

# **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, June 12, 2025 - 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 minutes for the May 8, 2025, Planning and Zoning Meeting

### **VI. Unfinished Business - None**

### **VII. New Business**

#### **Public Hearing**

- a. MOD-25-01 USC Timber Holdings, LLC owner and Flat Shoals Energy Center, LLC applicant request a modification to zoning condition placed on the modified Special Exception (MOD-SE-17-03) granted on November 19, 2020, for a solar farm located on Highway 18, North Maddon Bridge Road and Nixon Road in Land Lots 166, 167, 168,185,186,187, 198, 199 and 200 of the 9<sup>th</sup> District, further identified as Parcel ID 032 012. The property consists of 1,371 +/- acres and the request is to modify or remove several conditions. 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.**
- b. REZ-25-04 McLeRoy Rentals, LLC owner and Dee McLeRoy applicant request a rezoning from C-3 (Heavy Commercial) to M-2 (Heavy Manufacturing) for property located on the west side of Highway 41 South, Griffin GA 30224. The property consists of 75.02 +/- acres in Land lot 136 in the 2<sup>nd</sup> District, further identified as parcel ID 086 052. The request is to build a self-storage facility and future development area for additional warehouse/office buildings. Commission District 3, Commissioner Ken Pullin. **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. REZ-25-05 Timothy Ingram and Dee McLeRoy Owners, and Eric McLeRoy applicant request a rezoning from AR (Residential Agricultural) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 9627 US Hwy 19, Zebulon, GA 30295 and part of 516 McKinley Road, Williamson GA 30292. The property consists of 7.14 +/- acres in Land lot 225 in the 8<sup>th</sup> District, further identified as parcel ID 066 053 and part of parcel ID 066 045. The request is to expand the current equipment and storage yard for McLeRoy Inc. 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.**
- d. REZ-25-06 Jason Pike, LLC Owner, and Jason Mask applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located at 6834 GA Hwy 362 and part of 260 Kings Bridge Road, Concord GA 30206. The property consists of 2.355 +/- acres in Land lots 172 & 181 in the 1<sup>st</sup> District, further identified as parcel ID 025 007A and part of parcel ID 025 007. The request is to convert the existing house into a land management office and Heating and Air Contractors office. 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. REZ-25-07 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to R-2 (Single-Family Residential) for a portion of property located at 14242 US Hwy 19 having frontage on Deer Lake Drive, Griffin GA 30224. The property consists of 3.88 +/- acres in Land lot 90 in the 2<sup>nd</sup> District, further identified as part of parcel ID 074 113. The request is to create two new lots for single-family homes that will have access to Deer Lake Drive. 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-25-08 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for a portion of property located at 14242 US Hwy 19, Griffin GA 30224. The property consists of 4.77 +/- acres in Land lot 90 in the 2<sup>nd</sup> District, further identified as part of parcel ID 074 113. The request is to create one new commercial lot and renovate the existing structure for a commercial office. 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

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Invocation

**SUBJECT:**

Jeremy Gilbert, Director

**ACTION:**

**ADDITIONAL DETAILS:**

**REVIEWERS:**

Department	Reviewer	Action	Comments
Planning and Development	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
Planning and Development	Gilbert, Jeremy	Approved	Item Pushed to Agenda

# PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

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Minutes May 8, 2025

**SUBJECT:**

Approve minutes for the May 8, 2025, Planning and Zoning Meeting

**ACTION:**

**ADDITIONAL DETAILS:**

**ATTACHMENTS:**

Type	Description
▣ Exhibit	Minutes

**REVIEWERS:**

Department	Reviewer	Action	Comments
Planning and Development	Gilbert, Jeremy	Approved	Item Pushed to Agenda

**PIKE COUNTY**  
**Planning and Zoning Board**  
**May 8, 2025**  
**6:30 P.M.**

**MINUTES**

Jason Leatherman-**ABSENT**   •   Brandy Loggins   •  
Chad Proctor   •   Edward “Ed” Penland   •   Kacie Edwards(At Large)

**I.      Call to Order**

Vice-Chairman Loggins 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**

Planning and Development Director Jeremy Gilbert lead us in the Pledge of Allegiance.

**IV.    Approval of the Agenda**

Board Member Proctor moved to approve the Agenda. Board Member Edwards second the motion. The Agenda was approved by a vote of 4-0-0.

**V.     Approval of the March 13, 2025, Minutes.**

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

**VI.    Old Business: NONE**

**VII.   New Business:**

**Public Hearing:**

**POSTPONED BY APPLICANT**

**(1.)   MOD-25-01 - USC Timber Holdings, LLC, Owner and Flat Shoals Energy Center,**

LLC, Applicant request a Modification to Zoning Condition placed on the Modified Special Exception (MOD-SE-17-03) granted on November 19, 2020, for a Solar Farm located on GA. Highway 18, North Maddon Bridge Road and Nixon Road in Land Lots 166, 167, 168, 185, 186, 187, 198, 199 and 200 of the 9th Land District, further identified as Parcel ID 032 012. The property consists of 1,371 +/- Acres and the Request is to Modify or Remove several Conditions. Commission District 2, 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.**

**Vice-Chairman Loggins turned the floor over to The Planning & Development Director Jeremy Gilbert to introduce each Application on the Agenda for this evening.**

**Names of people in favor**  
**NONE**

**Names of people who oppose**  
**NONE**

**The Planning & Development Director Jeremy Gilbert explained that this Application was being Postponed by the Applicant until next month's Hearing date, Thursday, June 12, 2025.**

- (2.) VAR-25-01 - Mark and Linda Milam, Owners and Cory Dague, Applicant request a Variance to Development Regulations for property located at Lot 5, Pine Vally Road, Meansville, GA, 30256, in Land Lot 138 of the 8th Land District, further Identified as Parcel ID 094 004E. The property consists of 8.8 +/- Acres and the Request is to Reduce the Side Yard Setback from 30 feet to 12 feet for the Construction of a New Home, due to Topography Issues. Commission District 3, Commissioner Ken Pullin. **THE PLANNING AND ZONING BOARD WILL HEAR AND REVIEW THE REQUEST AND HAVE A FINAL DECISION.****

