (Width x Length)		
Is this a replacement of an existing home?		YES <u>NO</u>
<input type="checkbox"/> Pool	Dimensions	Type
<input type="checkbox"/> Sign	Dimensions	Type
<input checked="" type="checkbox"/> Plumbing ONLY	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
<input checked="" type="checkbox"/> HVAC ONLY	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
<input checked="" type="checkbox"/> Electrical ONLY	<input type="checkbox"/> Repair/Remodel <input checked="" type="checkbox"/> Single Phase <input type="checkbox"/> Three Phase	Service Size <u>2 x 150</u>
<input type="checkbox"/> Tower	<input type="checkbox"/> Antenna	#

☐ RENEWAL

☐ Other _____ ☒ Estimated Construction Cost \$ 150,000

Proposed Use Home/Duplex

Foundation	<input type="checkbox"/> Crawlspace <input checked="" type="checkbox"/> Slab	# Baths <u>2</u>
Exterior Finish	<u>Brick / Vinyl / Cement Board</u>	# Fireplaces <u>0</u>
Stories <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1-1/2 <input type="checkbox"/> 2	First Floor <u>2118</u> sq. ft.	Second Floor _____ sq. ft.
Basement sq. ft. <u>N/A</u>	Bonus Room <u>N/A</u> sq. ft.	Garage <u>0</u> sq. ft.
<input type="checkbox"/> Finished <input type="checkbox"/> Unfinished	<input type="checkbox"/> Finished <input type="checkbox"/> Unfinished	Accessory <u>0</u> sq. ft.
Porch <u>115</u> 28x4 sq. ft.	Decks <u>5x16 patio</u> sq. ft.	Barn <u>0</u> sq. ft.

I HEREBY CERTIFY THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO COMPLY WITH ALL PROVISIONS OF RULES AND REGULATIONS OF THE STATE OF GEORGIA AND THE COUNTY OF PIKE, WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR LAND USE. I ALSO UNDERSTAND THAT THE PERMITTING OR INSPECTION OF PROPERTY DOES NOT GUARANTEE THE PHYSICAL CONDITION OR USABILITY THEREOF.

THE ISSUANCE OF THIS PERMIT AUTHORIZES IMPROVEMENTS OF THE REAL PROPERTY DESIGNATED HEREIN WHICH MAY SUBJECT SUCH PROPERTY TO LIENS PURSUANT TO OCGA TITLE 44, CHAPTER 14, ARTICLE 8, PART 3. IN ORDER TO PROTECT ANY INTEREST IN SUCH PROPERTY AND TO AVOID ENCUMBRANCES THEREON, ANY PERSON WITH AN INTEREST IN SUCH PROPERTY SHOULD CONSIDER CONTACTING AN ATTORNEY OR PURCHASING A CONSUMER'S GUIDE TO THE LIEN LAWS WHICH MAY BE AVAILABLE AT BUILDING SUPPLY CENTERS.

*** THIS APPLICATION AUTHORIZES THE PIKE COUNTY TAX ASSESSORS' OFFICE TO PERFORM AN INSPECTION OF THE PROPERTY ***

SIGNATURE _____

DATE 5/9/23

DIRECTIONS

Permit Fee \$ _____

Receipt # _____

DENIED

5/9/23

RETURN TO:
WESSELS & GERBER, P.C.
120 W. SOLOMON STREET
GRIFFIN, GA 30223
193-0191

FILED & RECORDED, CLERK
SUPERIOR/JUVENILE CT.
PIKE COUNTY, GA 30295

2019 MAR -4 PM 1:20

BY: GB
PAM THOMPSON, CLERK

DOCH# 000518
RECORDED IN OFFICE
3/4/2019 02:57 PM
BK:1161 PG:49-50
PAM THOMPSON
CLERK OF SUPERIOR
COURT
PIKE COUNTY

Pam Thompson

WARRANTY DEED

REAL ESTATE TRANSFER TAX
PAID: \$8.00

PT-61 114-2019-000164

STATE OF GEORGIA
COUNTY OF SPALDING

THIS INDENTURE, made this 27th day of February 2019 between Stephen Wellmaker, of the first part hereinafter called Grantor, and Brad S. Gregg and Stuart M. Gregg of the State of Georgia and County of PIKE, of the second part hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other goods and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, sell and convey unto the said Grantees heirs and assigns:

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, LYING AND BEING IN LAND LOTS 142 & 147 OF THE 9TH LAND DISTRICT OF PIKE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY SHOWN AND DESIGNATED AS LOT 3 - 2.00 ACRES ACCORDING TO THAT CERTAIN PLAT OF SURVEY ENTITLED "PROPERTY SURVEY FOR ROGER BRANDENBURG", DATED MARCH 21, 1989 AND REVISED AUGUST 18, 1989, AND DECEMBER 12, 1989, PREPARED BY KENNETH EDWARD PRESLEY, GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR #1327, A COPY OF WHICH SAID PLAT IS RECORDED IN PLAT BOOK 9, PAGE 92, CLERK'S OFFICE, SUPERIOR COURT, PIKE COUNTY, GEORGIA, AND WHICH SAID PLAT, TOGETHER WITH THE METES, BOUNDS, COURSES AND DISTANCES AS SHOWN THEREON WITH RESPECT TO THE SAID 2.00 ACRES, IS BY THIS REFERENCE INCORPORATED HEREIN IN AID OF THIS DESCRIPTION AS FULLY AS IF COPIED AT LENGTH HEREIN. PARCEL#: 042 014C


TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part heirs, successors and assigns, forever, **IN FEE SIMPLE**,

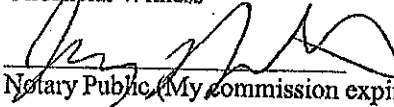
AND THE SAID Grantor, heirs, successors, executors and administrators will warrant and forever defend the right and title to the above described property subject to permitted exceptions, unto the said Grantees heirs, successors and assigns, against the lawful claims of all persons whomsoever.

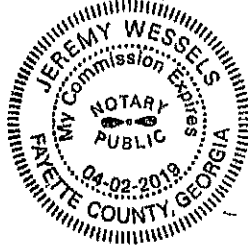
IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal, the said date and year above written.

Signed this 27th day of February 2019
in the presence of:


Unofficial Witness

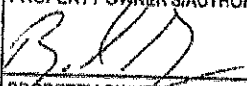


Stephen Wellmaker


Notary Public, My commission expires 4/2/2019





Georgia Department of Public Health Construction Permit and Site Approval For On-Site Sewage Management System

