

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, July 11, 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 the May 9, 2024 PZB regular meeting Minutes.

VI. Unfinished Business - None

VII. New Business

Public Hearing

- a. OV-24-01 - One Heart Community Church, Inc. Owner/Applicant request an Overlay Review in accordance with Article 16 of the Pike County Unified Development Code. Property Location: 54 Wilder Road, Griffin, GA. 30224. Land Lot: 91. Land District: 2nd. Parcel ID: 075 112. Acreage: 4.02+/- Acres. Commission District: 4th. Commissioner: James Jenkins. **THE PLANNING AND ZONING BOARD WILL HEAR AND REVIEW THE REQUEST AND HAVE A FINAL DECISION.**
- b. VAR-24-02 Christi Parrott owner and Ricky Lee Wilson applicant request a variance to development regulations for property located at 1790 Kings Road, Meansville, GA 30256 in Land Lot 30 of the 9th District, further identified as Parcel ID 060 036. The property consists of 6.0 +/- acres and the request is to reduce the front yard setback requirement to allow a new barn to be constructed at the same setback as the existing house. 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 make the final decision.**
- c. MOD-24-01 Mill Creek Events, LLC owner and Joseph Lisicia applicant request a modification

to a zoning condition placed on the Special Exception granted on April 26, 2016, for an event center located at 15046 US Hwy 19 North, Griffin, GA 30224 in Land Lot 104 of the 2nd District, further identified as Parcel ID 074 096. The property consists of 9.39 +/- acres and the request is to remove condition number 8 related to the transfer of the special exception to subsequent owners. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**

- d. SUP-24-01 Tiffany Raborn owner and applicant request a special use permit for a general home occupation for property located at 503 Gibson Road, Molena, GA 30258 in Land Lot 67 of the 9th District, further identified as Parcel ID 060 012. The property consists of 2.41 +/- acres and the request is for an in-home daycare with 6 or fewer children. 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.**
- e. SUP-24-02 D & K Properties owner and Kenneth Waller applicant request a special use permit for a stone business with outdoor storage for property located at the northwest corner of US Hwy 19 and Carver Road, Griffin, GA 30224 in Land Lot 89 & 104 of the 2nd District, further identified as part of Parcel ID 074 071. The property consists of 1.65 +/- acres. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**
- f. REZ-24-02 Dee McLeRoy owner and applicant request a rezoning from C-2 (General Commercial) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 10065 US Hwy 19 and McKinley Road, Zebulon, GA 30295 in Land Lot 33 of the 2nd District, further identified as Parcel ID's 065 037 A and 065 037 B. The property consists of 12.26 +/- acres and the request is to expand the existing self-storage facility and add an incubator building with associated parking. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**
- g. REZ-24-03 Derek Mills owner and applicant request a rezoning from A-R (Agricultural-Residential) to RR (Rural Residential) for property located at 1042 Old Zebulon Road Zebulon, GA 30295 in Land Lot 120 of the 9th District, further identified as part of Parcel ID 068 005. The property consists of 3.85 +/- acres and the request is to create a new 3-acre lot for one of the applicant's children. Commission District 1, Commissioner Tim Daniel. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**
- h. REZ-24-04 Peach State Aerodrome owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to C-2 (General Commercial) for property located on Jonathan's Roost Road adjacent to the airpark Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 1.78 +/- acres and the request is to add the 1.78 acres to the airpark for additional hanger space. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**
- i. REZ-24-05 KHJ Investments owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to R-1 (Single-Family Residential) for property located on Jonathan's Roost Road adjacent to the airpark Williamson, GA 30292 in Land Lot 131 of the 1st District,

further identified as part of Parcel ID 050 018A. The property consists of 13.37 +/- acres and the request is to develop a 4-lot minor subdivision. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for 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 May 9, 2024

SUBJECT:

Approve the May 9, 2024 PZB regular 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 9, 2024
6:30 P.M.

MINUTES

Jason Leatherman • Brandy Loggins •
Bryan Pate **ABSENT** • 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

Chairman Leatherman lead us in the Pledge of Allegiance.

IV. Approval of the Agenda

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

V. Approval of the March 14, 2024, Minutes.

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

VI. Old Business: NONE

VII. New Business:

Public Hearing:

- (1.) **REZ-24-01.** Beau and Jonathan Rowland and Laci Brown Owners and Applicants, are requesting a Rezoning from A-R (Agricultural-Residential) to RR (Rural Residential). The property located at 1386 GA. Hwy. 18,

Molena, GA., 30258, in Land Lot 256 of the 9th Land District further identified as Parcel ID: 020 029. The property consists of 12.48 +/- acres and the request is to Rezone the subject property to RR for a Minor Subdivision consisting of three lots. The three lots that are being proposed are for the siblings to build on family property. 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 MAKE THE FINAL DECISION.**

The Planning & Development Director Jeremy Gilbert introduced the Rezoning Application with his staff recommendation for approval to RR for a Minor Subdivision consisting of three lots.

He also informed the Board that a Code Enforcement Complaint had been reported to Planning and Development Office on today regarding possibly an Accessory Building was being lived in on this same property.

Chairman Leatherman asked whether there was a Representative to come forth and Randy Davis, a Land Surveyor, came forth to sign in on the sign in sheet and to explain the Application. Also, the Owner, Beau Rowland came forth to sign in on the sign in sheet and to explain the Application.

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

Names of people in favor

- 1. Randy Davis**
- 2. Beau Rowland**

Names of people who oppose

NONE

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion. There was some discussion among the Board, and they had the Owner, Beau Rowland to come back up and answer some additional questions.

The County Attorney, Rob Morton clarified that the Motion must be written to be presented to the Board of Commissioners.

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 4-0-0. The condition is as following:

- 1. That the Applicant would apply for a Building Permit for the Accessory Structure before the item can be heard by the Board of Commissioners.**

VIII. Discussions: NONE

IX. Adjournment

Vice-Chairman Loggins moved to adjourn the meeting. Board Member McNair 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 6:54 pm.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

OV-24-01

SUBJECT:

OV-24-01 - One Heart Community Church, Inc. Owner/Applicant request an Overlay Review in accordance with Article 16 of the Pike County Unified Development Code. Property Location: 54 Wilder Road, Griffin, GA. 30224. Land Lot: 91. Land District: 2nd. Parcel ID: 075 112. Acreage: 4.02+/- Acres. Commission District: 4th. Commissioner: James Jenkins. **THE PLANNING AND ZONING BOARD WILL HEAR AND REVIEW THE REQUEST AND HAVE 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
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Phone: 770-567-2007

Fax: 770-567-2024

sparks@pikecoga.com

"Serving Citizens Responsibly"

Case Number: OV-24-01

Planning and Zoning Board: July 11, 2024

Owner: One Heart Community Church, Inc.

Property Location: 54 Wilder Road, Griffin, GA 30224

Landlot: 91

District: 2nd

Parcel ID: 075 112

Acreage: 4.02+/- acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: Applicant is requesting the Planning and Zoning Board to approve their master site plan, landscape plan and building materials proposal in order to construct a church on the subject property.

Code Reference: Article 16

Staff Analysis: The applicant is requesting site plan/landscape plan and building materials approval for the proposed church they are wanting to construct in compliance with the Highway 19 Overlay requirements.

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

The proposed design elements of the building meet or exceed the requirements of Article 16 of the UDC, Overlay requirements for building materials. The landscape plan provides sufficient landscaping along the public right-of ways as required by the Overlay.

Due to the size of the proposed development, a full set of development plans including an NOI and a hydrology study, have been submitted and will have to be approved before a building permit can be issued. The applicant has submitted the



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building permit application and the development permit applicants for review, which is what triggered the overlay review before the PZB for approval.

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

Recommendation: Staff recommends **APPROVAL** of the Overlay application with the following conditions:

1. The landscape plan/site plan submitted with this application dated 6/20/2024 and prepared by Warren Elwell 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.

Attachments:

- Overlay Application
- Tax Map
- Site Plan
- Landscape Plan
- Proposed Building Material Photos

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

Planning Commission Meeting Date: 7-11-24

OWNER INFORMATION:

Owner Name: One Heart Community Church, Inc. Phone: _____

Address: 54 Wilder Rd. Email: clawsonheart@aol.com

City: Guthrie State: GA Zip: 30224

.....

PROJECT INFORMATION:

Project Name: One Heart Community Church Property Address: 54 Wilder Rd.

Acreage: 4.02 Current Zoning: P-I Current Use: Undeveloped Site w/ Abandoned Mobile Home

Description of Project: Construction of 6,300 S.F. Church with an 2,500 S.F. Assembly Room. Parking Lot and Stormwater maintenance facility associated with Building to be constructed as well

Zonings/uses on adjoining properties (Example R15/Single Family House): As Looking towards Wilder Rd.

North: _____ South: P-I

East: A-R West: _____

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

Length (feet) of Frontage: _____ # of Proposed Access Points: 0

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

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

Describe location(s) of existing stubouts: _____

How many stubouts are proposed on the subject property to serve adjacent parcels? None Proposed

Describe locations of proposed stubouts: N/A

Describe existing above-ground utilities: Over Head Power Located in R/W of Property

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

☐ Involve outdoor storage?

☐ Generate smoke, dust, fumes or other gases?

☐ Include one or more loading docks?

☐ Discharge industrial wastewater or stormwater?

If yes to any of the above, please explain: _____

SITE PLAN PREPARED BY:

Name: Mark Whitley Company: Whitley Engineering

Address: 516 Griffin St. Phone: 770-946-0256

City: Zebulon State: GA Zip: 30285 Email: Mark@Whitleyeng.com

LANDSCAPE PLAN PREPARED BY:

Name: Warren Elwell Company: All South Landscapes, Inc.

Address: P.O. Box 2290 Phone: 678-878-6968

City: Prichard City State: GA Zip: 30269 Email: Warren@allsouthlandscapes.com

APPLICATION REQUIREMENTS:

Date of pre-application meeting with Planning & Development: N/A

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

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

- | | |
|---|---|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Narrative Description of Project |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Building Renderings or Photographs |

PROPERTY OWNER AUTHORIZATION:

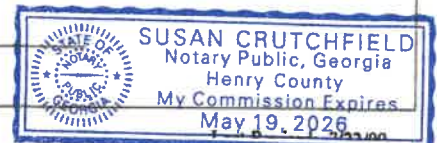
I affirm that I am the sole or majority interest owner of record of this property and declare to the best of my knowledge that the information provided on this application is true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning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

Owner's Signature: [Signature] Date: 6/3/24

Owner's Printed Name: Randall Davis

Sworn to and subscribed before me this 3 day of June, 2024

Notary Public (signature & seal): Susan Crutchfield





Overview



Legend

- Parcels
- 123 Address Numbers
- Roads

Parcel ID	075 112	Owner	NIX ROBERT	Last 2 Sales			
Class Code	Residential		13544 HWY 18 W	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		ZEBULON, GA 30295	4/27/2023	\$160000	QC	U
Acres	3.89	Physical Address	54 WILDER RD	7/25/2008	\$226700	MH	U
		Assessed Value	Value \$32342				

(Note: Not to be used on legal documents)

Date created: 6/4/2024

Last Data Uploaded: 6/3/2024 10:31:59 PM

Developed by  **Schneider**
GEOSPATIAL

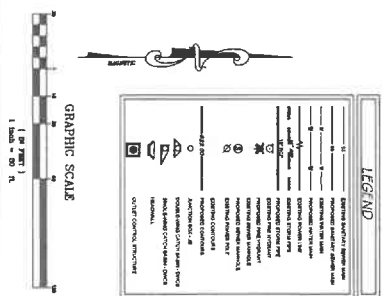
GEORGIA
Utilities Protection Center, Inc.

[illegible]

OWNER
ONE HEART COUNTRY CHURCH INC
54 WILDER RD
GRIFFIN, GA 30224









DEVELOPER
FOUR STAR BUILDERS, INC.
1208 VAN BUREN ROAD
BARNESVILLE, GA 30004

24-HR CONTACT
JIM BAGGETT
FOURSTARBUILDING.COM
770-550-4650



PARCEL # 079 112	PINE COUNTY	REV. DATE:	DESCRIPTION:	WHITLEY ENGINEERING INC.	
		T 05/27/2024	REDESIGN PER COUNTY & RESUBMITTAL	INC.	
ONE HEART COMMUNITY CHURCH			REDESIGN PER COUNTY & RESUBMITTAL	DESIGN NOTES PROJECT MANAGEMENT	
LAND LOT 01	2ND DISTRICT	SANITIZER RD.		P.O. BOX 893	
SITE PLAN		SCALE: 1" = 30'	DATE	HAMPTON, GA 30228	
			03/19/24	TEL: (770) 946-0256	
<p>THESE DRAWINGS ARE THE PROPERTY OF WHITLEY ENGINEERING, INC. AND MAY NOT BE REPRODUCED OR INCORPORATED INTO ANY OTHER WORK FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF THE DESIGN PROFESSIONAL.</p> <p><input type="checkbox"/> Not Released For Construction <input checked="" type="checkbox"/> Released For Construction</p>					



PLANT SCHEDULE		ITEMS	SYMBOL	ITEM CODE	QTY	ROMANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
TREES		PM1	13	ACACIA MORMON			OCTOBER SLUVER PLANT	1' CAL.	P10	
		PM2	729	PHILLYARIA			WINTER SWEET	1' CAL.	P10	
		PM3	11	CORONIA ALONDA			FLORINDA DOBROGO	1' CAL.	P10	
		PM4	249	ALX CORTICOSA			VIRGINIA HOLLY	1' CAL.	P10	
		PM5	775	PRUNUS VIRGINIANA			WINTER PRUNE	1' CAL.	P10	
		PM6	13	QUERCUS PRINCEPS			WHITE OAK	1' CAL.	P10	
		PM7	149	VANODER DENDRUM			WILD CLEMATIS	1' CAL.	P10	
		PM8	93	ALULIA BINCONE HY			BINCONE ALULIA	1' CAL.	POT	
		PM9	733	ALX CORTICOSA ALBA			DOUGLAS VIRGINIA HOLLY	1' CAL.	POT	
		PM10	173	PRUNELLA PRUNELLA ALBA			NORTHERN BURNBERRY	1' CAL.	POT	
GROUND COVER			149399	CANDIDUM DACTYLION HY	415	HY-415 BERNICIA GRASS		400		

[illegible]

LANDSCAPE PLAN

REVISIONS

ONE HEART
COMMUNITY CHURCH

PIKE COUNTY



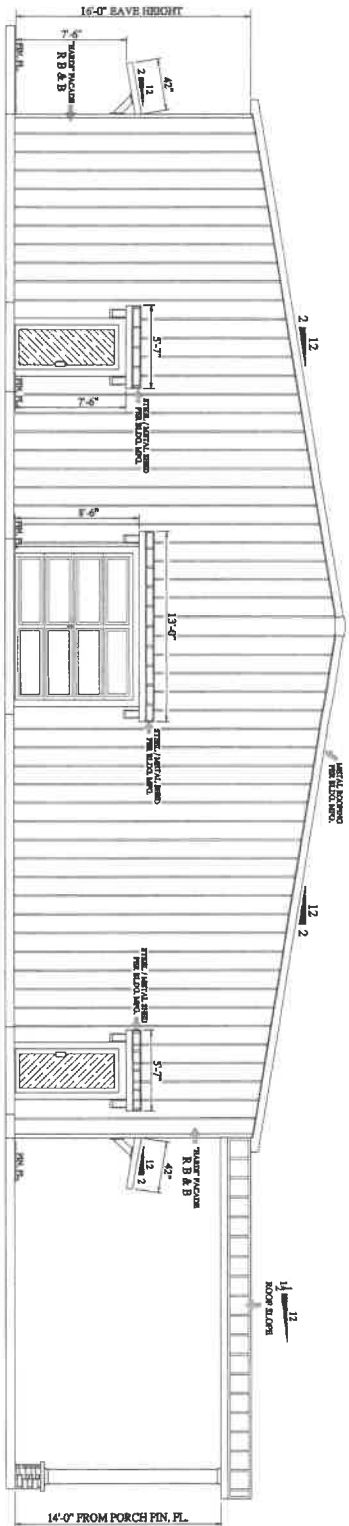
P.O. BOX 2290 PEACHTREE CITY, GA 30265
PHONE (404) 878-6960

SHEET NUMBER
LS 1.0



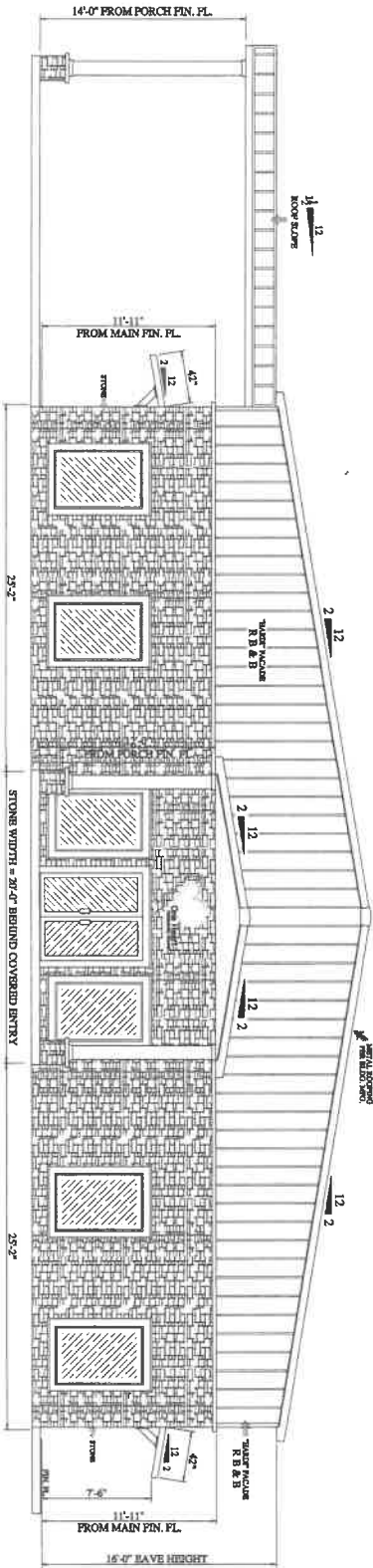
THIS DOCUMENT IS NOT VALID UNLESS IT
BEARS THE
ORIGINAL SIGNATURE OF THE REGISTRANT
ACROSS THE REGISTRANT'S SEAL.

