

PIKE COUNTY PLANNING AND ZONING BOARD

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

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

Planning and Zoning Board AGENDA Thursday, August 8, 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. Approval of the July 11, 2024, Regular Meeting Minutes.

VI. Unfinished Business - None

VII. New Business

Public Hearing

- a. SUB-22-07: Trademark Quality Homes owners and Neal Spradlin applicant for Flint Farms a major 31 lot subdivision. The Owner and applicant are requesting final plat approval. Property Location: Westside of Georgia Highway 18, North of Flat Shoals Road Concord, GA 30206. Parcel number 031 009. Acreage: 109.748 acres. Commission District: 1, Commissioner: Tim Daniel. FEMA Data. Does not lie within a flood zone. Code Reference: Article 21, Sec 2111, Major Subdivisions. **THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR FINAL DECISION.**
- b. SUP-24-03 Dee McLeRoy owner and applicant request a Special Use Permit 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 allow a self-storage facility in the Highway 19 Overlay District. 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.

- c. VAR-24-03 Dee McLeRoy owner and applicant request a variance to development regulations 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 eliminate the building façade requirements of the overlay for the new proposed buildings. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will make the final decision.**
- d. OV-24-02 - Dee McLeRoy. Owner and Applicant request an Overlay Review in accordance with Article 16 of the Pike County Unified Development Code. Property Location 10065 US Highway 19 and McKinley Road, Zebulon, GA. 30295. Land Lot: 33. Land District: 2nd. Parcel ID: 065 037 and 065 037B. Acreage: 12.26+/- Acres. Commission District: 4th. Commissioner: James Jenkins. **THE PLANNING AND ZONING BOARD WILL HEAR AND REVIEW THE REQUEST AND HAVE 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 July 11, 2024

SUBJECT:

Approval of the July 11, 2024, 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
July 11, 2024
6:30 P.M.

MINUTES

Jason Leatherman, Chairman • Brandy Loggins, Vice-Chairman •
Bryan Pate **ABSENT** • Edward “Ed” Penland • James “Jim” McNair(At Large)

I. Call to Order

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

II. Invocation

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

III. Pledge of Allegiance

Chairman Leatherman lead us in the Pledge of Allegiance.

IV. Approval of the Agenda

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

V. Approval of the May 9, 2024, Minutes.

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

VI. Old Business: NONE

VII. New Business:

Public Hearing:

- (1) **OV-24-01** - One Heart Community Church, Inc. Owner and 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.**

Board Member Penland moved to approve the motion with three (3) Zoning Conditions. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 4-0-0. The conditions are as following:

- 1. The Landscape plan/site plan submitted with this Application dated 06/20/2024 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 to the State for review and approval before a building permit can be issued.**

- (2.) VAR-24-02 - Christi Parrott Owner and Ricky Lee Wilson Applicant request a Variance to the Development Regulations. 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. Property Location: 1790 Kings Road, Meansville, GA. 30256. Land Lot: 30. Land District: 9th. Parcel ID: 060 036. Acreage: 6.0 +/- Acres. Commission District: 2nd. Commissioner: Tim Guy. **THE PLANNING AND ZONING BOARD WILL HEAR AND REVIEW THE REQUEST AND HAVE A FINAL DECISION.****

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

- (3.) 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. The Request is to remove condition number 8 related to the transfer of the Special Exception to subsequent owners. Property Location: 15046 US Hwy. 19 North, Griffin, GA. 30224. Land Lot: 104. Land District: 2nd. Parcel ID: 074 096. Acreage: 9.39 +/- Acres. Commission District: 4th. Commissioner: James Jenkins. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.****

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

- (4.) SUP-24-01 - Tiffany Raborn Owner and Applicant request a Special Use Permit for a general home occupation. The Request is for an in-home daycare with 6 or fewer children. Property Location: 503 Gibson Road, Molena, GA 30258. Land Lot: 67. Land District: 9th. Parcel ID: 060 012. Acreage: 2.41 +/- Acres. Commission District: 2nd. Commissioner: Tim Guy. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.****

Board Member McNair moved to approve the motion with two (2) Zoning Conditions. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 4-0-0. The condition are as following:

- 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.**

- (5.) SUP-24-02 - D & K Properties Owner and Kenneth Waller Applicant request a Special Use Permit for a stone business with outdoor storage. Property Location: Northwest Corner of US Hwy. 19 and Carver Road, Griffin, GA. 30224. Land Lots: 89 & 104. Land District: 2nd. Parcel ID: 074 071. Acreage: 1.65 +/- Acres. Commission District: 4th. Commissioner: James Jenkins. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.****

Board Member McNair moved to approve the motion with two (2) Zoning Conditions. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 4-0-0. The condition are as following:

- 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.**

- (6.) **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). The Request is to expand the existing self-storage facility and add an incubator Building with associated parking. Property Location: 10065 US Hwy. 19 and McKinley Road, Zebulon, GA. 30295. Land Lot: 33. Land District: 2nd. Parcel ID's: 065 037 A and 065 037 B. Acreage: 12.26 +/- Acres. Commission District: 4th. Commissioner: James Jenkins. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

Board Member Penland moved to approve the motion with two (2) Zoning Conditions. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 4-0-0. The condition are as following:

- 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 Planning and Zoning Board.**
 - 2. McKinley Road shall be paved the entire frontage of the Parcel along McKinley Road at the expense of the Applicant /Developer.**
- (7.) **REZ-24-03** - Derek Mills Owner and Applicant request a Rezoning from A-R (Agricultural-Residential) to RR (Rural Residential). The Request is to create a new 3-acre lot for one of the Applicant's children. Property Location: 1042 Old Zebulon Road, Zebulon, GA. 30295. Land Lot: 120. Land District: 9th. Parcel ID: 068 005. Acreage: 3.85 +/- Acres. Commission District: 1st. Commissioner: Tim Daniel. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

Board Member Penland moved to approve the motion. Board Member McNair second the motion. The motion was split by a vote of 2-2-0. The Planning and Zoning Board will send no Recommendation to the Board of Commissioners because no Recommendation was able to be made.

- (8.) **REZ-24-04** - Peach State Aerodrome Owner and Keven Sasser Applicant request a Rezoning from AR(Agricultural-Residential) to C-2 (General Commercial).