COUNTY: Pike	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY ADDRESS: 1006 CONCORD RD CONCORD, GA 30206		DIRECTIONS:	
I hereby receive this construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1 and this permit. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.			
PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: 		DATE COMPLETED APPLICATION RECEIVED: 04/26/2023	
PROPERTY OWNER'S NAME: Brad Gregg	PHONE NUMBER: (770) 884-9791	PROPERTY OWNER'S ADDRESS: 1006 CONCORD RD CONCORD, GA 30206	
AUTHORIZED AGENT'S NAME: Same	PHONE NUMBER:	RELATIONSHIP TO OWNER:	
Section A - General Information			
CAN REQUIRED SETBACKS BE MET: YES		TYPE OF STRUCTURE: Multi-Family Residence	SOIL SERIES: Madison
DRINKING WATER SUPPLY: Private	WELL ON THE SITE: NO	WATER USAGE BY: Bedroom Numbers	PERCOLATION RATE / HYDRAULIC LOADING RATE: 60
SYSTEM TYPE: New		NO. OF BEDROOMS / GPD: 6	RESTRICTIVE SOIL HORIZON DEPTH (inches): 60
LOT SIZE (SQ FT/Acres): 2		LEVEL OF PLUMBING OUTLET: Ground Level	SOIL TEST PERFORMED BY: Lucas, M. Brian
Section B - Primary / Pretreatment			
PRETREATMENT: Septic Tank	GARBAGE DISPOSAL: NO	SEPTIC TANK CAPACITY (gallons): 2000	MIN. ATU CAPACITY (gallons): 0
		DOSING TANK CAPACITY (gallons):	GREASE TRAP CAPACITY (gallons):
Section C - Secondary Treatment			
ABSORPTION FIELD DESIGN: Serial	NUMBER OF TRENCHES:		TOTAL ABSORPTION FIELD LINEAR FT REQUIRED: 440
	DISTANCE B/W TRENCHES:		
ABSORPTION FIELD PRODUCT: EZflow 1303T	DEPTH OF TRENCHES (range in inches): 18 - 36		TOTAL ABSORPTION FIELD SQ FT REQUIRED: 1320
Issued permits expire twelve (12) months from approval date and are not valid unless signed below by authorized representative of the Georgia Department of Public Health or County Board of Health.			
Any grading, filling, or other landscaping after issuance of a permit may render permit void. Failure to follow site plan may render permit void. Any grading, filling, or other landscaping after final inspection by county health department, which adversely affects the function of the on-site sewage management system, may render approval void. Installation contractor is responsible for ensuring all required setbacks are met.			
Issuance of a construction permit for an on-site sewage management system and subsequent approval of same by representative of the Georgia Department of Public Health or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representative(s) do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.			
INSPECTOR & INSPECTOR TITLE: Ben Trotter	INSPECTOR SIGNATURE: 	DATE: 04/28/2023	CONSTRUCTION PERMIT #: OSC11401767
			STATUS: Approved



Construction Permit and Site Approval
For On-Site Sewage Management System (continued)
Pike County Environmental Health - Phone: (770) 567-8972
Permit Number: OSC11401767
Property Address: 1006 CONCORD RD CONCORD, GA 30206

PRIMARY / PRETREATMENT REMARKS

Install Two (2) 1000 gallon septic tanks. One set on the left and one set on the right. Avoid swales and natural drainage pathways.

SECONDARY TREATMENT REMARKS

Install two (2) separate drain fields of 220' each. One to be placed on left side and the other to the right or right rear. Reserve for both systems to be adjacent to each drain field location. Soils information provided by Brian Lucas on a level 3 soil report dated April 30, 2019.

PROPOSED SYSTEM LAYOUT / DESIGN

Property Information

(View this Property)

County: Pike

Subdivision:

Lot Number:

Block:

Property Location

1006 CONCORD RD
CONCORD, GA 30206

Section A: Owner Information

Well ID Number: WWS-114-002250

Mailing Address

1006 CONCORD RD
CONCORD, GA 30206

Section B: Well Information

Driving Directions

Location of Well on Property

Well shall be installed in an area that is protected from potential sources of contamination. Well shall be at least 100 ft from septic drain lines and 50 ft from house foundation. Property owner is recommended to have a concrete pad poured around casing and back flow preventers installed on all outdoor faucets.

Water Source: Drilled Well

Estimated Drill Date: 04/28/2023

Depth of Well: 0

Well Head Latitude: 33.102745156

Well Head Longitude: -84.445579999

Well Driller:

Recommended Actions

Permit Issue Date: 04/28/2023

Site Checked by: Ben Trotter

Date Checked: 04/28/2023

FLOOR PLAN

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE PRIOR TO THE START OF CONSTRUCTION.

4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE ARCHITECT.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

6. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE PRIOR TO THE START OF CONSTRUCTION.

8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE ARCHITECT.

9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

10. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE PRIOR TO THE START OF CONSTRUCTION.

12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE ARCHITECT.

13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

14. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE PRIOR TO THE START OF CONSTRUCTION.

16. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE ARCHITECT.

17. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

18. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE PRIOR TO THE START OF CONSTRUCTION.

20. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE ARCHITECT.