6/20/2024



OVERLAY DISTRICT CALCULATIONS
PER ARTICLE 16 US 19 & 41 OVERLAY DISTRICT
"REAR EXTERIOR"

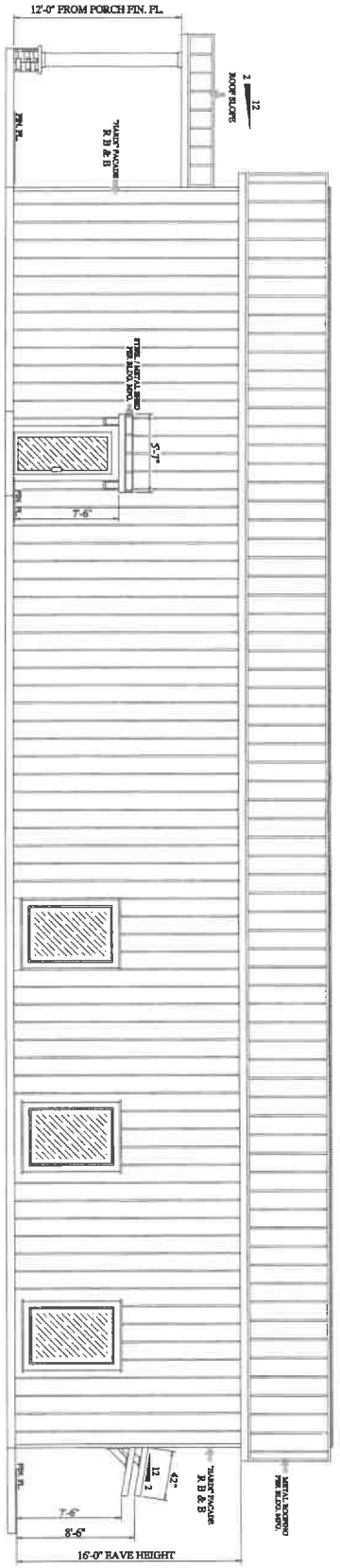
REAR ELEVATION
1/4" = 1'-0"



OVERLAY DISTRICT CALCULATIONS
1,374 SQ. FT. FRONT FACADE SURFACE
700 sq. ft. AREA TO BE STONE = 50% OF SURFACE AREA
PER ARTICLE 16 US 19 & 41 OVERLAY DISTRICT
CATEGORY "A"

THIS FACADE FACES
U.S. HIGHWAY 19 / GEORGIA HIGHWAY 3

FRONT ELEVATION
1/4" = 1'-0"



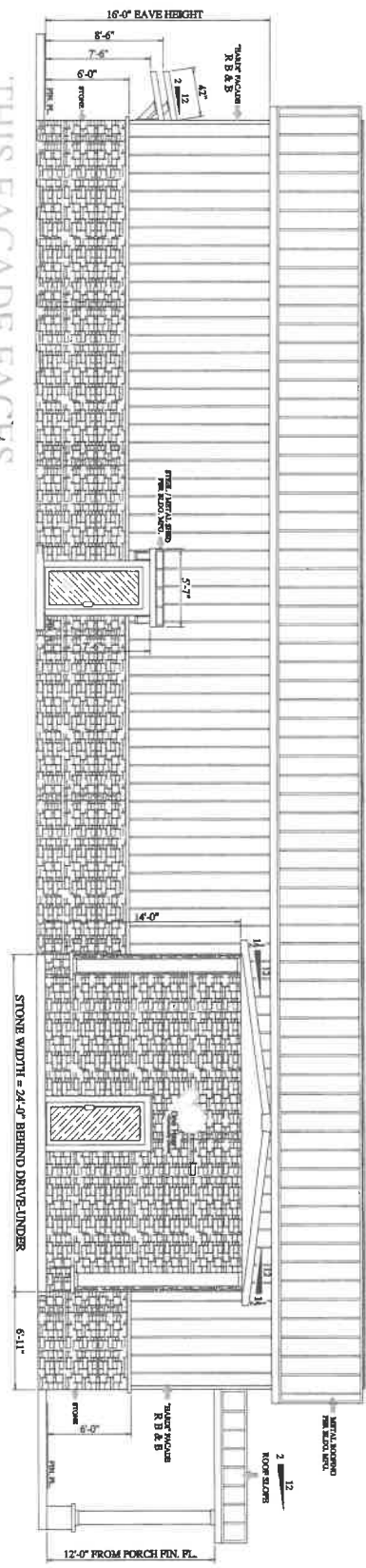
OVERLAY DISTRICT CALCULATIONS
PER ARTICLE 16 US 19 & 41 OVERLAY DISTRICT
"REMAINING SIDE"

RIGHT SIDE ELEVATION
1/4" = 1'-0"

THIS FACADE FACES
WILDER ROAD

OVERLAY DISTRICT CALCULATIONS
1,500 SQ. FT. LEFT SIDE FACADE SURFACE
750 sq. ft. AREA TO BE STONE = 50% OF SURFACE AREA
PER ARTICLE 16 US 19 & 41 OVERLAY DISTRICT
CATEGORY "A"

LEFT SIDE ELEVATION
1/4" = 1'-0"



PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

VAR-24-02

SUBJECT:

VAR-24-02 Christi Parrott owner and Ricky Lee Wilson applicant request a variance to development regulations for property located at 1790 Kings Road, Meansville, GA 30256 in Land Lot 30 of the 9th District, further identified as Parcel ID 060 036. The property consists of 6.0 +/- acres and the request is to reduce the front yard setback requirement to allow a new barn to be constructed at the same setback as the existing house. 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 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



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“Serving Citizens Responsibly”

Case Number: VAR-24-02

Planning and Zoning Board Meeting: July 11, 2024

Mailed Notice: June 11, 2024

Owner: Christi Parrott

Applicant: Ricky Lee Wilson

Property Location: 1790 Kings Road
Meansville, GA 30256
Landlot: 30
District: 9th
Parcel ID: 060 036

Acreage: 6.0+/- acres

Commission District: District 2, Tim Guy

FEMA Data: Does not lie within a flood zone.

Request: The applicant is requesting a variance to reduce the required front yard setback of 100 feet to 13.75 feet for the existing structure and to allow a new barn to be constructed in line with the existing home.

Code Reference: *Article 5: Agricultural-Residential, Section 504: Development Standards, D. Minimum front-yard setback: One hundred (100) feet from right-of-way.*

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



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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;
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.



PLANNING AND DEVELOPMENT
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Staff Analysis: The Subject property is zoned A-R, Agricultural-Residential. The applicant is requesting to reduce the front yard setback from 100 feet to 13.75 feet. The existing structure on the property was built in 1910 and currently encroaches on the front yard setback by 86.25 feet. The applicant is wanting to construct an accessory structure on the property that will be in line with the existing structure and require the front yard setback to be reduced to allow. Based on the site plan provided you can see the unique shape of this property and the small building area based on the current setback requirements.

Granting a variance to reduce the front setback should not have a negative effect on the general neighborhood or the adjacent properties as the existing structure on the site was built in 1910 and has been this close to the road for several years. Added the accessory structure to the site that is in line with the existing structure should not create any negative effects on the surrounding area.

Recommendation:

Staff recommends **APPROVAL** of the variance to reduce the front yard setback from 100 feet to 13.75 feet for the existing home and the addition of the requested barn. Any additional structures constructed shall meet the required setback requirements by code or variance.

Attachments:

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

Permit# 113

PIKE COUNTY PLANNING AND ZONING BOARD

RECEIVED
5/6/24

Application # VAR 24-02
R.# 110

Planning and Zoning Board Public Hearing Date: June 3, 2024 @ 6:30 pm

Board of Commissioners Public Hearing Date: _____

☐ Special Use Permit

☒ Variance

Property Information: District(s): 9th Land Lot(s): 30 Acres: 64-

Tax Map Parcel #: 060 036 Address if assigned: 1790 KINGS ROAD, MEANSVILLE 30256

Description of Request: CONSTRUCTION OF BARN OUTSIDE OF
REQUIRED SETBACK DUE TO IRREGULARLY
SHAPED LAND (PARCEL)

Code Reference(s): _____ Present Zoning: A-R

Documentation Required:

☒ Copy of Recorded Plat
(ADJOINER)

☒ Copy of Recorded Deed

☒ Letter of Explanation

☐ Health Department Letter of Approval

☒ Sketch or site plan (preferable)

☒ Agent Authorization (if needed)

☐ Campaign Disclosure Form

☐ Other _____

Property Owner: CHRISTI PARROTT

Applicant: RICKY LEE WILSON

Address: 1790 KINGS ROAD

Address: P.O. Box 848

City: Meansville State: GA Zip: 30256

City: Zebulon State: GA Zip: 30295

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: 5/5/24

Owner's Printed Name: _____

Christi Parrott

Sworn to and subscribed before me this _____ day of _____, 2024

5 day of May, 2024

Notary Public (signature & seal): _____

Ashley Briscoe

ASHLEY BRISCOE
NOTARY PUBLIC
PIKE COUNTY
State of Georgia
My Comm. Expires OCTOBER 22, 2025



Parcels

- Address Numbers
Roads

(Note: Not to be used on legal documents)

Last Data Uploaded: 6/3/2024 10:31:59 PM

Developed by  **Schneider**
GEOSPATIAL



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

Planning Board:

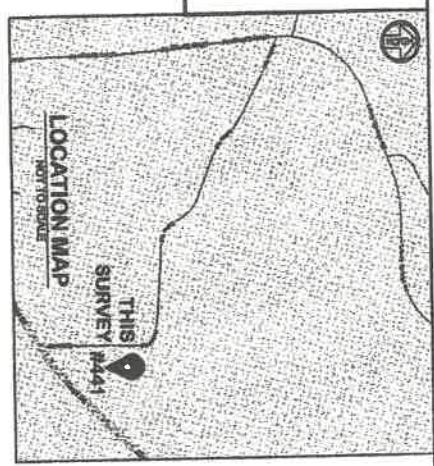
The purpose of this Variance Request is to allow for my clients to be able to construct a barn (as shown on my plat) that is outside of the normal front yard setback requirements as set forth in the newly adopted Ordinance of Pike County. The Ordinance calls for a front setback line of 100' from the right-of-way of all roads within the A-R Zoning classification. As you can see, due to the irregular shape of their property and also it's sloping topography this is the only spot suitable to build this barn. My clients and I feel like this proposed Variance 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', written in a cursive style.

Randy Davis

Sam Thompson



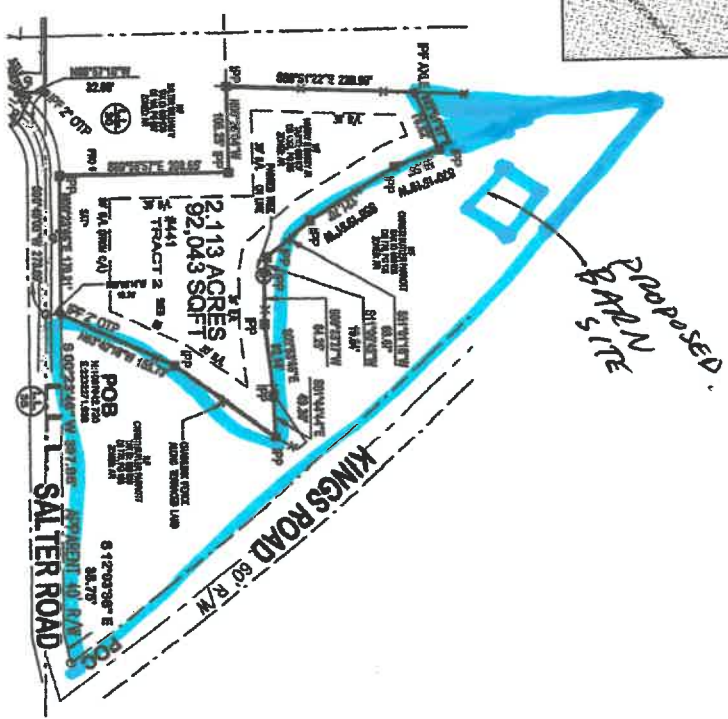
INTERVIEW MATERIALS
FD-302 (Rev. 11-27-70)

THE COURT RECORDS

[illegible][illegible]

John Patrick Harris
JOHN PATRICK HARRIS, P.L.S. #2311

12/20/2023
DATE



N
↑



EXISTING A-R ZONING:
FRONT YARD SETBACK:
(UNLESS NOTED OTHERWISE)
100' FROM ROAD RIGHT-OF-WAY
REAR YARD SETBACK - 30 Feet
SIDE YARD SETBACK - 30 Feet
MIN. LOT AREA - 5,000 ACRES
MIN. LOT WIDTH - 200 Feet
MIN. STREET FRONTAGE - 35 Feet



	LABELLED
● PB	NIGHT PIN LUTZ (reducer with gap)
○ JPM	FOR CORNER HOISTING SET
△ NLT	CORNER HOISTING POINT
▲ NP	LAND LUT
PB	NON-OR FORESTRY
PA	PLAY BOOK
PD	PAGE BOOK
PS	REPAIR
/	CONVERTED POINT
— f —	CENTRAL LINE OF ROAD
X — X —	TRUCK LINE
———	BUILDING DETACHMENT LINE


THIS IS NO INTENDED TO BE A BOUNDARY SURVEY. THE INTENTION OF THIS PLAT IS TO ALLOW FOR THE PROPOSED BARN TO BE CONSTRUCTED OUTSIDE OF THE REQUIRED FRONT SETBACK LINE AS PER THE NEWLY ADOPTED ORDINANCE OF PIKE COUNTY.

1. EXCEPT AS MAY BE EXPRESSLY INDICATED ON THE PLAT, LOCATIONS OF NEIGHBORHOOD, CONDITIONS, MATERIAL, AND OTHER, AND THEY MAY RELATE TO DITCHES AND SET BACKS, SHALL BE DEEMED TO BE PART OF THE PLAT.
2. EXCEPT AS MAY BE EXPRESSLY INDICATED ON THE PLAT, LOCATIONS OF NEIGHBORHOOD, CONDITIONS, MATERIAL, AND OTHER, AND THEY MAY RELATE TO DITCHES AND SET BACKS, SHALL BE DEEMED TO BE PART OF THE PLAT.
3. SURVEY IS VALID ONLY IF FRONT WAS ORIGINAL SIGNATURE OF SURVEYOR.
4. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
5. PROPERTY ZONING: A/R.
6. SURVEY REFERENCES SHOWN HEREON.
7. THIS PROPERTY IS NOT ON THE COUNTY WATER SYSTEM.
8. THIS PROPERTY IS NOT PART OF A PLATTED SUBDIVISION.

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER 13291-C01402B WITH AN EFFECTIVE DATE OF SEPT. 11, 2004. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

FOR THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 100-6-.03, THE TERM CERTIFICATION AS USED IN BOARD RULE 100-6-.04(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SHARED STATEMENT BASED UPON FACTS AND CONCLUDE FROM TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

[illegible]

	<h1 style="margin: 0;">TERRA SERVICES</h1> <h2 style="margin: 0;">COMPANY, LLC</h2>	<p>SURVEY FOR: <i>WILSON CONTRACTING, INC</i></p>	<p>JOB #: 2024.072</p>												
	<p>Randy Davis Georgia Registered Professional Land Surveyor # 3448</p>	<p>LAND LOT 30 9TH DISTRICT PIKE COUNTY</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">REV.</th> <th style="width: 33%;">DATE:</th> <th style="width: 33%;">DESCRIPTION:</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	REV.	DATE:	DESCRIPTION:									
	REV.	DATE:	DESCRIPTION:												
<p><i>Randy.tscllc@gmail.com</i> TIO-468-9838</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">DATE OF FIELD WORK:</th> <th style="width: 33%;">DATE OF SURVEY PLAT:</th> <th style="width: 33%;">CITY:</th> </tr> <tr> <td>04/24/2024</td> <td>05/05/2024</td> <td>N/A</td> </tr> </table>	DATE OF FIELD WORK:	DATE OF SURVEY PLAT:	CITY:	04/24/2024	05/05/2024	N/A	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">SCALE:</th> <th style="width: 50%;">DRAWN BY:</th> </tr> <tr> <td>1" = 50'</td> <td>JRD</td> </tr> </table>	SCALE:	DRAWN BY:	1" = 50'	JRD			
DATE OF FIELD WORK:	DATE OF SURVEY PLAT:	CITY:													
04/24/2024	05/05/2024	N/A													
SCALE:	DRAWN BY:														
1" = 50'	JRD														

PIKE COUNTY PLANNING AND ZONING BOARD

July 11, 2024 - 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on July 11, 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-24-02 Christi Parrott owner and Ricky Lee Wilson applicant request a variance to development regulations for property located at 1790 Kings Road, Meansville, GA 30256 in Land Lot 30 of the 9th District, further identified as Parcel ID 060 036. The property consists of 6.0 +/- acres and the request is to reduce the front yard setback requirement to allow a new barn to be constructed at the same setback as the existing house. 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 make the final decision.