The Request is to add the 1.78 Acres to the Airpark for additional hanger space. Property Location: Jonathan's Roost Road adjacent to the Airpark, Williamson, GA. 30292. Land Lot: 131. Land District: 1st. Parcel ID: 050 018A. Acreage: 1.78 +/- Acres. Commission District 4th. Commissioner: James Jenkins. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

Vice-Chairman Loggins moved to approve the motion with two (2) Zoning Conditions. Board Member Penland second the motion. The motion was approved by a vote of 4-0-0. The condition are as following:

- 1. The 1.78 +/- Acre Tract shall be combined with Parcel ID: 050 022 before any development or building permits can be issued on the property.**
- 2. County Water shall be required for any structures constructed on the property at the expense of the Owner /Developer.**

- (9.) REZ-24-05 - KHJ Investments Owner and Keven Sasser Applicant request a Rezoning from A-R(Agricultural-Residential) to R-1 (Single-Family Residential). The request is to develop a 4-lot Minor Subdivision. Property Location: Jonathan's Roost Road adjacent to the Airpark, Williamson, GA. 30292. Land Lot: 131. Land District: 1st. Parcel ID: 050 018A. Acreage: 13.37 +/- Acres. Commission District: 4th. Commissioner: James Jenkins. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.****

Board Member McNair moved to approve the motion with two (2) Zoning Conditions. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 3-1-0. The condition are as following:

- 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.**

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 9:01 pm.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SUB-22-07

SUBJECT:

SUB-22-07: Trademark Quality Homes owners and Neal Spradlin applicant for Flint Farms a major 31 lot subdivision. The Owner and applicant are requesting final plat approval. Property Location: Westside of Georgia Highway 18, North of Flat Shoals Road Concord, GA 30206. Parcel number 031 009. Acreage: 109.748 acres. Commission District: 1, Commissioner: Tim Daniel. FEMA Data. Does not lie within a flood zone. Code Reference: Article 21, Sec 2111, Major Subdivisions. **THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR 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: SUB-22-07

Planning Commission Date: August 8, 2024

Board of Commissioners Date: August 27, 2024

Owner: Trademark Quality Homes

Applicant/Agent: Neal Spradlin

Property Location: Westside of Georgia Highway 18, North of Flat Shoals Road
Concord, GA
Landlot: 170
District: 9th
Parcel ID: 031 009

Acreage: 109.748+/- acres

Commission District: District 1, Tim Danial

FEMA Data: No portion of the subject property lies within the 100-year flood zone.

Request: Applicant/owner are requesting the approval of the final plat for Flint Farms, a 31-lot major subdivision that has new infrastructure that has been installed and approved by Public Works.

Code Reference: Article 21, Sec 2111. Major Subdivision

Staff Analysis:

Applicant/owner are requesting approval of the final plat for Flint Farms, a 31-lot major subdivision. The subject property is currently zoned A-R Agricultural-Residential and was developed according to the development regulations outlined in the zoning code. Each proposed lot will be equal to or larger than the required 3-acre minimum that was in place at the time of preliminary plat approval.

Each lot will be serviced by private septic and wells. Pike County Water and Sewer Authority confirms there is no public utilities available nor is the site within 2,500 feet of existing water systems. Pike County Health Department will permit each system individually as the lots apply for permits.



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"

The preliminary plat was approved by the BOC on June 28, 2022, and now that the development is completed, they are wanting to get final plat approval so they can start construction on the new homes in the neighborhood. Public Works has completed their inspections and found that the construction was done in compliance with code requirements.

A-R zoning will remain. Under current code, houses will have to be a minimum of 1,500 square feet or more of heated space. The name of the subdivision will be "Flint Farms". This name does not conflict with any other named subdivision in Pike County. The two proposed road names are Flint Farms Drive and Chipley Court. Both proposed road names are not in conflict with other road names in the county and can be approved.

Recommendation: Staff recommends **APPROVAL** of the final plat.

Attachments:

- Application
- Tax Map
- Final Plat

RECEIVED
5/5/22
AP

SUBDIVISION APPLICATION

Application # Sub-22-07

Planning Commission Public Hearing: 6-9-22

Date Filed: 5-5-22

Board of Commissioners Public Hearing: 6-28-22

FOR THE DEVELOPER / SUBDIVIDER

In addition to letters from the Pike County Environmental Health Department, the Pike County Water and Sewerage Authority (PCWSA), and GDOT (if applicable), the developer / subdivider seeking to submit a preliminary plat for Planning Commission review is subject to the following additional requirements, per Pike County Code Section 155.21 (B):

"Before any plat that proposes more than five (5) new parcels is presented to the Planning Commission and the Board of Commissioners, the developer will present said plat to the appropriate persons at the Pike County School Board, the Pike County Sheriff's Department, the Pike County Fire Department, and the Road Department of Pike County Public Works. A letter from each entity verifying review shall be attached to the plat for submission and further processing. If the separate entity of Pike County does not respond to the developer within 30 days, then the plat will be considered as if reviewed by that entity."

A completed copy of this application must accompany a copy of the proposed preliminary plat to each of the government entities listed above.

OTHER APPLICATION REQUIREMENTS: (1) Pre-application meeting with the Director of Planning; (2) Copy of existing recorded plat(s); (3) Copy of existing deed(s); (4) A letter requesting review and approval of the preliminary plat and giving the name and address of a person to whom the notice of the hearing by the Planning Commission on the preliminary plat shall be sent; (4) Six copies of the proposed preliminary plat in addition to copies presented to departments noted above.

CONTACT INFORMATION:

Property Owner: Trademark Quality Homes Applicant/Agent: Neal Spradlin

Address: PO Box 926 Address: 45 Little Rd.