**The Planning & Development Director Jeremy Gilbert introduced the Variance Application with his staff recommendation for approval.**

**Vice-Chairman Loggins asked whether there was anyone to come forth and Cory Dague, Applicant came forth to sign in on the sign in sheet and to explain the Application.**

**Vice-Chairman Loggins opened the floor up for public opinion, whether for or against for 10 minutes each.**

**Names of people in favor**  
**1. Cory Dague**

**Names of people who oppose**  
**NONE**

**Vice-Chairman Loggins closed the floor.**

**Vice-Chairman Loggins asked the Board for any discussion and then to make a motion. There was no discussion among the Board.**

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

- (3.) SUP-25-03 - Jonathan Buxton, Owner and Applicant, requests a Special Use Permit to allow a Private Cemetery to be located at 1201 Friendship Circle, Concord, GA, 30206. The subject property is further identified as Parcel ID 027 002C and is in Land Lot 237 of the 1st Land District. The property consists of 16.50+/- Acres. Commission District 2, 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.**

**The Planning & Development Director Jeremy Gilbert introduced the Special Use Application with his staff recommendation for approval with two (2) Zoning Conditions. The Conditions are as following:**

- 1. The proposed Survey illustrating the Private Cemetery shall be recorded as required by Chapter 165 of the Pike County Code meeting all the standers outlined in said section.**
- 2. A Fence or Wall shall be installed around the Private Cemetery as required by Chapter 165.**

**Vice-Chairman Loggins asked whether there was anyone to come forth and Jonathan Buxton, Owner and Applicant came forth to sign in on the sign in sheet and to explain the Application.**

**Vice-Chairman Loggins opened the floor up for public opinion, whether for or against for 10 minutes each. No one came forth.**

**Names of people in favor**

- 1. Jonathan Buxton**

**Names of people who oppose**

**NONE**



**Vice-Chairman Loggins closed the floor.**

**Vice-Chairman Loggins asked the Board for any discussion and then to make a motion. There was no discussion among the Board.**

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

- 1. The proposed Survey illustrating the Private Cemetery shall be recorded as required by Chapter 165 of the Pike County Code meeting all the standers outlined in said section.**
- 2. A Fence or Wall shall be installed around the Private Cemetery as required by Chapter 165.**

**(4.) Text Amendment to Article 16, US Highway 19 & 41 Overlay District, of the Unified Development Code.**

**The Planning & Development Director Jeremy Gilbert introduced the Text Amendment with his staff recommendation for approval.**

**Vice-Chairman Loggins asked whether there was anyone to come forth and no one came forth.**

**Vice-Chairman Loggins opened the floor up for public opinion, whether for or against for 10 minutes each. No one came forth**

**Names of people in favor**  
**NONE**

**Names of people who oppose**  
**NONE**

**Vice-Chairman Loggins closed the floor.**

**Vice-Chairman Loggins asked the Board for any discussion and then to make a motion. There was no discussion among the Board.**

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

**VIII. Discussions:**

**Board Member Proctor made a motion to request for Jeremy Gilbert to begin evaluating the feasibility, qualifications and budget requirements for hiring a dedicated Zoning Attorney to serve this Board. Given the increasing complexity of Zoning Issues, Land Use Conflicts and the need for Legal Guidance during Board Deliberations, it is in the best interest of the Board and the Citizens we serve to retain Legal Counsel that is directly accessible and specifically aligned with the objectives and responsibilities of this Board. As part of this request, further move that Jeremy Gilbert work in collaboration with County Manager to draft a Resolution, to be presented to the Board of Commissioners, recommending the approval and funding for the position of a dedicated Zoning Attorney for the Planning and Zoning Board. Edwards second the motion. The motion was approved by a vote of 4-0-0.**

**IX. Adjournment**

**Board Member Penland moved to adjourn the meeting. Board Member Edwards 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 6:51 pm.**

## PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

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MOD-25-01

### SUBJECT:

MOD-25-01 USC Timber Holdings, LLC owner and Flat Shoals Energy Center, LLC applicant request a modification to zoning condition placed on the modified Special Exception (MOD-SE-17-03) granted on November 19, 2020, for a solar farm located on Highway 18, North Maddon Bridge Road and Nixon Road in Land Lots 166, 167, 168, 185, 186, 187, 198, 199 and 200 of the 9<sup>th</sup> District, further identified as Parcel ID 032 012. The property consists of 1,371 +/- acres and the request is to modify or remove several conditions. 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
Planning and Development	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-25-01

**Planning and Zoning Board Meeting:** June 12, 2025

**Board of Commissioners Meeting:** June 24, 2025

**Mailed Notice:** May 27, 2025

**Sign Posted:** May 28, 2025

**Owner:** US Timber Holdings, LLC

**Applicant:** Flat Shoals Energy Center, LLC

**Property Location:** Highway 18, North Maddon Bridge Road and Nixon Road  
Land lots: 166, 167, 168, 185, 186, 187, 198, 199 and 200  
District: 9th  
Parcel ID: 032 012

**Acreage:** 1,371+/- acres

**Commission District:** District 2, Tim Guy

**FEMA Data:** There is some flood plain on the property, However, no development is proposed in the flood plain.

**Request:** The applicant is requesting clarification and several modifications to approved zoning conditions that were placed on a special exception approved by the Board of Commissioners on March 8, 2017, and subsequently amended with the approval of Special Exception Modification MOD- SE-17-03 on November 19, 2020.

