

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, March 14, 2024 - 6:30 PM

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

I. Call to Order

II. Invocation

- a. Jeremy Gilbert, Director will lead the invocation.

III. Pledge of Allegiance

- a. Jason Leatherman, Chairman will lead the pledge.

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 Minutes from the November 9, 2023 Regular Monthly PZB Meeting

VI. Unfinished Business - None

VII. New Business

Public Hearing

- a. Elect Chairman and Vice Chairman for 2024
- b. **VAR-24-01** Prysum, LLC owner and applicant request a variance to development regulations for property located at 270 GA Hwy 362, Williamson, GA 30292 in Land Lot 139 of the 1st District, further identified as Parcel ID 062 008. The property consists of 11.14 +/- acres and the request is to reduce the buffer requirements on a portion of the east and west property lines due to encroachments of existing structures. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will make the final decision.**

VIII. Discussion - None

IX. Adjournment

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Invocation

SUBJECT:

Jeremy Gilbert, Director will lead the invocation.

ACTION:

ADDITIONAL DETAILS:

REVIEWERS:

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

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Pledge of Allegiance

SUBJECT:

Jason Leatherman, Chairman will lead the pledge.

ACTION:

ADDITIONAL DETAILS:

REVIEWERS:

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

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Minutes November 9, 2023

SUBJECT:

Approve Minutes from the November 9, 2023 Regular Monthly PZB Meeting

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Minutes

REVIEWERS:

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

PIKE COUNTY
Planning and Zoning Board
November 9, 2023
6:30 P.M.

MINUTES

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

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 acknowledged and thanked any Veterans in the audience for their Military Services.

Chairman Leatherman lead us in the Pledge of Allegiance.

IV. Approval of the Agenda

Vice-Chairman Loggins moved to approve the Agenda. Board Member Pate second the motion. The agenda was approved by a vote of 4-0-0.

V. Approval of the June 8, 2023, Minutes

Board Member Pate moved to approve the Minutes. Vice-Chairman Loggins second the motion. The minutes were approved by a vote of 4-0-0.

VI. Old Business: NONE

VII. New Business:

Public Hearing:

1. An Ordinance adopting the Pike County Unified Development Code (UDC) and the Pike County Official Zoning Map in accordance with O.C.G.A Title 36, Chapter 66, Zoning Procedures Law and to repeal certain chapters of the current Pike County Code of Ordinances. **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.**

Chairman Leatherman asked the Planning and Development Director Jeremy Gilbert to introduce the only item on the Agenda for tonight.

The Planning and Development Director Jeremy Gilbert introduced the Ordinance to adopt the Pike County Unified Development Code(UDC) and the Pike County Official Zoning Map, stating that this is the 1st Final Draft. Why is this just being done? Because over the years since the 70s and 80s, the Ordinance has just been piecemeal until now. This is a complete change for the entire Codes.

Chairman Leatherman thanked everyone who had been involved in making the proposed changes to the new Codes. They are as following: Pike Co. Planning and Development Director, Pike Co. Manager, Pike Co. Planning and Zoning Board, Pike Co. B.O.C. and Pike Co. Attorney.

The Planning and Zoning Board had some discussion.

Chairman Leatherman opened the floor up for public comments for 3 minutes to speak.

Names of people

1. Mark Camp
2. Brandi Bailey
3. Cynthia Kline
4. Mary Lou Perry
5. Ray Brumbeloe
6. Alesia Hines
7. Blake Blount
8. Cherry Thomas
9. Vonda K. Blount
10. Billy A. Blount

Names of people

11. Patricia Beckham
12. Kathy Moore
13. Terry Leonard
14. Bo Huddleston
15. Kristen Cudnohufsky
16. Annie Maude Hines
17. Cheryl Cannon
18. Olivia P. Holmes
19. Sandra Kelly
20. Rusty Gager

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Planning and Development Director Jeremy Gilbert to answer the questions or to comment on the Public comments and on the Planning and Zoning Board recommended Amendments.