City: Greenville State: GA Zip: 30222 City: Sharpsburg State: GA Zip: 30277

Phone: 706-656-1008 Phone: 678-859-0514

Email: trademarkqualityhomes@yahoo.com Email: neal@ceiplans.com

PROPERTY LOCATION INFORMATION:

Land District(s): ~~400~~ 9 Land Lot(s): 170 Acres: 109.748

Tax Map Parcel(s): 031009 FEMA FIRM Panel No. 13231C0130B

Address if assigned: _____ City _____ Zip _____

Is any portion of the property within a city limits? No Within an Overlay District? No

Commission District: 1

Primary Street Frontage: Hwy 13 Is the road paved? Yes

Classification of Road Arterial (Per GDOT Functional Classification Map for Pike County, GA)

Secondary Street Frontage: N/A Is the road paved? _____

Classification of Road _____ (Per GDOT Functional Classification Map for Pike County, GA)

Name of Nearest Pike County Fire Station: Fire Station #1 Distance from site: 5.4 miles

Are there fire hydrants within 500 feet of the property? No

Are Pike County water lines located along the road frontage(s)? No

Will lots be served by private wells? Yes By private septic systems? Yes

Are there streams or other bodies of water on the property? Yes

PROPERTY DEVELOPMENT INFORMATION:

Acreage of Parent Tract(s): 109.748 Ac. Current Zoning: A-R

Total Number of Proposed Lots: 31

Type of Development: Residential _____ Commercial _____ Industrial _____ Other

Summary of Proposed Project: Residential subdivision with 31 lots

PROPERTY OWNER (S) AUTHORIZATION (attach additional sheets as needed):

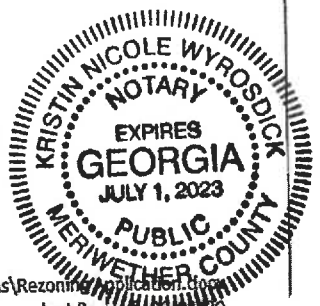
I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning Commission and Board of Commissioners to inspect the property which is the subject of this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

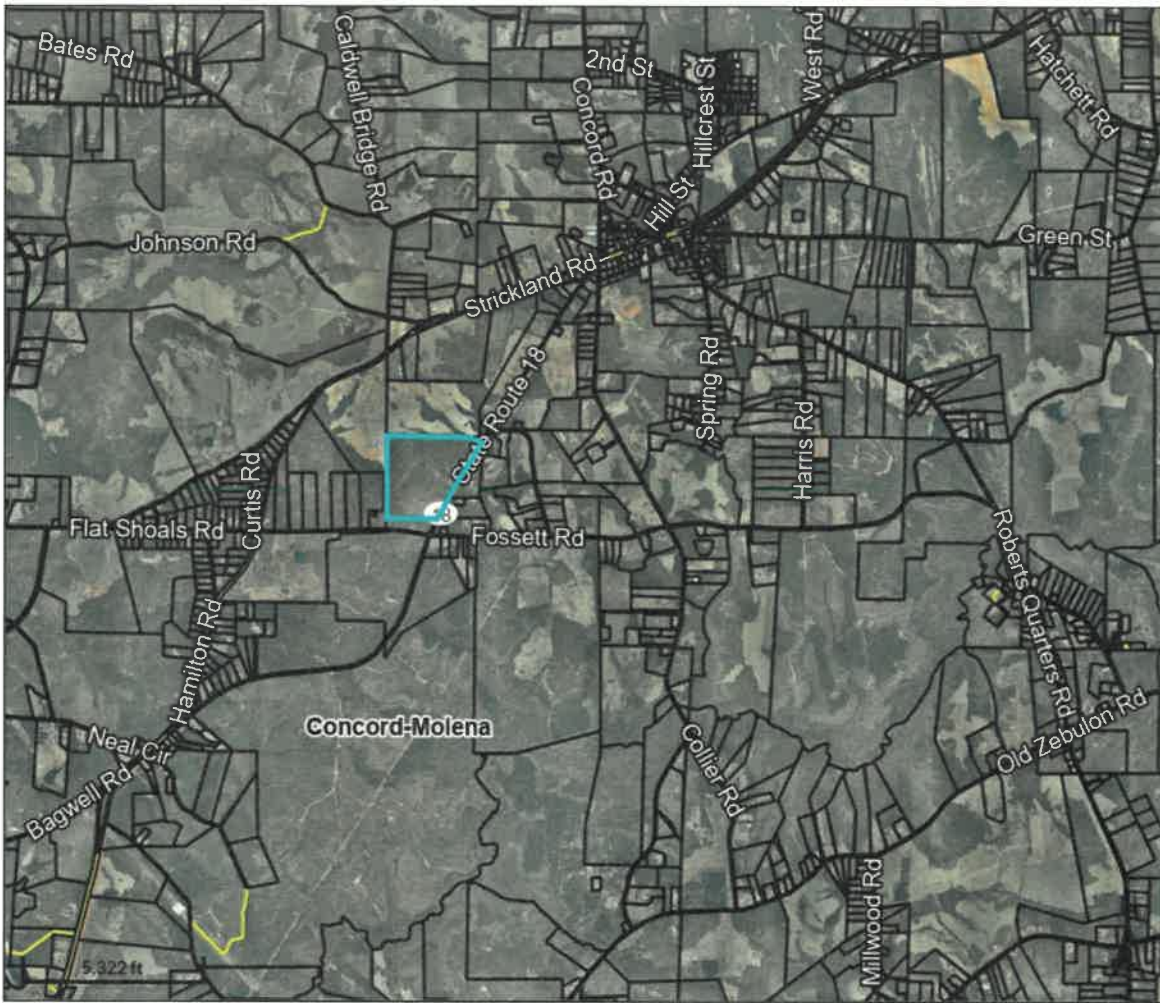
Owner's Signature: [Signature] Date: 5/3/22

Owner's Printed Name: David Chapman

Sworn to and subscribed before me this 3rd day of May, 2022

Notary Public (signature & seal): [Signature]





Overview



Legend

-  Parcels
-  Roads

Parcel ID	031009	Owner	TRADEMARK QUALITY HOMES INC	Last 2 Sales			
Class Code	Agricultural		PO BOX 926	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		GREENVILLE, GA 30222	3/25/2022	\$650000	CC	U
Acres	109.76	Physical Address	GA HWY 18	5/30/2019	0	CU	U
		Assessed Value	Value \$382304				

(Note: Not to be used on legal documents)

Date created: 8/2/2024

Last Data Uploaded: 8/2/2024 11:14:54 AM

Developed by 

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SUP-24-03

SUBJECT:

SUP-24-03 Dee McLeRoy owner and applicant request a Special Use Permit 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 allow a self-storage facility in the Highway 19 Overlay District. 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-24-03

Planning and Zoning Board Meeting: August 8, 2024

Board of Commissioners Meeting: August 27, 2024

Mailed Notices: July 26, 2024

Sign Posted: July 23, 2024

Owner/Applicant: 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: The Applicant/Owner is requesting a special use permit to allow a self-storage facility in the Highway 19 Overlay.

Code Reference: Article 13, Heavy Commercial, Article 16, US Highway19 & US Highway 41 Overlay District

Staff Analysis: The applicant is requesting a special use permit to allow the property to be used as a self-storage facility. 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. The applicant has concurrent applications for the overlay review and a variance for the subject property being heard at the August 8, 20204, PZB meeting.