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

**Staff Analysis:** Special Exception SE-17-03 was originally approved by Pike County's Board of Commissioners on March 8, 2017, and subsequently amended with the approval of Special Exception Modification MOD- SE-17-03 on



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November 19, 2020. The currently approved use allows for a 145-megawatt solar facility on parcel 032 012 and several adjacent parcels, totaling 1,671 acres subject to the following 19 zoning conditions:

1. Minimum 100-foot buffer from stream banks
2. Minimum 50-foot buffer from property lines and road frontage, and minimum 200-foot setback from Highway 18 and North Madden Bridge Road for solar panels.
3. Evergreen buffer along Highway 18 as a visual screen. Where possible, retain existing vegetation along Highway 18.
4. No use of herbicides for vegetation control.
5. Strong erosion and sediment control plan is required, with regular inspections to protect Elkins Creek.
6. Any specified perimeter buffers on the property shall be honored and maintained. Board of Commissioners approval for the landscape plan is required for the planted buffer along Highway 18, and the location and extent will need to be field located.
7. There shall be no unlawful encroachment into any specified state waters, buffers or wetlands.
8. Any land disturbances greater than 1-acre shall require approved erosion/sediment control plans and a land disturbance permit.
9. Annual business license shall be required.
10. The proposal shall conform to any solar farm standards set forth in the pie County Code, Chapter 166, except as may be otherwise conditioned. The bond amount specified in Section 166.06, shall be adhered to.
11. A formal study of wetlands and sensitive areas on the property needs to be completed prior to construction.
12. Herbicides shall not be used for vegetation control and maintenance.
13. Access to the solar farm via Nixon Road is prohibited. Access to the solar farm via North Madden Bridge Road shall be limited for the purpose of maintenance to the southwest substation area, and contingent upon the developer improving North Madden Bridge Road to applicable Pike County standards to the point of access of the substation area.
14. The final site plan shall be reviewed and approved by the Zoning Administrator.
15. This approval is non-transferrable to any other use and shall continue to meet all conditions, criteria, and regulations in the event that the solar farm operation is sold or otherwise transferred.



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16. Upon cessation of the solar farm, the subject property shall be restored, at no expense to Pike County, to the agricultural conditions of the property prior to the solar farm development (i.e. removal of all solar panels and equipment).
17. A 200-foot setback will be imposed along Flat Shoals Road to be added to the conditions listed above.
18. 150-foot setback will be required along Curtis Road
19. Decommissioning bond will be re-assessed every 5-years

Below are the Clarifications and/or Modifications being requested by Flat Shoals Energy Center:

**Requested Clarifications:**

**Condition #6.** The Project requests Condition 6 be clarified as follows:

Any specified perimeter buffers on the property shall be honored and maintained. Board of Commissioners approval for the landscape plan is required for the planted or retained existing buffer along Highway 18, shall be substantially in accordance with the Preliminary Site Plan titled “Flat Shoals Energy Center, LLC” prepared by Sun Tribe Development, dated April 7, 2025, and the location and extent will need to be field located.

**Condition #9.** The Project requests Condition 9 be clarified as follows:

Annual business license shall be required; the fee for which will be consistent with the business license fee for other Trade business in Pike County and is currently \$135 plus \$1 per applicant and \$1 per employee.

**Condition #10.** The Project requests Condition 10 be clarified as follows:

The proposal shall conform to any solar farm standards set forth in the Pike County Code, Chapter 166, as adopted July 29, 2014, except as may be otherwise conditioned. The bond amount specified in Section 166.06, shall be adhered to.

**Requested Modifications**

**Condition #4:** The Project requests Condition 4 be modified as follows:

Herbicide use will be limited to spot treatments around electrical equipment, in areas where mechanical mowing is unsafe or impractical, and where otherwise deemed necessary to ensure safe facility operations. All applications of herbicides shall comply with federal, state, and local regulations.



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**Condition #12:** The Project requests Condition 12 be removed due to its being the same as condition number 4.

**Condition #13:** The Project requests Condition 13 be modified as follows:

Access to the solar farm via Nixon Road is prohibited. Access to the solar farm via North Madden Bridge Road shall be limited for the purpose of construction and maintenance of the southwest substation and southwest portions of the solar facility. The Project shall identify a liaison to serve as a primary point of contact for neighbors and County staff during construction to answer questions and assist in resolving any issues related to road use should they arise. The Project will also implement dust control measures along North Madden Bridge Road during peak construction times, as appropriate taking into account weather conditions and the volume of construction-related traffic. Additionally, the Project shall conduct a pre- and post-construction evaluation of North Madden Bridge Road in order to document the condition of the road and will perform any repairs needed to address damage resulting from construction of the solar generation facility.

**Recommendation:**

Staff recommends the following clarifications or modifications to the requested conditions:

4. Herbicide use shall be limited to spot treatments only around electrical equipment, in areas where mechanical mowing is unsafe or impractical, and where otherwise deemed necessary to ensure safe facility operations. All applications of herbicides shall comply with federal, state, and local regulations.
6. Any specified perimeter buffers on the property shall be honored and maintained. Board of Commissioners approval for the landscape plan is required for the planted or retained existing buffer along Highway 18, shall be substantially in accordance with the Preliminary Site Plan titled "Flat Shoals Energy Center, LLC" prepared by Sun Tribe Development, dated April 7, 2025, and the location and extent will need to be field located.
9. An annual business license shall be required and subject to the applicable license fee as outlined in the adopted fee schedule for the Planning and Development Department.



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10. The proposal shall conform to any solar farm standards set forth in the Pike County Code, Chapter 166, as adopted July 29, 2014, except as may be otherwise conditioned. The bond amount specified in Section 166.06, shall be adhered to.
12. Remove in its entirety.
13. Access to the solar farm via Nixon Road is prohibited. Access to the solar farm via North Madden Bridge Road shall be limited for the purpose of construction and maintenance of the southwest substation and southwest portions of the solar facility. The developer shall identify a liaison to serve as a primary point of contact for neighbors and County staff during construction to answer questions and assist in resolving any issues related to road use should they arise. The developer will also implement dust control measures along North Madden Bridge Road during peak construction times, as appropriate considering weather conditions and the volume of construction-related traffic. The developer shall be responsible for the cost of improving North Madden Bridge Road to applicable Pike County standards to the point of access to the substation area.

**Attachments:**

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



# PIKE COUNTY PLANNING AND ZONING BOARD

Application # \_\_\_\_\_

Planning and Zoning Board Public Hearing Date: \_\_\_\_\_

Board of Commissioners Public Hearing Date: \_\_\_\_\_

☒ Special Use Permit

☐ Variance

☐ Modification to Zoning Condition

Property Information: District(s): 02 Land Lot(s): \_\_\_\_\_ Acres: 1,371

Tax Map Parcel #: 032 012 Address if assigned: \_\_\_\_\_

Description of Request: Modification to Special Exception MOD-SE-17-03 to clarify and make limited changes to the permit conditions previously approved by Pike County Board of Supervisors on Nov 19, 2020. The Applicant, Flat Shoals Energy Center, LLC, intends to utilize approximately 850 acres of parcel 032 012 to construct and operate a solar photovoltaic energy generating facility as described in the attached Special Exception Modification narrative.