(2) SUP-24-01 Tiffany Raborn owner and applicant request a special use permit for a general home occupation for property located at 203 Gibson Road, Moena, GA 30258 in Land Lot 67 of the 9th District, further identified as Parcel ID 060 012. The property consists of 2.41 +/- acres and the request is for an in-home daycare with 6 or fewer children. 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.

(3) SUP-24-02 D & K Properties owner and Kenneth Waller applicant request a special use permit for a stone business with outdoor storage for property located at the northwest corner of US Hwy 19 and Carver Road, Griffin, GA 30224 in Land Lot 89 & 104 of the 2nd District, further identified as part of Parcel ID 074 071. The property consists of 1.65 +/- acres. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(4) MOD-24-01 Mill Creek Events, LLC owner and Joseph Lisica applicant request a modification to a zoning condition placed on the Special Exception granted on April 28, 2016, for an event center located at 15046 US Hwy 19 North, Griffin, GA 30224 in Land Lot 104 of the 2nd District, further identified as Parcel ID 074 096. The property consists of 9.39 +/- acres and the request is to remove condition number 8 related to the transfer of the special exception to subsequent owners. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(5) REZ-24-02 Dee McLeRoy owner and applicant request a rezoning from C-2 (General Commercial) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 10085 US Hwy 19 and McKinley Road, Zebulon, GA 30295 in Land Lot 33 of the 2nd District, further identified as Parcel ID's 065 037 A and 065 037 B. The property consists of 12.26 +/- acres and the request is to expand the existing self-storage facility and add an incubator building with associated parking. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(6) REZ-24-03 Derek Mills owner and applicant request a rezoning from A-R (Agricultural-Residential) to RR (Rural Residential) for property located at 1042 Old Zebulon Road Zebulon, GA 30295 in Land Lot 120 of the 9th District, further identified as part of Parcel ID 068 005. The property consists of 3.85 +/- acres and the request is to create a new 3-acre lot for one of the applicant's children. Commission District 1, Commissioner Tim Daniel. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(7) REZ-24-04 Peach State Aerodrome owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to C-2 (General Commercial) for property located on Jonathan's Roost Road adjacent to the airport Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 1.78 +/- acres and the request is to add the 1.78 acres to the airport for additional hanger space. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(8) REZ-24-05 KHJ Investments owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to R-1 (Single-Family Residential) for property located on Jonathan's Roost Road adjacent to the airport Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 13.37 +/- acres and the request is to develop a 4-lot minor subdivision. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

The Pike County Board of Commissioners will conduct a PUBLIC HEARING on the above applicable items on July 30, 2024, at 6:30 pm at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The public is invited to speak in favor or in opposition of each request.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

MOD-24-01

SUBJECT:

MOD-24-01 Mill Creek Events, LLC owner and Joseph Lisicia applicant request a modification to a zoning condition placed on the Special Exception granted on April 26, 2016, for an event center located at 15046 US Hwy 19 North, Griffin, GA 30224 in Land Lot 104 of the 2nd District, further identified as Parcel ID 074 096. The property consists of 9.39 +/- acres and the request is to remove condition number 8 related to the transfer of the special exception to subsequent owners. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for 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
sparks@pikecoga.com

"Serving Citizens Responsibly"

Case Number: MOD-24-01

Planning and Zoning Board Meeting: July 11, 2024

Board of Commissioners Meeting: July 30, 2024

Mailed Notice: June 20, 2024

Owner: Mill Creek Events, LLC

Applicant: Joseph Lisicia

Property Location: 15046 US Highway 19 N
Griffin, GA 30224
Landlot: 104
District: 2nd
Parcel ID: 074 096

Acreage: 9.39+/- acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: The applicant is requesting a modification to a zoning condition that was placed on a special exception approved by the Board of Commissioners on April 26, 2016, regarding the special exception being non-transferable. The applicant is requesting to remove condition number 8 in its entirety.

Code Reference: *Article 4: General Provisions, Section 411: Conditional approval, D. Changes to conditions.*

Staff Analysis: The Subject property is zoned A-R, Agricultural-Residential. The applicant is requesting to remove condition number 8 from the approved special exception approved by the Board of Commissioners on April 26, 2016. Below are the approved 10 zoning conditions from SE-16-02:



PLANNING AND DEVELOPMENT
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"Serving Citizens Responsibly"

1. An annual business license shall be required
2. Any sign associated with the special events shall comply with the County Sign Ordinance.
3. Events must not violate the County Litter Ordinance.
4. There shall be no vehicle parking on the shoulder or within the right-of-way on Highway 19, or on adjacent properties.
5. Any non-residential development on the property within the 400-foot Overlay District corridor shall be subject to the standards and restrictions of the Overlay Ordinance.
6. Building permits shall be required for all permanent development on the property.
7. The 25-foot undisturbed buffer from the banks of Wasp Creek must be observed.
8. **The approval is non-transferable from the current property owner to another property owner.**
9. Events must be over by 10 p.m.
10. Any new lighting shall be night sky friendly.

Removing condition number 8 of the approved zoning conditions should not be detrimental to the general public or the surrounding properties as the property has been developed and used as an event center since 2016. A change in ownership should not have any adverse effects. A special exception at the time this was approved per the ordinance would have run with the property in perpetuity regardless of ownership, except for the approved condition over rules the ordinance requirements. Therefore, necessitating the applicants request to remove the condition in its entirety to allow them to sale the property and maintain the current use.

Recommendation:

Staff recommends **APPROVAL** of the modification to remove condition number 8 from SE-16-02.

Attachments:

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

**PIKE COUNTY
PLANNING AND ZONING BOARD**

Application # Mod-24-01

Planning and Zoning Board Public Hearing Date: July 11

Board of Commissioners Public Hearing Date: July 30

☐ Special Use Permit

☒ Variance

modification

Property Information: District(s): 2nd Land Lot(s): 104 Acres: 9.39

Tax Map Parcel #: 074096 Address if assigned: 15046 US Hwy 19 North, Griffin, GA

Description of Request: Special exception to AR zone was granted 4/26/2016 to allow hosting special events (weddings, etc). Condition #8 states exception is non-transferable to another property owner. Request modification to allow special exception to transfer to any subsequent owner.

Code Reference(s): _____ Present Zoning: AR

Documentation Required: ☐ Copy of Recorded Plat ☐ Copy of Recorded Deed

☐ Letter of Explanation ☒ Health Department Letter of Approval ☒ Sketch or site plan (preferable)

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

Property Owner: Mill Creek Events LLC / Joseph Lisicia Applicant: Joseph Lisicia

Address: 383 Brooks Woolsey Road Address: 383 Brooks Woolsey Road

City: Fayetteville State: GA Zip: 30215 City: Fayetteville State: GA Zip: 30215

Phone/email:

Phone/email:

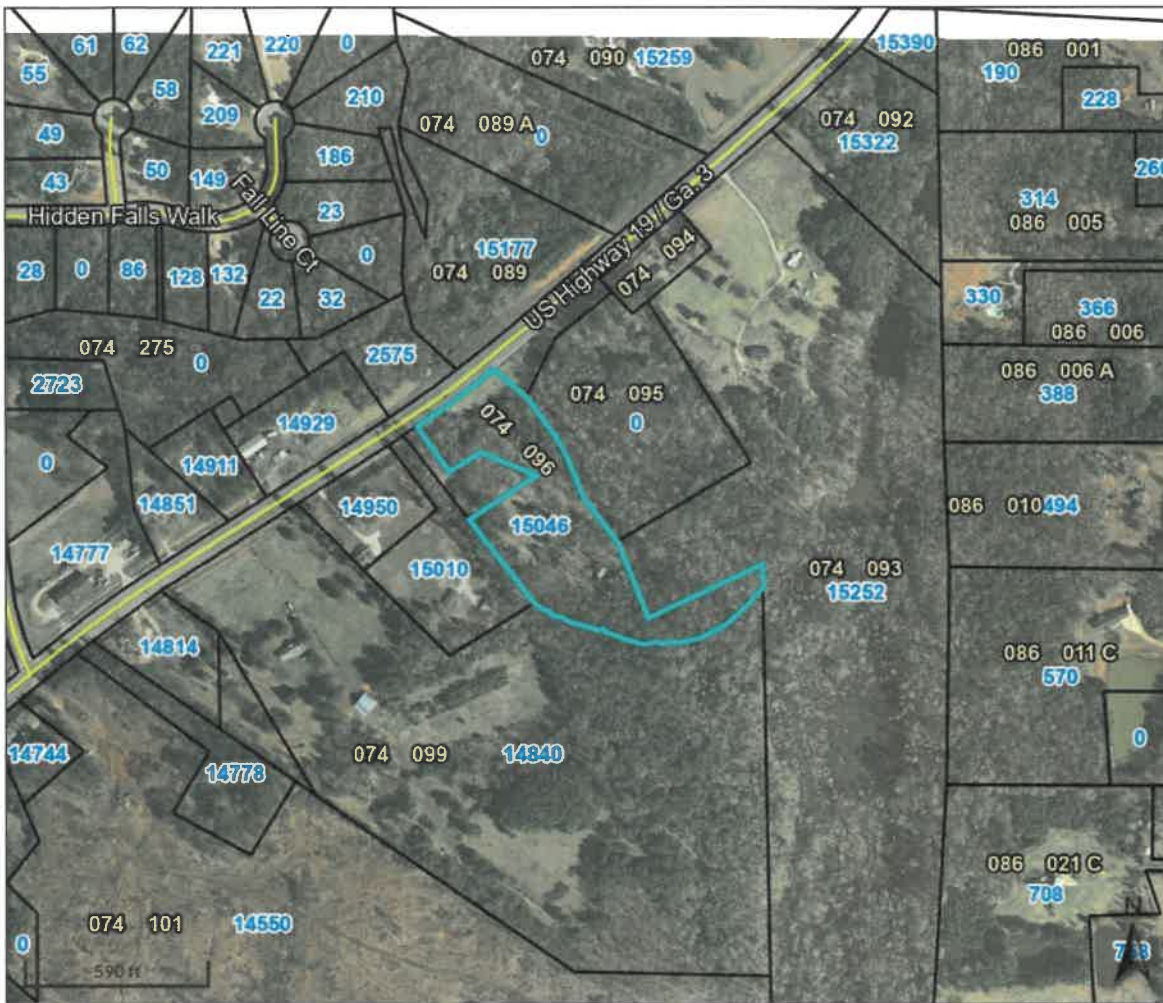
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

Owner's Signature: Joseph V Lisicia Date: 5/13/2024

Owner's Printed Name: Joseph V Lisicia

Sworn to and subscribed before me this 13th day of May, 2024.

Notary Public (signature & seal): Caleb Nathaniel Delay



Overview



Legend

-  Parcels
-  Address Numbers
-  Roads

Parcel ID	074 096	Owner	MILL CREEK EVENTS LLC	Last 2 Sales			
Class Code	Residential		383 BROOKS WOOLSEY RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		FAYETTEVILLE, GA 30215	10/27/2016	0	IC	U
Acres	9.39	Physical Address	15046 U SHWY 19	3/9/2016	\$150000	FM	Q
		Assessed Value	Value \$312563				

(Note: Not to be used on legal documents)

Date created: 6/4/2024

Last Data Uploaded: 6/3/2024 10:31:59 PM

Developed by  **Schneider**
GEOSPATIAL

To: Pike County Planning & Zoning:

5/16/24

Re: Letter of explanation for modification of special exception - Parcel 074 096

I purchased this property in 2016 and was granted an exemption to host special events. in 2016. (Weddings)

The 2016 exemption was not transferrable to new owners.

I would like to modify this exemption so it is transferrable to new/subsequent owners.

The property has been run as a wedding venue since I purchased it, without complaint from neighbors

Joe Lisicic





MOD-24-01

Sign Posted: June 18, 2024

PIKE COUNTY PLANNING AND ZONING BOARD

July 11, 2024 - 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on July 11, 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-24-02 Christi Parrott owner and Ricky Lee Wilson applicant request a variance to development regulations for property located at 1790 Kings Road, Meansville, GA 30256 in Land Lot 30 of the 8th District, further identified as Parcel ID 060 036. The property consists of 6.0 +/- acres and the request is to reduce the front yard setback requirement to allow a new barn to be constructed at the same setback as the existing house. 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 make the final decision.

(2) SUP-24-01 Tiffany Babum owner and applicant request a special use permit for a general home occupation for property located at 503 Gibson Road, Milledgeville, GA 30256 in Land Lot 87 of the 9th District, further identified as Parcel ID 060 012. The property consists of 2.11 +/- acres and the request is for an in-home daycare with 6 or fewer children. 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.

(3) SUP-24-02 D & K Properties owner and Kenneth Walker applicant request a special use permit for a stone business with outdoor storage for property located at the northwest corner of US Hwy 19 and Carter Road, Griffin, GA 30224 in Land Lot 69 & 104 of the 2nd District, further identified as part of Parcel ID 074 071. The property consists of 1.65 +/- acres. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

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(8) REZ-24-05 K-H Investments owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to R-1 (Single-Family Residential) for property located on Jonathan's Roost Road adjacent to the airport Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 13.37 +/- acres and the request is to develop a 4-lot minor subdivision. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

The Pike County Board of Commissioners will conduct a **PUBLIC HEARING** on the above applicable items on July 30, 2024, at 6:30 pm at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The public is invited to speak in favor or in opposition of each request.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SUP-24-01

SUBJECT:

SUP-24-01 Tiffany Raborn owner and applicant request a special use permit for a general home occupation for property located at 503 Gibson Road, Molena, GA 30258 in Land Lot 67 of the 9th District, further identified as Parcel ID 060 012. The property consists of 2.41 +/- acres and the request is for an in-home daycare with 6 or fewer children. 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: SUP-24-01

Planning and Zoning Board Meeting: July 11, 2024

Board of Commissioners Meeting: July 30, 2024

Mailed Notices: June 20, 2024

Sign Posted: June 18, 2024

Owner and Applicant: Tiffany Raborn

Property Location: 503 Gibson Road, Molena, GA
Landlots: 67
District: 9th
Parcel ID: 060 012

Acreage: 2.41+/- acres

Commission District: District 2, Tim Guy

FEMA Data: Does not lie within a flood zone.

Request: The Applicant/Owner is requesting a special use permit to allow a general home occupation for an in-home daycare of no more than 6 children.

Code Reference: Article 5, Agricultural Residential, Section 403 (D) (3) General Home Occupation

Staff Analysis: The applicant is requesting a special use permit to allow an in-home daycare as a general home occupation for no more than 6 children. The applicant has indicated she will be getting her state license to operate the childcare facility.



PLANNING AND DEVELOPMENT
OFFICE

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

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

"Serving Citizens Responsibly"

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

- (1) It must not be contrary to the purposes of these regulations.**

The requested in-home daycare is not contrary to the purposes of this code.

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

An in-home daycare of 6 or fewer children should not be detrimental to the use or development of the adjacent properties or the general public, nor will it affect the health, safety or the welfare of the residents or workers.

- (3) It must not constitute a nuisance or hazard because of the number of persons who will attend or use such a facility, vehicular movement, noise or fumes generated or type of physical activity.**

The proposed use should not create a nuisance or a hazard to the surrounding area.

- (4) It must not adversely affect existing uses and it must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use.**

The proposed use should not adversely affect any existing uses in the area and the site is of sufficient size to satisfy the space requirements for this use.

- (5) It must meet all other requirements of these regulations.**

All other requirements will be met.



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"

- (6) In addition, the Planning and Zoning Board shall also consider whether the applicant for the special exception at the time of submitting the application is in violation of the Zoning Code or any other provision of Code of Pike County, Georgia. If the applicant is determined to be in violation of the Zoning Code or any other provision of the Code of Pike County, Georgia, then the Board of Appeals shall further consider the circumstances related to such violation(s) as part of the criteria for considering the requested special exception.

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

Recommendation:

Staff recommends **APPROVAL** of this special use permit with the following conditions:

1. A Pike County business license will be required.
2. A state license for an in-home daycare facility shall be provided to issue a business license.

Attachments:

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

**PIKE COUNTY
PLANNING AND ZONING BOARD**

Application # SUP-24-01

Planning and Zoning Board Public Hearing Date: June 13

Board of Commissioners Public Hearing Date: June 25 July 30

☒ Special Use Permit

☐ Variance

Paid \$512.05

Property Information: District(s): 9th Land Lot(s): 67, Lot 2 Acres: 2.41

Tax Map Parcel #: 060 012 Address if assigned: 503 Gibson Road Molena, GA 30258

Description of Request: I would like to have an in-home preschool at my property. I plan to get licensed with the state of Georgia to be able to care for and teach up to 6 non-related children.

Code Reference(s): _____ Present Zoning: ~~B2~~ A-R

Documentation Required:

☒ Copy of Recorded Plat

☒ Copy of Recorded Deed

☒ Letter of Explanation

☒ Health Department Letter of Approval

☐ Sketch or site plan (preferable)

☐ Agent Authorization (if needed)

☒ Campaign Disclosure Form

☒ Other background check, certificate

Property Owner: Tiffany Raborn

Applicant: Tiffany Raborn

Address: 503 Gibson Road

Address: 503 Gibson Road

City: Molena State: GA Zip: 30258 City: Molena State: GA Zip: 30258

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: Tiffany Raborn

Date: 4/24/24

Owner's Printed Name: Tiffany Raborn

Sworn to and subscribed before me this 24th day of April, 2024.

