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. <u>Old Business:</u> NONE

VII. <u>New Business:</u>

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	Names of people who oppose
NONE	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	Names of people who oppose
1. Brad Gregg	NONE
2. Newton Galloway(Atty.)	

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	Names of people who oppose
1. Brad Gregg	NONE
2. Newton Galloway(Atty.)	

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 eves 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	Names of people who oppose
1. Kacie Edwards	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 eves 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	**Names of people who oppose**
NONE	**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

Pike County Department Of Planning and Development

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

RECEIVED 6/8/23

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 [X] 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:

[X] Copy of Recorded Plat [X] Copy of Recorded Deed

[X] Letter of Explanation [X] Health Department Letter of Approval [X] Sketch or site plan (preferable)

[X] Agent Authorization (if needed) [X] Campaign Disclosure Form [ ] Other _____

Property Owner: Regenia Ware
Address: 1110 Poplar Rd
City: Newnan State: Georgia Zip: 30265
Phone/email: (678)318-1215 regeniaware0423@gmail.com

Applicant: Brad S. Gregg
Address: 4523 Hollonville Road
City: Williamson State: Georgia Zip: 30292
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: _____ 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

KELVIN F. THOMPSON NOTARY PUBLIC COWETA COUNTY GEORGIA EXPIRES DEC. 6, 2025

$300.00
CK 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: _____ 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

KELVIN F. THOMPSON NOTARY PUBLIC GEORGIA COWETA COUNTY EXPIRES DEC. 6, 2025

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 of Applicant/Property Owner/Agent

Newton M. Galloway
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

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

Anita Neath
Notary Public

ANITA NEATH NOTARY PUBLIC PIKE COUNTY GEORGIA EXPIRES April 12, 2025

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. _____
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.

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

GALLOWAY & LYNDALL, LLP

NEWTON M. GALLOWAY

NMG:dlm

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 Regenia Ware	
ADDRESS 1110 Poplar Rd	
Newnan GA 30265	
PHONE	
E-MAIL	

PROJECT LOCATION			
SUBDIVISION – Corner of Concord Rd / 2nd Street southeast side			
LOT # Tract 4-D		LOT SIZE 330x484	Acres 2.12
LANDLOT 177/142	DISTRICT 9th	MAP 042	PARCEL 014D
ROAD NAME Concord Rd / 2nd Street		ZONING none	
PUBLIC WATER AVAILABLE? no	IN FLOOD HAZARD? no	IN S-2 DISTRICT?	
CONTRACTOR NAME Brad Gregg			
CONTACT Brad Gregg		TITLE Pres / owner	
ADDRESS 4523 Hollonville Rd			
Williamson GA 30292			
PHONE 770 884-9291			
E-MAIL bradgregg67@yahoo.com			

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

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

☐ RENEWAL

☐ Other _____ ☒ Estimated Construction Cost $ 150,000

Proposed Use Home / Duplex

Foundation	☐ Crawlspace ☒ Slab		# Baths 2
Exterior Finish	Brick / Vinyl / Cement Board		# Fireplaces 0
Stories	☒ 1 ☐ 1-1/2 ☐ 2	First Floor 2118 sq. ft.	Second Floor 0 sq. ft.
Basement	sq. ft.	Bonus Room N/A sq. ft.	Garage N/A sq. ft.
☐ Finished	☐ Unfinished	☐ Finished ☐ Unfinished	Accessory N/A sq. ft.
Porches 28x4	sq. ft. 115	Decks 5x16 80 sq. ft.	Barn N/A sq. ft.

I HEREBY CERTIFY THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I UNDERTSTAND 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 ***

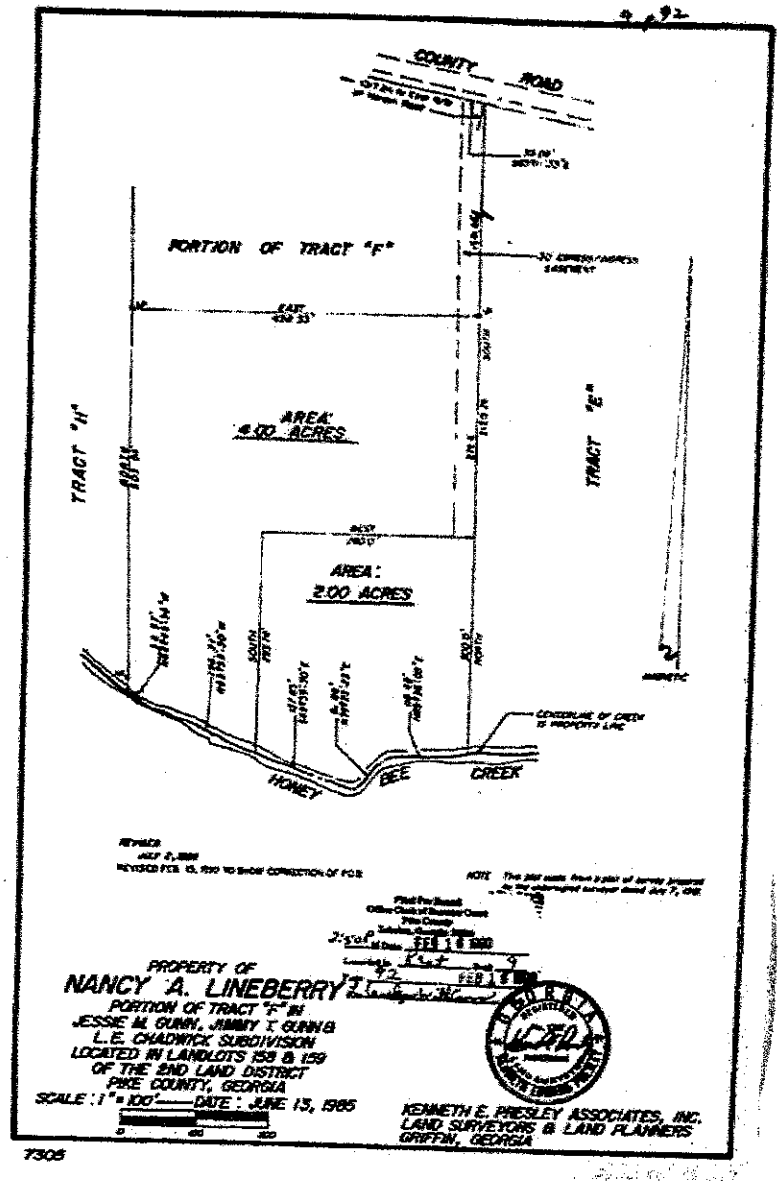
SIGNATURE _____ DATE 5/9/23

DIRECTIONS

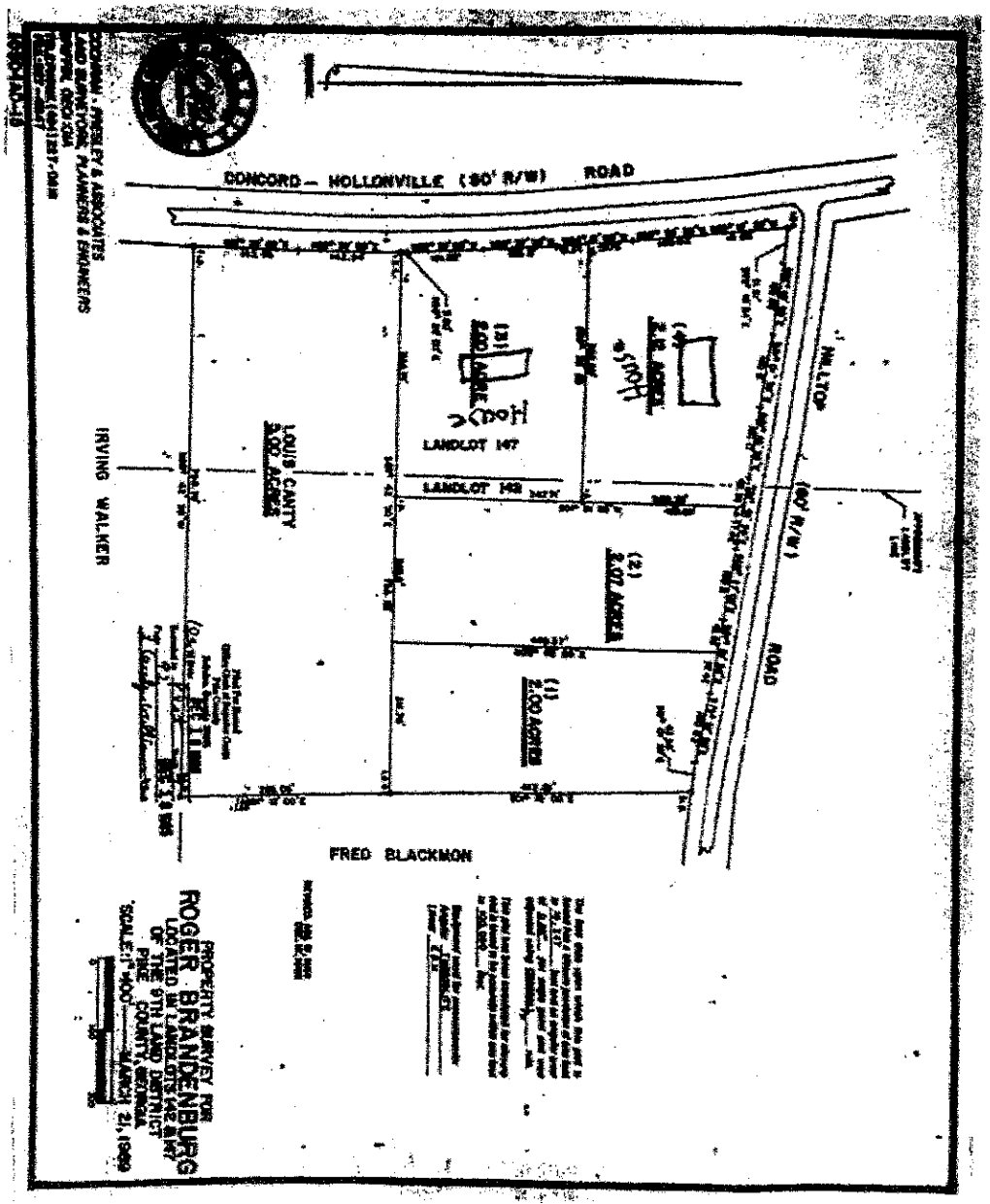
DENIED 5/9/23

Permit Fee $ _____

Receipt # _____


COUNTY ROAD
PORTION OF TRACT "F"
AREA: 4.00 ACRES
TRACT "H"
TRACT "E"
AREA: 2.00 ACRES
HONEY BEE CREEK
PROPERTY OF
NANCY A. LINEBERRY
PORTION OF TRACT "F" IN
JESSIE M. GUNN, JIMMY T. GUNN &
L.E. CHADWICK SUBDIVISION
LOCATED IN LANDLOTS 158 & 159
OF THE 2ND LAND DISTRICT
PIKE COUNTY, GEORGIA
SCALE: 1" = 100' DATE: JUNE 13, 1985
KENNETH E. PRESLEY ASSOCIATES, INC.
LAND SURVEYORS & LAND PLANNERS
GRIFFIN, GEORGIA

7305


CONCORD – HOLLONVILLE (80' R/W) ROAD
IRVING WALKER
LOUIS CANTY
LANDLOT 147
LANDLOT 148
(2) 2.00 ACRES
(1) 2.00 ACRES
MILLTOP ROAD (60' R/W)
FRED BLACKMON
PROPERTY SURVEY FOR
ROGER BRANDENBURG
LOCATED IN LANDLOTS 142 & 147
OF THE 6TH LAND DISTRICT
PIKE COUNTY, GEORGIA
SCALE: 1" = 100' MARCH 21, 1989

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

Hendrix & Griesedieck
P. O. Box 612
Zebulon, GA 30295
770-567-3060

2016 NOV 29 PM 3:28

ASSENT OF EXECUTRIX TO DEVISE

REAL ESTATE TRANSFER TAX
PAID: $0.00

STATE OF GEORGIA,

COUNTY OF PIKE.