Code Reference(s): Title XV: Land Usage, Chapt 166 Pke County Solar Farm Ordinance Present Zoning: A-R

Documentation Required:

☒ Copy of Recorded Plat

☒ Copy of Recorded Deed

☒ Letter of Explanation

\*Please see narrative

☐ Health Department Letter of Approval

☒ Sketch or site plan (preferable)

☒ Agent Authorization (if needed)

☒ Campaign Disclosure Form ☐ Other \_\_\_\_\_

Property Owner: USC Timber Holdings, LLC

Applicant: Flat Shoals Energy Center, LLC

Address: PO Box 240

Address: 107 5th Street SE

City: Warthen State: GA Zip: 31094

City: Charlottesville State: VA Zip: 22902

Phone/email: 478.552.1056 | carleigh.smith@ushcompany.com

Phone/email: 912-503-8464 or 800-214-4579

ccummings@ushcompany.com | scummings@bambooroadfarms.com

Tyler.Brock@SunTribeDevelopment.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.

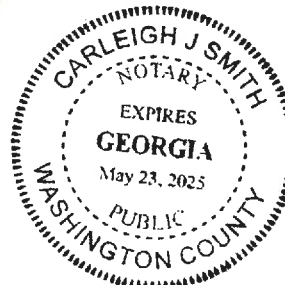
Owner's Signature: \_\_\_\_\_

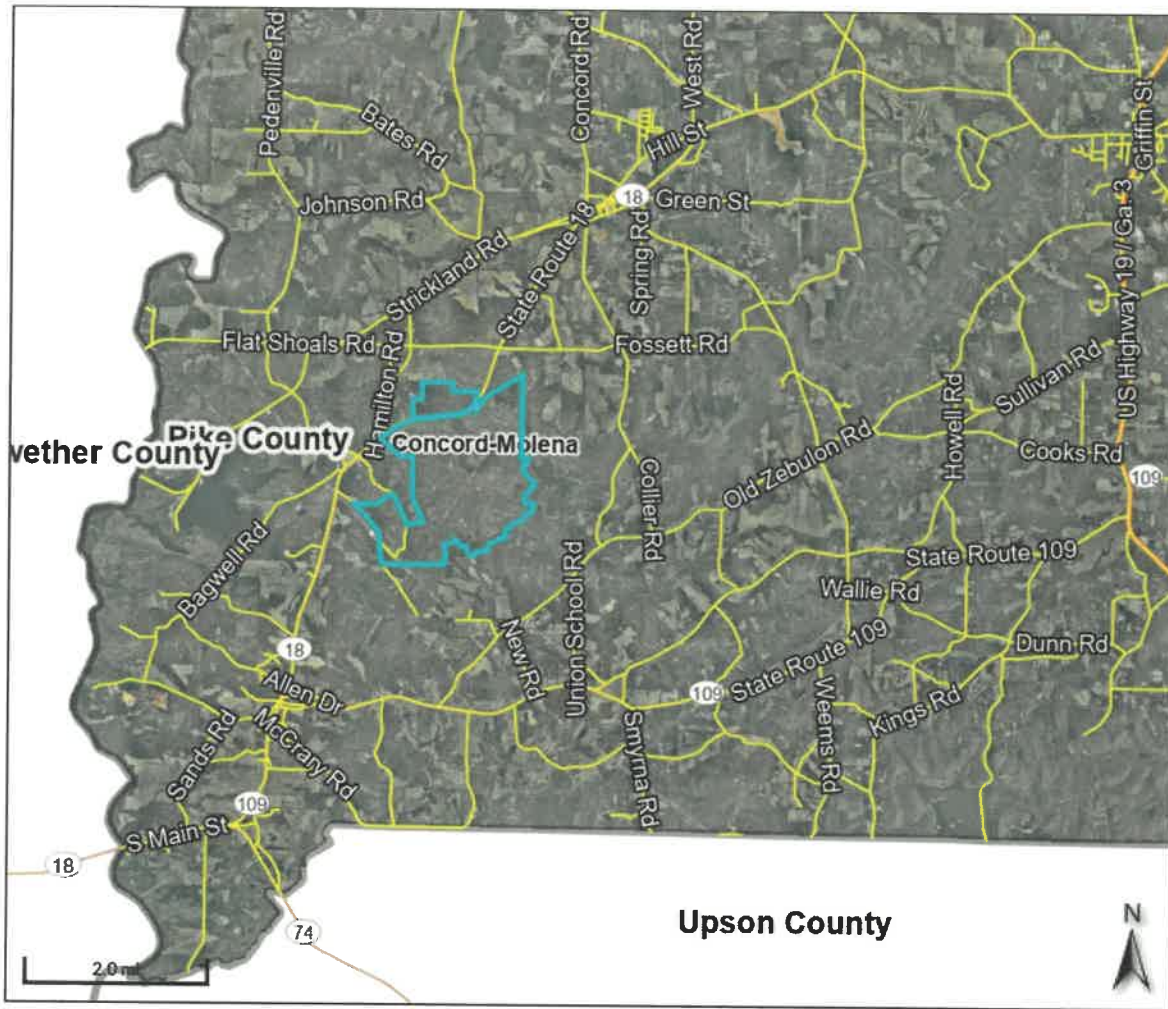
Date: 4/9/2025

Owner's Printed Name: Carl S. Cummings, Sr.