A-R changes

- No limit on chickens in A-R lots over 5 acres. Section 503 C 16
- Limit of 25 chickens on lots less than 5 acres Section 503 C 16
- Remove the paved road and paved parking requirement for rural event centers. Section 503 B 23 B&F
- Add a special use permit to allow livestock on lots less than 5 acres. Section 503 D

RR changes

- Add back Section regarding Barn Dominion to 603 A.
- Remove fence requirement for chickens. Section 603 C 7 B
- Limit of 25 chickens on all lots in RR district. Section 603 C 7
- Change section 603 C 7 from one acre to three acres
- Add a special use permit to allow livestock in the RR zoning district. Section 603 D
- Allow products grown on site to be sold on site. Section 603 C 5.

R-1 changes

- Add back requirement for fence and maintenance to section 703 13. Letter B and D

R-2 changes

- Require public sewer. Section 804 H remove septic tank permitted.

PI, C-1, C-2, C-3, M-1 and M-2 changes

- Change the statement in all non-residential districts from “All uses not permitted within the __ district by this section shall be specifically prohibited” to “Any use similar or compatible not listed within permitted uses section will at the discretion of the Zoning Administrator be presented as a special use permit and follow the procedures for a special use permit.”

Article 2 changes

Change section 203 V 2 requiring the maximum allowable size of a guest quarters be 1,500 square feet across the board.

Article 4 changes

· Remove the requirement of a building permit on fences 4 feet or taller. Section 405 A 5.

Article 16 changes

· Add a statement to section 1615 E that the final approval of the either-or requirements outlined in this section shall be approved by the Planning and Zoning Board during the overlay review.

Board Member Penland moved to approve the Pike County Unified Development Code (UDC) with amendments. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 4-0-0.

VIII. Discussion: None.

XV. Adjournment:

Board Member Penland moved to adjourn the meeting. Board Member Pate second the request. The motion was passed by a vote of 4-0-0.

The meeting was closed by the sound of the gavel at 9:35 pm.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Elect Chairman and Vice Chairman for 2024

SUBJECT:

Elect Chairman and Vice Chairman for 2024

ACTION:

ADDITIONAL DETAILS:

REVIEWERS:

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

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

VAR-24-01

SUBJECT:

VAR-24-01 Prysum, LLC owner and applicant request a variance to development regulations for property located at 270 GA Hwy 362, Williamson, GA 30292 in Land Lot 139 of the 1st District, further identified as Parcel ID 062 008. The property consists of 11.14 +/- acres and the request is to reduce the buffer requirements on a portion of the east and west property lines due to encroachments of existing structures. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will make the final decision.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Staff Report

REVIEWERS:

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



PLANNING AND DEVELOPMENT
OFFICE

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

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

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

"Serving Citizens Responsibly"

Case Number: VAR-24-01

Planning and Zoning Board Meeting: March 14, 2024

Mailed Notice: February 13, 2024

Owner: Prysum, LLC

Property Location: 270 GA Hwy 362
Williamson, GA 30292
Landlot: 129
District: 1st
Parcel ID: 062 008

Acreage: 11.14+/- acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: The applicant is requesting a variance to reduce the required buffer of 40 feet along certain portions of both side property lines, due to existing structures currently encroaching the buffer and build a six (6) foot privacy fence for screening for 380 total feet along the side property lines affected.

Code Reference: *Article 26: Landscaping and Buffer Requirements, Section 2605.3: Buffer Requirements, Table 2605.3: Buffer Area Standards of the UDC.*

Table 2605.3 Buffer Area Standards

Proposed Land Use	Adjacent Zoning District	Minimum Buffer Area
Professional Office Institutional Commercial Industrial	A-R, RR, R-1, R-2	40 feet



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Sec. 408. Variances.

- A. A variance is a permit, issued by the planning and zoning board, which allows use of a parcel of land in a way that varies from the requirements for the district in which the property is located. A variance may be granted only in an individual, specific case under such circumstances as will not be contrary to the public interest where, due to special conditions, a literal enforcement of the provisions of this ordinance will result in practical difficulty (as distinguished from mere inconvenience) or unnecessary hardship so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done.

A variance may not be granted for the use of a parcel, building or structure that is prohibited by this ordinance.

A variance may not be granted based on circumstances created by the applicant, such as:

1. A claim of hardship based on prospective sales; or
2. An expressed economic need, when such need can be met in other ways which would not require a variance.