#14-2016-000611

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 REGENIA WARE: (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.

(L.S.)
DOROTHY WELLMAKER
As Executrix
Aforesaid

Signed, sealed and delivered
in the presence of:

Witness

Notary Public
My Commission Expires:

OFFICIAL SEAL
DAVID G. GRIESEDIECK III
NOTARY PUBLIC, GEORGIA
PIKE COUNTY
My Commission Expires September 16, 2019

00122
00477

477

WARRANTY DEED

State of Georgia, Pike *County*

THIS INDENTURE, made this 19th day of February in the year of our Lord One Thousand Nine Hundred and Ninety-Seven between Roger Brandenburg, Jr. of the County of Pike and State of Georgia of the first part, and Henry Charles Williams of the County of Pike and State of Georgia of the second part, WITNESSETH, That the said party of the first part, for and in consideration of the sum of $10.00 Ten Dollars and other valuable consideration, in hand paid to 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, bargain, sell and convey unto the said party of the second part all the following described property, to wit:

ALL that tract or parcel of land, situate, lying and being in Land Lots 141 & 142 in the 9th Land District of Pike County, Georgia, designated as Tract "A" containing 7.19ac on that certain plat of survey dated March 11, 1989 and revised November 12, 1989, prepared by Cochran-Presley Associates, Inc., Registered Land Surveyors of record, in Plat Book 3, page 91, Clerk's Office, Superior Court, Pike County, Georgia, having such size, shape, location, metes, bounds, courses and distances as shown on said plat of survey which by reference is incorporated herein and made a part of this description as fully and completely as if copied at length herein.

Recorded this 12th

Filed for Record
Clerk of Superior Court
Pike County
Received Feb 19 1997 3:00
Recorded Feb 19 1997 3:00

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the proper use, benefit and behoof of the said party of the second part, forever in fee simple.

And the said party of the first part, for himself, his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs, executors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said party of the first part has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public

Roger Brandenburg (Seal)
Roger Brandenburg, Jr. (Seal)

(Seal)

(Seal)

(Seal)

477

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

COUNTY:	SUBDIVISION:	LOT NUMBER:	BLOCK:
Pike			

PROPERTY ADDRESS:	DIRECTIONS:
CONCORD RD CONCORD, GA 30206	

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:
5/9/23	05/05/2023

PROPERTY OWNER'S NAME:	PHONE NUMBER:	PROPERTY OWNER'S ADDRESS:
Regenia Ware	(770) 550-6467	CONCORD RD CONCORD, GA 30206
AUTHORIZED AGENT'S NAME:	**PHONE NUMBER:**	**RELATIONSHIP TO OWNER:**
Brad Gregg	(770) 550-6467	

Section A - General Information

CAN REQUIRED SETBACKS BE MET:		TYPE OF STRUCTURE:	SOIL SERIES:
YES		Multi-Family Residence	Madison
DRINKING WATER SUPPLY:	**WELL ON THE SITE:**	**WATER USAGE BY:**	**PERCOLATION RATE / HYDRAULIC LOADING RATE:**
Private	NO	Bedroom Numbers	45
SYSTEM TYPE:		**NO. OF BEDROOMS / GPD:**	**RESTRICTIVE SOIL HORIZON DEPTH (inches):**
New		6	72
LOT SIZE (SQ FT/Acres):		**LEVEL OF PLUMBING OUTLET:**	**SOIL TEST PERFORMED BY:**
2.12		Ground Level	Wombough, Greg A

Section B - Primary / Pretreatment

PRETREATMENT:	GARBAGE DISPOSAL:	SEPTIC TANK CAPACITY (gallons):	MIN. ATU CAPACITY (gallons):	DOSING TANK CAPACITY (gallons):	GREASE TRAP CAPACITY (gallons):
Septic Tank	NO	2000	0		

Section C - Secondary Treatment

ABSORPTION FIELD DESIGN:	NUMBER OF TRENCHES:	TOTAL ABSORPTION FIELD LINEAR FT REQUIRED:
Serial	DISTANCE B/W TRENCHES:	400
ABSORPTION FIELD PRODUCT:	**DEPTH OF TRENCHES (range in inches):**	**TOTAL ABSORPTION FIELD SQ FT REQUIRED:**
EZflow 1303T	24 - 48	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:	INSPECTOR SIGNATURE:	DATE:	CONSTRUCTION PERMIT #:	STATUS:
Ben Trotter		05/09/2023	OSC11401775	Approved

Property Information

(View this Property)
County: Pike
Subdivision:
Lot Number:
Block:

Property Location

CONCORD RD
CONCORD, GA 30206

Section A: Owner Information

Well ID Number: WWS-114-002255

Mailing Address

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: 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

5/9/23

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

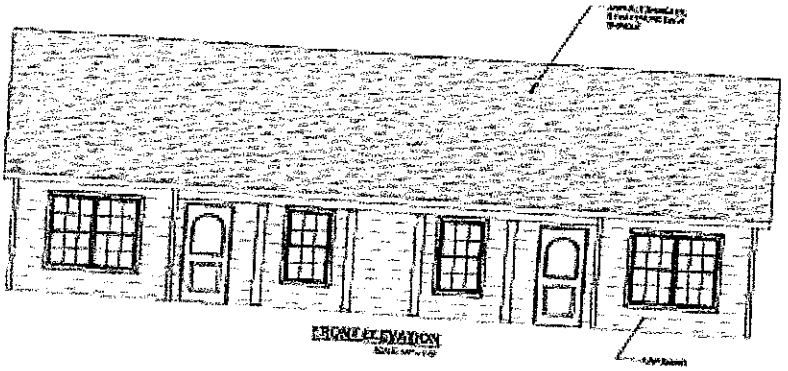
PRIMARY / PRETREATMENT REMARKS

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.

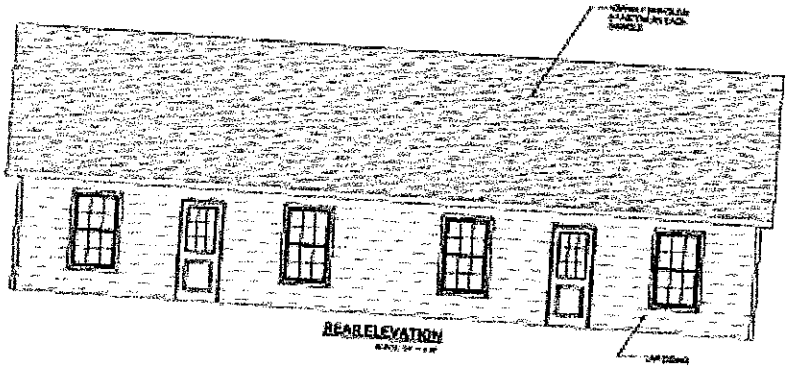
SECONDARY TREATMENT REMARKS

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



FRONT ELEVATION

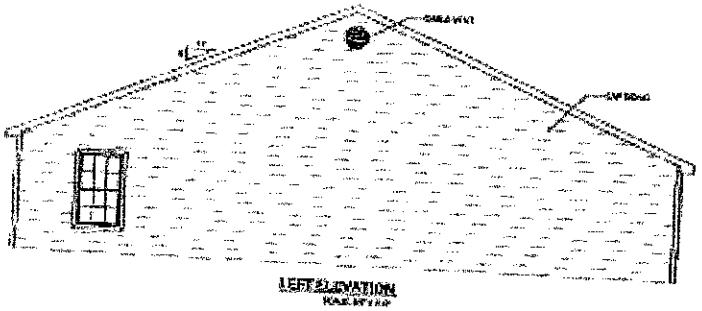


REAR ELEVATION

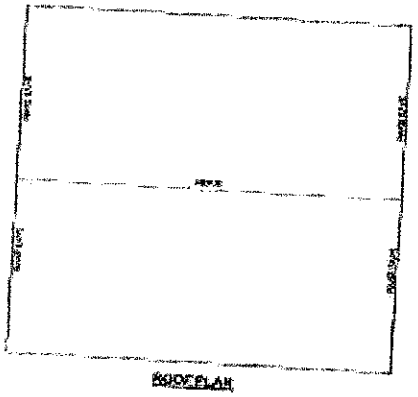
PlanSource, Inc.