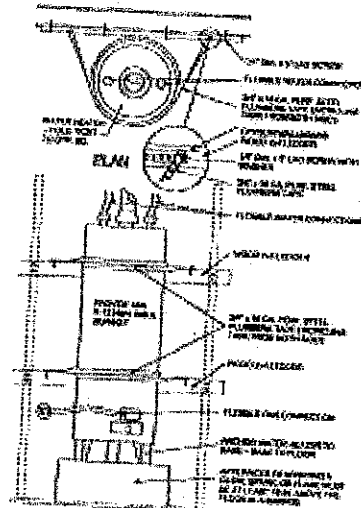
SUPPLEMENTAL DOCUMENTS

1. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.

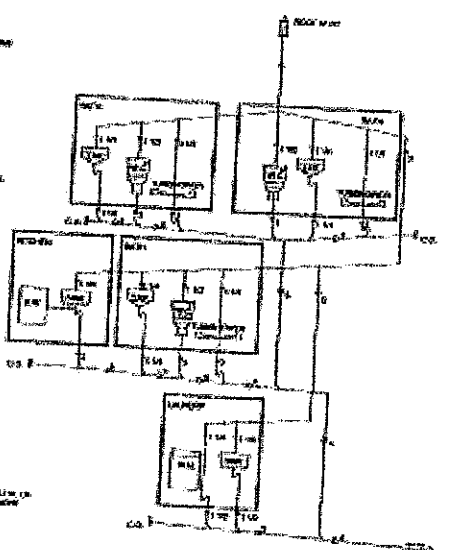
2. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.

3. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.

4. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.



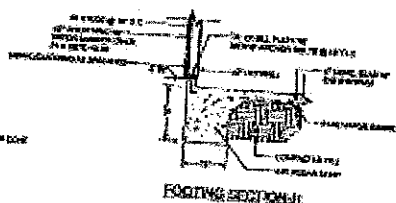
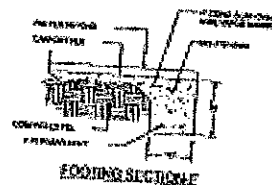
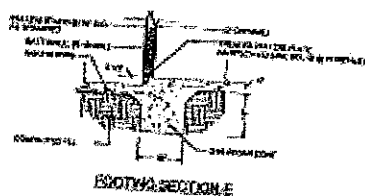
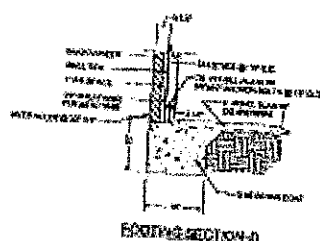
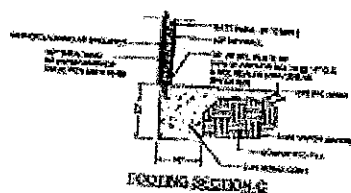
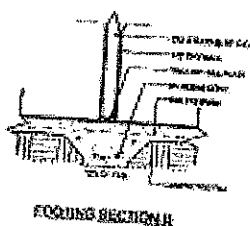
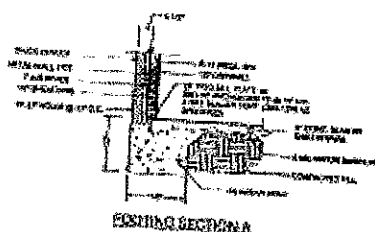
WATER HEATER SUPPORT & DETAILS
NOT TO SCALE



NOTE: SEE ALL OTHER PLUMBING NOTES AND SPECIFICATIONS FOR COMPLETE DETAILS.