Notary Public (signature & seal): Joyce M. Bradley

Tiffany Raborn
503 Gibson Road
Molena, GA 30258

April 23, 2024

Planning and Zoning Board
Pike County
77 Jackson Street
Zebulon, GA 30295

RE: requesting permission for an in-home preschool

Dear Board Members,

My husband and I own the property at 503 Gibson Road in Molena. The area is zoned as residential. However, I am hoping to receive permission to start an in-home preschool. I am planning to convert my 20x20 garage into a large, child-friendly space with proper flooring, heating, and cooling. The state of Georgia does not have specific guidelines for starting a preschool, so it would be considered a daycare (although I will not be serving children under the age of three). If approved, I will get licensed with GA Decal Bright from the Start. I have already contacted them and familiarized myself with that process. I will only be allowed to have up to 6 non-related students at a time.

I feel I am very qualified to make this venture successful. I have over 16 years of experience as a teacher. Many of those years I worked as a GA pre-k teacher. I graduated from Georgia Southern University in 2001 with a degree in early childhood education and have a current teaching certificate for grades pre-k through fifth.

I know firsthand there is a need for more preschool/pre-k options for families in Pike County. I, along with my husband and four-year-old son, happily moved to this county last summer. I was not able to find a suitable pre-k spot for him in the school district or in a private facility. I was told there were over 20 students on a waiting list for Pike County pre-k. I have also spoken with various families who acknowledge there is a need for more daycare and preschool options in our growing county.

Please review all the forms and documents I have provided. Let me know if you need any more information to make a decision. I truly appreciate your time and consideration in this matter.

Sincerely,

A handwritten signature in black ink that reads "Tiffany Raborn". The script is cursive and fluid, with the first letters of the first and last names being capitalized and prominent.

Tiffany Raborn



Overview



Legend

-  Parcels
-  Address Numbers
-  Roads

Parcel ID	060 102	Owner	LACEY HOLDINGS, LLC	Last 2 Sales			
Class Code	Residential		105 W. OAK STREET	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		GRIFFIN, GA 30224	5/24/2023	\$390000	RS	U
Acres	2.41	Physical Address	503 GIBSON RD	1/20/2023	\$372500	FM	Q
		Assessed Value	Value \$337037				

(Note: Not to be used on legal documents)

Date created: 6/4/2024

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PIKE COUNTY PLANNING AND ZONING BOARD

July 11, 2024 - 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on July 11, 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-24-02 Christi Parrott owner and Ricky Lee Wilson applicant request a variance to development regulations for property located at 1790 Kings Road, Meansville, GA 30256 in Land Lot 30 of the 9th District, further identified as Parcel ID 060 036. The property consists of 6.0 +/- acres and the request is to reduce the front yard setback requirement to allow a new barn to be constructed at the same setback as the existing house. 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 make the final decision.

(2) SUP-24-01 Tiffany Reborn owner and applicant request a special use permit for a general home occupation for property located at 503 Gibson Road, Marietta, GA 30256 in Land Lot 67 of the 9th District, further identified as Parcel ID 060 012. The property consists of 2.41 +/- acres and the request is for an in-home daycare with 6 or fewer children. 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.

(3) SUP-24-02 D & K Properties owner and Kenneth Walker applicant request a special use permit for a stone business with outdoor storage for property located at the northwest corner of US Hwy 19 and Carter Road, Griffin, GA 30224 in Land Lot 68 & 104 of the 2nd District, further identified as part of Parcel ID 074 071. The property consists of 1.65 +/- acres. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(4) MOD-24-01 Mill Creek Events, LLC owner and Joseph Lisica applicant request a modification to a zoning condition placed on the Special Exception granted on April 26, 2016, for an event center located at 15046 US Hwy 19 North, Griffin, GA 30224 in Land Lot 104 of the 2nd District, further identified as Parcel ID 074 096. The property consists of 9.39 +/- acres and the request is to remove condition number 8 related to the transfer of the special exception to subsequent owners. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(5) REZ-24-02 Dee McElroy owner and applicant request a rezoning from C-2 (General Commercial) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 10085 US Hwy 19 and McKinley Road, Zebulon, GA 30295 in Land Lot 33 of the 2nd District, further identified as Parcel ID's 065 037 A and 065 037 B. The property consists of 12.26 +/- acres and the request is to expand the existing self-storage facility and add an incubator building with associated parking. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(6) REZ-24-03 Derek Mills owner and applicant request a rezoning from A-R (Agricultural-Residential) to RR (Rural Residential) for property located at 1042 Old Zebulon Road Zebulon, GA 30295 in Land Lot 120 of the 9th District, further identified as part of Parcel ID 068 005. The property consists of 3.85 +/- acres and the request is to create a new 3-acre lot for one of the applicant's children. Commission District 1, Commissioner Tim Daniel. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(7) REZ-24-04 Peach State Aerodrome owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to C-2 (General Commercial) for property located on Jonathan's Roost Road adjacent to the airport Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 1.78 +/- acres and the request is to add the 1.78 acres to the airport for additional hanger space. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(8) REZ-24-05 KHJ Investments owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to R-1 (Single-Family Residential) for property located on Jonathan's Roost Road adjacent to the airport Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 13.37 +/- acres and the request is to develop a 4-lot minor subdivision. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

The Pike County Board of Commissioners will conduct a PUBLIC HEARING on the above applicable items on July 30, 2024, at 6:30 pm at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The public is invited to speak in favor or in opposition of each request.



SUP-24-01

Sign Posted: June 18, 2024

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SUP-24-02

SUBJECT:

SUP-24-02 D & K Properties owner and Kenneth Waller applicant request a special use permit for a stone business with outdoor storage for property located at the northwest corner of US Hwy 19 and Carver Road, Griffin, GA 30224 in Land Lot 89 & 104 of the 2nd District, further identified as part of Parcel ID 074 071. The property consists of 1.65 +/- acres. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for 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: SUP-24-02

Planning and Zoning Board Meeting: July 11, 2024

Board of Commissioners Meeting: July 30, 2024

Mailed Notices: June 20, 2024

Sign Posted: June 18, 2024

Owner and Applicant: Kenneth Waller

Property Location: Northwest corner of Us Hwy 19 and Carver Road
Landlots: 89 & 104
District: 2nd
Parcel ID: part of 074 071

Acreage: 1.65+/- acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: The Applicant/Owner is requesting a special use permit to allow for a stone business with associated outside storage of materials.

Code Reference: Article 12, General Commercial, Section 1203 (B), Article 16, US Highway 19 & US Highway 41 Overlay District

Staff Analysis: The applicant is requesting a special use permit to allow the property to be used as a stone company with associated outside storage. The subject property is located within the Highway 19 Overlay District and will require the property to go through the overlay review prior to any development or use of the property can be done. Currently, the applicant only wants to obtain the approval of the special use permit to sell the property to the adjoining property to expand their current use. This Special use permit is also required per the overlay to allow for outside storage of materials. Approval of this special use permit would not allow the property to be used as is without having to meet all of the



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requirements of the Highway 19 Overlay District as outlined in the Pike County UDC.

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

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

The requested special use permit is not contrary to the purposes of this code as the UDC allows the proposed use of a stone business as a permitted use with an approved special use permit.

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

The proposed use should not be detrimental to the use or development of the adjacent properties or the general public, nor should it affect the health, safety or the welfare of the residents or workers.

(3) It must not constitute a nuisance or hazard because of the number of persons who will attend or use such a facility, vehicular movement, noise or fumes generated or type of physical activity.

The proposed use should not create a nuisance or a hazard to the surrounding area.

(4) It must not adversely affect existing uses and it must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use.

The proposed use should not adversely affect any existing uses in the area and the site is of sufficient size to satisfy the space requirements for this use.

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

All other requirements will be met.



PLANNING AND DEVELOPMENT
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- (6) In addition, the Planning and Zoning Board shall also consider whether the applicant for the special exception at the time of submitting the application is in violation of the Zoning Code or any other provision of Code of Pike County, Georgia. If the applicant is determined to be in violation of the Zoning Code or any other provision of the Code of Pike County, Georgia, then the Board of Appeals shall further consider the circumstances related to such violation(s) as part of the criteria for considering the requested special exception.

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

Recommendation:

Staff recommends **APPROVAL** of this special use permit with the following conditions:

1. Prior to any development permits, building permits or any use of the property, the property must go through the Highway 19 Overlay review before the Planning and Zoning Board. An application and associated fee shall be submitted to the Planning and Development Office.
2. All requirements of the Highway 19 Overlay shall be met.

Attachments:

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

**PIKE COUNTY
PLANNING AND ZONING BOARD**

Application # SUP 22-24-01

Planning and Zoning Board Public Hearing Date: 7-11-24

Board of Commissioners Public Hearing Date: 7-30-24

☒ Special Use Permit

☐ Variance

Property Information: District(s): 2nd Land Lot(s): 89, 104 Acres: 1.65
Tax Map Parcel #: part of 074 071 Address if assigned: _____

Description of Request: requesting approval of special use for Blue Ridge Stone Co.
to continue same use onto the proposed 1.65 ac.
lot

Code Reference(s): _____ Present Zoning: C-2

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed

☐ Letter of Explanation ☐ Health Department Letter of Approval ☒ Sketch or site plan (preferable)

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

Property Owner: Kenneth Walker Applicant: Kenneth Walker
D+K Properties, INC Address: 658 Brook Circle

City: Griffin State: GA Zip: 30224 City: Griffin State: GA Zip: 30224

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.

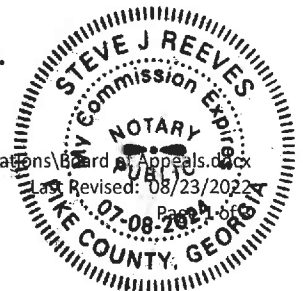
Owner's Signature: Kenneth Walker Date: 6/3/24

Owner's Printed Name: Kenneth Walker

Sworn to and subscribed before me this 3rd day of June, 2024.

Notary Public (signature & seal): [Signature]

f:\Applications\Board of Appeals.docx
Last Revised: 08/23/2022
Page 1 of 1



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: Donnie Waller Date: 6/3/24

Owner's Printed Name: Donnie Waller

Sworn to and subscribed before me this 3rd day of June, 2024

Notary Public (signature & seal): [Signature]



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

Owner's Signature: _____ Date: _____

Owner's Printed Name: _____

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

Notary Public (signature & seal): _____

Property Owner Authorization for Applicant (if Applicant is Different From Property Owner): I swear and affirm that I am the sole owner or own at least 51% of the property described on this application, and further authorize the person named as applicant to file this application and act as my agent. Further, I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: _____ Date: _____

Owner's Printed Name: _____

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

Notary Public (signature & seal): _____

Jeremy Gilbert, Director
Pike County Planning & Development
P.O. Box 377
77 Jackson St.
Zebulon, Ga. 30295

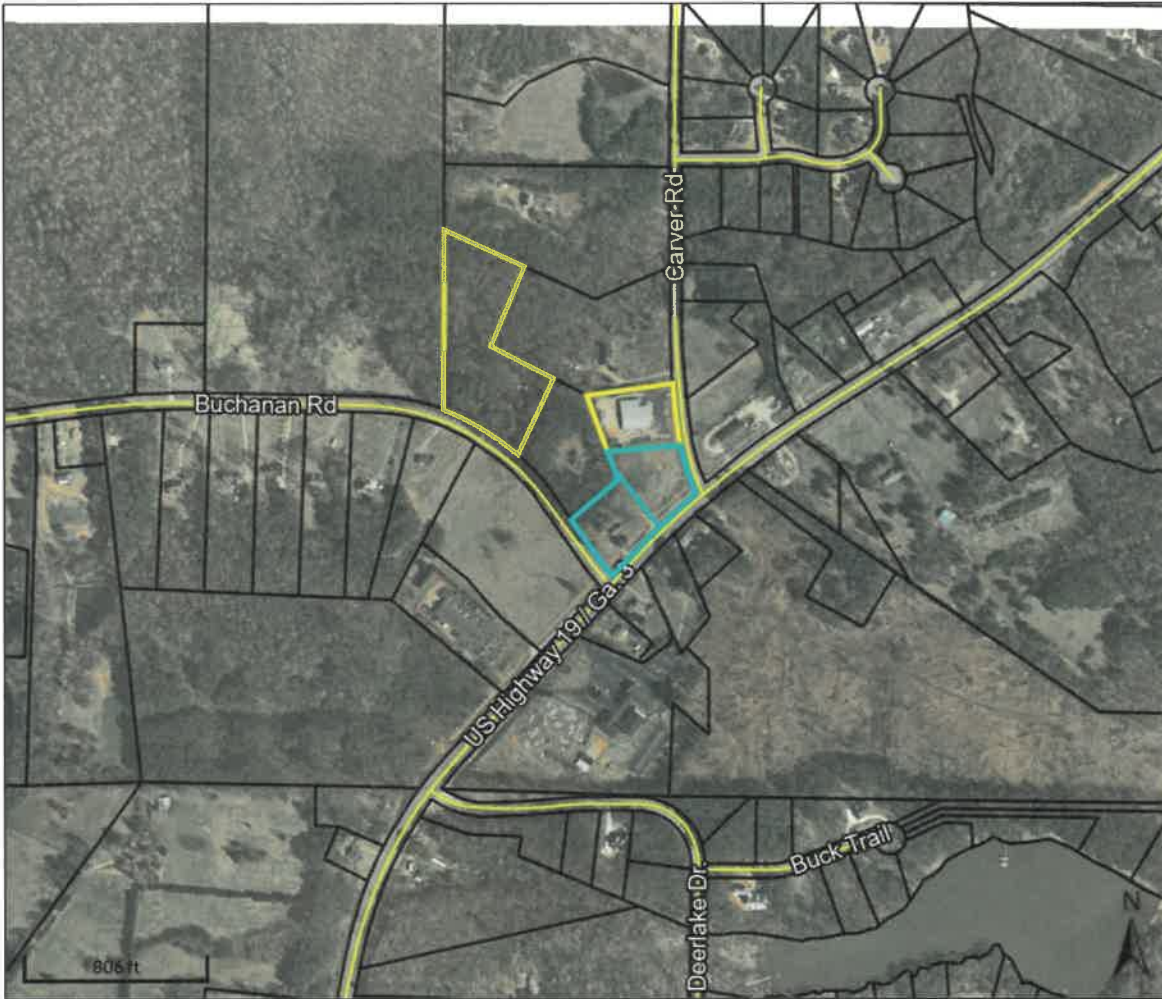
Re: Special Use Permit Application – Ga. Hwy 19 & Carver Rd.

Mr. Gilbert;

D & K Properties, LLC is requesting a special use permit for building materials business and outside storage of stone material for Blue Ridge Stone Co. to purchase the proposed 1.65 Acre Lot and continue and expand their business to this lot. A more detailed set of construction plans will be submitted for site plan approval of the overlay district prior to any new construction.

Sincerely,

Kenneth Waller
D & K Properties, LLC



Overview



Legend

- Parcels
- Roads

Parcel ID	074 071	Owner	D & K PROPERTIES INC	Last 2 Sales			
Class Code	Residential		658 BROOK CIRCLE	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		GRIFFIN, GA 30224	9/27/1995	0	AL	U
Acres	2.67	Physical Address	U S HWY 19	8/17/1995	\$125000	FM	Q
		Assessed Value	Value \$128917				

(Note: Not to be used on legal documents)

Date created: 6/27/2024

Last Data Uploaded: 6/26/2024 11:27:45 PM

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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 1323100010B WITH AN EFFECTIVE DATE OF SEPT. 11, 2009. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

FOR CLERK OF SUPERIOR COURT

GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE LEGAL DESCRIPTION); BUILDING SETBACKS; RESTRICTIVE COVENANTS; ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO BUFFERS AND SETBACKS IS BEYOND THE SCOPE OF THIS PLAT.
- RIGHT-OF-WAY FOR BUCHANAN RD. ESTABLISHED AT 40' FROM MEAN C/L OF EXISTING PAVED ROAD AS PER PREVIOUS EXISTING SURVEYS AND FOUND MONUMENTS. ANY ADDITIONAL R/W CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- RIGHT-OF-WAY FOR CARVER ROAD ESTABLISHED AT 40' FROM MEAN C/L OF EXISTING PAVED ROAD AS PER PREVIOUS EXISTING SURVEYS AND FOUND MONUMENTS. ANY ADDITIONAL R/W CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- RIGHT-OF-WAY FOR US HWY 14 / GA. HWY 3 VARIES AS PER GA. DOT PROJECT NO. EDS-19380. R/W MARKS, DB. 111 PG. 302, DB. 111 PG. 524, DB. 120 PG. 425. ANY ADDITIONAL R/W CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- PROPERTY ZONING, C-2.
- TAX MAP PARCEL ID # - 074 071.
- SURVEY REFERENCES, DB. 165 PG. 51, DB. 166 PG. 103, PB. 13 PG. 51.