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



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"

(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 self-storage facility as a permitted use with an approved special use permit in the Highway 19 overlay district.

(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 as self-storage has been a use on the subject property for a number of years already.

(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 condition:

1. 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

SUP-24-03

PIKE COUNTY
PLANNING AND ZONING BOARD

Application # 130

Planning and Zoning Board Public Hearing Date: 8/8/24

Board of Commissioners Public Hearing Date: 8/27/24

Special Exception Special Use Permit Variance Appeal

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

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

Description of Request: Applicant is requesting a special exception to allow self storage units within the US 19/41 overlay district.

Code Reference(s): _____ Present Zoning: C-3

Documentation Required: Copy of Recorded Plat Copy of Recorded Deed
 Letter of Explanation Health Department Letter of Approval Sketch or site plan (preferable)
 Agent Authorization (if needed) 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: 770-468-1323/dee@mcleroyinc.com

Phone/email: 770-468-1323/dee@mcleroyinc.com

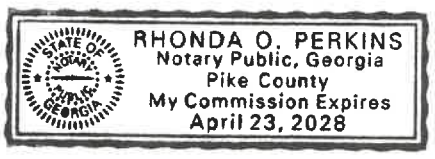
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

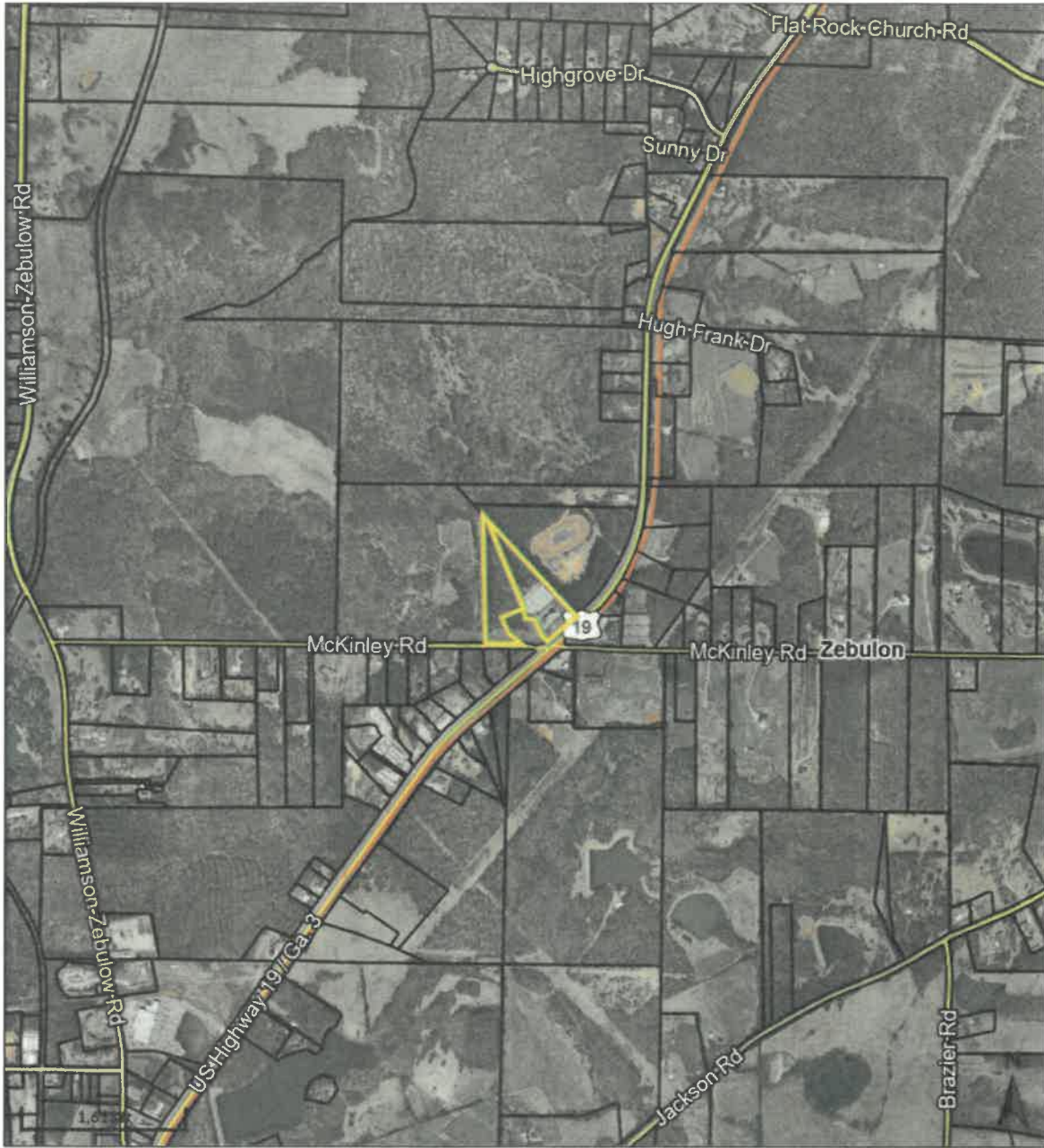
Owner's Signature: [Signature] Date: 07.02.2024

Owner's Printed Name: PIKE STORAGE & SUBSATION, LLC.

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

Notary Public (signature & seal): [Signature]