PlanSource, Inc.
Residential - Commercial - Industrial
1000 S. Main Street, Suite 100
Phoenix, AZ 85004
Phone: (602) 998-1234
Fax: (602) 998-5678
Email: info@plansource.com

DATE	10/15/2023
BY	J. Smith
CHECKED BY	M. Jones
SCALE	AS SHOWN
PROJECT	1000 S. Main Street
NOTES & PLUMBING	



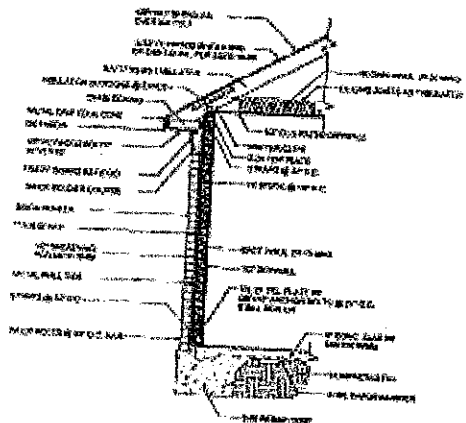
10/1/74
 The following information was obtained from the files of the FBI, New York, New York, dated 10/1/74, and is being furnished to you for your information.
 The following information was obtained from the files of the FBI, New York, New York, dated 10/1/74, and is being furnished to you for your information.
 The following information was obtained from the files of the FBI, New York, New York, dated 10/1/74, and is being furnished to you for your information.
 The following information was obtained from the files of the FBI, New York, New York, dated 10/1/74, and is being furnished to you for your information.

1. The first step is to identify the problem. This involves understanding the symptoms and the context in which they are occurring. It is important to gather as much information as possible about the problem, including its history and any previous attempts to solve it.

...the ... of ...

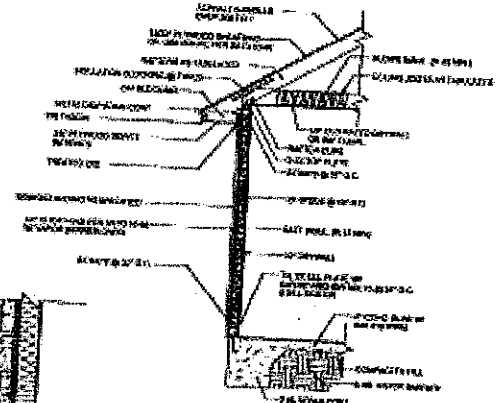
PlanSource, Inc.
 10000 Highway 100, Suite 100, Houston, TX 77036
 713/661-1111

FOOTING
DETAILS



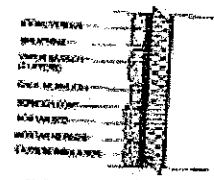
TYPICAL WALL SECTION - BRICK VENEER

NOTE: BRICK VENEER HAS BEEN DETAIL FOR EXTERIOR WALLS. FOR INTERIOR WALLS, SEE DETAIL FOR INTERIOR WALLS.



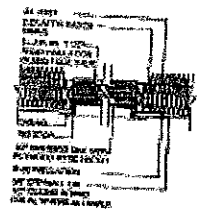
TYPICAL WALL SECTION - SIDING

NOTE: BRICK VENEER HAS BEEN DETAIL FOR EXTERIOR WALLS. FOR INTERIOR WALLS, SEE DETAIL FOR INTERIOR WALLS.



TYPICAL SIDING VENEER

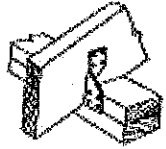
NOTE: BRICK VENEER HAS BEEN DETAIL FOR EXTERIOR WALLS. FOR INTERIOR WALLS, SEE DETAIL FOR INTERIOR WALLS.



