

**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, September 12, 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 August 8, 2024, Planning and Zoning Board Meeting Minutes

**VI. Unfinished Business**

- a. 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.**

**VII. New Business - None**

**Public Hearing**

**VIII. Discussion - None**

**IX. Adjournment**

**PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD**

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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

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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

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Minutes August 8, 2024

**SUBJECT:**

Approval of the August 8, 2024, Planning and Zoning Board Meeting Minutes

**ACTION:**

**ADDITIONAL DETAILS:**

**ATTACHMENTS:**

Type	Description
▣ Exhibit	Minutes

**REVIEWERS:**

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

**PIKE COUNTY**  
**Planning and Zoning Board**  
**August 8, 2024**  
**6:30 P.M.**

**POST AGENDA**

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

**I. Call to Order**

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

**II. Invocation**

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

**III. Pledge of Allegiance**

**Chairman Leatherman lead us in the Pledge of Allegiance.**

**IV. Approval of the Agenda**

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

**V. Approval of the July 11, 2024, Minutes.**

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

**VI. Old Business: NONE**

**VII. New Business:**

- (1) 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. Land Lot: 170. Land District: 9<sup>th</sup>. Parcel ID: 031 009. Acreage: 109.748 Acres. Commission District: 1<sup>st</sup>. 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.**

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

**Public Hearing:**

- (2.) **SUP-24-03** - Dee McLeRoy Owner and Applicant request a Special Use Permit. The request is to allow a Self-Storage Facility in the Highway 19 Overlay District. Property Location: 10065 US Hwy 19 and McKinley Road, Zebulon, GA 30295. Land Lot: 33. Land District: 2<sup>nd</sup>. 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.**

**Vice-Chairman Loggins moved to approve the motion with one (1) Zoning Condition. Board Member Pate second the motion. The motion was approved by a vote of 4-0-0. The condition is as following:**

- 1. All requirements of the Highway 19 Overlay shall be met.**

- (3.) **VAR-24-03** - Dee McLeRoy Owner and Applicant request a Variance to development regulations. The request is to eliminate the Building Facade Requirements of the Overlay for the new proposed buildings. Property Location: 10065 US Hwy 19 and McKinley Road, Zebulon, GA 30295. Land Lot: 33. Lane District: 2<sup>nd</sup>. Parcel ID's: 065 037 A and 065 037 B. Acreage: 12.26 +/- Acres. Commission District: 4<sup>th</sup>. 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 five (5) 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. Two buildings closet to McKinley Road must have Brick Facade on the side facing McKinley Road.**
- 2. All other new buildings can be constructed with Metal siding.**
- 3. The rear of the Incubator Office building can be constructed with Metal siding.**
- 4. The other existing buildings can remain with Metal siding.**
- 5. An enhanced Landscape Buffer shall be installed. The Buffer will be approved by the Planning and Zoning Board during the Overlay Review.**

- (4) 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 A 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****

**Vice-Chairman Loggins moved to postpone until we have drawings. Board Member Pate second the motion. The motion was postponed by a vote of 4-0-0.**

**VIII. Discussions: NONE**

**IX. Adjournment**

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

**The meeting was closed by the sound of the gavel at 7:35 pm.**

# PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

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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 and September 12, 2024

**Owner:** Dee McLeRoy

**Property Location:** 10065 US Hwy 19 and McKinley Road, Zebulon, GA  
Landlot:33  
District: 2<sup>nd</sup>  
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 Planning and Zoning Board approved a variance to modify the building material requirements for the overlay and the proposed design elements of the buildings will meet the requirements of Article 16 of the UDC, Overlay requirements for building materials, by way of the approved variance.

A zoning condition was placed on the variance to provide an enhanced landscape plan for the proposed development. The landscape plan provided addresses the enhanced landscaping requested by the PZB. It appears the proposed landscaping would meet the intent of the boards zoning condition, but staff will leave that up to the discretion of the PZB for approval or modification.