JH1980

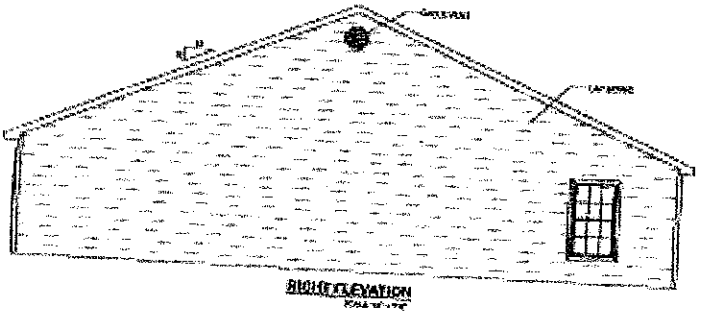
ELEVATIONS



LEFT ELEVATION

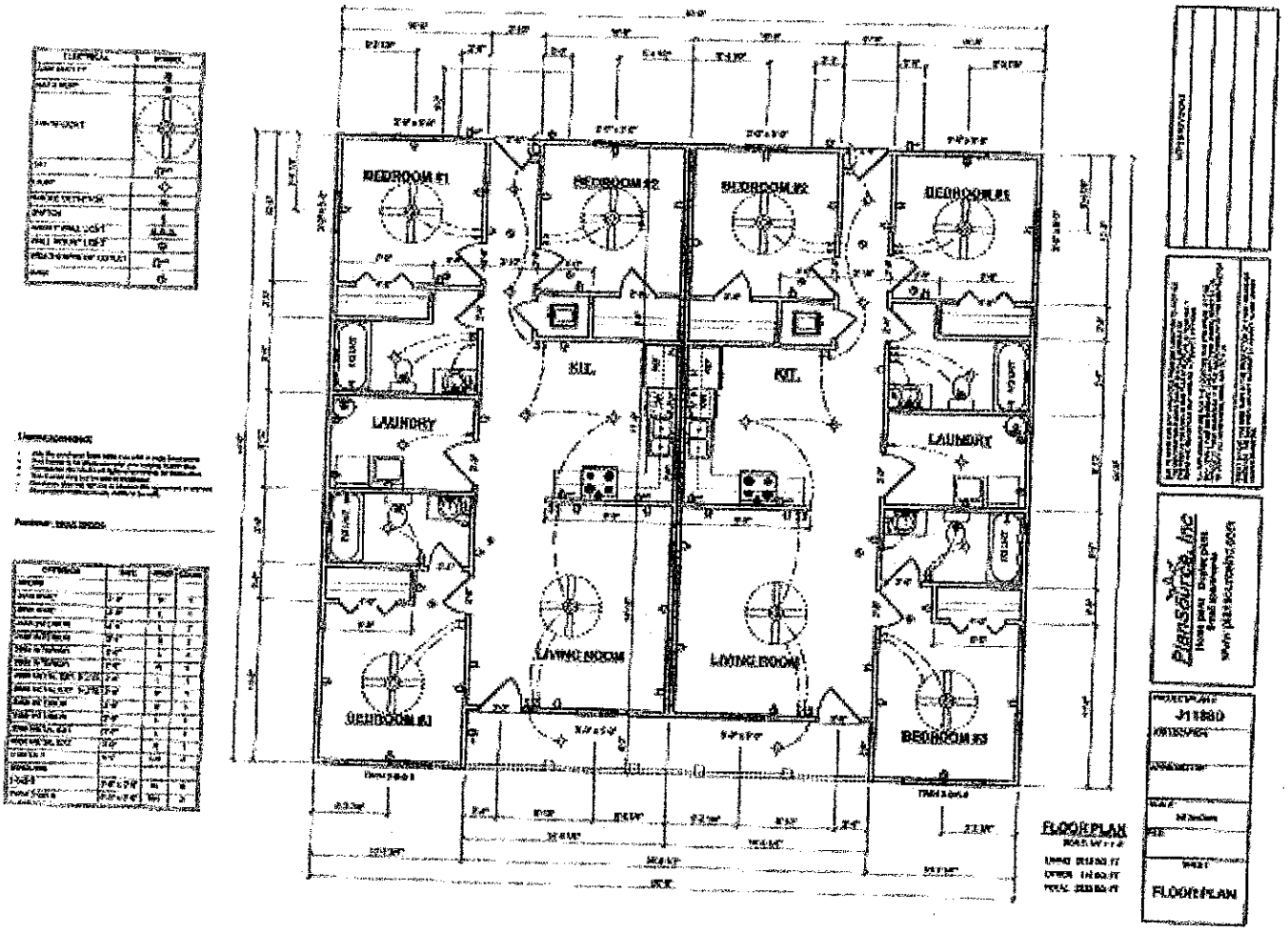


ROOF PLAN



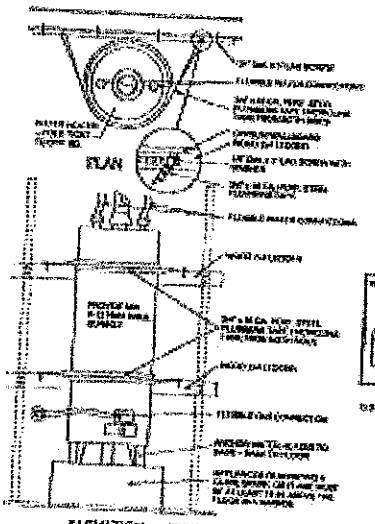
RIGHT ELEVATION

ELEVATIONS

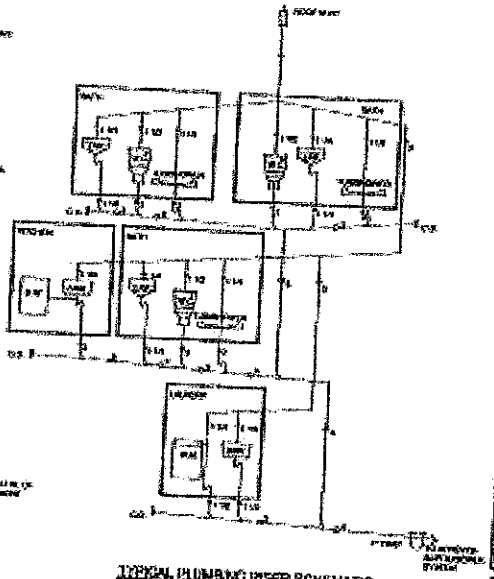

BEDROOM #1
BEDROOM #2
BEDROOM #2
BEDROOM #4
KIT.
KIT.
LAUNDRY
LAUNDRY
LIVING ROOM
LIVING ROOM
BEDROOM #3
BEDROOM #3
FLOOR PLAN
J11880
FLOOR PLAN

GENERAL NOTES

SUPPLEMENTAL DOCUMENTS



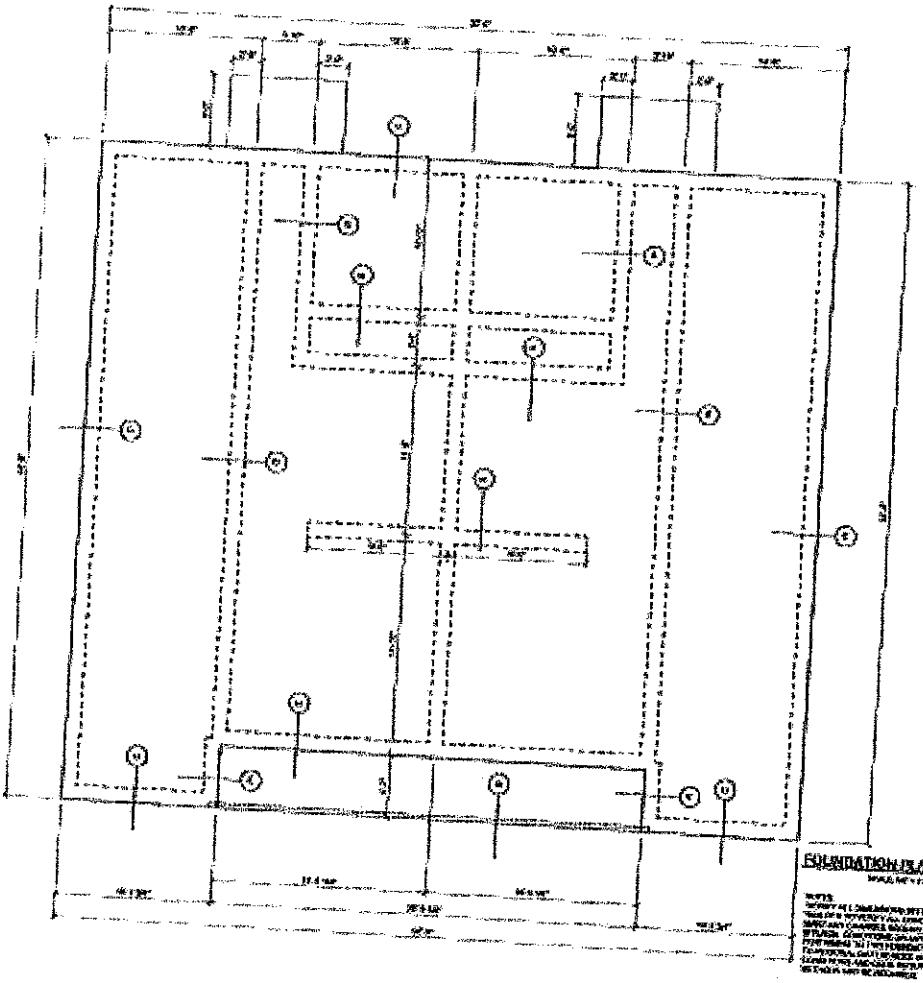
WATER HEATER SUPPORT & DETAILS



TYPICAL PLUMBING RISER SCHEMATIC

PlanSource, Inc.

NOTES & PLUMBING

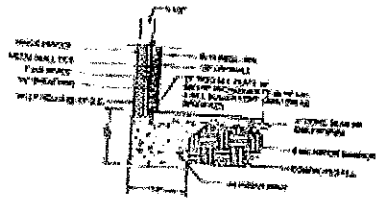


FOUNDATION PLAN

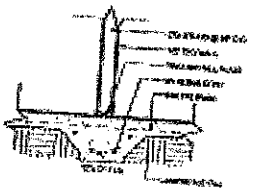
NOTES:

J11310

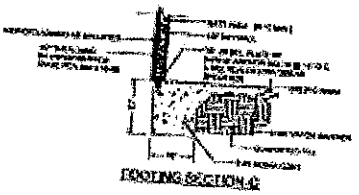
FOUNDATION



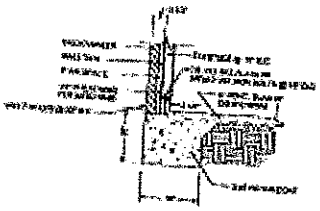
FOOTING SECTION-A



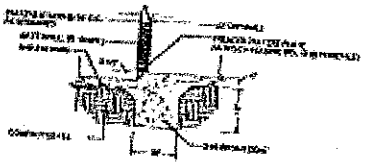
FOOTING SECTION-B



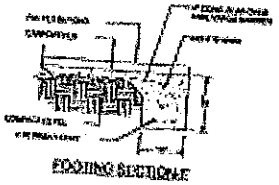
FOOTING SECTION-C



FOOTING SECTION-D

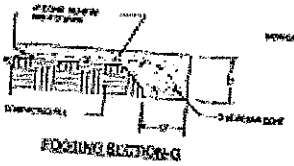


FOOTING SECTION-E

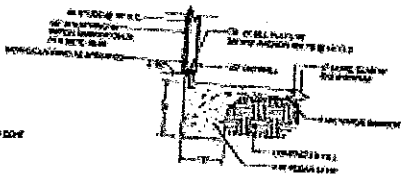


FOOTING SECTION-F

NOTES:



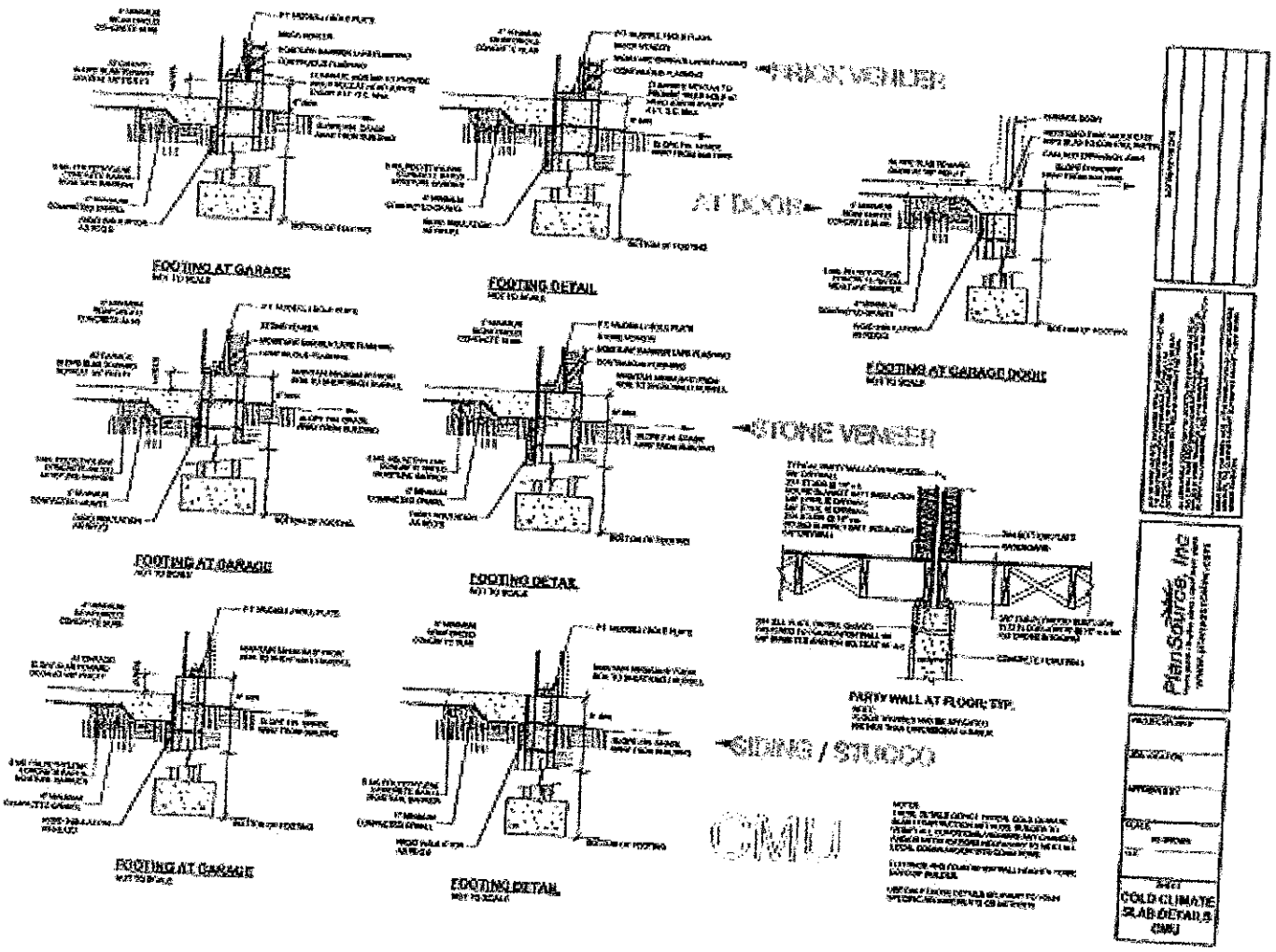
FOOTING SECTION-G

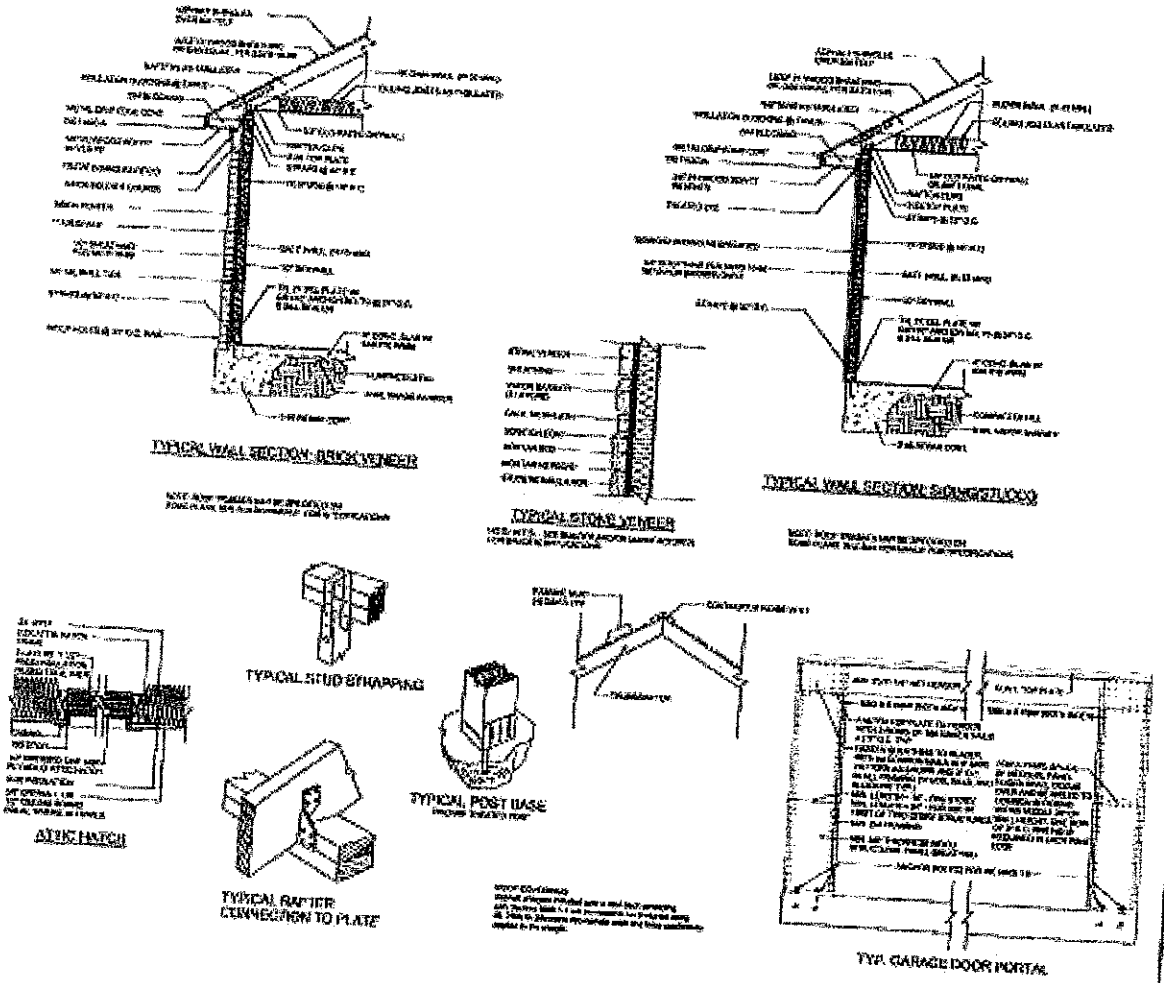


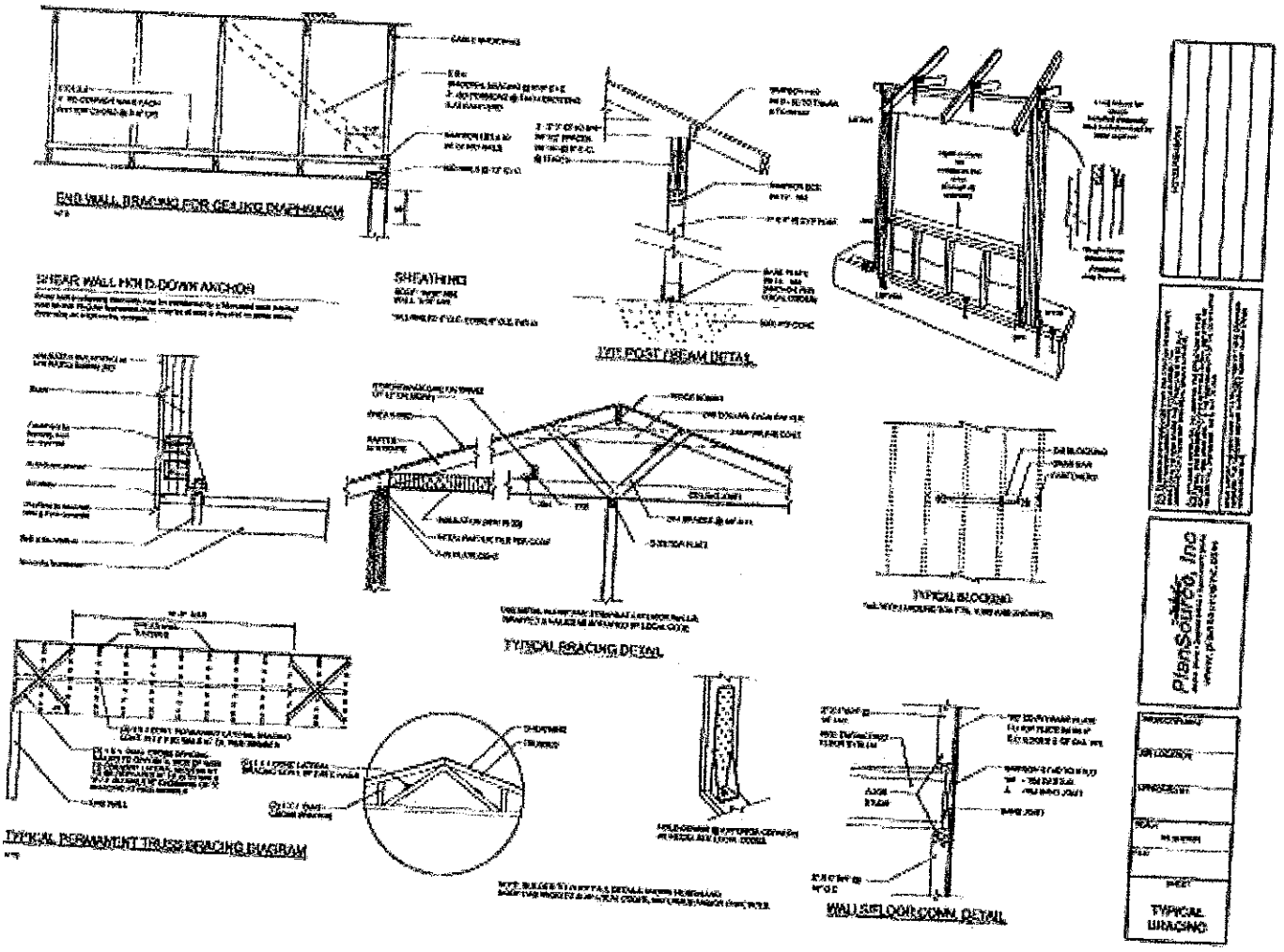
FOOTING SECTION-H

Plansource, Inc

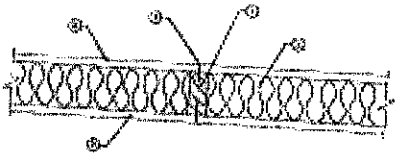
FOOTING DETAILS


FOOTING AT GARAGE
FOOTING DETAIL
AT DOOR
FOOTING AT GARAGE DOOR
STONE VENEER
FOOTING AT GARAGE
FOOTING DETAIL
PARTY WALL AT FLOOR TIP
SIDING / STUCCO
CMU
FOOTING AT GARAGE
FOOTING DETAIL
PlanSource, Inc
COLD CLIMATE SLAB DETAILS CMU

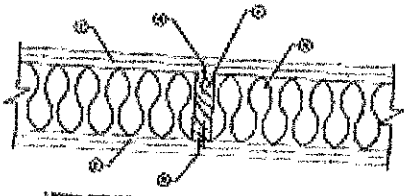

TYPICAL WALL SECTION - BRICK VENEER
TYPICAL STONE VENEER
TYPICAL WALL SECTION - STUCCO
TYPICAL STUD STRAPPING
TYPICAL POST BASE
ATTIC HATCH
TYPICAL RAFTER CONNECTION TO PLATE
TYP. GARAGE DOOR PORTAL
PlanSource, Inc
SECTIONS & DETAILS

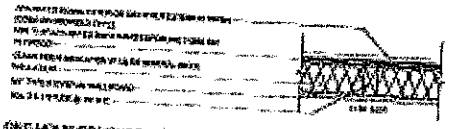

END WALL BRACING FOR GABLE DIAPHRAGM
SHEAR WALL HOLD-DOWN ANCHOR
SHEATHING
TYPICAL BRACING DETAIL
TYPICAL BLOCKING
TYPICAL PERMANENT TRUSS BRACING DIAGRAM
WALL SILL DOOR CONN. DETAIL
PlanSources, Inc
TYPICAL BRACING

WS-1.1 One Hour Fire Resistive Wood Wall Assembly
2x4 Wood Stud Wall - 100% Design Load - ASTM E 119 / NFPA 251

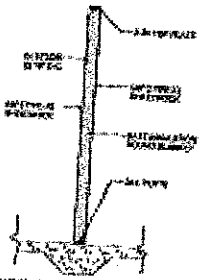


WS-2.1 Two Hour Fire Resistive Wood Wall Assembly
2x6 Wood Stud Wall - 100% Design Load - ASTM E 119 / NFPA 251

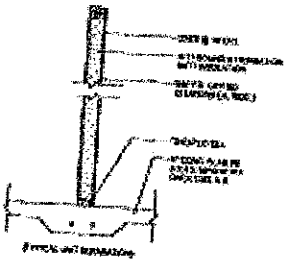




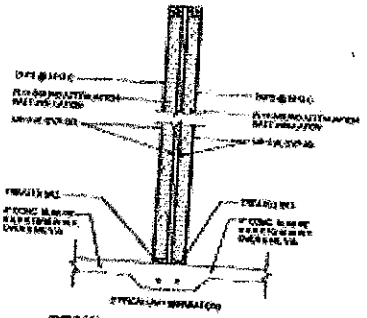
ONE HOUR COMBUSTIBLE LOAD-BEARING WALL ASSEMBLIES