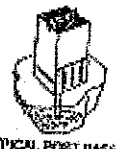
ATTIC HATCH



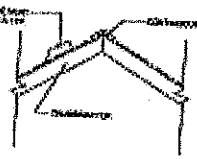
TYPICAL STUD SHAPING



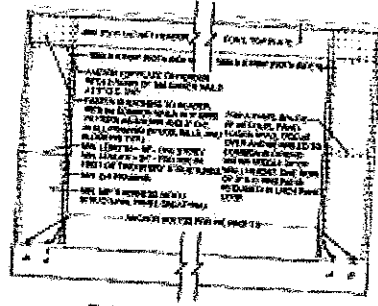
TYPICAL RAFTER CONNECTION TO PLATE



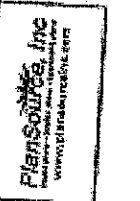
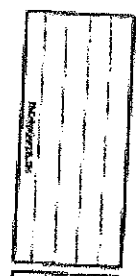
TYPICAL POST BASE



NOTE: BRICK VENEER HAS BEEN DETAIL FOR EXTERIOR WALLS. FOR INTERIOR WALLS, SEE DETAIL FOR INTERIOR WALLS.



TYPICAL GARAGE DOOR PORTAL





~~END OF PAGE FOR GELING IN PLANT~~

HEAR HILL HOLDINGS ACTION
 (Hearst Corp. is a subsidiary of Hearst Holdings Inc.)
 Hearst Holdings Inc. is a holding company for a number of media and publishing companies. The company is a public company and its securities are traded on the New York Stock Exchange. The company is a member of the New York Stock Exchange.

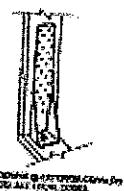
BREATHING
 10/20/77
 10/20/77
 10/20/77

INTERCOMMITTEE



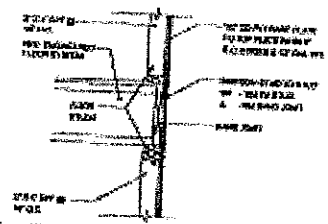
TYPICAL BUDGET
 1964-1965 FISCAL YEAR, 1965-1966 FISCAL YEAR

TYPICAL GRADING DETAILS



TYPICAL PERMANENT TROOP READING PROGRAM

SECRET

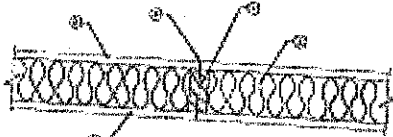


WALLS/FLOOR/CEILING DETAIL

PlanSource, Inc.
 10000 1st Avenue, Suite 1000, Denver, CO 80231
 Phone: (303) 733-1100, Fax: (303) 733-1101

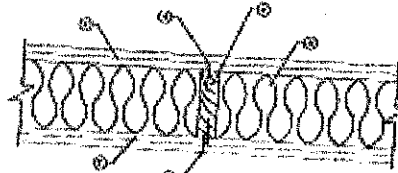
NOV 1964
NOV 1964
NOV 1964
NOV 1964
NOV 1964
NOV 1964
TYPICAL
WRAPPING

WSP-1 One Hour Fire-Retardive Wood Wall Assembly
2x6 Wood Stud Wall - 100% Design Load - ASTM E 119 / NFPA 251

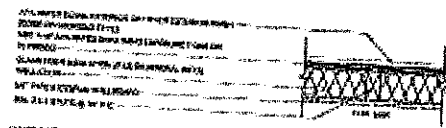


1. Fire-Retardant Coating (See NFPA 251 for details)
2. 2x6 Wood Stud
3. Insulation (See NFPA 251 for details)
4. Fire-Retardant Coating (See NFPA 251 for details)
5. Fire-Retardant Coating (See NFPA 251 for details)

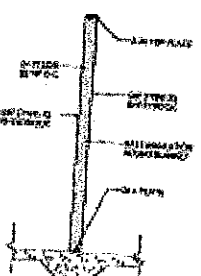
WSP-2 Two Hour Fire-Retardive Wood Wall Assembly
2x6 Wood Stud Wall - 100% Design Load - ASTM E 119 / NFPA 251



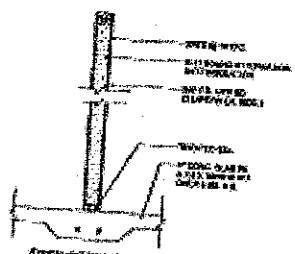
1. Fire-Retardant Coating (See NFPA 251 for details)
2. 2x6 Wood Stud
3. Insulation (See NFPA 251 for details)
4. Fire-Retardant Coating (See NFPA 251 for details)
5. Fire-Retardant Coating (See NFPA 251 for details)