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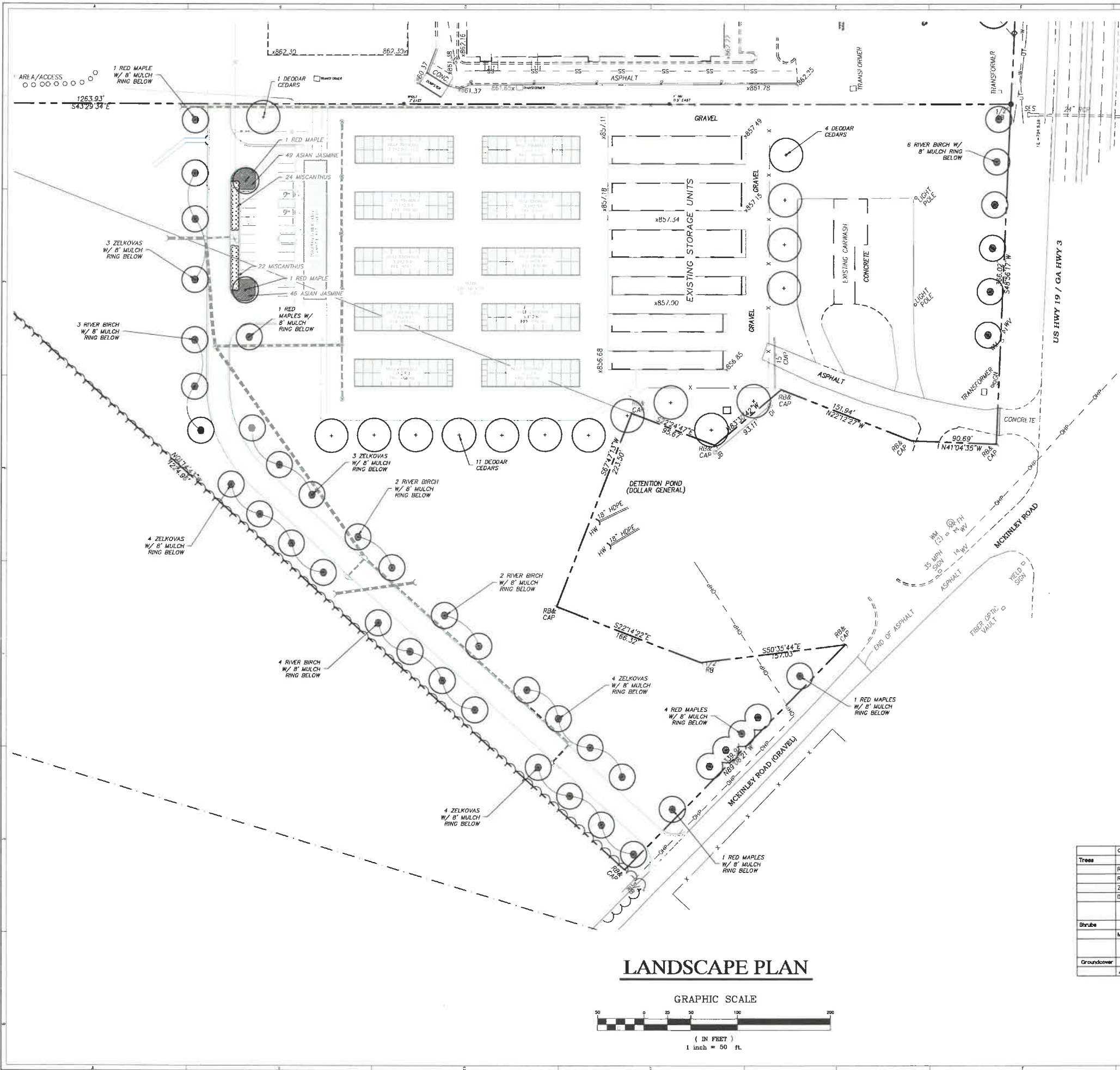
Due to the size of the proposed development, a full set of development plans including an NOI and a hydrology study, have been submitted and will have to be approved before a building permit can be issued.

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.

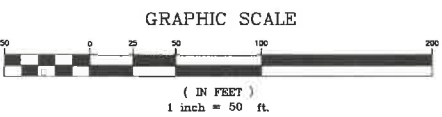
**Recommendation:** Staff recommends approval of the master plan, building materials and landscape plan.