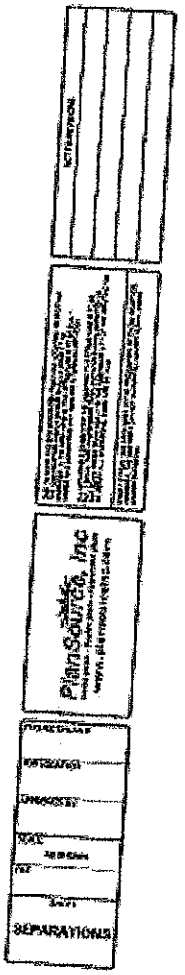
TYPICAL 1 HOUR SEPARATION

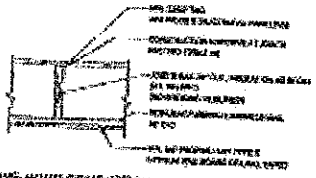


TIER PARTY WALL - SEPARATION (ROWHOUSE)

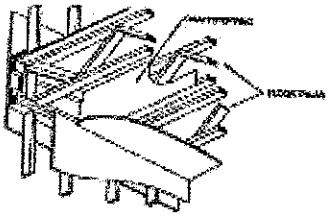


TIER PARTY WALL - SEPARATION (ROWHOUSE)

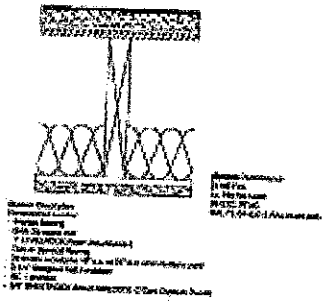




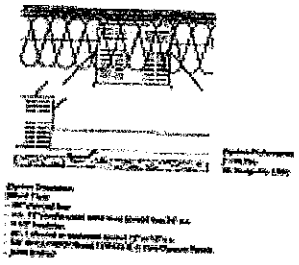
ONE-HOUR COMBUSTIBLE FLOOR-CEILING AND ROOF-CEILING ASSEMBLIES
SINGLE-LAYER FLOOR SYSTEM



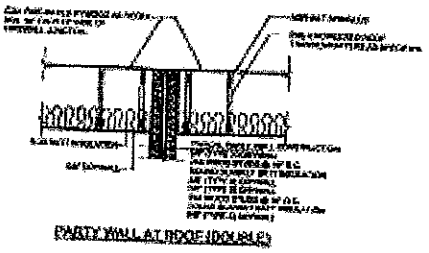
DRAFTSTOPPING OF TRUSSED FLOORS



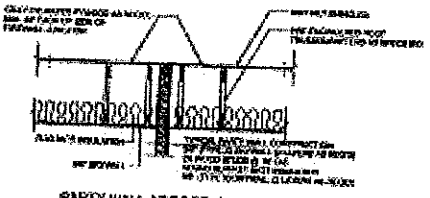
DIMENSIONAL LUMBER
FLOOR/CEILING ASSEMBLY



WOOD TRUSS
FLOOR/CEILING ASSEMBLY



PARTY WALL AT ROOF (DOUBLE)



PARTY WALL AT ROOF (SINGLE)

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 Pemitted 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,

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

RECEIVED 6/8/23

PIKE COUNTY
PLANNING AND ZONING BOARD

Application # AP-23-02
Permit # 45

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

Board of Commissioners Public Hearing Date: _____

[ ] Special Exception [ ] Special Use Permit [ ] Variance [X] 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: [X] Copy of Recorded Plat [X] Copy of Recorded Deed

[X] Letter of Explanation [X] Health Department Letter of Approval [X] Sketch or site plan (preferable)

[ ] Agent Authorization (if needed) [X] Campaign Disclosure Form [ ] Other _____

Property Owner: Brad S. Gregg/Stuart Gregg
Address: 4523 Hollonville Road
City: Williamson State: Georgia Zip: 30292
Phone/email: (770) 550-6467/bradgregg67@yahoo.com

Applicant: Brad S. Gregg
Address: 4523 Hollonville Road
City: Williamson State: Georgia Zip: 30292
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): Anita Neath

ANITA NEATH NOTARY PUBLIC PIKE COUNTY GEORGIA EXPIRES APR 12, 2025

$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: _____ 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): _____

ANITA NEATH NOTARY PUBLIC PIKE COUNTY GEORGIA EXPIRES April 12, 2025

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 of Applicant/Property Owner/Agent

Newton M. Galloway
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

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

Anita Neath
Notary Public

ANITA NEATH NOTARY PUBLIC GEORGIA PIKE COUNTY EXPIRES April 12, 2025

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.

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

GALLOWAY & LYNDALL, LLP

Newton M. Galloway

NMG:dlm

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 Brad Gregg Stuart Gregg	
ADDRESS ~~4523~~ ~~1006~~ ~~1006 Concord Rd Concord~~	
4523 Hollonville Rd Williamson GA 30292	
PHONE 770-884-9791	
E-MAIL bradgregg67@yahoo.com	

PROJECT LOCATION					
SUBDIVISION					
LOT # Tract 3-C			LOT SIZE 344 x 440	Acres 2	
LANDLOT 142/142	DISTRICT 9th		MAP 042	PARCEL 014C	
ROAD NAME @ 1006 Concord Rd			ZONING none		
PUBLIC WATER AVAILABLE? no		IN FLOOD HAZARD? no		IN S-2 DISTRICT?	
CONTRACTOR NAME Brad Gregg					
CONTACT Brad Gregg			TITLE Owner / Pres		
ADDRESS 4523 Hollonville Rd					
Williamson GA 30292					
PHONE 770-884-9791					
E-MAIL bradgregg67@yahoo.com					

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

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

☐ RENEWAL

☐ Other _____ ☒ Estimated Construction Cost $ 150,000

Proposed Use Home/Duplex

Foundation ☐ Crawlspace ☒ Slab			# Baths 2
Exterior Finish Brick / Vinyl / Cement Board			# Fireplaces 0
Stories ☒ 1 ☐ 1-1/2 ☐ 2	First Floor 2118 sq. ft.		Second Floor — sq. ft.
Basement sq. ft. N/A ☐ Finished ☐ Unfinished	Bonus Room N/A sq. ft. ☐ Finished ☐ Unfinished		Garage 0 sq. ft.
			Accessory 0 sq. ft.
Porches 28x4 sq. ft. 115	Decks 5x16 patio sq. ft. 80		Barn 0 sq. ft.

I HEREBY CERTIFY THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I UNDERTSTAND 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.

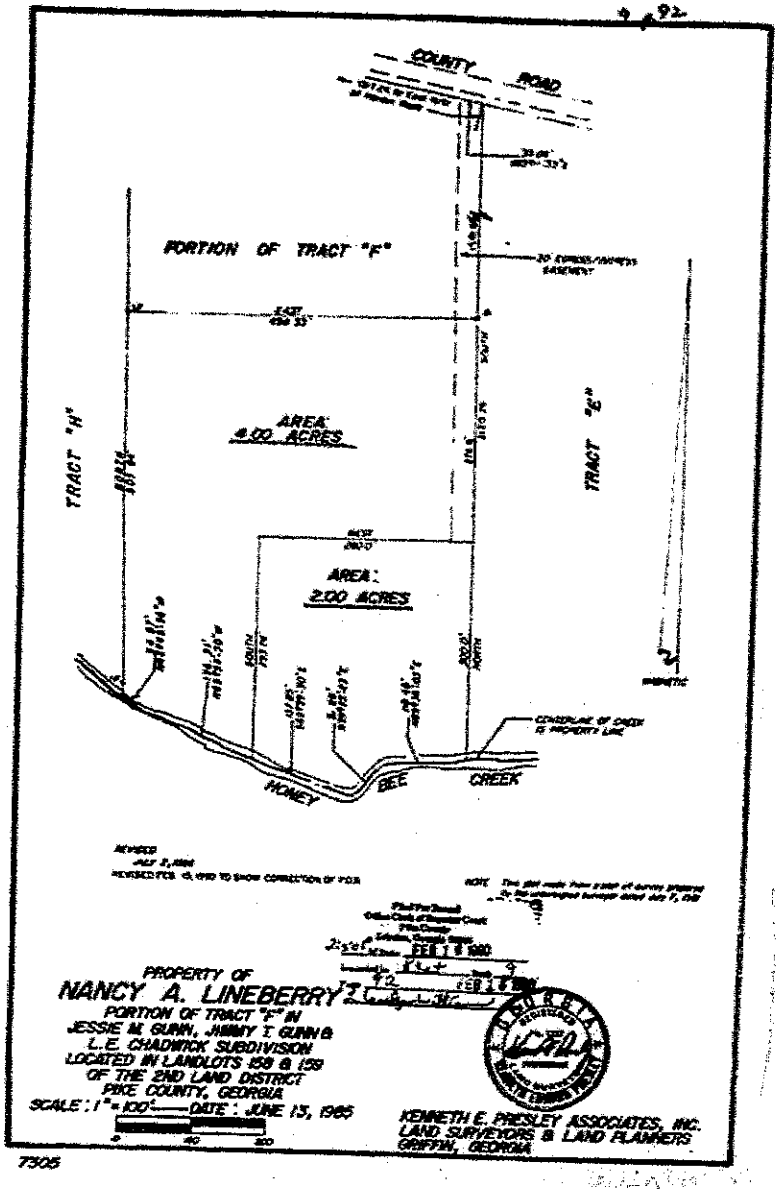
*** THIS APPLICATION AUTHORIZES THE PIKE COUNTY TAX ASSESSORS' OFFICE TO PERFORM AN INSPECTION OF THE PROPERTY ***

