

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, May 9, 2024 - 6:30 PM

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

I. Call to Order

II. Invocation

- a. Jeremy Gilbert-Director

III. Pledge of Allegiance

- a. Jason Leatherman- Chairman

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 March 14, 2024- Planning and Zoning Board Meeting Minutes

VI. Unfinished Business - None

VII. New Business

Public Hearing

- a. REZ-24-01 Beau Rowland, Jonathan Rowland and Laci Brown owners and applicant request a rezoning from A-R (Agricultural-Residential) to RR (Rural Residential) for property located at 1386 GA Highway 18, Molena, GA 30258 in Land Lot 256 of the 9th District, further identified as Parcel ID 020 029. The property consists of 12.48 +/- acres and the request for a 3-lot minor subdivision. Commission District 2, Commissioner Tim Guy. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**

VIII. Discussion - None

IX. Adjournment

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Invocation

SUBJECT:

Jeremy Gilbert-Director

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

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 March 14, 2024

SUBJECT:

Approve March 14, 2024- Planning and Zoning Board 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
March 14, 2024
6:30 P.M.

MINUTES

Jason Leatherman • Brandy Loggins •
Bryan Pate • Edward “Ed” Penland • James “Jim” McNair(At Large)

I. Call to Order

Current 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

Current Chairman Leatherman lead us in the Pledge of Allegiance.

IV. Approval of the Agenda

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

V. Approval of the November 9, 2023, Minutes.

Current Board Member Pate moved to approve the Minutes. Current Vice-Chairman Loggins second the motion. The Minutes were approved by a vote of 5-0-0.

VI. Old Business: NONE

VII. New Business:

(1.) Election of Chairman and Vice Chairman for 2024 for the Planning and Zoning Board

The Planning & Development Director Jeremy Gilbert proposed to the board to elect a Chairman and a Vice-Chairman.`

Current Board Member Penland moved to approve the motion to keep the current Chairman and current Vice-Chairman. Jason Leatherman as Chairman and Brandy Loggins as Vice-Chairman. Current Board Member Pate moved to second the motion. The motion was approved by a vote of 5-0-0.

Public Hearing:

(1.)VAR-23-03 – Prysum, LLC owner and applicant, is requesting a variance to development regulations for property located at 270 GA. Hwy. 362, Williamson, GA., 30292, in Land Lot 139 of the 1st Land 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 PLANNING AND ZONING BOARD WILL MAKE THE FINAL DECISION.**

Names of people in favor

- 1. Tim Pryor**
- 2. Mark Whitley**
- 3. Stephen Summers**

Names of people who oppose

NONE

Board Member Penland moved to approve the motion request, it failed for a lack of a second.

Board Member Pate moved to approve the motion to reduce the buffer from 40 feet to 14.8 feet wide 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. Board Member Penland second the motion. The motion was approved by a vote of 5-0-0.

VIII. Discussions:

The Planning & Development Director, Jeremy Gilbert talked about the recommended Amendments from the P & Z Board to the Board of Commissioners for the U.D.C.

IX. Adjournment

Vice-Chairman Loggins moved to adjourn the meeting. Board Member Pate 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 7:03 pm.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-24-01

SUBJECT:

REZ-24-01 Beau Rowland, Jonathan Rowland and Laci Brown owners and applicant request a rezoning from A-R (Agricultural-Residential) to RR (Rural Residential) for property located at 1386 GA Highway 18, Molena, GA 30258 in Land Lot 256 of the 9th District, further identified as Parcel ID 020 029. The property consists of 12.48 +/- acres and the request for a 3-lot minor subdivision. Commission District 2, Commissioner Tim Guy. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
Exhibit	Staff Report

REVIEWERS:

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



PLANNING AND DEVELOPMENT
OFFICE

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

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

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

"Serving Citizens Responsibly"

Case Number: REZ-24-01

Planning and Zoning Board: May 9, 2024

Board of Commissioners Meeting: May 28, 2024

Mailed Notices: April 24, 2024

Signs Posted: April 18, 2024

Applicant/Owner: Beau Rowland, Jonathan Rowland and Laci Brown

Property Location: 1386 GA Highway 18, Molena, GA 30258

Landlot: 256

District: 9th

Parcel ID: 020 029

Acreage: 12.48+/- acres

Commission District: District 2, Tim Guy

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner are requesting a rezoning of the subject property from A-R Agricultural-Residential to RR Rural Residential.