EXISTING C-2 ZONING:

FRONT YARD SETBACK - 50 Feet
SIDE YARD SETBACK - 15 Feet
30 Feet Corner Lot
REAR YARD SETBACK - 20 Feet
MIN. LOT AREA - 1.00 ACRE
MIN. LOT WIDTH - 100 Feet
MIN. HEATED FLOOR AREA - 1,000 SqFt

LEGEND

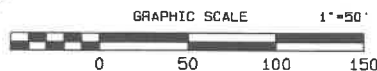
- IPS IRON PIN (1/2" NEAR 000)
- IFP CORNER MONUMENT FOUND
- R/W RIGHT-OF-WAY
- R/W MON. RIGHT-OF-WAY MONUMENT
- LL LAND LOT
- NF NON OR FORMERLY
- PG PLAT BOOK
- DB DEED BOOK
- PL PAGE
- PL PROPERTY LINE
- C/L CENTERLINE
- REF REBAR FOUND
- EP EDGE OF PAVEMENT
- OTF OPEN TOP PIPE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- EXIST. EXISTING
- COMP. POINT, NOT MONUMENTED
- CENTERLINE OF ROAD
- OVERHEAD UTILITY LINE
- FENCE REMNANTS
- APPROXIMATE LAND LOT LINE
- RIGHT-OF-WAY LINE
- DIRT/GRAVEL ROAD



SURVEYOR'S CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By: STEVE J. REEVES, GA. RLS No. 2785 DATE



PREPARED BY:

S.J. Reeves Land Surveying

P.O. BOX 633 * 147 COOK ROAD * ZEBULON, GA. 30245
770-584-9203 * sjreevesurveying@gmail.com (EMAIL)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

MINOR SUBDIVISION PLAT FOR:

D & K PROPERTIES, LLC

LAND LOTS 89,104 2nd DISTRICT PIKE COUNTY

DATE OF FIELD WORK:

05/29/2024

DATE OF SURVEY PLAT:

05/30/2024

REV. DATE: DESCRIPTION:

SCALE: 1" = 50' DRAWN BY: SJR

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 19251C0210B WITH AN EFFECTIVE DATE OF SEPT. 11, 2009. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

FOR CLERK OF SUPERIOR COURT

GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE LEGAL DESCRIPTION), BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO BUFFERS AND SETBACKS IS BEYOND THE SCOPE OF THIS PLAT.
- RIGHT-OF-WAY FOR BUCHANAN RD. ESTABLISHED AT 40' FROM MEAN C/L OF EXISTING PAVED ROAD AS PER PREVIOUS EXISTING SURVEYS AND FOUND MONUMENTS. ANY ADDITIONAL R/W CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- RIGHT-OF-WAY FOR CARVER ROAD ESTABLISHED AT 40' FROM MEAN C/L OF EXISTING PAVED ROAD AS PER PREVIOUS EXISTING SURVEYS AND FOUND MONUMENTS. ANY ADDITIONAL R/W CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- RIGHT-OF-WAY FOR US HWY 14 / GA. HWY 3 VARIES AS PER GA. DOT PROJECT NO. E25-14(36) R/W MAPS, DB. 117 PG. 302, DB. 119 PG. 524, DB. 120 PG. 455. ANY ADDITIONAL R/W CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- PROPERTY ZONING: C-2.
- TAX MAP PARCEL ID # - 014 011.
- SURVEY REFERENCES: DB. 165 PG. 51, DB. 166 PG. 103, DB. 13 PG. 51.

EXISTING C-2 ZONING:

FRONT YARD SETBACK - 50 Feet
SIDE YARD SETBACK - 15 Feet
REAR YARD SETBACK - 30 Feet Corner Lot
MIN. LOT AREA - 1.00 ACRE
MIN. LOT WIDTH - 100 Feet
MIN. HEATED FLOOR AREA - 1,000 SqFt

LEGEND

- IPS IRON PIN (1/2" rubber seal)
- IFP CORNER MONUMENT FOUND
- R/W RIGHT-OF-WAY
- R/W MON. RIGHT-OF-WAY MONUMENT
- LL LAND LOT
- N/P NON OR FORMERLY
- PB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- P/L PROPERTY LINE
- C/L CENTERLINE
- REF REBAR FOUND
- EP EDGE OF PAVEMENT
- OTF OPEN TOP PIPE
- CMF CORRUGATED METAL PIPE
- RCF REINFORCED CONCRETE PIPE
- EXIST. EXISTING
- CONC. POINT, NOT MONUMENTED
- CENTERLINE OF ROAD
- OVERHEAD UTILITY LINE
- X-X FENCE REMAINTS
- - - APPROXIMATE LAND LOT LINE
- - - RIGHT-OF-WAY LINE
- - - DIRT/GRAVEL ROAD

PREPARED BY:

S.J. Reeves Land Surveying

P.O. BOX 699 • 147 COOK ROAD • ZEBULON, GA. 30245
T710-584-3203 • sjreevesurveying@gmail.com (EMAIL)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

CONCEPT PLAN FOR:

**BLUE RIDGE STONE
EXPANSION**

LAND LOTS 89,104 2nd DISTRICT PIKE COUNTY

DATE OF FIELD WORK:

03/23/2024

DATE OF SURVEY PLAT:

06/03/2024

REV. DATE: DESCRIPTION:

SCALE: DRAWN BY:

1" = 50'

SJR



GRAPHIC SCALE

1"=50'



GRID NORTH
GA. WEST



PIKE COUNTY PLANNING AND ZONING BOARD

July 11, 2024 - 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on July 11, 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 items:

- (1) VAR-24-02 Christi Parrott owner and Ricky Lee Wilson applicant request a variance to development regulations for property located at 1790 Kings Road, Meansville, GA 30256 in Land Lot 30 of the 9th District, further identified as Parcel ID 060 036. The property consists of 6.0 +/- acres and the request is to reduce the front yard setback requirement to allow a new barn to be constructed at the same setback as the existing house. 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 make the final decision.
- (2) SUP-24-01 Tiffany Reborn owner and applicant request a special use permit for a general home occupation for property located at 503 Gibson Road, Milledgeville, GA 30258 in Land Lot 67 of the 9th District, further identified as Parcel ID 060 012. The property consists of 2.41 +/- acres and the request is for an in-home daycare with 6 or fewer children. 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.
- (3) SUP-24-02 D & K Properties owner and Kenneth Walter applicant request a special use permit for a stone business with outdoor storage for property located at the northwest corner of US Hwy 19 and Carter Road, Griffin, GA 30224 in Land Lot 66 & 104 of the 2nd District, further identified as part of Parcel ID 074 071. The property consists of 1.65 +/- acres. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.
- (4) MOD-24-01 Mill Creek Events, LLC owner and Joseph Usida applicant request a modification to a zoning condition placed on the Special Exception granted on April 26, 2018, for an event center located at 15046 US Hwy 19 North, Griffin, GA 30224 in Land Lot 104 of the 2nd District, further identified as Parcel ID 074 086. The property consists of 9.39 +/- acres and the request is to remove condition number 8 related to the transfer of the special exception to subsequent owners. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.
- (5) REZ-24-02 Dee McElroy owner and applicant request a rezoning from C-2 (General Commercial) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 10065 US Hwy 19 and McKinley Road, Zebulon, GA 30295 in Land Lot 33 of the 2nd District, further identified as Parcel ID's 065 037 A and 065 037 B. The property consists of 12.26 +/- acres and the request is to expand the existing self-storage facility and add an incubator building with associated parking. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.
- (6) REZ-24-03 Derek Mills owner and applicant request a rezoning from A-R (Agricultural-Residential) to RR (Rural Residential) for property located at 1042 Old Zebulon Road Zebulon, GA 30295 in Land Lot 120 of the 9th District, further identified as part of Parcel ID 068 005. The property consists of 3.85 +/- acres and the request is to create a new 3-acre lot for one of the applicant's children. Commission District 1, Commissioner Tim Daniel. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.
- (7) REZ-24-04 Peach State Aerodrome owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to C-2 (General Commercial) for property located on Jonathan's Roost Road adjacent to the airport, Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 1.78 +/- acres and the request is to add the 1.78 acres to the airport for additional hanger space. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.
- (8) REZ-24-05 KHJ Investments owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to R-1 (Single-Family Residential) for property located on Jonathan's Roost Road adjacent to the airport, Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 13.37 +/- acres and the request is to develop a 4-lot minor subdivision. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

The Pike County Board of Commissioners will conduct a **PUBLIC HEARING** on the above applicable items on July 30, 2024, at 6:30 pm at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The public is invited to speak in favor or in opposition of each request.



SUP-24-02

Sign Posted: June 18, 2024

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-24-02

SUBJECT:

REZ-24-02 Dee McLeRoy owner and applicant request a rezoning from C-2 (General Commercial) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 10065 US Hwy 19 and McKinley Road, Zebulon, GA 30295 in Land Lot 33 of the 2nd District, further identified as Parcel ID's 065 037 A and 065 037 B. The property consists of 12.26 +/- acres and the request is to expand the existing self-storage facility and add an incubator building with associated parking. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for 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-24-02

Planning and Zoning Board: July 11, 2024

Board of Commissioners Meeting: July 30, 2024

Mailed Notices: June 20, 2024

Signs Posted: June 18, 2024

Applicant/Owner: Dee McLeRoy

Property Location: 10065 UD Hwy 19 and McKinley Road, Zebulon, GA

Landlot:33

District: 2nd

Parcel ID: 065 037 and 065 037 B

Acreage: 12.26+/- acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner are requesting a rezoning of the subject property from C-2 (General Commercial) and C-3(Heavy Commercial) to C-3 for the expansion of the existing self-storage facility and to build an incubator office building.

Code Reference: Article 12, Article 13 and Article 16 of the UDC

Staff Analysis: The subject properties are currently zoned C-2 (General Commercial) and C-3(Heavy Commercial) and is currently occupied by a carwash and self-storage facility. Currently the properties are two separate parcels, however, the properties will have to be combined before the development can be started to meet setback requirements. The applicant is request is to rezone the subject properties to C-3 to expand the self-storage facility and to build an incubator office building. Based on the conceptual site plan the applicant is proposing a curb cut onto McKinley Road. Currently the portion of the road the curb cut is proposed in on the unpaved portion of McKinley Road. Should the



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drive be installed as proposed, McKinley Road will need to be paved to meet all the UDC requirements.

The subject property is in the Highway 19 Overlay District and will be subject to all of the standards of the overlay and will be required to complete an Overlay review. An application for the overlay review as well as a variance application for building materials have been submitted to the Planning and Development office for the August PZB meeting.

According to the Pike County Character Area Map that is part of Joint Comprehensive Plan identifies the subject properties in a commercial node and would support the zoning change being requested.

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

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

The subject properties are currently two parcels, one of them is vacant and the other is currently housing a carwash and self-storage facility.

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

The property appears to be suitable for the proposed development. Based on the conceptual plan the proposed project seems to meet most requirements of the Overlay and other development regulations.

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

One of the current parcels is vacant and never had anything built on it. While the other parcel is not vacant and has a carwash and self-storage facility constructed on site.

(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.



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- (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.***

By rezoning this property to a commercial zoning district and constructing additional commercial buildings will increase the value of the property and should result in additional tax revenues that would help the ratio of commercial to residential properties.

- (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.***

Rezoning these properties should not have an adverse effect on the insurance rating of the county.

- (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. Based on the proposed conceptual plan the applicant is proposing to connect this project to Pike Plaza and provide a much needed second connection point to McKinley Road to hopefully provide some relief to the entrance of Piek Plaza on US Hwy 19.

- (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 should not have an adverse impact on the environment as proposed.



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Recommendation:

Staff recommends **Approval** of the requested rezoning from C-2 (General Commercial) and C-3(Heavy Commercial) to C-3 (Heavy Commercial) with the following conditions:

1. Both parcels shall meet the requirements of the Highway 19 Overlay District and be subject to the requirements of the Overlay review and approval by the PZB.
2. McKinley Road shall be paved the entire frontage of the parcel along Mckinley Road at the expense of the applicant/developer.

Attachments:

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

\$1056.50

**PIKE COUNTY
REZONING APPLICATION**

Application # REZ-24-02

Planning and Zoning Board Public Hearing: 7-11-24 @ 4:30 pm

Board of Commissioners Public Hearing: 7-30-24 @ 6:30 pm

Recommit # 117

Property Information: District(s): 2nd Land Lot(s): 33 Acres: 12.26

Tax Map Parcel #: 065 037 A and 065 037 B Address if assigned: 10065 US-19 Zebulon, GA 30295

Existing Zoning Classification: C-2 Proposed Zoning Classification: C-3

Summary of Proposed Project: The proposed development will add self-storage buildings and driveways, as well as an incubator building and parking lot. The existing development has self-storage units and a car wash facility. The applicant wishes to rezone the parcel to C-3 in order to enlarge the self-storage facility.

Code Reference(s): _____

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

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

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

Property Owner: Dee McLeRoy

Applicant: Dee McLeRoy

Address: 200 Plaza Drive

Address: 200 Plaza Drive

City: Zebulon State: GA Zip: 30295

City: Zebulon State: GA Zip: 30295

Phone/email: /dee@mcleroyinc.com

Phone/email: /dee@mcleroyinc.com

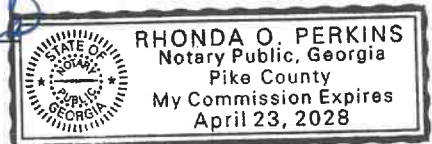
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

Owner's Signature: [Signature] Date: 05.02.2024

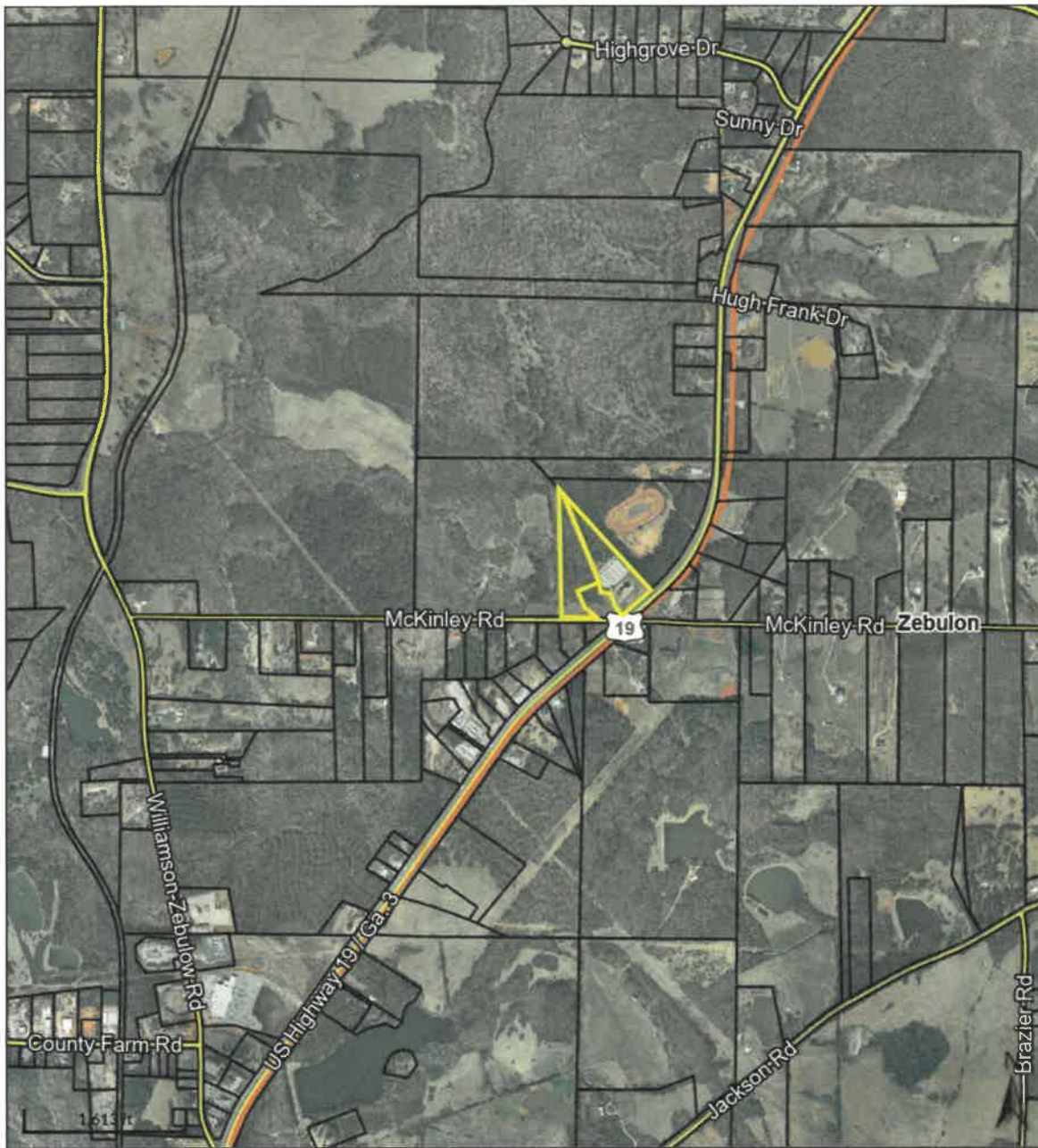
Owner's Printed Name: PIKE STORAGE + SUBSTATION CAR WASH, LLC.

Sworn to and subscribed before me this 2 day of May, 2024.

Notary Public (signature & seal): [Signature]



*See instructions for more information.



Overview



Legend

-  Parcels
-  Roads

Date created: 6/28/2024
Last Data Uploaded: 6/28/2024 11:56:54 AM

Developed by  **Schneider**
GEOSPATIAL

GEORGIA81

Unilife Protection Center, Inc.