Sworn to and subscribed before me this 9<sup>th</sup> day of April, 2025

Notary Public (signature & seal): \_\_\_\_\_





**Overview**



**Legend**

-  Parcels
-  Roads
- USA Major Highways**
  -  Limited Access
  -  Highway
  -  Major Road
  -  Local Road
  -  Minor Road
  -  Other Road
  -  Ramp
  -  Ferry
  -  Pedestrian Way

**Parcel ID** 032 012  
**Class Code** n/a  
**Taxing District** UNINCORPORATED  
**Acres** 1371.0

**Owner** USC TIMBER HOLDINGS LLC  
 P O BOX 240  
 WARTHEN, GA 31094  
**Physical Address** GA HWY 18  
**Assessed Value** Value \$3759830

Last 2 Sales			
Date	Price	Reason	Qual
1/30/2015	0	QC	U
3/21/2013	0	FL	U

(Note: Not to be used on legal documents)

Date created: 6/6/2025

Last Data Uploaded: 6/6/2025 6:04:40 AM

Developed by  **SCHNEIDER**  
 GEOSPATIAL



107 5<sup>th</sup> Street SE  
Charlottesville, VA 22902  
T 800.214.4579 / F 434.245.4909  
[www.suntribesolar.com](http://www.suntribesolar.com)

April 7, 2025

Pike County, GA  
Planning and Development  
Attn. Jeremy Gilbert, Director  
77 Jackson St.  
Zebulon, GA 30295

In Re: Flat Shoals Energy Center – Modification to MOD-SE-17-03

Sun Tribe Development respectfully submits this request for modification to MOD-SE-17-03 on behalf of Flat Shoals Energy Center, LLC.

Flat Shoals Energy Center, LLC, seeks clarification and limited modifications to Special Exception MOD-SE-17-03 to develop a 100 MWAC solar farm on parcel 032 012 in Pike County. The Project will adhere to the County's Solar Farm Ordinance, blending seamlessly with its surroundings through low visual impact and quiet operations. It will generate an estimated \$11,700,000 in economically beneficial taxes and fees for the County over its lifespan, while requiring minimal County services and posing no significant visual, noise, or environmental concerns.

The requested modifications address setbacks, vegetative buffers, annual business license fees, herbicide use, and road access to ensure the Project's viability and success while delivering lasting economic and environmental benefits to Pike County. These changes align with the original intent of the Special Exception and uphold the County's environmental stewardship goals.

The county required application fee of \$300 was verified as received by the Planning and Development Office on April 7, 2025, via FEDEX.

If you have any questions or concerns regarding this payment, please reach out.

Sincerely,

A handwritten signature in black ink that reads "Tyler J. Brock". The signature is written in a cursive, flowing style.

Tyler J. Brock  
Developer  
[tyler.brock@suntribedevelopment.com](mailto:tyler.brock@suntribedevelopment.com)







# Special Exception Modification

Flat Shoals Energy Center  
Pike County, Georgia

**Submitted By**

Flat Shoals Energy Center, LLC  
107 5<sup>th</sup> Street SE  
Charlottesville, VA 22902

**Submitted To**

Pike County, Georgia  
Planning and Development  
P.O. Box 377 – 77 Jackson St  
Zebulon, GA 30295



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## Executive Summary

This application for a Modification to Special Exception MOD-SE-17-03 submitted to Pike County (the “County”) by Flat Shoals Energy Center, LLC (the “Applicant”), seeks clarification of, and limited modifications to, a handful of conditions of the previously approved Special Exception. The Applicant intends to utilize an estimated 850 acres of parcel 032 012, an agricultural property subject to the previously approved Special Exception, to construct and operate an approximately 100 MW<sub>AC</sub> solar photovoltaic energy generating facility or “solar farm.” Battery storage is not proposed as part of this project.

Flat Shoals Energy Center – with its low visual profile and quiet operations – will be well screened from and harmonious with surrounding land uses, and the Project will fully comply with Pike County’s Solar Farm Ordinance, Title XV Land Usage Chapter 166. Flat Shoals Energy Center will generate an estimated \$11,700,000 in taxes and fees for Pike County over the life of the project without drawing upon County services. The Project will provide this direct revenue to the County, in addition to other economic and environmental benefits, while posing no credible concern from a visual, glare, noise, health, safety, lighting, or environmental perspective.

**Flat Shoals Energy Center  
will generate an estimated  
\$11,700,000 for Pike County  
over the life of the project.**

To ensure commercial viability of Flat Shoals Energy Center and its ability to deliver substantial economic and environmental benefits to the County, the Project is requesting clarification of or modification to a limited number of conditions to the previously approved Special Exception MOD-SE-17-03. Those conditions are detailed below and relate to setbacks and vegetative buffers, annual business license fees, the applicable ordinance, the limited use of herbicides to ensure safe and orderly operation of the facility, as well as the use of certain County roads for the construction and maintenance of the facility.

## Project Overview

The Applicant intends to utilize parcel 032 012, subject to the previously approved Special Exception MOD-SE-17-03, to construct and operate a solar photovoltaic energy generating facility on approximately 850 acres of a 1,371-acre tract owned by USC Timber Holdings, LLC (“Flat Shoals Energy Center” or the “Project”). The subject parcel 032 012 is zoned Agricultural-Residential (A-R) and is located between the towns of Molena and Concord, along GA-Highway 18, within District 002 of Pike County.

Development of the parcel is anticipated to include approximately 750 acres within the facility’s fence line, with solar panels occupying only approximately 700 acres (i.e. 51% of the 1,371-acre parcel). The Project will not place solar panels on the approximately 122-acre portion of the parcel north of GA-Highway 18. Battery storage is not proposed as part of this project.

Flat Shoals Energy Center will generate an estimated \$11,700,000 in taxes and fees to Pike County over the life of the project. The County will receive this increase in revenue from the Project through the permitting and operation of the facility, but the Project will not draw on County services such as water, sewer, schools, or other infrastructure. Additionally, the facility will provide both direct job creation and indirect economic benefits, significantly boosting the local economy through employee spending on lodging, meals, and other goods and services.

**The Project will diversify the region's electrical generation mix, stabilize and place downward pressure on electricity prices.**

The Project will diversify the region's electrical generation mix, stabilize and place downward pressure on electricity prices. By producing power here in Georgia, Flat Shoals Energy Center will decrease reliance on out-of-state power plants, bolster grid resilience, and help meet the region's readily growing electricity needs.

Flat Shoals Energy Center will provide clean, renewable energy to Pike County residents and businesses, improve regional air and water quality while helping Georgia meet its clean energy goals. Solar energy offsets generation from traditional power plants, thereby reducing certain pollutants harmful to human health.

Site preparation for the solar facility will minimize grading as part of an integrated approach to environmental protection. Pike County and Georgia Department of Natural Resources, Environmental Protection Division, will oversee the implementation of best management practices for stormwater, erosion, and sediment control.