Code Reference: Article 4 and Article 5 of the UDC

Staff Analysis: The subject property is currently zoned A-R Agricultural-Residential and is currently occupied by a single-family residence. The applicants are requesting to rezone the subject property to RR for a minor subdivision consisting of three lots. The three lots that are being proposed are for siblings to build on family property.

(F) The Planning and Zoning Board will consider the following points in arriving at a decision on a zoning amendment:



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(1) The existing uses and zoning of the nearby property.

The subject property is currently used for a single-family residence and the surrounding parcels are all zoned A-R (Agricultural-Residential)

(2) The suitability of the property for the proposed purpose.

The property appears to be suitable for the proposed development.

(3) The length of time the property has been vacant.

The property is not vacant.

(4) The threat to the public health, safety, and welfare if rezoned.

There is no potential threat to the health, safety or welfare of the public if the proposed zoning is approved.

(5) The extent to which the value of the property is diminished by the present zoning.

The property's value should not be diminished by the current zoning.

(6) The balance between the hardship on the property owner and the benefit to the public in not rezoning.

There is not a balance between the benefit to the public if the property is not zoned and the hardship on the property owner. The only hardship on the owner would be all siblings would not be able to get a parcel with the new required 5-acre lot minimums.

(7) Have an adverse effect on the insurance rating of the county, or any substantial portion of the county, issued by the insurance service office or similar rating agency.

N/A



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- (8) Overtax any streets presently existing to serve the site, or other public facilities and utilities.**

The proposed rezoning should not create a hardship on the existing roads or other public utilities as proposed.

- (9) Have a substantial adverse impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.**

The proposed rezoning would not have an adverse impact on the environment as proposed.

Recommendation: Staff recommends Approval of the requested rezoning from A-R to RR for the development of a three-lot minor subdivision.

Attachments:

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



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- (8) *Overtax any streets presently existing to serve the site, or other public facilities and utilities.*

The proposed rezoning should not create a hardship on the existing roads or other public utilities as proposed.

- (9) *Have a substantial adverse impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.*

The proposed rezoning would not have an adverse impact on the environment as proposed.

Recommendation: Staff recommends Approval of the requested rezoning from A-R to RR for the development of a three-lot minor subdivision.

Attachments:

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

PIKE COUNTY
REZONING APPLICATION

Fee \$812.00

Application # RE2-24-01

Planning and Zoning Board Public Hearing: May 9th

Permit # 105

Board of Commissioners Public Hearing: May 28, 2024

Property Information: District(s): 15th 9th Land Lot(s): 250 256 Acres: 12.48

Tax Map Parcel #: 020 029 Address if assigned: 1386 GA Hwy 18 MOLENA GA 30258

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

Summary of Proposed Project: MINOR SUBDIVISION OF PROPERTY INTO
3 LOTS - (1) 5 ACRE LOT, (2) 4+ AC LOTS. FAMILY
SUBDIVISION

Code Reference(s): ARTICLE 6 RR RURAL RESIDENTIAL - UDC

Documentation Required: ☐ Copy of Recorded Plat ☒ Copy of Recorded Deed ☒ Site Plan (required)*
[☒ Letter of Explanation*] [☒ Health Department Letter of Approval]
[☐ Agent Authorization (if needed)] [☒ Campaign Disclosure Form] [☐ Other]

Property Owner: BEAU ROWLAND, JONATHAN Applicant: _____

Address: ROWLAND, LACI BROWN Address: _____

1386 GA Hwy 18

City: MOLENA State: GA Zip: 30258 City: _____ State: _____ Zip: _____

Phone/email: _____ Phone/email: _____

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

Owner's Signature: _____ Date: _____

Owner's Printed Name: _____

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

Notary Public (signature & seal): _____

*See instructions for more information.