Overview



Legend

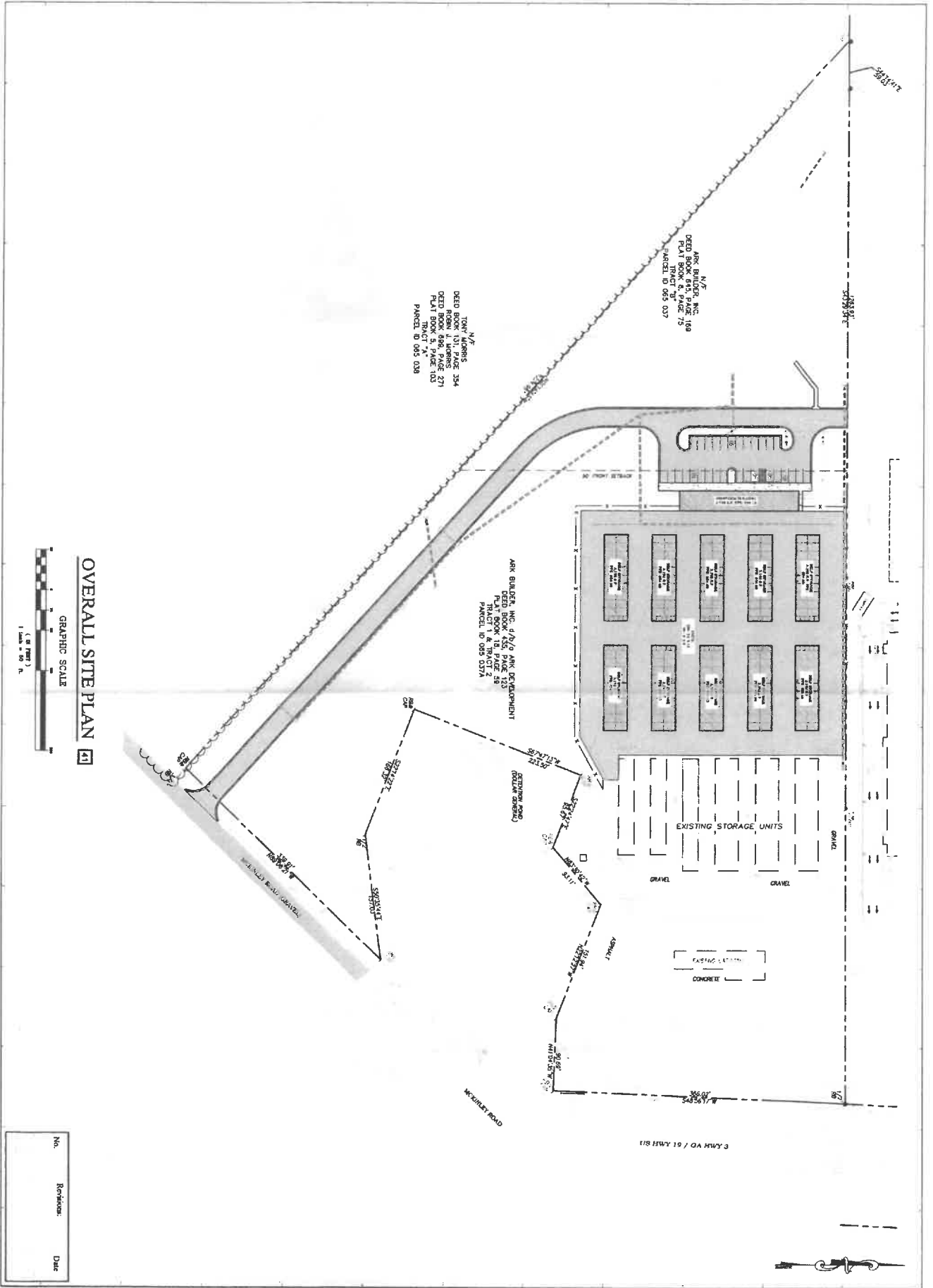
- Parcels
- Roads

Date created: 7/31/2024
Last Data Uploaded: 7/31/2024 9:07:06 AM

Developed by  Schneider
GEOSPATIAL

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.



TOWN OF WARRIOR
DEED BOOK 488, PAGE 271
TRACT # 1, PACE 183
PARCEL ID 005 038

N/E
ARK BUILDER, INC.
DEED BOOK 613, PAGE 118
PLAT TRACT # 1
PARCEL ID 005 037

ARK BUILDER, INC. 4/3/10 ARK DEVELOPMENT
DEED BOOK 450, PAGE 123
PLAT BOOK 18, PAGE 58
PARCEL ID 005 037A

OVERALL SITE PLAN



No.	Revisions	Date

2017, all other information and data are the property of Paragon Consulting Group, Inc. and are not to be used or reproduced in any form without the prior written consent of Paragon Consulting Group, Inc.

SHEET:
OVERALL SITE PLAN

LICS #: PERSON167

NOT FOR CONSTRUCTION PRINTED: January 26, 2014

Project No: 2006340
Drawn By: JLD
Issue Date: FEB 2014
Checked By: GSW

4

SHEET 4 OF 31

SITE DEVELOPMENT PLANS FOR

McLeRoy
INC.

INCUBATOR AND SELF STORAGE

LOCATED IN LANDLOT 33 OF THE 2nd DISTRICT, PIKE COUNTY

PARAGON
CONSULTING GROUP

118 n. expressway griffin, georgia 30223
phone (770) 412-7700 fax (770) 412-7744

PIKE COUNTY PLANNING AND ZONING BOARD
August 8, 2024 • 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on August 8, 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-24-03 Dee McLeRoy owner and applicant request a variance to development regulations 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 eliminate the building façade requirements of the overlay for the new proposed buildings. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will make the final decision.**

(2) SUP-24-03 Dee McLeRoy owner and applicant request a Special Use Permit 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 allow a self-storage facility in the Highway 19 Overlay District. 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 August 27, 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

SUP-24-03

Sign Posted: July 23, 2024

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

VAR-24-03

SUBJECT:

VAR-24-03 Dee McLeRoy owner and applicant request a variance to development regulations 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 eliminate the building façade requirements of the overlay for the new proposed buildings. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will make the final decision.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Staff Report

REVIEWERS:

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



PLANNING AND DEVELOPMENT
OFFICE

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

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

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

“Serving Citizens Responsibly”

Case Number: VAR-24-03

Planning and Zoning Board Meeting: August 8, 2024

Mailed Notice: July 10, 2024

Owner/Applicant: 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: The applicant is requesting a variance to the Highway 19 Overlay building material requirements for all new storage buildings built on the subject property.

Code Reference: Article 13 and Article 16 of the UDC

Sec. 408. Variances.

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

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



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"

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.

Staff Analysis: The Subject property is zoned C-3(Heavy Commercial) and is currently developed as a carwash and a self-storage facility. Per the conceptual plan as well as the applicant's letter of explanation they are planning on constructing 10 additional storage buildings at 3,192 square feet each and 1 office incubator building at 3,750 square feet. The new storage building will be located behind the existing storage buildings that were constructed prior to the highway 19 overlay requirements being adopted. According to the applicant the new storage buildings



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”

will have little to no visible from Highway 19 therefore that is why they are asking to vary from the overlay building material requirements. The existing storage buildings are constructed out of metal and the applicant would like the new ones to match. However, the overlay requires all buildings to be constructed out of a combination of materials listed in category A or B of Section 1615 of the UDC, which include brick, stone, glass, masonry backed stucco, EFIS, cement fiber board or wood.