The Project intends to interconnect to Georgia Power's transmission system via either a "direct connect" to the utility-owned 115 kV substation located on North Madden Bridge Road or the existing Georgia Power-owned 115kV transmission line that crosses the project parcel. This interconnection is subject to a study process with Southern Company, the regional transmission operator responsible for coordinating the delivery of electricity in Georgia.

The Project will be constructed and operated following all applicable Federal, State, and Local building codes and regulations. During operation, the Project's low visual profile and quiet operation make it an excellent neighbor. At the end of the facility's life, it will be decommissioned and removed, allowing the land to be returned to its previous use.

## **About Sun Tribe**

The Applicant, Flat Shoals Energy Center, LLC, is wholly owned by Sun Tribe Development, LLC ("Sun Tribe"). Sun Tribe is an American company based in Virginia, with staff in Georgia, that is focused on providing safe, reliable, efficient, and environmentally responsible solutions for "Unleashing American Energy". We provide legacy-grade energy solutions – with an emphasis on quality, community-focused projects – and have built one of the most experienced teams in the business offering over 20 gigawatts of collective renewable energy experience. Sun Tribe partners with landowners, local



governments, and leading utilities as they move towards a cleaner energy future. For more information about Sun Tribe Development, see **Appendix A**.

## Site Control

The project parcel is owned by USC Timber Holdings, LLC (the “Parcel Owner”). The Applicant has executed an Option to Purchase Agreement with the Parcel Owner to allow the Applicant to develop, construct, and operate a solar facility on the property.

## Community Engagement

Flat Shoals Energy Center – with its low visual profile and quiet operations – will be well screened from and harmonious with surrounding land uses, and will provide benefits to the County, the community, and the State. Community feedback is an important component in our project development and design process, and representatives of the project have actively engaged with community officials and will continue to engage throughout the process. In addition, the Project will conduct individual outreach to adjacent residences and neighbors to share information and answer any questions community members may have about the project.

## Public Need and Benefit

### Direct Revenue to the County

Flat Shoals Energy Center will provide an estimated \$11,700,000 in direct revenue to Pike County over the life of the project including \$2,060,000 in real property taxes, \$9,420,000 in business personal property taxes, and \$230,000 in fees.

The Project provides this additional revenue to the County without a corresponding draw on public services or infrastructure such as schools, emergency services, water, sewer, or roads. The benefits of this additional revenue are amplified by the lack of public costs or services needed to support the Project.

**The benefits of additional revenue are amplified by the lack of public costs or services needed to support the Project.**

Please note revenue projections and economic benefits are estimates based on project parameters at the time of this application submission to the County and are subject to adjustments resulting from changes in project design, build cost, tax rates, or other factors outside the Project’s control.

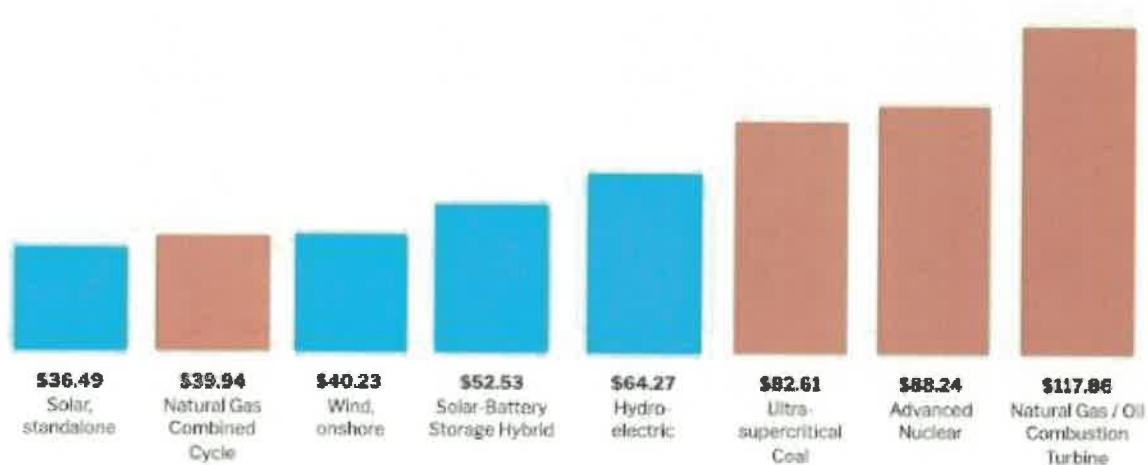
## Other Economic Benefits to the County

In addition to direct revenue, Flat Shoals Energy Center will also provide a one-time, near-term surge in economic activity during construction including localized job creation and spending on local lodging, goods and services. From grading contractors to fence installers and electricians to construction laborers, the Project will provide significant job creation during construction with an estimated 150 to 200 people at a time working on site during peak construction. The direct economic benefit of job creation is paired with the indirect, induced economic benefit of laborers eating, shopping, and sleeping at local hotels and restaurants, as is typical for all solar facility job sites.

The Project will also stabilize and place downward pressure on regional electricity prices while bolstering grid resilience by generating power locally and decreasing Georgia's reliance on out-of-state power plants. This project allows Pike County to support the production of American – and specifically Georgia – made energy while maintaining the rural character and values of the surrounding community. As illustrated in the figure below, solar is currently the lowest-cost option for new electricity generation regardless of tax incentives and despite natural gas prices at near historical lows.



### Levelized cost of electricity (LCOE) for new resources entering service in 2027 (2021 dollars per megawatthour, without tax credits)



Source: U.S. Energy Information Administration, Annual Energy Outlook 2022

## Environmental Benefits

Flat Shoals Energy Center will also provide direct environmental benefits to Pike County and the surrounding area. Unlike traditional coal and natural gas power plants, a solar energy project produces no emissions and does not use water when generating electricity. The electricity produced by the

**“Due to the reduction in the pollution from fossil-fuel-fired electric generators, the overall impact of solar development on human health is overwhelmingly positive.”**

NC State University Study

Project will offset power that would have otherwise been produced by traditional power plants and prevent the emission of a number of pollutants harmful to human health, including sulfur dioxide (SO<sub>2</sub>), nitrous oxide (NO<sub>x</sub>) and particulate matter (PM<sub>2.5</sub>). In this way, Flat Shoals Energy Center will improve regional air and water quality, while also helping to diversify Georgia's energy mix.