SIGNATURE _____ DATE 5/9/23

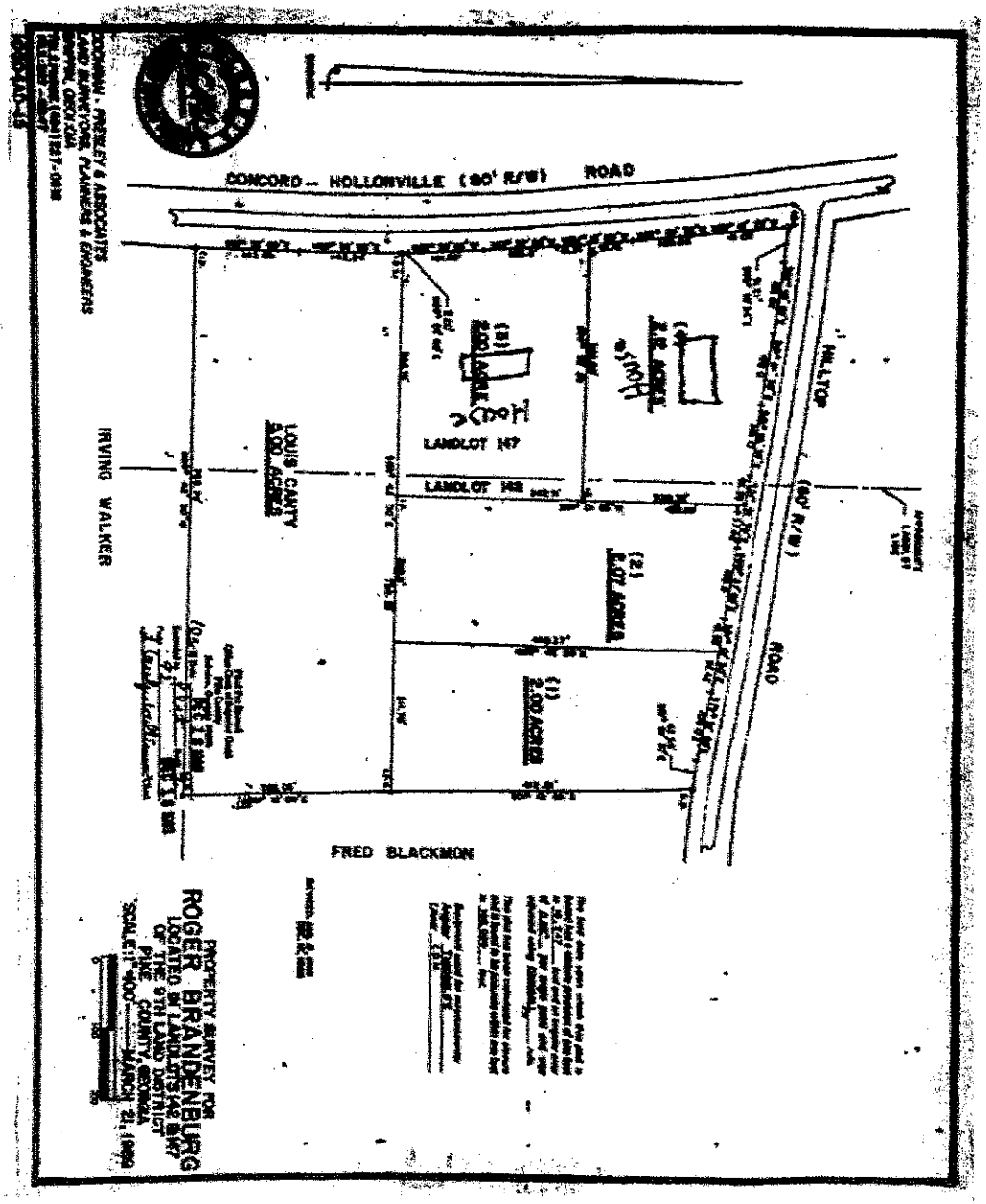
DIRECTIONS DENIED 5/9/23

Permit Fee $ _____

Receipt # _____


COUNTY ROAD
PORTION OF TRACT "F"
AREA: 4.00 ACRES
TRACT "H"
TRACT "E"
AREA: 2.00 ACRES
HONEY BEE CREEK
PROPERTY OF
NANCY A. LINEBERRY
PORTION OF TRACT "F" IN
JESSIE M. GUNN, JIMMY T. GUNN &
L.E. CHADWICK SUBDIVISION
LOCATED IN LANDLOTS 158 & 159
OF THE 2ND LAND DISTRICT
PIKE COUNTY, GEORGIA
SCALE: 1" = 100' DATE: JUNE 13, 1985
KENNETH E. PRESLEY ASSOCIATES, INC.
LAND SURVEYORS & LAND PLANNERS
GRIFFIN, GEORGIA

7305


CONCORD - HOLLONVILLE (80' R/W) ROAD
IRVING WALKER
LOUIS CANTY
100 ACRES
LANDLOT 147
LANDLOT 148
(2) 2.00 ACRES
(1) 2.00 ACRES
HILTON
(60' R/W) ROAD
FRED BLACKMON
PROPERTY SURVEY FOR
ROGER BRANDENBURG
LOCATED IN LANDLOTS 147 & 148
OF THE 2ND LAND DISTRICT
PIKE COUNTY, GEORGIA
SCALE: 1" = 400' MARCH 21, 1988

RETURN TO:
WESSELS & GERBER, P.C.
120 W. SOLOMON STREET
GRIFFIN, GA 30223
19G-0191

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

2019 MAR -4 PM 1:20

BY: GB
PAM THOMPSON, CLERK

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

REAL ESTATE TRANSFER TAX
PAID: $8.00

PT-61 114-2019-000164

WARRANTY DEED

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 any wise 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

JEREMY WESSELS
My Commission Expires
NOTARY PUBLIC
04-02-2019
FAYETTE COUNTY, GEORGIA

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

COUNTY:	SUBDIVISION:	LOT NUMBER:	BLOCK:
Pike			

PROPERTY ADDRESS:	DIRECTIONS:
1006 CONCORD RD CONCORD, GA 30206	

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:
B. Gregg 4/28/23	04/26/2023

PROPERTY OWNER'S NAME:	PHONE NUMBER:	PROPERTY OWNER'S ADDRESS:
Brad Gregg	(770) 884-9791	1006 CONCORD RD CONCORD, GA 30206
AUTHORIZED AGENT'S NAME:	PHONE NUMBER:	RELATIONSHIP TO OWNER:
Same		

Section A - General Information

CAN REQUIRED SETBACKS BE MET:		TYPE OF STRUCTURE:	SOIL SERIES:
YES		Multi-Family Residence	Madison
DRINKING WATER SUPPLY:	WELL ON THE SITE:	WATER USAGE BY:	PERCOLATION RATE / HYDRAULIC LOADING RATE:
Private	NO	Bedroom Numbers	60
SYSTEM TYPE:		NO. OF BEDROOMS / GPD:	RESTRICTIVE SOIL HORIZON DEPTH (inches):
New		6	60
LOT SIZE (SQ FT/Acres):		LEVEL OF PLUMBING OUTLET:	SOIL TEST PERFORMED BY:
2		Ground Level	Lucas, M. Brian

Section B - Primary / Pretreatment

PRETREATMENT:	GARBAGE DISPOSAL:	SEPTIC TANK CAPACITY (gallons):	MIN. ATU CAPACITY (gallons):	DOSING TANK CAPACITY (gallons):	GREASE TRAP CAPACITY (gallons):
Septic Tank	NO	2000	0		

Section C - Secondary Treatment

ABSORPTION FIELD DESIGN:	NUMBER OF TRENCHES:	TOTAL ABSORPTION FIELD LINEAR FT REQUIRED:
Serial	DISTANCE B/W TRENCHES:	440
ABSORPTION FIELD PRODUCT:	DEPTH OF TRENCHES (range in inches):	TOTAL ABSORPTION FIELD SQ FT REQUIRED:
EZflow 1303T	18 - 36	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:	INSPECTOR SIGNATURE:	DATE:	CONSTRUCTION PERMIT #:	STATUS:
Ben Trotter		04/28/2023	OSC11401767	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