Know what's happening.
Call before you dig.

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FIGURE 10. 303 527
PROPERTIES, INC.
BOOK 1086, PAGE 231
BOOK 37, PAGE 20

EXCEPTION #2
PERMANENT CONSTRUCTION
MAINTENANCE EASEMENT
SEE PG 235

EXCEPTION #3
PERMANENT CONSTRUCTION
MAINTENANCE EASEMENT
SEE PG 235

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IN THE 1ST, 2ND AND 3RD

2. **WARRANT.** The warrant was issued on the 24th day of February, 2016, at the County of Los Angeles, State of California, and directed to the Sheriff of the County of Los Angeles, to execute the same.

INFORMATION FROM
THE FOLLOWING
SOURCES:
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[illegible][illegible]

Letter of Explanation - Incubator and Self-storage Units Hwy 19

The proposed use of the parcel will be to add additional self-storage units and an incubator building to the current development. The parcels will be combined, and the remainder of the property would be rezoned to C-3 so that the self-storage units will be a conforming use for the entire parcel. There are 10 buildings at 3,192 S.F. per building of proposed self-storage units. There is 1 additional building with 3,750 S.F. for the incubator units. Access to the self-storage units will be from the existing driveway on HWY 19 and access to the incubator building will be from McKinley Road and Pike Plaza. Utilities will be accessed from the Pike Plaza development to the North for water and sewer services. The development will share a stormwater detention facility and the parking for the incubator building will be off the shared access between the Pike Plaza development and McKinley Road. Future development of the remainder of the tract has been accounted for in the stormwater design for the parcels. The normal hours of operation will be six days per week from 8:00 am to 5:00 pm.

Impact Analysis - Incubator and Self-storage Units Hwy 19

1. The proposed use of the site will be an incubator building and additional self-storage units. The existing site has a car wash building and existing self-storage units. The incubator building will be a small office warehouse building that would accommodate start-up businesses for technical occupations. These would be a home base for start-up plumbers, welders, roofers, etc. for businesses that need a home office and minor storage area but are in the field for the majority of the day for work. These uses are similar to the existing use of the property as well as the similar commercial uses of the Plaza and the Dollar General in the area.
2. The adjacent property to the north is already zoned with similar commercial, retail, and office use. The Dollar General is also a similar commercial use as well as the existing self-storage units on the property.
3. The property would be usable as zoned but due to the shape of the parcels, the properties can be utilized more efficiently by combining the parcels and expanding the existing self-storage facility.
4. The proposed use of the property will likely improve the access and connectivity of the adjacent parcels connecting McKinley Road to Pike Plaza without adding additional connections to the highway which should improve vehicular access to both parcels and potentially provide future connections to the Northwest.
5. The HWY 19 corridor is intended for highway commercial use and this use fits within the intent of the FLUM.
6. The property is currently developed with self-storage buildings and a car wash. The expansion of the facility should not have an adverse effect on the current or future use of the property.
7. The tract that is currently zoned C-3 was developed in 2001 and the car wash was added in 2004. The tract that is currently zoned C-2 has been undeveloped for over 20 years.
8. We do not believe that there will be any threat to the welfare and being of the community by rezoning this property.
9. We believe that there is major benefits to the Community by rezoning. The proposed development is in keeping with the FLUMs intended use of the corridor and the site is currently in use by the same use as proposed.
10. There are no known existing violations of the Zoning Code or any other provision of the Code of Pike County, Georgia on the sites.

PIKE COUNTY PLANNING AND ZONING BOARD

July 11, 2024 - 6:30 (Sat.)

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on July 11, 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 items:

(1) VAR-24-02 Christi Parrott owner and Ricky Lee Wilson applicant request a variance to development regulations for property located at 1790 Kings Road, Meansville, GA 30258 in Land Lot 30 of the 9th District, further identified as Parcel ID 060 036. The property consists of 6.0 +/- acres and the request is to reduce the front yard setback requirement to allow a new barn to be constructed at the same setback as the existing house. 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 make the final decision.

(2) SUP-24-01 Tiffany Rahom owner and applicant request a special use permit for a general home occupation for property located at 503 Gibson Road, Meansville, GA 30258 in Land Lot 57 of the 9th District, further identified as Parcel ID 059 012. The property consists of 2.41 +/- acres and the request is for an in-home daycare with 6 or fewer children. 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.

(3) SUP-24-02 D & K Properties owner and Kenneth Water applicant request a special use permit for a stone business with outdoor storage for property located at the northwest corner of US Hwy 19 and Camer Road, Griffin, GA 30224 in Land Lot 66 & 104 of the 2nd District, further identified as part of Parcel ID 074 071. The property consists of 1.65 +/- acres. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(4) MOD-24-01 Mill Creek Events, LLC owner and Joseph Usica applicant request a modification to a zoning condition placed on the Special Exception granted on April 26, 2016, for an event center located at 15046 US Hwy 19 North, Griffin, GA 30224 in Land Lot 104 of the 2nd District, further identified as Parcel ID 074 098. The property consists of 9.39 +/- acres and the request is to remove condition number 8 related to the transfer of the special exception to subsequent owners. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(5) REZ-24-02 Dee McKeoy owner and applicant request a rezoning from C-2 (General Commercial) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 10065 US Hwy 19 and McKinley Road, Zebulon, GA 30295 in Land Lot 33 of the 2nd District, further identified as Parcel ID's 065 037 A and 065 037 B. The property consists of 12.28 +/- acres and the request is to expand the existing self-storage facility and add an incubator building with associated parking. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(6) REZ-24-03 Derek Mills owner and applicant request a rezoning from A-R (Agricultural-Residential) to RR (Rural Residential) for property located at 1042 Old Zebulon Road Zebulon, GA 30295 in Land Lot 120 of the 9th District, further identified as part of Parcel ID 068 005. The property consists of 3.85 +/- acres and the request is to create a new 3-acre lot for one of the applicant's children. Commission District 1, Commissioner Tim Daniel. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(7) REZ-24-04 Peach State Aerodrome owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to C-2 (General Commercial) for property located on Jonathan's Roost Road adjacent to the airport Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 1.78 +/- acres and the request is to add the 1.78 acres to the airport for additional hanger space. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(8) REZ-24-05 KHJ Investments owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to R-1 (Single-Family Residential) for property located on Jonathan's Roost Road adjacent to the airport Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 13.37 +/- acres and the request is to develop a 4-lot minor subdivision. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

The Pike County Board of Commissioners will conduct a PUBLIC HEARING on the above applicable items on July 30, 2024, at 6:30 pm at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The public is invited to speak in favor or in opposition of each request.



McKinley Road



US HWY 19

REZ-24-02

Sign Posted: June 18, 2024

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-24-03

SUBJECT:

REZ-24-03 Derek Mills owner and applicant request a rezoning from A-R (Agricultural-Residential) to RR (Rural Residential) for property located at 1042 Old Zebulon Road Zebulon, GA 30295 in Land Lot 120 of the 9th District, further identified as part of Parcel ID 068 005. The property consists of 3.85 +/- acres and the request is to create a new 3-acre lot for one of the applicant's children. Commission District 1, Commissioner Tim Daniel. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for 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-24-03

Planning and Zoning Board: July 11, 2024

Board of Commissioners Meeting: July 30, 2024

Mailed Notices: June 20, 2024

Signs Posted: June 18, 2024

Applicant/Owner: Derek Mills

Property Location: 1042 Old Zebulon Road, Zebulon, GA 30295

Landlot: 120

District: 9th

Parcel ID: Part of 068 005

Acreage: 3.85+/- acres

Commission District: District 1, Tim Daniel

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner are requesting a rezoning of a portion 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 the applicant wants to split off 3.65+/- acres for one of their children to build a home. The parent parcel is currently 81.98 +/- acres and the applicant wants to rezone the property to the RR (Rural Residential). zoning district to give their child three acres and with the increase of the minimum lot size to five acres necessitated the need to rezone the property to RR to allow the three-acre minimum lot size.

The Pike County Character Area Map that is part of the Joint Comprehensive Plan identifies this property in the Developing Residential and Rural Residential areas that would support the requested rezoning to the RR zoning district.



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jgilbert@pikecoga.com

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

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

The subject property is currently zoned A-R (Agricultural-Residential) and this portion being rezoned is currently vacant.

(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 portion of the property they are requesting to be rezoned is currently vacant. The parcel has not been created and will not be created unless this zoning is approved.

(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. However, they cannot create the proposed three-acre lot under 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 they would have to create a 5-acre lot instead of the proposed 3.85 acre lot.



PLANNING AND DEVELOPMENT
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- (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

- (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 one building lot.

Attachments:

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

PIKE COUNTY REZONING APPLICATION

Application # BEZ-24-03

Planning and Zoning Board Public Hearing: 7-11-24

Board of Commissioners Public Hearing: 7-30-24

Property Information: District(s): 9th Land Lot(s): 120 Acres: 3.00

Tax Map Parcel #: 068 005 Address if assigned: 1042 Old Zebulon Rd.

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

Summary of Proposed Project: requesting rezoning of proposed 3.00 Ac. lot to RR in order to give a child
a lot to construct a new house on and to have lot match existing lot previously divided off of parent
tract.

Code Reference(s): _____

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: Derek Mills Applicant: Same

Address: 1042 Old Zebulon Rd. Address: _____

City: Zebulon State: Ga. Zip: 30295 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: Derek Mills Date: 6-3-2024

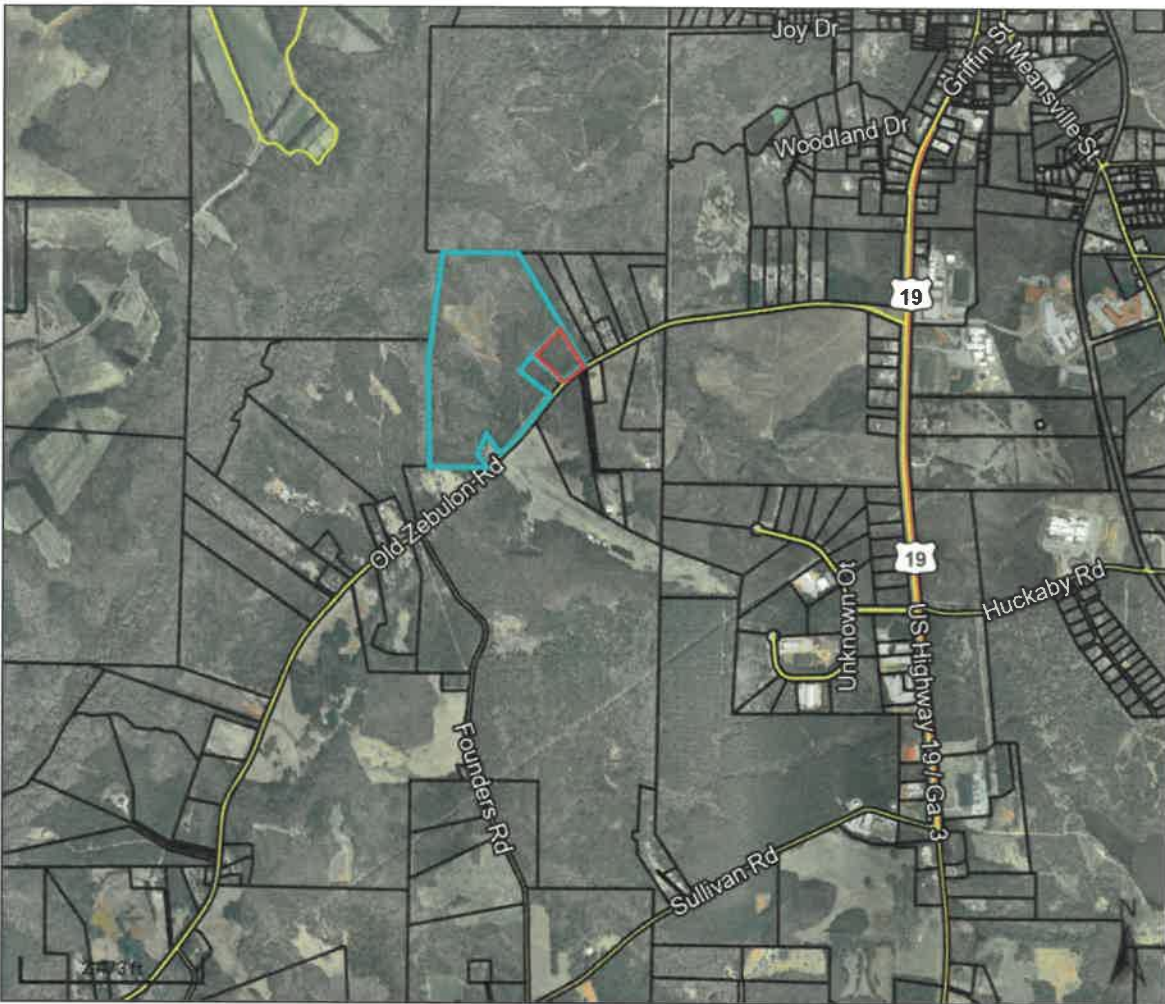
Owner's Printed Name: Derek Mills

Sworn to and subscribed before me this 3rd day of Jun, 2024

Notary Public (signature & seal): [Signature]



*See instructions for more information.



Overview



Legend

-  Parcels
-  Roads

Parcel ID 068 005
Class Code Consv Use
Taxing District UNINCORPORATED
Acres 81.98

Owner MILLS BILLY DEREK & SHARON DENISE
 1042 OLD ZEBULON ROAD
 ZEBULON, GA 30295
Physical Address 1042 OLD ZEBULON RD
Assessed Value Value \$1382481

Last 2 Sales			
Date	Price	Reason	Qual
7/8/2021	0	FM	Q
6/16/2021	0	QC	U

(Note: Not to be used on legal documents)

Date created: 6/28/2024

Last Data Uploaded: 6/28/2024 11:56:54 AM

Developed by  Schneider
GEOSPATIAL

Jeremy Gilbert, Director
Pike County Planning & Development
P.O. Box 377
77 Jackson St.
Zebulon, Ga. 30295

Re: Proposed Rezoning of ^{3.85}~~3.00~~ Acres – Old Zebulon Rd. to RR

Mr. Gilbert;

I am requesting a rezoning of the proposed ^{3.85}~~3.00~~ Acre lot from A-R to RR in order to divide off the proposed lot for my child. I wish to rezone this to RR to make the new lot to match the previous 3.00 ac. lot division.

Sincerely,

Derek Mills
1042 Old Zebulon Rd.
Zebulon, Ga. 30295

PIKE COUNTY PLANNING AND ZONING BOARD

July 11, 2024 - 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on July 11, 2024, at 6:30 p.m. on the second floor of the Pike County Courthouse located at 18001 Barnesville Street, Zebulon, Georgia. The Board will conduct PUBLIC HEARINGS on the following items:

(1) VAR-24-02 Christi Parrott owner and Ricky Lee Wilson applicant request a variance to development regulations for property located at 1790 Kings Road, Meansville, GA 30256 in Land Lot 30 of the 9th District, further identified as Parcel ID 060 036. The property consists of 6.0 +/- acres and the request is to reduce the front yard setback requirement to allow a new barn to be constructed at the same setback as the existing house. 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 make the final decision.

(2) SUP-24-01 Tiffany Rahom owner and applicant request a special use permit for a general home occupation for property located at 503 Gibson Road, Macon, GA 30258 in Land Lot 67 of the 9th District, further identified as Parcel ID 060 012. The property consists of 2.41 +/- acres and the request is for an in-home daycare with 6 or fewer children. 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.

(3) SUP-24-02 D & K Properties owner and Kenneth Walker applicant request a special use permit for a stone business with outdoor storage for property located at the northwest corner of US Hwy 19 and Carter Road, Griffin, GA 30224 in Land Lot 69 & 104 of the 2nd District, further identified as part of Parcel ID 074 071. The property consists of 1.65 +/- acres. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(4) MOD-24-01 Mill Creek Events, LLC owner and Joseph Liscia applicant request a modification to a zoning condition placed on the Special Exception granted on April 26, 2016, for an event center located at 15046 US Hwy 19 North, Griffin, GA 30224 in Land Lot 104 of the 2nd District, further identified as Parcel ID 074 096. The property consists of 9.39 +/- acres and the request is to remove condition number 8 related to the transfer of the special exception to subsequent owners. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(5) REZ-24-02 Dee McElroy owner and applicant request a rezoning from C-2 (General Commercial) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 10085 US Hwy 19 and McKinley Road, Zebulon, GA 30295 in Land Lot 33 of the 2nd District, further identified as Parcel ID's 065 037 A and 065 037 B. The property consists of 12.26 +/- acres and the request is to expand the existing self-storage facility and add an incubator building with associated parking. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(6) REZ-24-03 Derek Mills owner and applicant request a rezoning from A-R (Agricultural-Residential) to RR (Rural Residential) for property located at 1042 Old Zebulon Road Zebulon, GA 30295 in Land Lot 120 of the 9th District, further identified as part of Parcel ID 068 005. The property consists of 3.85 +/- acres and the request is to create a new 3-acre lot for one of the applicant's children. Commission District 1, Commissioner Tim Daniel. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(7) REZ-24-04 Peach State Aerodrome owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to C-2 (General Commercial) for property located on Jonathan's Roost Road adjacent to the airport Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 1.78 +/- acres and the request is to add the 1.78 acres to the airport for additional hanger space. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(8) REZ-24-05 KHJ Investments owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to R-1 (Single-Family Residential) for property located on Jonathan's Roost Road adjacent to the airport Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 13.37 +/- acres and the request is to develop a 4-lot minor subdivision. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

The Pike County Board of Commissioners will conduct a PUBLIC HEARING on the above applicable items on July 30, 2024, at 6:30 pm at the Pike County Courthouse located at 18001 Barnesville Street, Zebulon, Georgia. The public is invited to speak in favor or in opposition of each request.