The planning and zoning board shall, in granting a variance, determine that:

1. There are extraordinary and exceptional conditions pertaining to the particular parcel because of its size, shape, location and topography;
2. Application of this ordinance to the particular parcel would create a practical difficulty or unnecessary hardship on the property owner;
3. Such conditions are peculiar and unique to the particular parcel;
4. The variance, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this ordinance;
5. A literal interpretation of this ordinance would deprive the applicant of any rights that others owning property within the same zoning classification are allowed;
6. The variance, if granted, shall not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties within the same zoning classification;



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7. The variance may be granted with such conditions imposed as may be necessary to protect the health, safety, welfare and general value of the property in the general neighborhood; and
8. Granting the variance shall not be based on consideration of any existing nonconforming uses on nearby parcels and no permitted use of any parcel in any other zoning classification.

Staff Analysis: The Subject property is zoned C-3, Heavy Commercial. The applicant is requesting to reduce the buffer along the western property from 40 feet to 0 feet with a 6-foot privacy fence where the existing structures and driveway currently encroach in the required buffer area. They are also requesting to reduce the buffer on the eastern property line from 40' to 0 feet with a 6-foot privacy fence where the parking area is located. The buffer could be reduced to 14.8 feet on the western side of the property and 15 feet on the eastern property line along with the 6-foot privacy fence instead of completely removing the buffer. Based on the aforementioned criteria to grant a variance staff feels the request could meet the requirements as outlined in the UDC for variances if the buffer is reduced to only what is necessary to make the lot usable as it relates to existing structures and infrastructure.

Granting a variance to reduce the buffers should not have a negative effect on the general neighborhood or the adjacent properties. When the property was rezoned on April 27, 2023, a zoning condition was added to the approval that required a variance to be issued to be able to use the existing structures as an office as it encroaches the required buffer.

Recommendation:

Staff recommends **APPROVAL** of the variance to reduce the buffer from 40 feet to 14.8 feet with a 6-foot privacy fence on the western property line and from 40 feet to 15 feet with a privacy fence on the eastern property line only where the existing structures and infrastructure encroach into the required buffer, all other portions of the buffer along the side property lines shall meet the requirements of the UDC as outlined in Article 26.



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Attachments:

- Application
- Tax Map
- Plat
- Site Plan
- Legal Ad

215/24
**PIKE COUNTY
BOARD OF APPEALS**

Application # VAR-24-01

Board of Appeals Public Hearing Date: March 14, 24

Board of Commissioners Public Hearing Date: _____

☐ Special Exception

☐ Special Use Permit

☒ Variance

☐ Appeal

Property Information: District(s): 1st Land Lot(s): 129 Acres: 11.14

Tax Map Parcel #: 062 008 Address if assigned: #270 Ga. Hwy 362, Williamson, Ga.

Description of Request: requesting a reduction in the min. 40' buffer along the west property line in the area where
existing buildings / improvements are currently located and to install a 6' high wooden fence for screening
along this property line for 380'.

Code Reference(s): 2605.3 Buffer area standards Present Zoning: C-3

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) ☐ Other _____

Property Owner: Prysum, LLC Applicant: Same

Address: 104 Caroline Dr. Address: _____

City: Griffin State: Ga. Zip: 30223 City: _____ State: _____ Zip: _____

Phone/email: 770-689-6735 Tim@enlighteningelectric.com Phone/email: _____

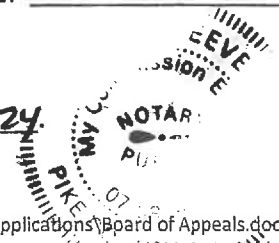
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Board of Appeals and Board of Commissioners to inspect the property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