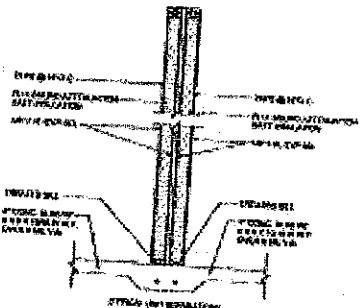
ONE-HOUR COMBUSTIBLE LOAD-BEARING WALL ASSEMBLY
This assembly is designed to meet the requirements of NFPA 251 for a one-hour fire-resistance rating. It consists of a 2x6 wood stud wall with 1/2 inch mineral wool insulation and 1/2 inch gypsum board on both sides. The assembly is tested in accordance with ASTM E 119.



TYPICAL 1 HOUR SEPARATION
NOTE: FINISHES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

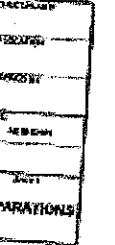
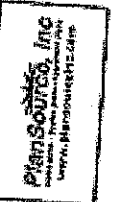


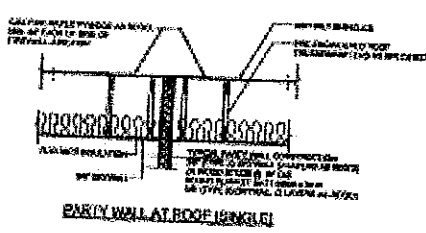
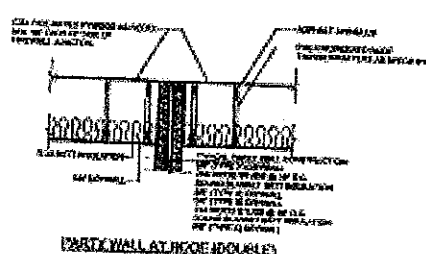
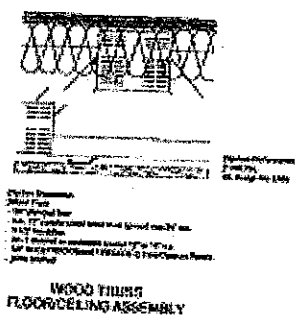
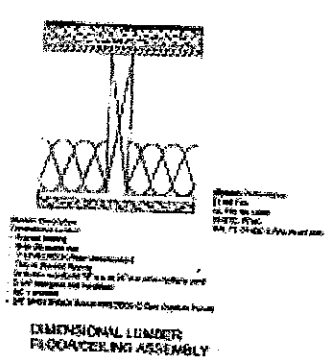
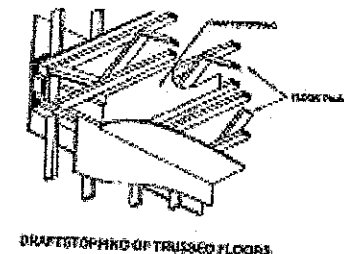
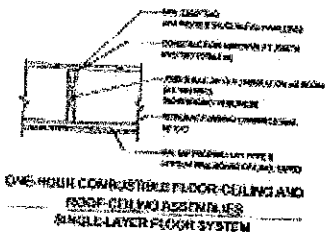
FIRE-RATED WALL SEPARATION
NOTE: FINISHES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.



FIRE-RATED WALL SEPARATION (DETAIL)
NOTE: FINISHES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

NOTE: THIS DETAIL IS NOT TO BE USED FOR WALLS THAT ARE NOT 100% COMBUSTIBLE. IT IS INTENDED FOR USE WITH 100% COMBUSTIBLE WALLS. THE DETAIL IS NOT TO BE USED FOR WALLS THAT ARE NOT 100% COMBUSTIBLE. IT IS INTENDED FOR USE WITH 100% COMBUSTIBLE WALLS.