## Additional Project Considerations

### Visual

Great care was taken to design Flat Shoals Energy Center in a way that mitigates potential viewshed impacts on neighboring properties and adjacent roadways to the extent practicable. This is accomplished through setbacks from the property boundary, by leaving existing vegetative screening in place, and – if necessary – supplementing with additional vegetative buffering in select areas.

Additionally, the Project is not proposing any lighting or signage on site except for that required for safety and security, or to meet the requirements of the interconnecting utility.

### Glint and Glare

Solar panels are specifically designed to capture light, rather than reflect it, and each module has is made with an anti-reflective coating to further limit the potential for light reflecting off the panel's surface. Research shows solar panels produce less glare than standard residential window glass, snow, concrete, and farm ponds.

### Noise

Solar facilities produce negligible noise when operating. Any noise produced by the operating facility becomes inaudible at approximately 150 feet from the noise-producing components, such as inverters. These noise-producing components have few moving parts and do not produce noise at levels that will be heard from adjacent properties.

## Health & Safety

Solar photovoltaics are an established, safe, and well understood technology. The property of certain metals producing an electric current when exposed to sunlight was first observed in the mid-1800s, which eventually led to the first silicon solar cell being created by Bell Labs in 1940. The technology was initially deployed on satellites in the late-1950s and became commercially available in the 1970s. Modern-day solar panels are typically comprised primarily of silicon, copper and aluminum wiring and connections, which are encapsulated in plastic and sandwiched between tempered glass with an aluminum frame. Silicon – also used in computer chips – is the second most common element in Earth’s crust and is produced by processing quartz sand. Silicon solar panels are safe and reliable, and are currently in use on homes, schools, hospitals, government buildings, and military bases across Georgia. Silicon is not toxic and independent analysis has repeatedly documented that solar panels do not pose a health hazard “even in worst-case scenarios,” as stated in the NC State University’s ‘Health and Safety Impacts of Solar Photovoltaics’ white paper included as **Appendix B**.

**Silicon solar panels are safe and reliable, and are currently in use on homes, schools, hospitals, government buildings, and military bases across Georgia.**

## Lighting

Solar projects do not typically require permanent lighting and the Project is not proposing any lighting or signage on site except for that required for safety and security, or to meet the requirements of the interconnecting utility.

## Elkins Creek Watershed

Flat Shoals Energy Center has been carefully designed to avoid impacts to the Elkins Creek watershed, including its tributaries, by maintaining 100-foot setbacks from streams and 100-foot setbacks from wetlands. No grading, development, or crossing is proposed within or across these sensitive areas, ensuring full protection of local water resources. As described below, the Project will meet or exceed all applicable local, state, and federal requirements for watershed protection, further reinforcing its commitment to environmental stewardship.

## Facility Construction

Construction of Flat Shoals Energy Center is expected to take approximately ten to twelve months, with limited construction activities, such as permit closeout, extending beyond that time period. Peak construction activities are anticipated to occur over a shorter four-month period. A construction manager will coordinate, direct, and manage all logistical and workforce aspects of the construction

of the facility. It is estimated that approximately 150 to 200 personnel will be on site daily during peak construction. Personnel will park only in designated areas on the Project site during construction of the facility.

On-site construction activities fall into the following main categories:

- 1) **Civil:** Installation of temporary erosion and sediment control best management practices, permanent stormwater management best management practices, grading, construction of site entrances, roads internal to the site, and material laydown area(s)
- 2) **Fencing:** Installation of permanent fence surrounding the Project site
- 3) **Mechanical:** Installation of racking foundations (typically via pile driving), assembly of metal racking, followed by installation of solar panels
- 4) **Electrical:** Mounting of electrical equipment, trenching, and installation of conduit and wire
- 5) **Commissioning:** Inspecting, testing, and energization of the facility prior to commercial operation

Prior to construction, the Project will develop a site-specific Erosion, Sedimentation, and Pollution Control Plan that is reviewed and approved by the appropriate County and State authorities. Erosion and Sediment Control Best Management Practices (“BMPs”) will be employed throughout construction, and may include silt fencing, sediment basins, temporary seeding, and stabilized staging areas. BMPs will be installed and maintained in accordance with Georgia Soil and Water Conservation Commission guidelines and monitored regularly to ensure effectiveness. Monitoring will be conducted by certified personnel under Georgia’s Level IA and IB erosion control training program, ensuring full compliance with regulatory standards and best industry practices.

In addition, the Project will implement a comprehensive Stormwater Pollution Prevention Plan to manage the quantity and quality of runoff during operations, ensuring that water quality is protected and downstream impacts are minimized. The SWPPP will comply with the Georgia Erosion and Sedimentation Act and the National Pollutant Discharge Elimination System requirements.

Materials and equipment necessary to construct Flat Shoals Energy Center will be manufactured off site and delivered to the Project site by truck. Trucks delivering project materials will be staged and unloaded on the Project site. Major materials that may be stored on site prior to installation include solar modules, inverters, transformers, racking, and spooled wire. Other materials arriving by truck for more immediate installation include fencing, conduit, concrete, reinforcing steel, wire management hardware, communication equipment, and other electrical components.

Construction is planned for daylight hours and will conform to County regulations regarding allowable hours of operation.

## Compliance with the Zoning Ordinance

The Project complies with Pike County’s Solar Farm Ordinance requirements set forth in Title XV. Land Usage, Chapter 166, as follows:

## **A. Title XV-Land Usage – Chapter 166 (Solar Farm Ordinance)**

### **1) 166.01 (Title)**

*This Ordinance shall hereafter be known and cited as the “Pike County Solar Farm Ordinance.”  
(Res. Passed 7-29-14)*

### **2) 166.02 (Statement of Purpose)**

*By enacting this Chapter, the County intends to preserve and promote the public health, safety, and welfare of the citizens of Pike County through:*

- a) Complying with applicable State and Federal regulations concerning solar farms;*
- b) Establishing local standards and restriction for the placement and construction of solar farms and their appurtenances; (Res. Passed 7-29-14)*

**Flat Shoals Energy Center Response:** The Project complies with applicable State and Federal Regulations as well as the requirements outlined in Pike County’s Solar Farm Ordinance, and will not adversely affect the health, safety, or welfare of the citizens of Pike County. Comprehensive measures including traffic management, dust control, noise mitigation, and adherence to timing regulations have been incorporated to limit any potential adverse impacts during construction and ensure compliance with County standards. Solar is quiet use, offers a low-visual profile, and does not create emissions or dust during operations but the Project has also incorporated appropriate setbacks and vegetative screening to similarly limit any potential adverse impacts and ensure compliance with County standards following construction.