Owner's Signature: [Signature] Date: _____

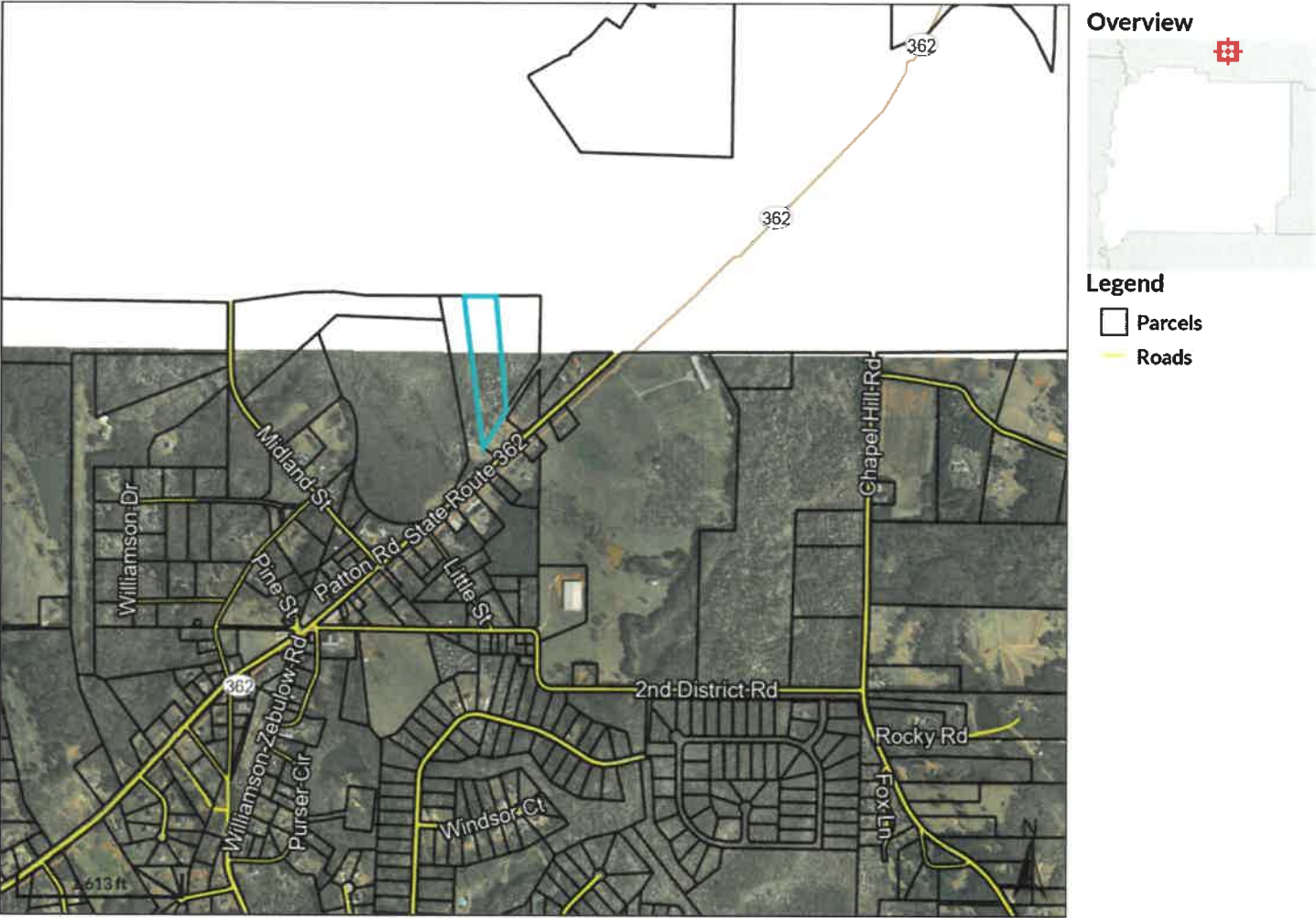
Owner's Printed Name: Tim Pryor, Prysum, LLC

Sworn to and subscribed before me this 5th

Notary Public (signature & seal): [Signature]



16300.00



Parcel ID	062 008	Owner	PRYSUM LLC	Last 2 Sales			
Class Code	Residential		104 CAROLINE DR	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		GRIFFIN, GA 30223	10/11/2019	\$155000	FM	Q
Acres	11.14	Physical Address	270 GA HWY 362	7/20/1990	0	LA	U
		Assessed Value	Value \$187242				

(Note: Not to be used on legal documents)