REZ-24-03

Sign Posted: June 18, 2024

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-24-04

SUBJECT:

REZ-24-04 Peach State Aerodrome owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to C-2 (General Commercial) for property located on Jonathan's Roost Road adjacent to the airpark Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 1.78 +/- acres and the request is to add the 1.78 acres to the airpark for additional hanger space. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for 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*

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

"Serving Citizens Responsibly"

Case Number: REZ-24-04

Planning and Zoning Board: July 11, 2024

Board of Commissioners Meeting: July 30, 2024

Mailed Notices: June 20, 2024

Signs Posted: June 18, 2024

Owner: Peach State Aerodrome

Applicant: Keven Sasser

Property Location: Jonathan's Roost Road, Williamson, GA 30292
Landlot: 131
District: 1st
Parcel ID: Part of 050 018A

Acreage: 1.78+/- acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner is requesting a rezoning of a portion of the subject property from A-R (Agricultural-Residential) to C-2 (General Commercial).

Code Reference: Article 5 and Article 12 of the UDC

Staff Analysis: The subject property is currently zoned A-R (Agricultural-Residential), and the applicant wants to split off 1.78+/- acres to add to the existing airport commercial property. The applicant is requesting to rezone the property to C-2 (General Commercial) to match the current zoning of the airport. The applicant intends to combine the proposed 1.78 acres with Parcel ID number 050 022. The subject property will be connected to the Pike County Water system as the property is within the required distance to connect.



PLANNING AND DEVELOPMENT
OFFICE

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jgilbert@pikecoga.com

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The Pike County Character Area Map that is part of the Joint Comprehensive Plan identifies this property right at the edge of the Developing Residential and Rural Residential areas. There is also a commercial node that is right in this area that supports the airport commercial uses.

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

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

The subject property is currently zoned A-R (Agricultural-Residential) and this portion being rezoned is currently vacant. The zoning of parcels in the area includes R-2, A-R and C-2.

(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 portion of the property they are requesting to be rezoned is currently vacant. The parcel has not been created and will not be created unless this zoning is approved.

(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. However, they cannot create the proposed lots under the current zoning.



PLANNING AND DEVELOPMENT
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- (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 for the owner would be they would have to use the property for residential uses instead of the proposed commercial use of a hanger.

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

- (7) 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.

- (8) 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 should not have an adverse impact on the environment as proposed.



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Recommendation: Staff recommends Approval of the requested rezoning from A-R to C-2 with the following conditions.

1. The 1.78 +/- acre tract shall be combined with Parcel ID number 050 022 before any development or building permits can be issued on the property.
2. County water shall be required for any new structures constructed on the property at the expense of the owner/developer.

Attachments:

- Rezoning Application
- Tax Map
- Survey/Proposed Plat
- Letter of Intent
- Impact Analysis
- Legal Ad
- Sign Photo

\$ 794.50

**PIKE COUNTY
REZONING APPLICATION**

Application # BEZ-24-04

Planning and Zoning Board Public Hearing: 7-11-24

Board of Commissioners Public Hearing: 7-30-24

Property Information: District(s): 1 Land Lot(s): 131 Acres: 1.78

Tax Map Parcel #: 050 018 B A Address if assigned: Jonathan's Roost Rd

Existing Zoning Classification: AG Proposed Zoning Classification: C-2

Summary of Proposed Project: develop commercial property for
aircraft hangars.

Code Reference(s): _____

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

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

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

Property Owner: Peach State Aerodrome Applicant: Keven Sasser

Address: 401 Jonathan's Roost Rd Address: 314 Jonathan's Roost Rd

City: Williamson State: GA Zip: 30292 City: Williamson State: GA Zip: 30292

Phone/email: Keven. Sasser@peachstateaero.com Phone/email: Keven. Sasser@peachstateaero.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.

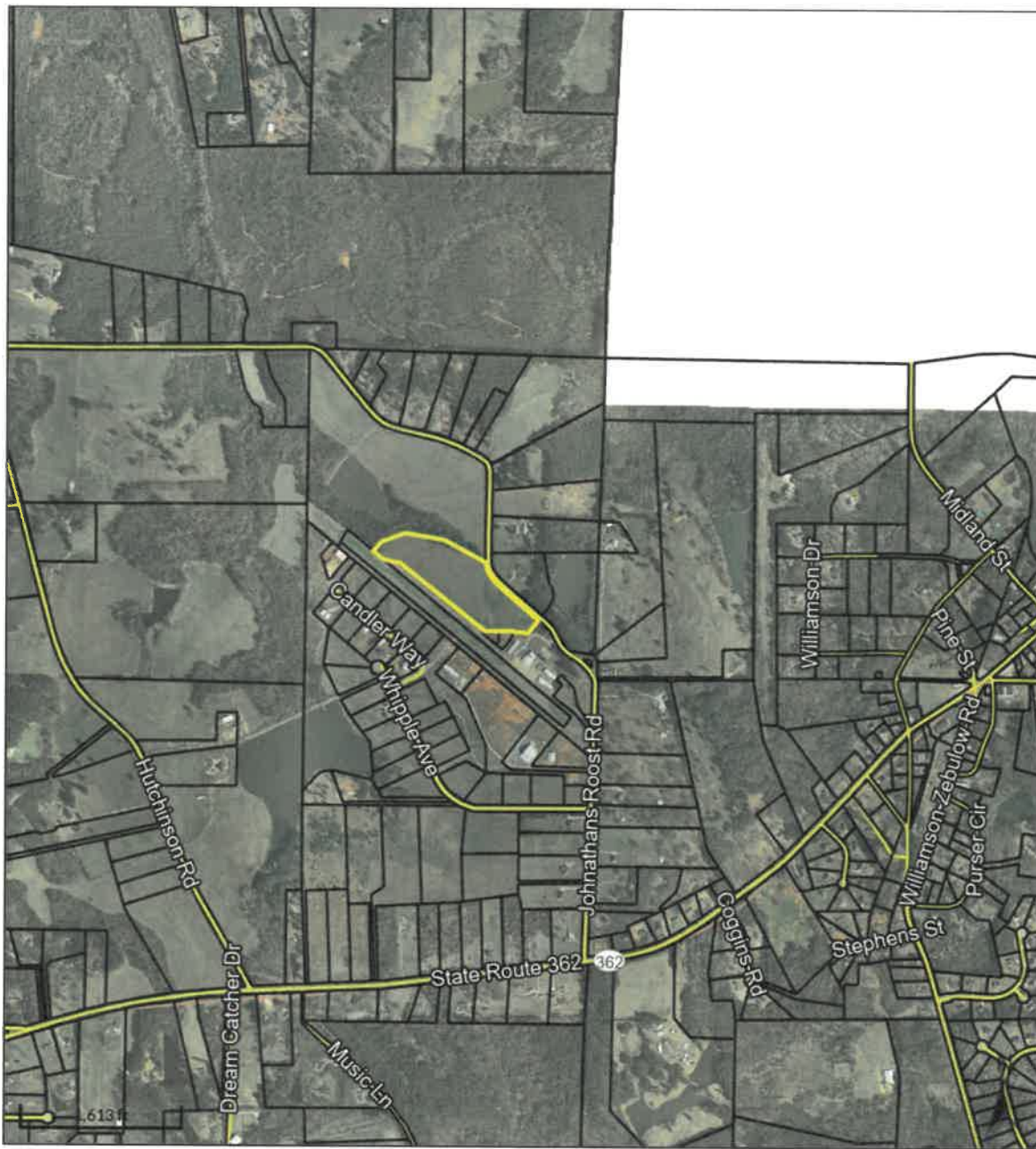
Owner's Signature: [Signature] Date: 5/30/2024

Owner's Printed Name: Keven Sasser

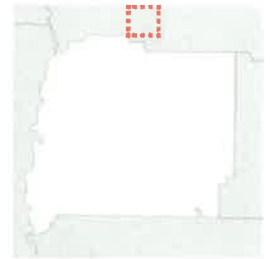
Sworn to and subscribed before me this 30 day of May, 2024

Notary Public (signature & seal): [Signature]
comm. exp. 11/22/24

*See instructions for more information.



Overview



Legend

-  Parcels
-  Roads

Date created: 6/28/2024
Last Data Uploaded: 6/28/2024 11:56:54 AM

Developed by  **Schneider**
GEOSPATIAL

[illegible]

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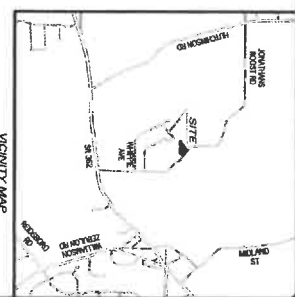
TOTAL AREA: 1.78 ACRES
 ORIGINAL PAPER: 8050 016
 REVISIONS:
 REVISION BOOK 122 - PAGE 112
 PLAT BOOK 7 - PAGE 88

FOR FURTHER INFORMATION: PRIVACY@DOW.COM OR 1-800-421-8600

- APPROX. LOT AREA: 174,000 SQ. FT.
 - APPROX. FLOOR AREA: 1,500 SQUARE FEET
 - APPROX. LOT WIDTH: 200 FEET
 - APPROX. FRONT YARD SETBACK: 100 FEET
 - APPROX. SIDE YARD SETBACK: 50 FEET
 - APPROX. REAR YARD SETBACK: 50 FEET
- ADDITIONAL INFORMATION: SHOW HEREON HAS BEEN TAKEN FROM THE PINE COUNTY ONLINE DEDING MAP AND THE PINE COUNTY ONLINE CODE OF ORDINANCES. ALL ZONING INFORMATION WILL NEED TO BE VIEWED BEFORE THE APPROVAL OF FINAL PLAN.

C-2 ZONING DISTRICT (GENERAL COMMERCIAL DISTRICT)

- REAR LOT WIDTH 10,000 SQ.FT.
 - REAR LOT WIDTH 100 FEET
 - REAR FRONT YARD SETBACK 50 FEET
 - REAR SIDE YARD SETBACK 30 FEET CORNER LOT
 - REAR YARD WIDE SETBACK 20 FEET
- ADDITIONAL INFORMATION SHOW HEREON HAS BEEN TAKEN FROM THE FIRE COUNTY ONLINE ZONING MAP AND THE PRE-COUNTY ONLINE CODE OF ORDINANCES. ALL ZONING INFORMATION WILL NEED TO BE VERIFIED BEFORE THE APPROVAL OF FINAL PLAN.

[illegible]

REZONING SURVEY



A REZONING SURVEY FOR:

**KHJ INVESTMENTS, LLC &
PEACH STATE AERODROME, LLC**

McCANN LAND SURVEYORS
315 SOUTH 9TH STREET
GRIFFIN, GA 30224
mccannls.com
(404) 470-2047

Letter of Explanation

The purpose of this rezoning request is to rezone Parcel 050 018 A, currently zoned as AG, to C-2 zone for commercial development.

This area is designated on the preliminary plat. (see attached)

Utilities:

- A. Power – Will be provided by Southern Rivers.
- B. Water – County water is available.
- C. Septic – The county health department has conceptionally approved the septic system compatibilities. (see attached)

Impact Analysis: Response

1. Yes, the zoning proposal would permit a use that is suitable in view of the use and development of adjacent and nearby properties. This proposal would allow for Peach State Aerodrome to fully utilize the area as a commercial tract.
2. No, the zoning proposal would not adversely affect the existing use or usability of adjacent or nearby property. Airport owner, Keven Sasser, has prepared the airport and surrounding area for public water access and completed multiple projects with private septic systems. Soil and septic analysis have been reviewed and approved by the health department.
3. No, the current zoning of this property is AG, allowing only agricultural use of the property. Due to the size and location of the tract, it is not a viable source of farming revenue or economic use.
4. No, rezoning of this tract would not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. No additional entrances would be added to Jonathan's Roost Road.
5. Yes, the proposal is in conformity with the policy and intent of the land use plan. The land use plan encourages commercial development to complement and match the character of the nearby area. This tract is attached to Peach State Airport and has the potential for hangar builds, creating additional tax revenue for Pike County.
6. Adjacent developments and the growing community at Peach State Airport give supporting grounds for approval of this rezoning request.
7. The property has not experienced vacancy.
8. There is no threat to the public health, safety, and welfare if rezoned.
9. If not rezoned, the property owner would not see a revenue stream for this tract. A small 1.78-acre AG tract does not provide substantial income or use for this property owner. In rezoning the area, the public and county would benefit from the possibility of additional tax revenue.
10. No, there are no existing violations of the zoning code or any other provisions of the code of Pike County, Georgia that the property owner is aware of.

PIKE COUNTY PLANNING AND ZONING BOARD

July 11, 2024 - 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on July 11, 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-24-02 Christi Parrott owner and Ricky Lee Wilson applicant request a variance to development regulations for property located at 1790 Kings Road, Meansville, GA 30256 in Land Lot 30 of the 9th District, further identified as Parcel ID 060 036. The property consists of 6.0 +/- acres and the request is to reduce the front yard setback requirement to allow a new barn to be constructed at the same setback as the existing house. 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 make the final decision.

(2) SUP-24-01 Tiffany Rahorn owner and applicant request a special use permit for a general home occupation for property located at 503 Gibson Road, Meansville, GA 30256 in Land Lot 57 of the 9th District, further identified as Parcel ID 060 012. The property consists of 2.41 +/- acres and the request is for an in-home daycare with 6 or fewer children. 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.

(3) SUP-24-02 D & K Properties owner and Kenneth Waller applicant request a special use permit for a stone business with outdoor storage for property located at the northwest corner of US Hwy 19 and Carter Road, Griffin, GA 30224 in Land Lot 86 & 104 of the 2nd District, further identified as part of Parcel ID 074 071. The property consists of 1.65 +/- acres. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(4) MOD-24-01 Mill Creek Events, LLC owner and Joseph Uscia applicant request a modification to a zoning condition placed on the Special Exception granted on April 26, 2016, for an event center located at 16046 US Hwy 19 North, Griffin, GA 30224 in Land Lot 104 of the 2nd District, further identified as Parcel ID 074 098. The property consists of 8.39 +/- acres and the request is to remove condition number 8 related to the transfer of the special exception to subsequent owners. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(5) REZ-24-02 Des McElroy owner and applicant request a rezoning from C-2 (General Commercial) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 10065 US Hwy 19 and McKinley Road, Zebulon, GA 30295 in Land Lot 33 of the 2nd District, further identified as Parcel ID's 065 037 A and 065 037 B. The property consists of 12.26 +/- acres and the request is to expand the existing self-storage facility and add an incubator building with associated parking. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(6) REZ-24-03 Derek Mills owner and applicant request a rezoning from A-R (Agricultural-Residential) to RR (Rural Residential) for property located at 1042 Old Zebulon Road Zebulon, GA 30295 in Land Lot 120 of the 9th District, further identified as part of Parcel ID 068 005. The property consists of 3.85 +/- acres and the request is to create a new 3-acre lot for one of the applicant's children. Commission District 1, Commissioner Tim Daniel. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(7) REZ-24-04 Peach State Aerodrome owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to C-2 (General Commercial) for property located on Jonathan's Roost Road adjacent to the airport Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 1.78 +/- acres and the request is to add the 1.78 acres to the airport for additional hanger space. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(8) REZ-24-05 KHJ Investments owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to R-1 (Single-Family Residential) for property located on Jonathan's Roost Road adjacent to the airport Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 13.37 +/- acres and the request is to develop a 4-lot minor subdivision. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

The Pike County Board of Commissioners will conduct a **PUBLIC HEARING** on the above applicable items on July 30, 2024, at 6:30 pm at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The public is invited to speak in favor or in opposition of each request.



REZ-24-04

Sign Posted: June 18, 2024

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-24-05

SUBJECT:

REZ-24-05 KHJ Investments owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to R-1 (Single-Family Residential) for property located on Jonathan's Roost Road adjacent to the airpark Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 13.37 +/- acres and the request is to develop a 4-lot minor subdivision. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for 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-24-05

Planning and Zoning Board: July 11, 2024

Board of Commissioners Meeting: July 30, 2024

Mailed Notices: June 20, 2024

Signs Posted: June 18, 2024

Owner: KHJ Investments

Applicant: Keven Sasser

Property Location: Jonathan's Roost Road, Williamson, GA 30292

Landlot: 131

District: 1st

Parcel ID: Part of 050 018A

Acreage: 13.37+/- acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner is requesting a rezoning of a portion of the subject property from A-R (Agricultural-Residential) to R-1 (Single-Family Residential).

Code Reference: Article 5 and Article 7 of the UDC

Staff Analysis: The subject property is currently zoned A-R (Agricultural-Residential), and the applicant wants to spit off 13.37+/- acres to create a 4-lot minor subdivision with a minimum lot size of 2 acres. The remaining part of the parcel has an associated rezoning for C-2 (General Commercial) to add the remaining 1.78 acres to the airport. Based on the conceptual plan the proposed zoning designation would be needed as a few of the lots are less than 3 acres in size. The subject property will require connection to the Pike County Water system as the property is within the required distance to connect.



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jgilbert@pikecoga.com

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The Pike County Character Area Map that is part of the Joint Comprehensive Plan identifies this property right at the edge of the Developing Residential and Rural Residential areas and should support the requested rezoning to the R-1 zoning district. There is also a commercial node that is right in this area that supports the airport commercial uses.