Water Well Site

[keyword] Search All Search Clear Search

Water Well Site > Sites Home > Site Details >

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

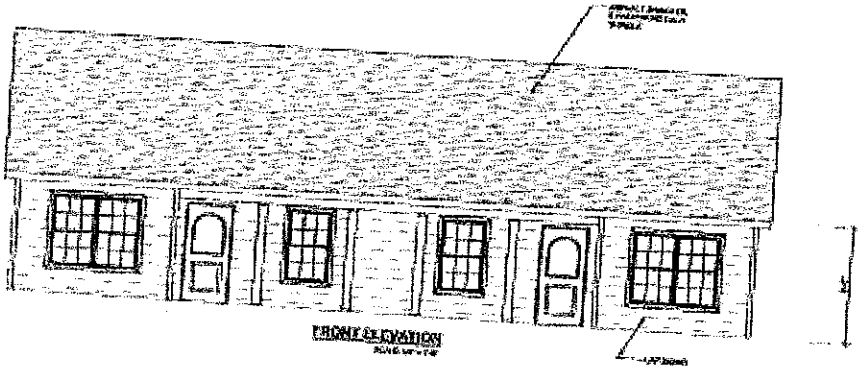
Permit Issue Date: 04/28/2023

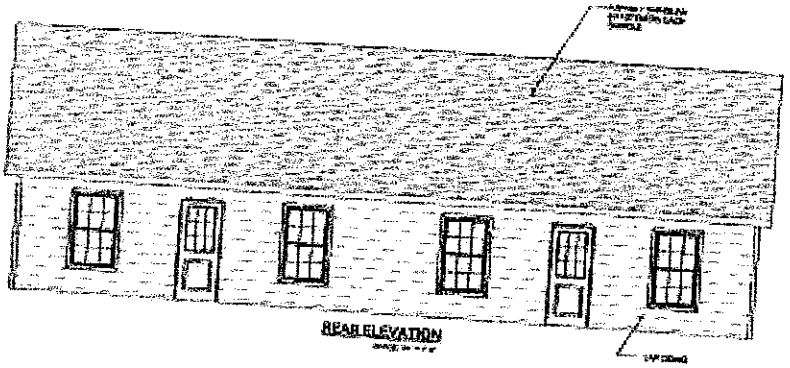
Site Checked by: Ben Trotter

Date Checked: 04/28/2023

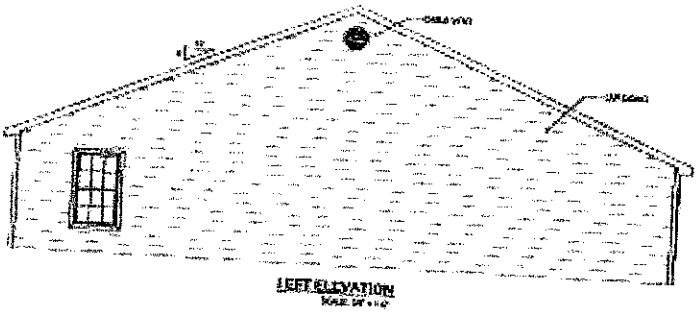
4/28/23

Back to Top | This page is being served from: 568428-WEB2

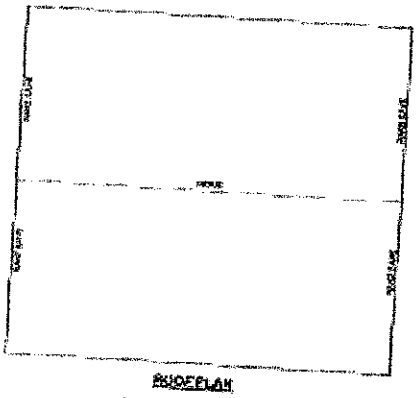




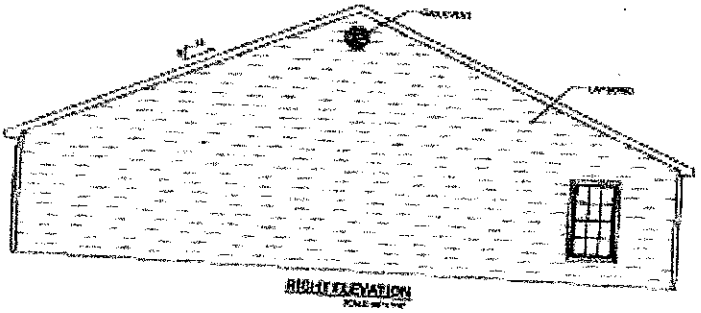
ELEVATIONS



LEFT ELEVATION

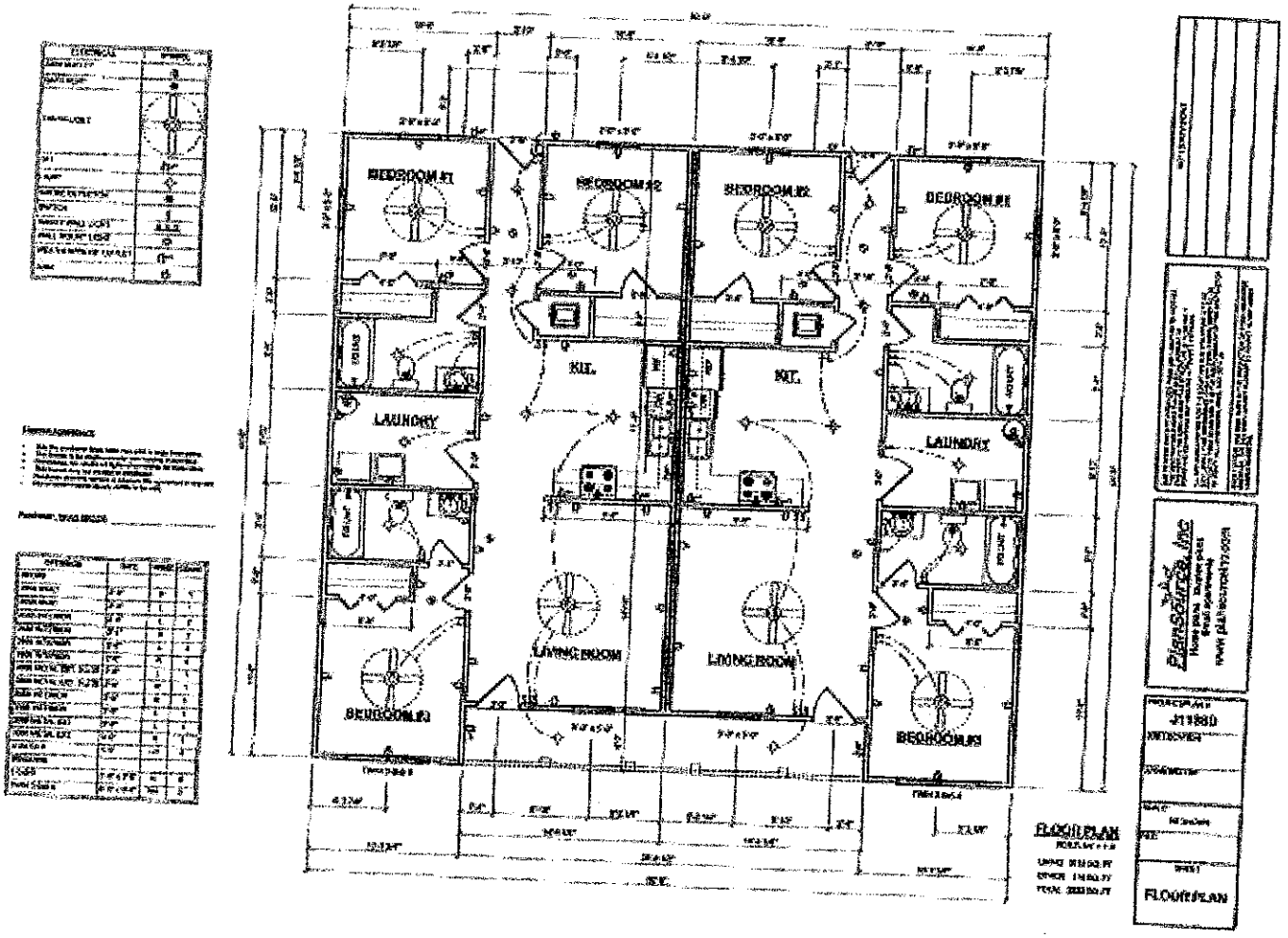


ROOF PLAN



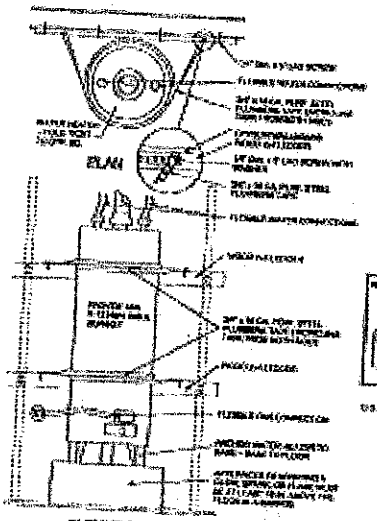
RIGHT ELEVATION

ELEVATIONS


BEDROOM #1
BEDROOM #2
BEDROOM #3
BEDROOM #4
KIT.
KIT.
LAUNDRY
LAUNDRY
LIVING ROOM
LIVING ROOM
BEDROOM #5
BEDROOM #6
FLOOR PLAN
J11880
FLOOR PLAN

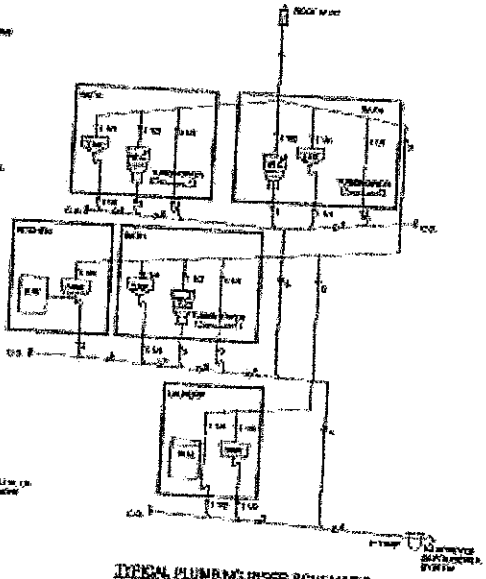
GENERAL NOTES

SUPPLEMENTAL DOCUMENTS



WATER HEATER SUPPORT & DETAILS

NOT TO SCALE



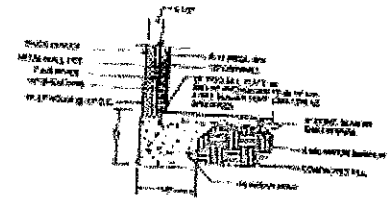
TYPICAL PLUMBING RISER SCHEMATIC

NOT TO SCALE

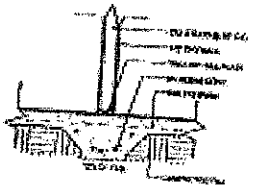
PlanSource, Inc

NOTES & PLUMBING

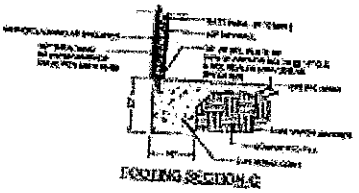
FOUNDATION PLAN
FOUNDATION



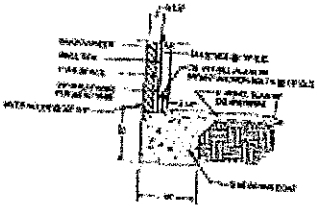
FOOTING SECTION-A



FOOTING SECTION-B



FOOTING SECTION-C



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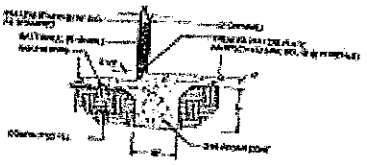

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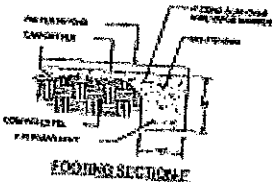

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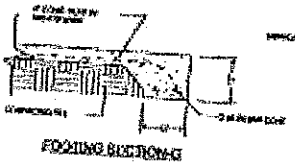

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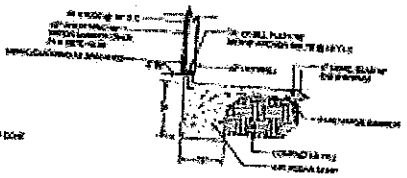
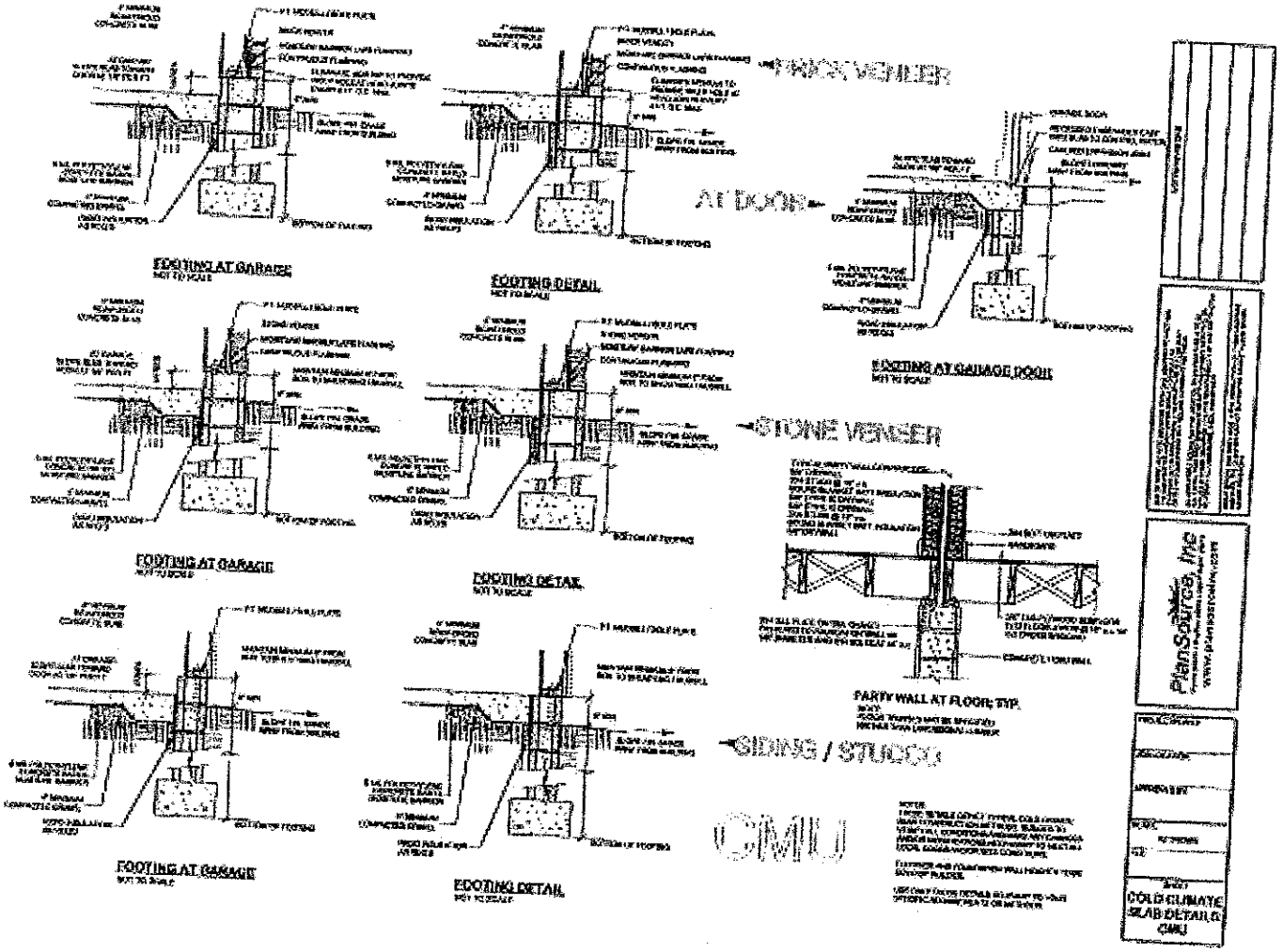
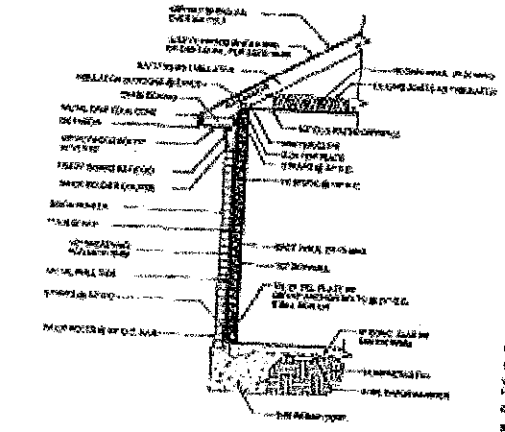