Date created: 3/7/2024
Last Data Uploaded: 3/7/2024 6:20:32 AM

7477142770
PARTICIPANT ID

BK:33 PG:216-216

P2019000088

FILED IN OFFICE
CLERK OF COURT
11/11/2019 04:40 AM
PAUL THOMPSON, CLERK
SUPERIOR COURT
PIKE COUNTY, GA*Paul Thompson*

SPALDING COUNTY

PIKE COUNTY AXEL N 89°27'02" W
297.3'**LEGEND:**

IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	RE-BAR
CRB	REINFORCING BAR
CL	CAPPED RE-BAR
R/W	CENTERLINE
LLL	RIGHT-OF-WAY
CC	LAND LOT
CC	CONCRETE
PP	POWER POLE
LP	LAMP POLE
SS	SANITARY SEWER
FC	FENCE CORNER
AE	FENCE
PRO	ACCESS EASEMENT
PRO	PROPOSED
NTS	AIR-CONDITIONER
BOL	NOT TO SCALE
CMF	BOLLARD
Z	CONCRETE MONUMENT FOUND
SSMH	OVERHEAD UTILITY LINE(S)
DWCB	SANITARY SEWER MAN HOLE
JB	CATCH BASIN
DI	JUNCTION BOX
HW	DROP INLET
CMP	HEAD WALL
CPP	CORRUGATED METAL PIPE
RCP	CORRUGATED PLASTIC PIPE
SSE	REINFORCED CONCRETE PIPE
FH	SANITARY SEWER EASEMENT
DE	FIRE HYDRANT
WV	DRAINAGE EASEMENT
WM	WATER VALVE
CO C/O	WATER METER
POB	SANITARY SEWER CLEANOUT
SWCB	POINT OF BEGINNING
UE	SINGLE WING CATCH BASIN
	UTILITY EASEMENT

UTILITIES NOTES:
RECOGNIZING THAT UNDERGROUND UTILITIES LOCATING IS AN ART AS WELL AS A SCIENCE, AND THAT THERE ARE INNUMERABLE VARIABLES IN ACHIEVING THE DESIRED RESULTS, GERALD H. BERNHARD DOES NOT GUARANTEE ACCURACY OR OMISSIONS IN LOCATING UNDERGROUND UTILITIES, AND DISCLAIMS ALL LIABILITY FOR ANY DAMAGES BASED ON INFORMATION PROVIDED.

TRAVERSE CLOSURE NOTE:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 10,000.1 FEET, AND ANGULAR ERROR OF 0 SEC. PER ANGLE POINT AND WAS ADJUSTED USING THE NINE METHOD. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO ONE FOOT IN 33,000 FEET. AN ELECTRONIC TOTAL STATION TOPCON GTS-313 WAS USED TO GATHER THE ANGULAR AND DISTANCE MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREIN. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF GERALD H. BERNHARD AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT GERALD H. BERNHARD AND ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

CURRENT ZONING - R-LD
MIN. FRONT SETBACK - 100 FEET
MIN. SIDE SETBACK - 15 FEET
MIN. REAR SETBACK - 30 FEET

SURVEY NOTES:
1. EQUIPMENT USED: TOPCON GTS-313
2. SOFTWARE USED: CARLESSEN 2013

SCALE: 1" = 140'

0 140 280 420

GERALD H. BERNHARD337 Old Fayetteville Rd.
Williamson, GA 30292
(706)764-7097
admin@ghblandsurveying.com**BOUNDARY SURVEY PLAT****FINAL SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY SAID BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "VIRTUAL" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-4-67).

BY: GERALD H. BERNHARD, GEORGIA REGISTERED LAND SURVEYOR NO. 2241

DATE: 11-8-19

CARL WISE
& GINA WISE
PD 21 PG 228
ZONED: R3
PIN: 0716 00059LL
128LL
129CARL WISE
& GINA WISE
PD 21 PG 228
ZONED: R3
PIN: 0716 0005911.37 ACRES +/-
485119.214 SQ. FT.BUCK, MICHAEL A. &
BUCK, JACKIE E.
PD 14 PG 207
ZONED: R4
PIN: 062 001PRYSUM
PB 18 PG 131
DB 248 PG 188
ZONED: R3
PIN: 062 008**SURVEYOR CONTACT:**