**Attachments:**

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



**LANDSCAPE PLAN**



**PLANTING SCHEDULE**

	Common Name	Scientific Name	Planting Size	Quantity	Spacing
<b>Trees</b>	River Birch	Betula nigra	2" CAL.	17	As shown
	Red Maple	Acer rubrum	2" CAL.	10	As shown
	Zelkova	Zelkova serrata	2" CAL.	18	As shown
	Decdar Cedar	Cedrus deodara	2" CAL.	16	As shown
<b>Shrubs</b>	Miscanthus	Miscanthus sinensis Andersson	3-GAL	46	5' o.c.
<b>Groundcover</b>	Asian Jasmine	Trachelospermum asiaticum	1-GAL	95	4' o.c.

No.	Revisions:	Date

**PARAGON**  
 CONSULTING GROUP  
 an LJA company  
 118 n. expressway griffin, georgia 30223  
 phone (770) 412-7700 fax (770) 412-7744

SITE DEVELOPMENT PLANS FOR  
**McLeRoy** INC.  
**INCUBATOR AND SELF STORAGE**  
 LOCATED IN LANDLOT 33 OF THE 2nd DISTRICT, PIKE COUNTY

The client acknowledges that these documents are the work papers of Paragon Consulting Group, Inc. and are their instruments of professional service. These documents shall not be reused or modified in any way without the prior written authorization of Paragon Consulting Group, Inc.

SHEET:  
**LANDSCAPE PLAN**

LICS #: PEF004167

NOT FOR CONSTRUCTION  
 PRINTED:  
 August 27, 2024

Project No. 23065.00 Issue Date: AUG. 2024  
 Drawn By: JLB Checked By: CNP

McLeRoy Incubator  
 Highway 174  
 Pike County, Georgia

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Date: 08-23-21  
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Sheet Name:

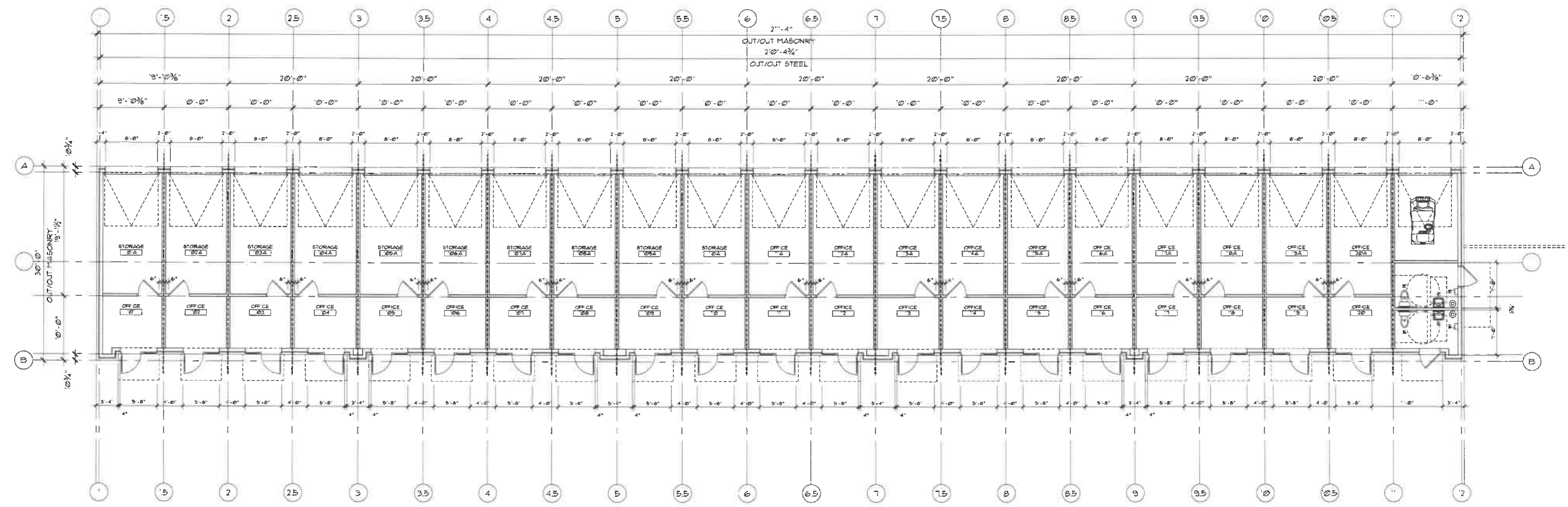
FIRST FLOOR PLAN

Date: 08-23-21

Project No: 202-0000

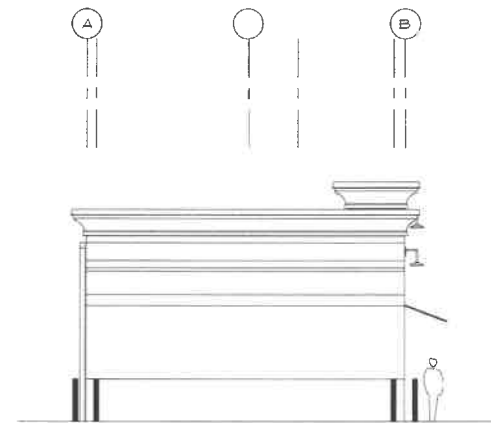
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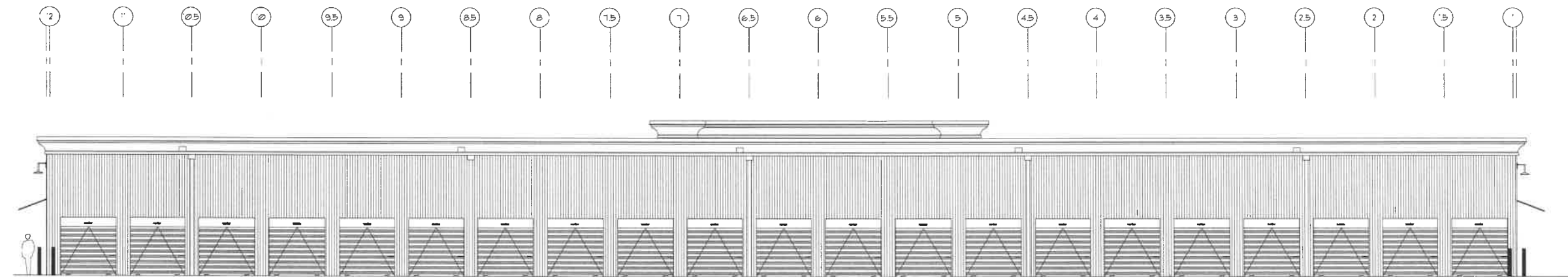


FIRST FLOOR PLAN  
 1/8" = 1'-0"





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



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

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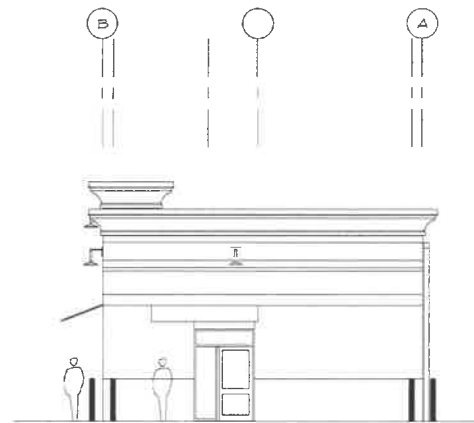
EXTERIOR ELEVATIONS

Date: 08-23-21

Project No: 201-0000

Sheet No:

A2.1



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



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

SHOWALTER ARCHITECTS  
14 Parkbrook Road, Suite 209, Peachtree City, Georgia 30269  
PHONES: (678) 364-1395  
E-mail: [bernhawke@showalterarchitects.com](mailto:bernhawke@showalterarchitects.com)