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;***

There are not any conditions regarding the size, shape, location or topography of the parcel that warrant this variance.

- 2. Application of this ordinance to the particular parcel would create a practical difficulty or unnecessary hardship on the property owner;***

Application of the ordinance does not create any undue hardship for the applicant except for an increased cost of building materials.

- 3. Such conditions are peculiar and unique to the particular parcel;***

There are no such conditions.

- 4. The variance, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this ordinance;***

If approved the variance should not cause any detriment to the public good. However, it could set precedence in allowing new buildings to be built with materials that are not permissible in the overlay.



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"

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;*

A literal interpretation of this ordinance would not deprive the applicant of any rights that other properties 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;*

The only relief this variance would provide is financial relief to the cost of building material. If approved, it would be going against the minimum needed and could be considered a special privilege.

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*

If granted, conditions could be placed on the property to help offset any potential effects.

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.*

Granting this variance based on the fact that the existing building do not meet the material requirements of the overlay are not in harmony of the requirements for a variance.



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”

Recommendation:

Staff recommends **DENIAL** of the variance request to remove the building material requirements of the Overlay.

Attachments:

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

\$ 300.00

PIKE COUNTY
PLANNING AND ZONING BOARD

SM24
8-8-24 R# 116
6:30 pm

Application # VAR 24-03

Planning and Zoning Board Public Hearing Date: _____

Recmt # 119

Board of Commissioners Public Hearing Date: _____

Special Exception

Special Use Permit

Variance

Appeal

Property Information: District(s): 2nd Land Lot(s): 33 Acres: ~~6.44~~ 12.26

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

Description of Request: Applicant is requesting a Variance special exception to omit the building facade requirements of the overlay for the proposed buildings. The proposed buildings will be constructed behind existing buildings – that front the highway and visibility of the proposed buildings will be minimal from the roadway.

Code Reference(s): _____ Present Zoning: C-3

Documentation Required: Copy of Recorded Plat Copy of Recorded Deed

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

Agent Authorization (if needed) 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: 770-468-1323/dee@mcleroyinc.com

Phone/email: 770-468-1323/dee@mcleroyinc.com

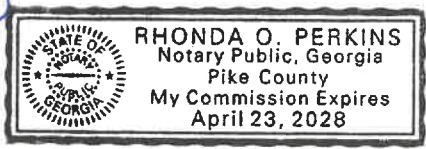
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

Owner's Signature: Dee McLeRoy, MEMBER Date: 05-02-2024

Owner's Printed Name: PIKE STORAGE + SUBSATION S&A WASH, LLC.

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

Notary Public (signature & seal): Rhonda O Perkins





Overview



Legend

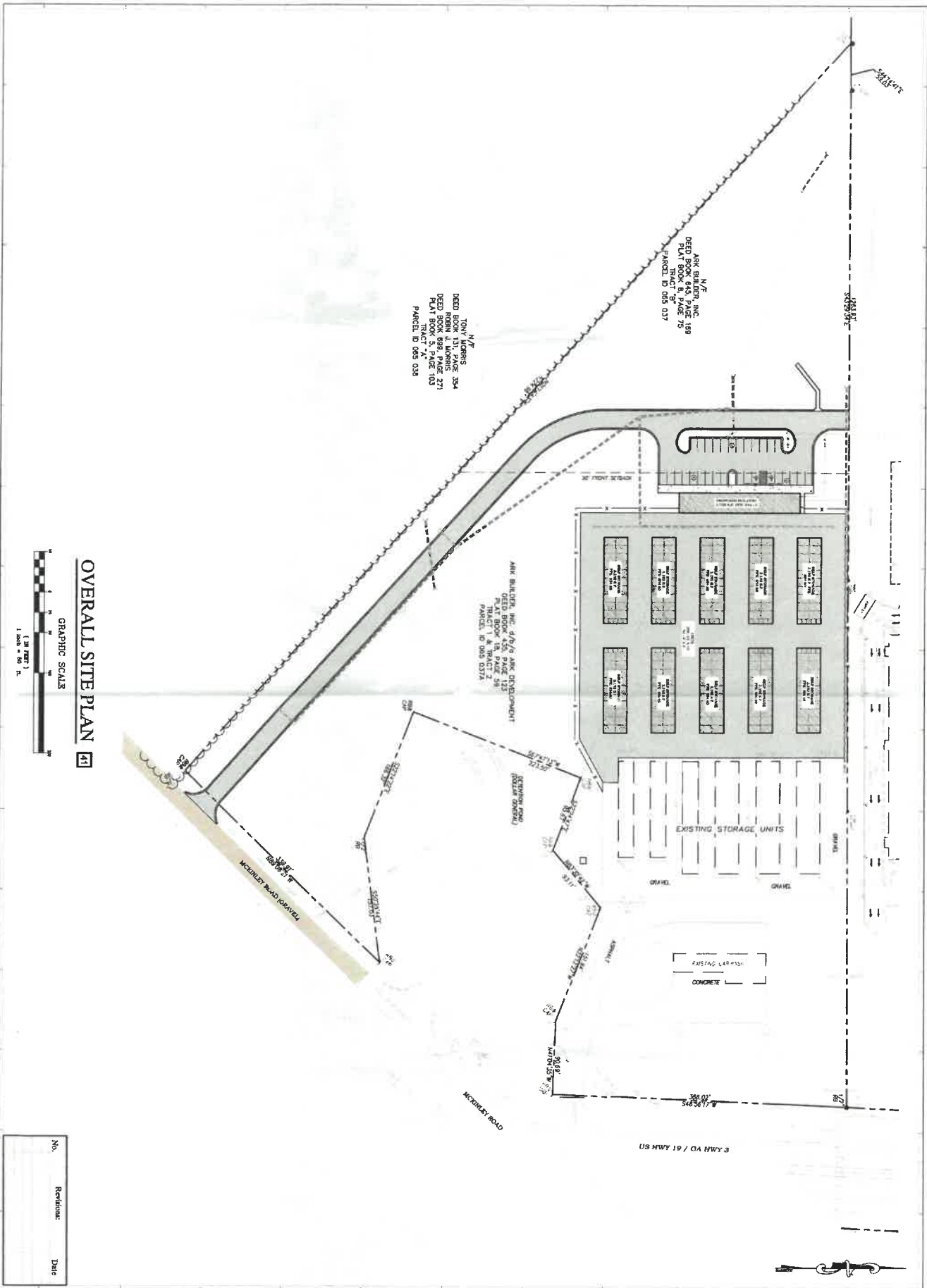
- Parcels
- Roads

Date created: 7/31/2024
Last Data Uploaded: 7/31/2024 9:07:06 AM

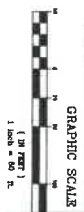
Developed by  Schneider
GEOSPATIAL

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.