GERALD H. BERNHARD (GALSH2558)
email: ADMIN@GHBLANDSURVEYING.COM
phone: 770-731-3803
address: OLD FAYETTEVILLE ROAD
WILLIAMSON, GEORGIA 30292



JOB # 19-128

DATE 10/25/2019

SCALE 1:25

BOUNDARY SURVEY FOR:

PRYSUM

LAND LOT 129 1ST DISTRICT PIKE COUNTY, GEORGIA

LOT N/A BLOCK N/A UNIT N/A

SUBDIVISION N/A PHASE N/A

PB 18 PG 131
DB 248 PG 188
I HAVE THIS DATE EXAMINED THE "1/4 OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY, THE REFERENCE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID: 13231C0065B EFFECTIVE DATE: 09/11/2009

PLAT REASONS MADE

REASON BY: DATE:

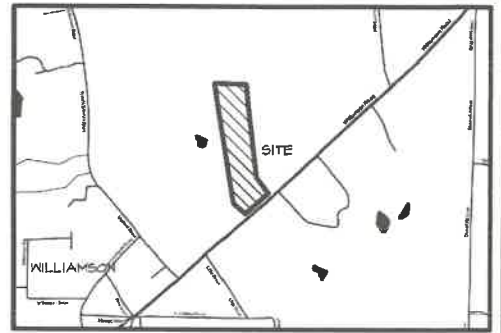
ADD NOTE CHS 11-8-19

EXISTING C-8 ZONING:

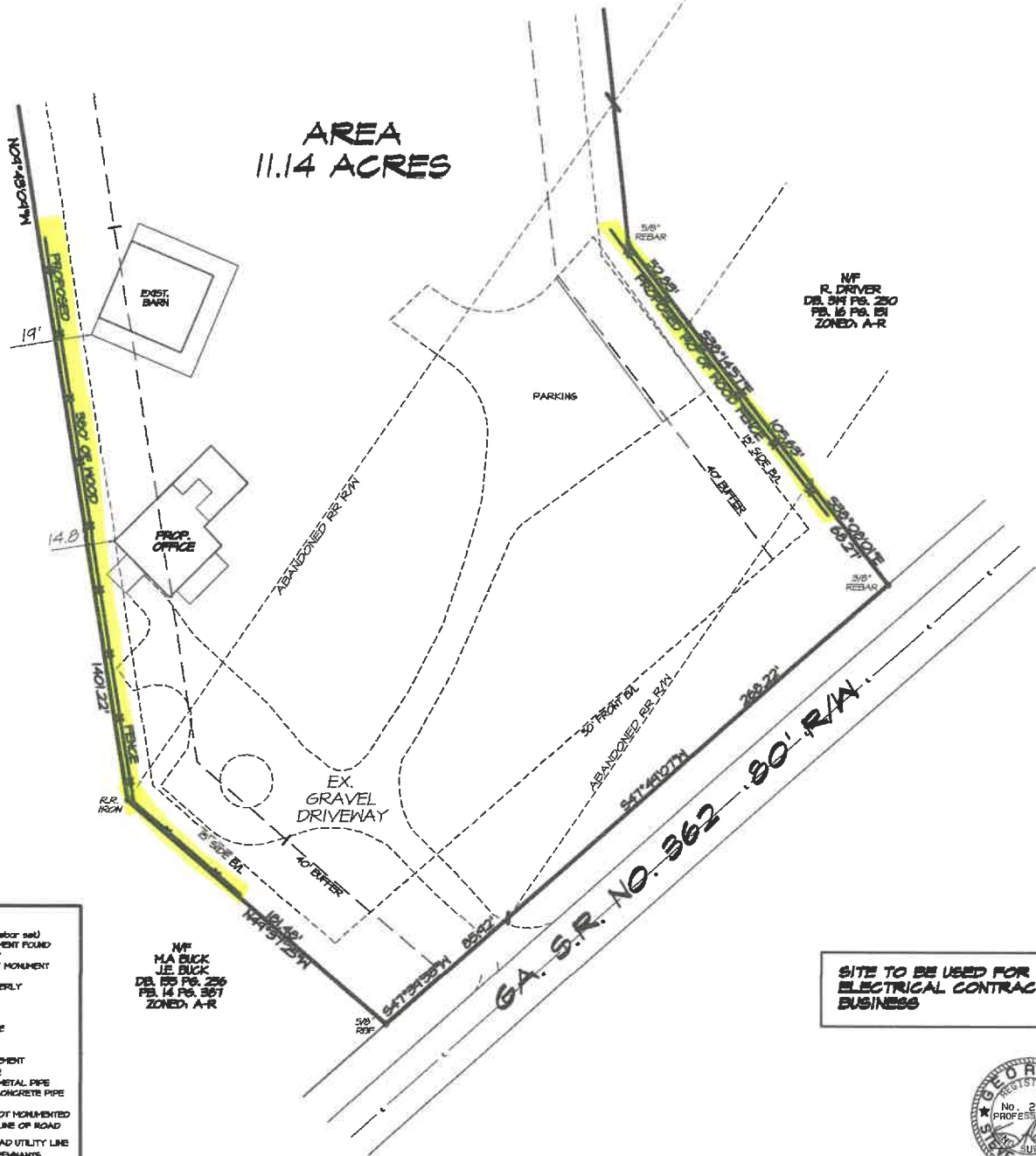
FRONT YARD SETBACK - 50 Feet
 REAR YARD SETBACK - 20 Feet
 SIDE YARD SETBACK - 15 Feet
 MIN. LOT AREA - 10 Acre
 MIN. LOT WIDTH - 100 Feet
 MIN. STREET FRONTAGE - 100 Feet
 MIN. BUFFER - 40 Feet