NOTES:
1. ALL JOISTS SHALL BE 2x10 S4S AND SPACED AT 16" O.C.
2. MINERAL WOOL INSULATION SHALL BE 1" THICK AND R-19.
3. GYPSUM BOARD SHALL BE 1/2" THICK AND TYPE X.
4. PLYWOOD SUBFLOOR SHALL BE 1/2" THICK AND TYPE I.
5. ALL JOISTS SHALL BE PROTECTED BY 1" MINERAL WOOL INSULATION.
6. ALL JOISTS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
7. ALL JOISTS SHALL BE PROTECTED BY 1/2" PLYWOOD SUBFLOOR.
8. ALL JOISTS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.
9. ALL JOISTS SHALL BE PROTECTED BY 1/2" PLYWOOD SUBFLOOR.
10. ALL JOISTS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD.

PLAN SOURCE, INC.
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303-751-1000
FAX: 303-751-1001
WWW.PLANSOURCE.COM
SECTIONS
WALLS
FLOORS
ROOF
STAIR
BATH
SEPARATIONS

Holly Palumbo

From: Sherlonda Parks
Sent: Wednesday, May 10, 2023 3:10 PM
To: Brad Gregg
Cc: Jeremy Gilbert; Holly Palumbo
Subject: Pike County Planning and Development Office - Building Permit Denial
Attachments: Pike County_20230510_130012.pdf

Good Afternoon Brad:

Please see the above attachment. This email is to inform you that after review of your attached permit application, it has been denied due to Duplexes are a Permitted Use. If you have any further questions, please feel free to contact the Planning and Development Director, Jeremy Gilbert at the below phone number.

Thank You.

Sherlonda L. Parks
Administrative Assistant
Pike County Planning & Development Office
770 567 2007
770 567 2024(Fax)
sparks@pikecoga.com



From: Pike Scans <scans@pikecoga.com>
Sent: Wednesday, May 10, 2023 2:00 PM
To: Sherlonda Parks <sparks@pikecoga.com>
Subject: Scanned image from ab2769

Reply to: Pike County <scans@pikecoga.com>
Device Name: ab2769
Device Model: MX-3550V
Location: P&D pike county

File Format: PDF (Medium)
Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.
Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.



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"

April 18, 2023

To: Stuart Gregg

Property: Two vacant tracts located on Concord Road South of 2nd Street
Parcel ID # 042 014 C and 042 014 D

Please accept this letter as zoning verification of the aforementioned properties. According to the Official Zoning Map of Pike County the subject properties are zoned DR-6 (Repealed). After a review of zoning records, it was confirmed that the zoning district of DR-6 was repealed by the Board of Commissioners and removed from the Pike County Zoning Code on May 13, 2009. Based on the research, it is my understanding that the repeal of DR-6 was effectuated prior to your acquisition of the subject property.

After consultation with the County Attorney, it has been determined that the intent of the action to repeal the zoning ordinance was to also assign a new zoning designation to the property as the DR-6 district had been repealed. After a review of zoning records, it was determined that an action by the Board of Commissioners to assign a new zoning designation was not found. Therefore, the subject property has no valid zoning district to which it can be developed. It is the intent of the County to bring a zoning amendment to the next available Planning and Zoning Board meeting and Board of Commissioners meeting to assign a valid zoning designation to the subject properties.

Once a valid zoning district has been assigned to the properties, the properties can then be developed based on the standards outlined in the Pike County Zoning Code for the newly assigned district. Should you have any questions regarding this letter please contact me at the number or email above.

Sincerely,

A blue ink signature of Jeremy Gilbert, consisting of a large, stylized 'J' followed by a smaller signature.

Jeremy Gilbert
Director Planning and Development

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Executive Session

SUBJECT:

County Attorney Rob Morton request Executive Session for consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1), germane to pending or potential litigation.

ACTION:

ADDITIONAL DETAILS:

REVIEWERS:

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