OVERALL SITE PLAN 41



No.	Revisions	Date

Project No. 118	Drawn By JLB	Checkd By CNP
Date January 26, 2014		

NOT FOR CONSTRUCTION
January 26, 2014

LICS #: PER004167

SHEET:
OVERALL SITE PLAN

SITE DEVELOPMENT PLANS FOR

McLeRoy
INC.

INCUBATOR AND SELF STORAGE

LOCATED IN LANDLOT 33 OF THE 2nd DISTRICT, PIKE COUNTY

PARAGON
CONSULTING GROUP

118 n. expressway griffin, georgia 30223
phone (770) 412-7700 fax (770) 412-7744

PIKE COUNTY PLANNING AND ZONING BOARD
August 8, 2024 • 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on August 8, 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-24-03 Dee McLeRoy owner and applicant request a variance to development regulations 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 eliminate the building façade requirements of the overlay for the new proposed buildings. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will make the final decision.**

(2) SUP-24-03 Dee McLeRoy owner and applicant request a Special Use Permit 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 allow a self-storage facility in the Highway 19 Overlay District. 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 August 27, 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

OV-24-02

SUBJECT:

OV-24-02 - Dee McLeRoy. Owner and Applicant request an Overlay Review in accordance with Article 16 of the Pike County Unified Development Code. Property Location 10065 US Highway 19 and McKinley Road, Zebulon, GA. 30295. Land Lot: 33. Land District: 2nd. Parcel ID: 065 037 and 065 037B.

Acreage: 12.26+/- 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
77 Jackson Street
Zebulon, GA 30295

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

“Serving Citizens Responsibly”

Case Number: OV-24-02

Planning and Zoning Board: August 8, 2024

Owner: Dee McLeRoy

Property Location: 10065 US Hwy 19 and McKinley Road, Zebulon, GA
Landlot:33
District: 2nd
Parcel ID: 065 037 and 065 037 B

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 to expand the self-storage facility and build an incubator office building on subject property.

Code Reference: Article 16

Staff Analysis: The applicant is requesting site plan/landscape plan and building materials approval for the proposed buildings they want to construct in the Highway 19 Overlay.

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 storage buildings do not meet the requirements of Article 16 of the UDC, Overlay requirements for building materials. From the renderings submitted for the incubator building it is unclear if the building will meet the overlay requirements as outlined in Article 16 of the UDC, due to there not being any materials listed on the plan. However, the applicant has an associated variance running concurrently with this application to remove the building material requirements of the overlay.



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”

The landscape plan provided only addresses landscaping along the new access road and does not bring the rest of the property into compliance with the landscape requirements along Highway 19’s public right-of ways as required by the Overlay. It will be up to the board to determine if the entire sites landscaping should be updated to meet the overlay requirements.

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 is proposing to have a new access point on McKinley Road and keep the existing access from Highway 19, so no new permit from GADOT will be required only approval from Pike County Public Works.

Recommendation: Staff recommends the applicant provide a new landscape plan and building elevations for the proposed buildings that meet the overlay requirements and resubmit that to the Planning and Development Office for review by the PZB at a later meeting.

Attachments:

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

0V-24-01 Permit #118

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

\$300 R# 117

8-8-24

Planning Commission Meeting Date: ~~August 11, 2024~~ 8-8-24 6:30pm

RECEIVED 5/2/24

OWNER INFORMATION:

Owner Name: Dee McLeRoy Phone: 770.468.1323
Address: 200 Plaza Drive Email: dee@mcleroyinc.com
City: Zebulon State: GA Zip: 30295

PROJECT INFORMATION:

Project Name: McLeRoy Inc. Incubator and Self-storage Property Address: 10065 US-19 Zebulon, GA 30295
Acreage: 12.74 Current Zoning: C-3 Current Use: Carwash/Self-storage
Description of Project: The proposed site will have added self-storage buildings and a driveway, as well as an incubator building and parking lot. The current development has existing self-storage units, and if combined, will be a conforming use for the entire parcel.

Zonings/uses on adjoining properties (Example R15/Single Family House):

North: C-2 South: C-2
East: C-2 West: A-R

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

Length (feet) of Frontage: 366 # of Proposed Access Points: 0

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

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

Describe location(s) of existing stubouts: Pike Plaza 3/4 of the way to the rear of the parcels along the common property line.

How many stubouts are proposed on the subject property to serve adjacent parcels? 1

Describe locations of proposed stubouts: Same as above.

Describe existing above-ground utilities: N/A

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: N/A

SITE PLAN PREPARED BY:

Name: Charles Penny, P.E. Company: Paragon Consulting Group
 Address: 350 Airport Road Phone: 770-560-7037
 City: Griffin State: GA Zip: 30224 Email: cpenny@pcgeng.com

LANDSCAPE PLAN PREPARED BY:

Name: Jerime Buffington Company: Paragon Consulting Group
 Address: 350 Airport Road Phone: 678.588.8288
 City: Griffin State: GA Zip: 30224 Email: jbuffington@pcgeng.com

APPLICATION REQUIREMENTS:

Date of pre-application meeting with Planning & Development: _____

Date of concept meeting with Georgia Department of Transportation (GDOT): _____

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

- Site Plan
- Narrative Description of Project
- Landscape Plan
- Building Renderings or Photographs

PROPERTY OWNER AUTHORIZATION:

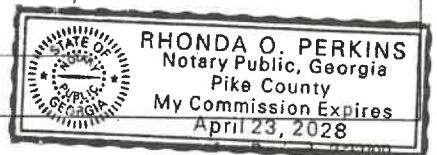
I affirm that I am the sole or majority interest owner of record of this property and declare to the best of my knowledge that the information provided on this application is true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning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