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

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

The subject property is currently zoned A-R (Agricultural-Residential) and this portion being rezoned is currently vacant. The zoning of parcels in the area include R-2, A-R and C-2.

(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 portion of the property they are requesting to be rezoned is currently vacant. The parcels has not been created and will not be created unless this zoning is approved.

(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. However, they cannot create the proposed lots under the current zoning.



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- (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 for the owner would be they would have to create a 5-acre minimum lot size instead of the 2-acre minimum under the proposed zoning.

- (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

- (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 should not have an adverse impact on the environment as proposed.



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Recommendation: Staff recommends Approval of the requested rezoning from A-R to R-1 with the following conditions.

1. All new homes shall be all brick or constructed of a combination of two or more of the following materials on all sides: Brick, stone, stucco, or cement fiber board.
2. County water shall be required for all new lots at the expense of the owner/developer.

Attachments:

- Rezoning Application
- Tax Map
- Survey
- Proposed Plat
- Letter of Intent
- Impact Analysis
- Legal Ad
- Sign Photo

\$ 834.25

**PIKE COUNTY
REZONING APPLICATION**

Application # REZ-24-05

Planning and Zoning Board Public Hearing: 7-11-24

Board of Commissioners Public Hearing: 7-30-24

Property Information: District(s): 1 Land Lot(s): 131 Acres: 13.37

Tax Map Parcel #: 050 018A Address if assigned: Jonathan's Roost Rd

Existing Zoning Classification: AG Proposed Zoning Classification: R-1

Summary of Proposed Project: develop 4-lot minor subdivision/lot split.

Code Reference(s): _____

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

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

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

Property Owner: KHI Investments Applicant: Keven Sasser

Address: 314 Jonathan's Roost Rd Address: 314 Jonathan's Roost Rd

City: Williamson State: GA Zip: 30292 City: Williamson State: GA Zip: 30292

Phone/email: Keven.Sasser@peachstateacri.com Phone/email: Keven.Sasser@peachstateacri.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.

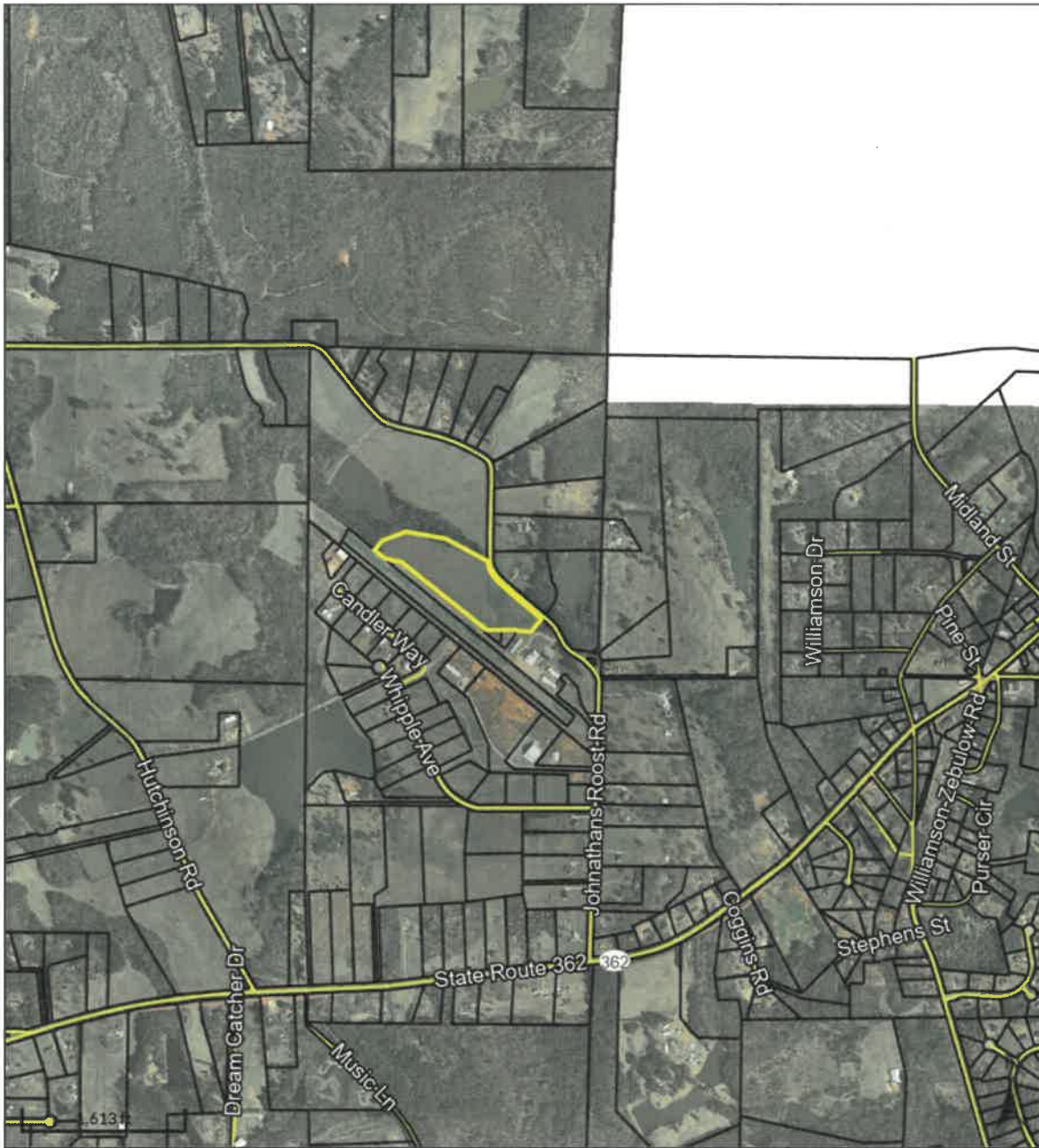
Owner's Signature: Keven Sasser Date: 5-30-24

Owner's Printed Name: Keven Sasser

Sworn to and subscribed before me this 30 day of May, 2024.

Notary Public (signature & seal): [Signature]
Comm. Exp. 11/22/24

*See instructions for more information.



Overview



Legend

-  Parcels
-  Roads

Date created: 6/28/2024
Last Data Uploaded: 6/28/2024 11:56:54 AM

Developed by  **Schneider**
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[illegible]

SUBJECT PROPERTY

WARRIOR: LINDA B. HANWELL, 12701 N.W. AMBERIDGE
 THE ADDRESS: 1131 JENNIFERS ROCKET RD, WILLIMSDON, ON 30292
 BACCT 1 AREA 4.34 ACRES
 BACCT 2 AREA 4.34 ACRES
 BACCT 3 AREA 2.37 ACRES
 BACCT 4 AREA 2.77 ACRES
 BACCT 5 AREA 1.71 ACRES
 TOTAL AREA 14.13 ACRES
 FRANKLIN, MINNESOTA, 55050 0118
 5758500000
 1725 PAGE 112
 CAT BOOK 2 PAGE 63

CURRENT ZONING INFORMATION

FOR ZONING DISTRICT: AGRICULTURAL RESIDENTIAL DISTRICT

MINIMAL LOT AREA: ONE ACRES
MINIMAL FLOOR AREA: 1,000 SQUARE FEET
MINIMAL LOT WIDTH: 200 FEET
MINIMAL FRONT YARD SETBACK: 100 FEET
MINIMAL SIDE YARD SETBACK: 30 FEET
MINIMAL REAR YARD SETBACK: 30 FEET

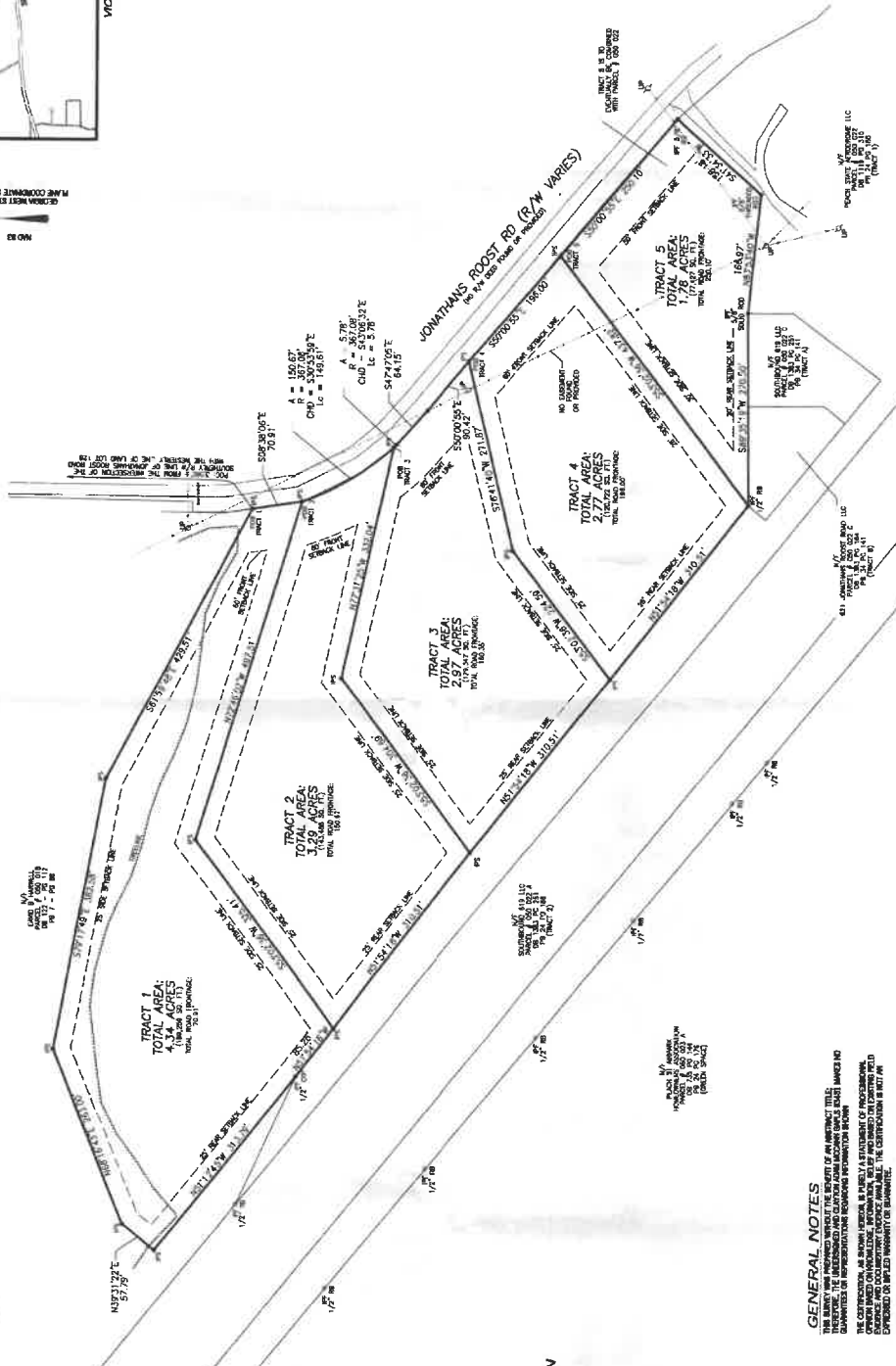
FURNISHING INFORMATION: NOON LEADERS HAS BEEN TAKEN FROM THE CITY CLERK'S OFFICE ZONING MAP AND THE COUNTY ANNUAL CODE OF ORDINANCES.

ADDITIONAL COMMENTS: IF ANY ADDITIONAL INFORMATION WILL BE REQUIRED TO BE FORWARDED TO THE BOARD, IT SHOULD BE SUBMITTED BY THE DATE OF THE MEETING.

PROPOSED ZONING INFORMATION

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

GENERAL NOTES

[illegible]

Letter of Explanation

The purpose of this rezoning request is to rezone Parcel 050 018 A, currently zoned as AG, to create a 4-lot R-1 zone for residential development. This will allow for custom luxury hangar homes to be built adjacent to Peach State Aerodrome.

This area is designated on the preliminary plat. (see attached)

All hangar homes built will adhere to minimum square feet requirements per section R-1 of the UDC.

Utilities:

- A. Power – Will be provided by Southern Rivers.
- B. Water – County water is available.
- C. Septic – The county health department has conceptionally approved the septic system compatibilities. (see attached)

Impact Analysis: Response

1. Yes, the zoning proposal would permit a use that is suitable in view of the use and development of adjacent and nearby properties. This proposal connects to Peach State Aerodrome, a private/public airport in Pike County, thus creating the best opportunity for a 4-lot hangar home development.
2. No, the zoning proposal would not adversely affect the existing use or usability of adjacent or nearby property. Airport owner, Keven Sasser, has prepared the airport and surrounding area for public water access and completed multiple projects with private septic systems. Soil and septic analysis have been reviewed and approved by the health department.
3. No, the current zoning of this property is AG, allowing only agricultural use of the property. Due to the size and location of the tract, it is not a viable source of farming revenue or economic use.
4. No, 4 residential lots would not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Four driveway entrances would be off Jonathan's Roost Road, creating minimal change.
5. Yes, the proposal is in conformity with the policy and intent of the land use plan. The land use plan addresses the need for Conservation Subdivisions. The requested rezoning would allow for this within a 4-lot development, due to the larger lot size and being adjacent to Peach State Airport. There is communal space available and expanding, through fly-ins, hangar additions, a youth aviation program, and Barnstormer's Grill and Event Center.
6. Adjacent developments and the growing community at Peach State Airport give supporting grounds for approval of this rezoning request.
7. The property has not experienced vacancy.
8. There is no threat to the public health, safety, and welfare if rezoned.
9. If not rezoned, the property owner would not see a revenue stream for this tract. A small 13.37-acre AG tract does not provide substantial income or use for this property owner. In rezoning the area, the public and county would benefit from the addition of 4 estate lots, offering custom luxury hangar homes bringing value to Pike County.
10. No, there are no existing violations of the zoning code or any other provisions of the code of Pike County, Georgia that the property owner is aware of.

PIKE COUNTY PLANNING AND ZONING BOARD

July 11, 2024 - 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on July 11, 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-24-02 Christi Parrott owner and Ricky Lee Wilson applicant request a variance to development regulations for property located at 1790 Kings Road, Meansville, GA 30256 in Land Lot 30 of the 9th District, further identified as Parcel ID 060 036. The property consists of 0.0 +/- acres and the request is to reduce the front yard setback requirement to allow a new barn to be constructed at the same setback as the existing house. 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 make the final decision.

(2) SUP-24-01 Tiffany Raborn owner and applicant request a special use permit for a general home occupation for property located at 503 Gibson Road, Milledgeville, GA 30258 in Land Lot 87 of the 9th District, further identified as Parcel ID 060 012. The property consists of 2.41 +/- acres and the request is for an in-home daycare with 8 or fewer children. 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.

(3) SUP-24-02 D & K Properties owner and Kenneth Waller applicant request a special use permit for a stone business with outdoor storage for property located at the northwest corner of US Hwy 19 and Carver Road, Griffin, GA 30224 in Land Lot 66 & 104 of the 2nd District, further identified as part of Parcel ID 074 071. The property consists of 1.65 +/- acres. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(4) MOD-24-01 Mill Creek Events, LLC owner and Joseph Usida applicant request a modification to a zoning condition placed on the Special Exception granted on April 26, 2016, for an event center located at 15046 US Hwy 19 North, Griffin, GA 30224 in Land Lot 104 of the 2nd District, further identified as Parcel ID 074 098. The property consists of 9.39 +/- acres and the request is to remove condition number 8 related to the transfer of the special exception to subsequent owners. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(5) REZ-24-02 Des McElroy owner and applicant request a rezoning from C-2 (General Commercial) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 10085 US Hwy 19 and McKinley Road, Zebulon, GA 30295 in Land Lot 33 of the 2nd District, further identified as Parcel ID's 065 037 A and 065 037 B. The property consists of 12.26 +/- acres and the request is to expand the existing self-storage facility and add an incubator building with associated parking. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(6) REZ-24-03 Derek Mills owner and applicant request a rezoning from A-R (Agricultural-Residential) to RR (Rural Residential) for property located at 1042 Old Zebulon Road Zebulon, GA 30295 in Land Lot 120 of the 9th District, further identified as part of Parcel ID 068 005. The property consists of 3.85 +/- acres and the request is to create a new 3-acre lot for one of the applicant's children. Commission District 1, Commissioner Tim Daniel. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(7) REZ-24-04 Peach State Aerodrome owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to C-2 (General Commercial) for property located on Jonathan's Roost Road adjacent to the airport Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 1.78 +/- acres and the request is to add the 1.78 acres to the airport for additional hanger space. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

(8) REZ-24-05 KHJ Investments owner and Keven Sasser applicant request a rezoning from A-R (Agricultural-Residential) to R-1 (Single-Family Residential) for property located on Jonathan's Roost Road adjacent to the airport Williamson, GA 30292 in Land Lot 131 of the 1st District, further identified as part of Parcel ID 050 018A. The property consists of 13.37 +/- acres and the request is to develop a 4-lot minor subdivision. Commission District 4, Commissioner James Jenkins. The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.

The Pike County Board of Commissioners will conduct a **PUBLIC HEARING** on the above applicable items on July 30, 2024, at 6:30 pm at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The public is invited to speak in favor or in opposition of each request.



REZ-24-05

Sign Posted: June 18, 2024