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER JPL160055B WITH AN EFFECTIVE DATE OF SEPT. 11, 2003. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

**VICINITY MAP**

**AREA
11.14 ACRES**



WF
R. DRIVER
DB. 5th PG. 230
PB. 15 PG. 151
ZONED: A-R

WF
MA BUCK
JE BUCK
DB. 15 PG. 236
PB. 14 PG. 361
ZONED: A-R

**SITE TO BE USED FOR
ELECTRICAL CONTRACTOR
BUSINESS**

LEGEND

- IPS IRON PIN (1/2" rebar set)
- IPY CORNER MONUMENT FOUND
- R/W RIGHT-OF-WAY
- R/W MON. RIGHT-OF-WAY MONUMENT
- LL LAND LOT
- NF NON OR FORMERLY
- FB FLAT BOOK
- DB DEED BOOK
- PS PAGE
- PL PROPERTY LINE
- CL CENTERLINE
- REF REBAR FOUND
- EP EDGE OF PAVEMENT
- OTIP OPEN TOP PIPE
- CHP CORRUGATED METAL PIPE
- RCIP REINFORCED CONCRETE PIPE
- EXIST. EXISTING
- COMP. POINT, NOT MONUMENTED
- CENTERLINE OF ROAD
- OVERHEAD UTILITY LINE
- FENCE REMAINS
- APPROXIMATE LAND
- LOT LINE
- RIGHT-OF-WAY LINE
- DIRT/GRAVEL ROAD



GRAPHIC SCALE 1"=40'

0 40 80 120

PREPARED BY:

S.J. Reeves Land Surveying

P.O. BOX 653 • 147 COOK ROAD • ZEBULON, GA. 30295
 770-564-5203 • sjreevessurveying@gmail.com (EMAIL)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

VARIANCE REQUEST

PRYSUM, LLC

LAND LOT 124 1st DISTRICT PIKE COUNTY

DATE OF FIELD WORK:

02/23/2025

DATE OF DRAWING:

01/02/2024

PIKE COUNTY PLANNING AND ZONING BOARD

March 14, 2024

6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on March 14, 2024, at 6:30 p.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The Board will conduct **PUBLIC HEARINGS** on the following item:

(1) VAR-24-01 Prysum, LLC owner and applicant request a variance to development regulations for property located at 270 GA Hwy 362, Williamson, GA 30292 in Land Lot 139 of the 1st District, further identified as Parcel ID 062 008. The property consists of 11.14 +/- acres and the request is to reduce the buffer requirements on a portion of the east and west property lines due to encroachments of existing structures. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will make the final decision.**