McLeRoy Incubator  
Highway / 9  
Pike County, Georgia

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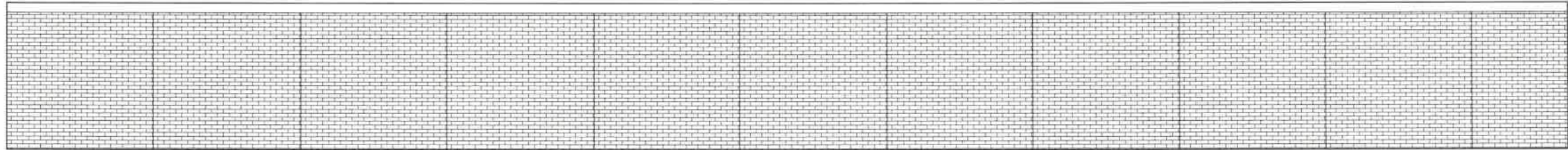
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Date: 08-23-21  
Project No: 207-0000  
Sheet No:

A2.0








SOUTH FACING BUILDINGS ELEVATION  
NTS

 **PARAGON**  
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SITE DEVELOPMENT PLANS FOR  
 **McLeRoy**  
— INC. —  
**INCUBATOR AND SELF STORAGE**  
LOCATED IN LANDLOT 33 OF THE 2nd DISTRICT, PIKE COUNTY

The client acknowledges that these documents are the work papers of Paragon Consulting Group, Inc. and are their instruments of professional service.  
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SHEET:  
BUILDING  
ELEVATION

LICS #: PEF004167

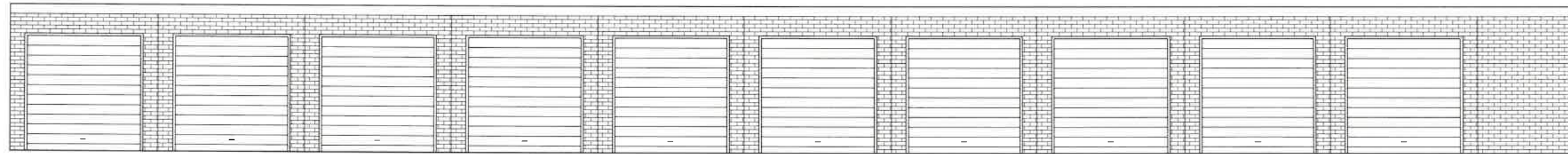
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August 27, 2024

Project No. 23065.00	Issue Date: AUG. 2024
Drawn By: JLB	Checked By: CNP

No.	Revisions:	Date

**1**  
SHEET 1 OF 1





SOUTH FACING BUILDINGS ELEVATION

NTS



**PARAGON**  
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SITE DEVELOPMENT PLANS FOR



**McLeRoy**  
INC.

**INCUBATOR AND SELF STORAGE**  
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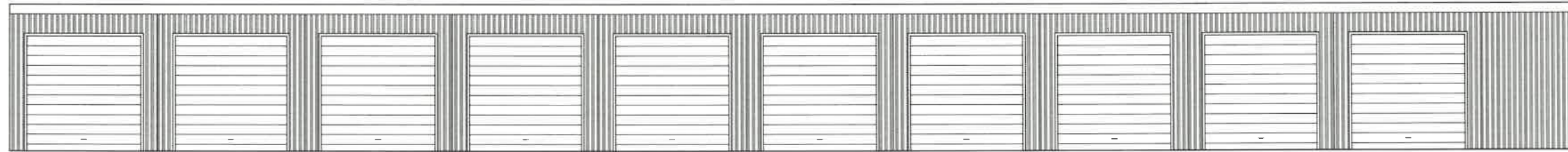
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August 27, 2024

Project No. 23065.00	Issue Date: AUG. 2024
Drawn By: JLB	Checked By: CNP

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**1**  
SHEET 1 OF 1



METAL FACADE BUILDING ELEVATION  
NTS



**PARAGON**  
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an LLC company  
118 N. Expressway Griffin, Georgia 30223  
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SITE DEVELOPMENT PLANS FOR  
*McLeRoy* INC.  
INCUBATOR AND SELF STORAGE  
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SHEET:  
BUILDING  
ELEVATION

LICS #: PEF004167

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August 28, 2024

Project No: 23065.00	Issue Date: AUG. 2024
Drawn By: JLB	Checked By: CNP

No.	Revisions:	Date