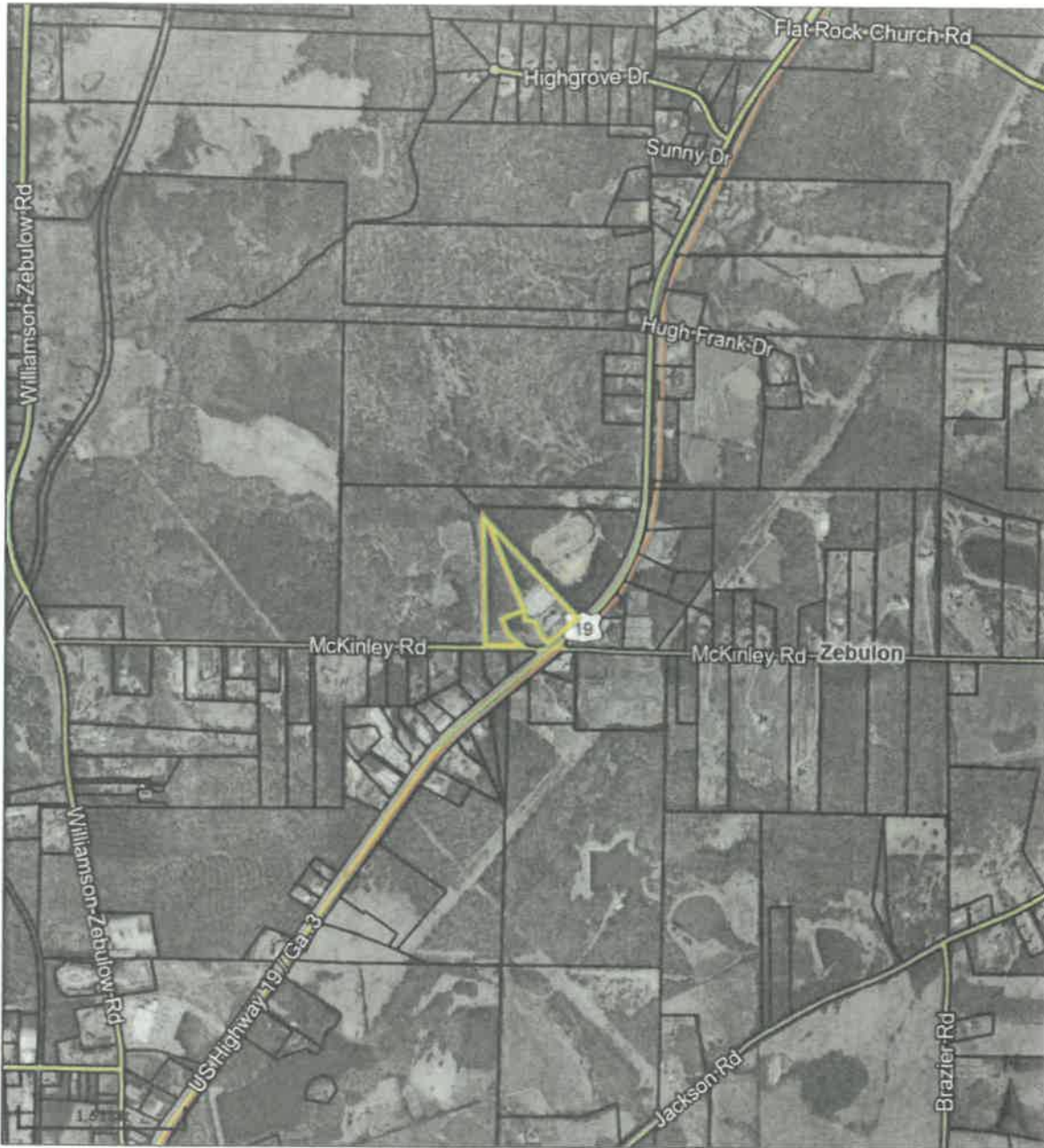
Owner's Signature: [Signature] Date: 05-02-2024

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

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

Notary Public (signature & seal): Rhonda O Perkins





Overview

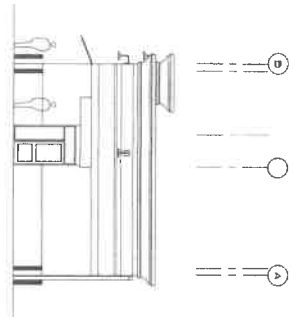


Legend

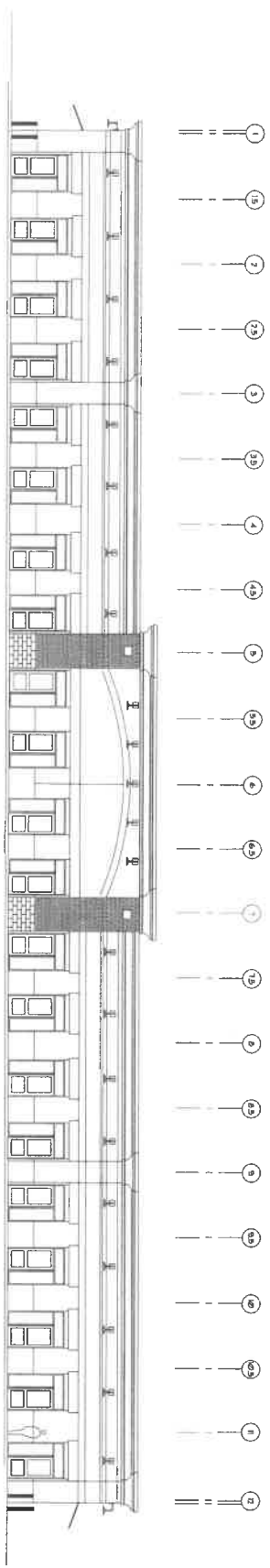
- Parcels
- Roads

Date created: 7/31/2024
Last Data Uploaded: 7/31/2024 9:07:06 AM

Developed by  Schneider
GEO SPATIAL



1 RIGHT SIDE EXTERIOR ELEVATION
1/8"=1'-0"



2 FRONT EXTERIOR ELEVATION
1/8"=1'-0"

SHOWALTER ARCHITECTS

14 Barkwood Blvd, Ste. 200 Peachtree City Georgia 30269
770.286.4175 (F) 770.244.1279
email: kshowalter@showalterarchitects.com

McLeRoy Incubator
Highway 41
Pike County, Georgia

Professional Seal:
I am a duly Licensed Professional Architect in the State of Georgia.
I hereby certify that this is a true and correct copy of the original drawing.
Date: _____
Signature: _____
Title: _____

Date: _____
Name: _____
Project: _____
Project No.: _____
Sheet No.: _____

DATE: 08-23-21
PROJECT NO.: 201-00000
SHEET NO.:
A2.0