FOOTING SECTION-H

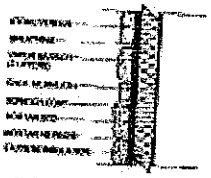
PlanSource, Inc

FOOTING DETAILS

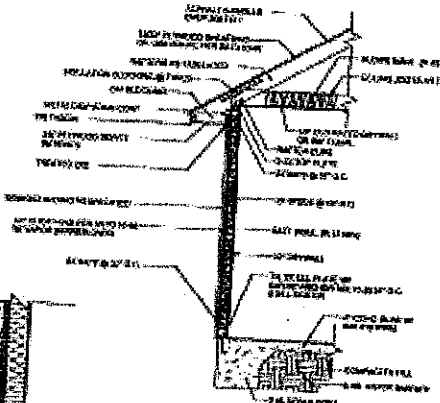

BRICK VENEER
AT DOOR
FOOTING AT GARAGE
FOOTING DETAIL
FOOTING AT GARAGE DOOR
STONE VENEER
FOOTING AT GARAGE
FOOTING DETAIL
PARTY WALL AT FLOOR TYP.
SIDING / STUCCO
CMU
FOOTING AT GARAGE
FOOTING DETAIL
PlanSources, Inc
COLD CLIMATE SLAB DETAILS CMU



TYPICAL WALL SECTION: BRICK VENEER

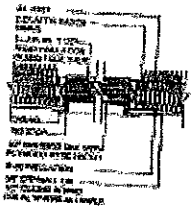


TYPICAL STONE VENEER



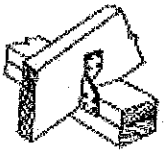
TYPICAL WALL SECTION: STUCCO/WOOD

TYPICAL STUD STRAPPING

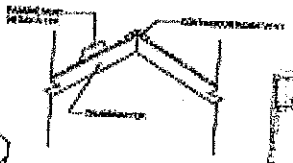


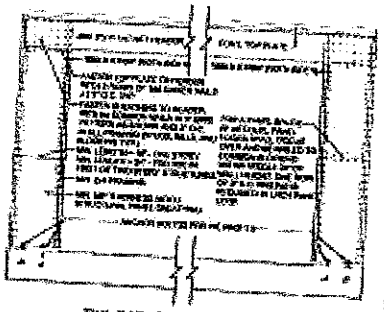
ATTIC HATCH

TYPICAL POST BASE



TYPICAL RAFTER CONNECTION TO PLATE

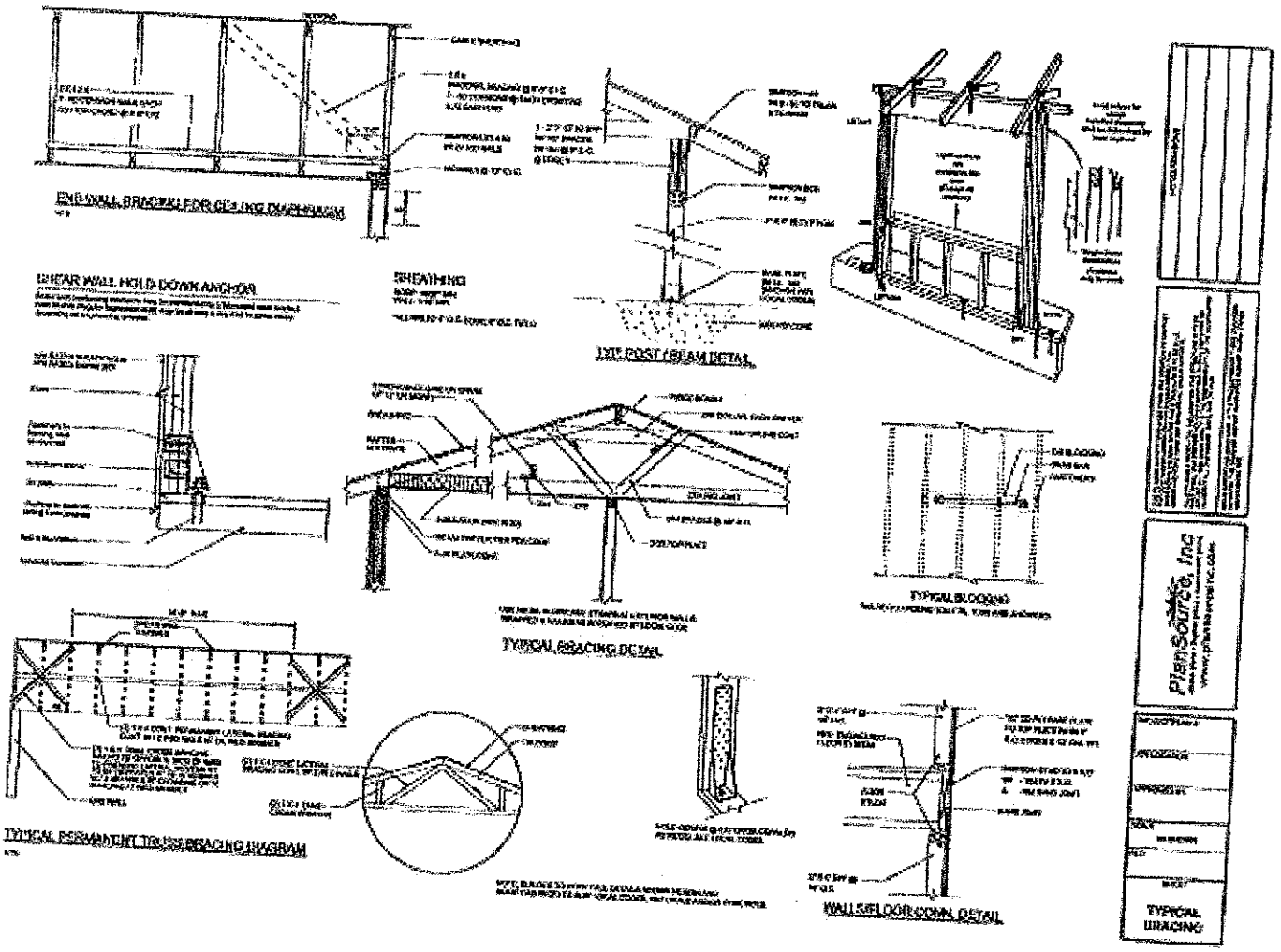




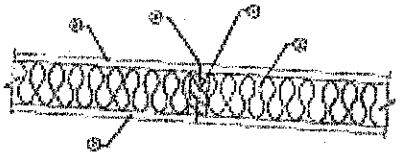
TYP. GARAGE DOOR PORTAL

PlanSource, Inc

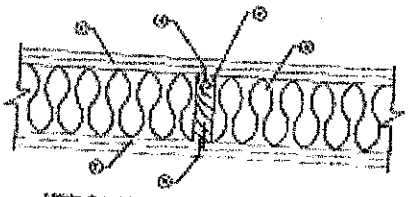
SECTIONS & DETAILS

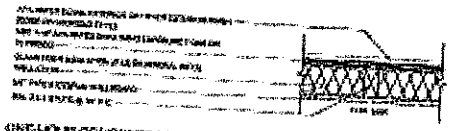

END WALL BRACING FOR CEILING DIAPHRAGM
REAR WALL HOLD-DOWN ANCHOR
SHEATHING
TYPICAL BRACING DETAIL
TYPICAL BLOCKING
TYPICAL PERMANENT TRUSS BRACING DIAGRAM
WALL/FLOOR CONN. DETAIL
PlanSource, Inc
TYPICAL BRACING

WS-1.1 One-Hour Fire Resistive Wood Wall Assembly
2x4 Wood Stud Wall - 100% Design Load - ASTM E 119 / NFPA 251

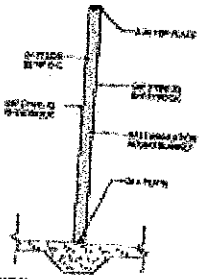


WS-2.1 Two-Hour Fire-Resistive Wood Wall Assembly
2x6 Wood Stud Wall - 100% Design Load - ASTM E 119 / NFPA 251

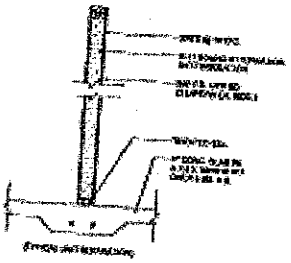




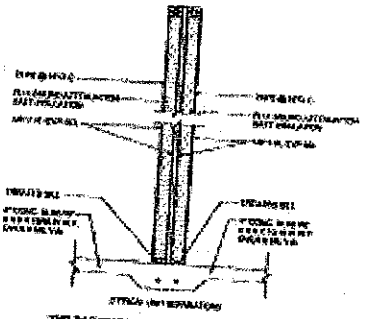
ONE-HOUR COMBUSTIBLE LOAD-BEARING WALL ASSEMBLIES



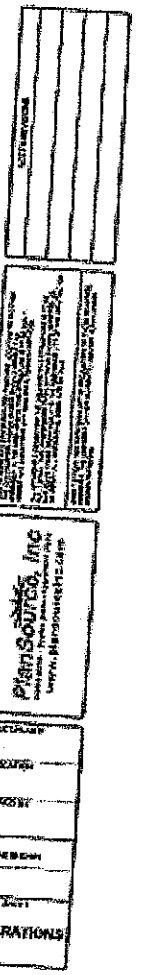
TYPICAL 1 HOUR SEPARATION

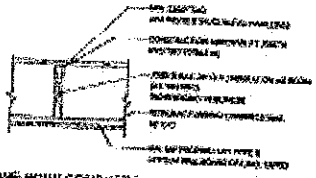


2HR PARTY WALL - SEPARATION (TYPICAL)

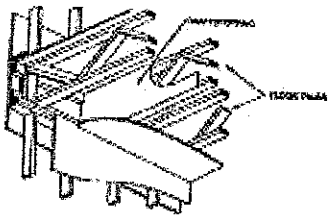


2HR PARTY WALL - SEPARATION (TYPICAL)

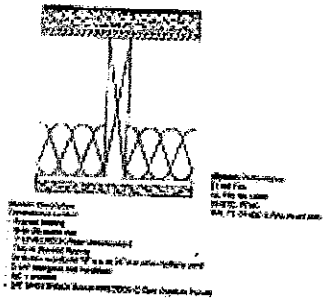




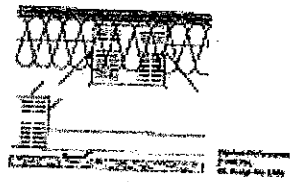
ONE-HOUR COMBUSTIBLE FLOOR-CEILING AND ROOF-CEILING ASSEMBLIES
SINGLE-LAYER FLOOR SYSTEM



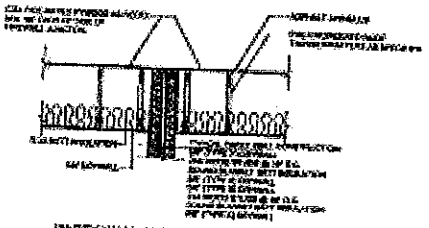
DRAFTSTOPPING OF TRUSSED FLOORS



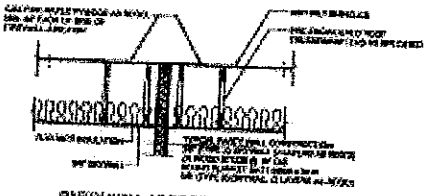
DIMENSIONAL LUMBER
FLOOR/CEILING ASSEMBLY



WOOD TRUSS
FLOOR/CEILING ASSEMBLY



PARTY WALL AT ROOF (DOUBLE)



PARTY WALL AT ROOF (SINGLE)

PlanSource, Inc

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 Pemitted 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,

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