Additional Property Owners (attach additional sheets as needed):

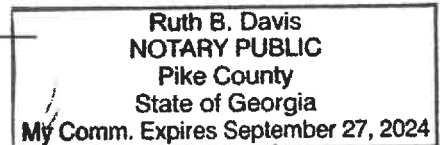
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

Owner's Signature: Mark B. Kaularett Date: 3/29/24

Owner's Printed Name: MARK BROWN Kaularett II

Sworn to and subscribed before me this 29th day of March, 2024.

Notary Public (signature & seal): Ruth B. Davis



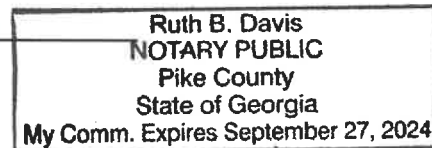
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

Owner's Signature: Laci Brown Date: 3/29/24

Owner's Printed Name: Laci Brown

Sworn to and subscribed before me this 29th day of March, 2024.

Notary Public (signature & seal): Ruth B. Davis



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): _____

Additional Property Owners (attach additional sheets as needed):

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

Owner's Signature: [Signature] Date: 3/29/24

Owner's Printed Name: Johnathan Rowland

Sworn to and subscribed before me this 29th day of March, 2024.

Notary Public (signature & seal): Ruth B. Davis

Ruth B. Davis NOTARY PUBLIC Pike County State of Georgia My Comm. Expires September 27, 2024
--

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): _____



Overview



Legend

-  Parcels
-  Roads

Parcel ID	020 029	Owner	ROWLAND MARK B II & JOHNATHAN B	Last 2 Sales			
Class Code	Residential		1386 HWY 18	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		MOLENA, GA 30258	1/7/2019	0	QC	U
Acres	13.81	Physical Address	1386 GA HWY 18	3/20/1987	\$65000	FM	Q
		Assessed Value	Value \$504878				

(Note: Not to be used on legal documents)

Date created: 5/2/2024

Last Data Uploaded: 5/2/2024 8:35:32 AM

Developed by  Schneider
GEOSPATIAL



Randy Davis
Georgia Registered Professional Land Surveyor #3448
1480 Scott Road
Williamson, GA 30292
Randy.tscllc@gmail.com
(770) 468-9838

Planning Board:

The purpose of this Rezoning Request is to allow for my clients to have a minor subdivision of their current property and homeplace into three lots. This property has been in their immediate family for over 50 years and they, as siblings, would like to remain at this location. This 12.48 Acre property will have one 5 Acre lot and 2 lots of under the new 5 Acre requirement for A-R zoning. They are seeking a new zoning designation of R-R (Rural Residential). My clients and I feel like this proposed rezoning is in line with existing conditions in this immediate area and therefore if rezoning is granted, it would not be injurious to the neighborhood or otherwise detrimental to the public welfare or impair the purposes and intent of these regulations.

Respectfully,

A handwritten signature in black ink, appearing to read "Randy Davis", is written over a faint, larger version of the same signature.

Randy Davis

**PIKE COUNTY
PLANNING AND ZONING BOARD
MAY 9, 2024 - 6:30 p.m.**

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on May 9, 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) **REZ-24-01** Beau Rowland, Jonathan-Rowland and Laci Brown owners and applicant request a rezoning from A-R (Agricultural-Residential) to RR (Rural Residential) for property located at 1386 GA Highway 18, Molena, GA 30258 in Land Lot 256 of the 9th District, further identified as Parcel ID 020 029. The property consists of 12.48 +/- acres and the request for a 3-lot minor subdivision. Commission District 2, Commissioner Tim Guy. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

The Pike County Board of Commissioners will conduct a **PUBLIC HEARING** on May 28, 2024, at 6:30 p.m. at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The public is invited to speak in favor or in opposition of the request.



REZ-24-01

Posted: April 18, 2024