### **3) Section 166.03 (Applicability)**

*In unincorporated Pike Conty, solar farms shall only be permitted with an approved special exception in the following zoning districts: A-R (agricultural-residential), C-3 (Heavy Commercial), and M2B (Manufacturing Heavy). (The normal mailing radius for special exception hearings shall be extended to a ½ mile radius around properties applying for solar farms.) Solar farms shall also require initial review by the Pike County Environmental Review Committee and must be checked to see if they qualify for review as a Development of regional Impact by the Georgia Department of Community Affairs. These requirements shall not apply to individual solar panels installed for purely residential use. An application and site plan, including solar panel sizes, setbacks and buffers, property lines, rights-of-way, easements, structures, and any water bodies and wetlands, shall be filed with the Zoning Administrator at the start of the process (Res. Passed 7-29-14)*

**Flat Shoals Energy Center Response:** The Project is located on a parcel zoned A-R, Agricultural-Residential for which an existing Special Exception (MOD-SE-117003) for a solar farm was previously approved by Pike County. Flat Shoals Energy Center is requesting clarification of, and changes to, a limited number of the conditions to the previously approved Special Exception, and submits the attached preliminary site plan see **Appendix C**, narrative and supplemental materials in support of that request.



#### **4) Section 166.04 (Definitions)**

*For the purpose of this Ordinance, the following terms shall apply:*

- (A) PHOTOVOLTAIC ELECTRICITY. Semiconductor technology involving the direct conversion of electromagnetic radiation as sunlight, into electricity via solar panels.*
- (B) SOLAR FARM. An area of land, and its appurtenances, designated and constructed for the purpose of producing large scale photovoltaic electricity.*
- (C) SOLAR PANEL. A grouping of solar cells that uses the sun's light or heat to create electricity. (Res. Passes 7-29-14)*

**Flat Shoals Energy Center Response:** The Project constitutes a SOLAR FARM as defined and will safely and reliably generate PHOTOVOLTAIC ELECTRICITY via SOLAR PANELs as described in Section 166.04.

#### **5) Section 166.05 (General Standards and Restrictions)**

- (A) Minimum lot area: Solar farms shall not be located on parcels less than 50 acres.*
- (B) Height: Systems, equipment and structures shall not exceed 15 feet in height when ground mounted. Roof mounted, systems shall not exceed the maximum height, for the applicable zoning district in which the solar farm is approved.*
- (C) Buffers / Setbacks: There shall be established a 50 foot wide planted or natural buffer along the entire perimeter (save for necessary access points) of the solar farm property. The County reserves the right to require additional plantings in a buffer deemed to be insufficient in plant material to constitute a proper screen. Ground mounted solar panels shall be setback at least 100 feet from property lines, and inverters shall be setback at least 250 feet from property lines. If field conditions necessitate having inverters closer to property lines than the specified standard, then a variance may be applied for the with the Board of Appeals. All-other specified accessory structures related to the solar farm shall be setback at least 50 feet from any property line. Any required buffers for streams and wetlands shall be enforced.*
- (D) To the extent practical, all new distribution lines to any building, structure or utility connection may be located above ground. Utility lines from the solar facility which connect to the utility transmission lines should be a minimum 100 feet from property lines, except at the departure point(s) off of the facility property.*
- (E) Electrical solar systems components must have a UL listing or equivalent.*
- (F) All active solar systems shall meet all requirements of the approved County Building Code and shall be inspected by the County Building Inspector.*
- (G) All photovoltaic systems shall comply with the National Electric Code, current edition.*
- (H) No grid-tied photovoltaic system shall be installed until evidence has been given to the County that the owner has been approved by the utility company to install the system. Off-grid systems shall be exempt from this requirement.*
- (I) A minimum 6-foot-high security fence shall surround the perimeter of the solar farm. The manufacturers or installers identification and appropriate warning / danger signage shall be posted at the site in a clearly visible manner from each and every ingress and egress to the site. Sign sizes shall not be less than 2 foot by 2 foot, but no larger than 4 foot by 8 foot.*

- (J) Solar farm areas shall be kept free of debris and weeds, in compliance with federal, state, and local regulations.
- (K) Reasonable accessibility for emergency services shall be required. An address for the solar farm for ease of location by emergency services shall also be required.
- (L) The solar farm operator(s) shall provide the County Code Enforcement Office with current owner and local point of contact information. (res. Passed 7-29-14)

**Flat Shoals Energy Center Response:** The Project meets or exceeds each of the General Standards and Restrictions (A) through (L) in Section 166.05. Of note, the solar arrays and associated equipment will not exceed 15 feet in height, with the exception of any new distribution lines or utility lines as referenced in (D). Flat Shoals Energy Center will retain existing vegetation at least 50-feet in width as a natural buffer along the entire perimeter of the facility, with the exception of access points as referenced in (C) and the locations where utility lines depart the facility property as referenced in (D). Major system components will have a UL listing or equivalent as referenced in (E), the Project will meet all requirements of the approved Building Code and be subject to inspection by the Building Inspector at the time it applies for a building permit from Pike County as referenced in (F), the system will comply with the current adopted National Electric Code as referenced in (G), the Project will be surrounded by a minimum 6-foot-high security fence and will install the appropriate warning / danger signage as referenced in (I). Flat Shoals Energy Center will also be kept free of debris and weeds as referenced in (J), will provide for reasonable accessibility by emergency services as referenced in (K), and will provide the County Code Enforcement Office with the current owner and local point of contact information as referenced in (L). Additionally, the Project will provide evidence to the County that interconnection of the facility to the grid has been approved by the utility company as referenced in (H). For additional detail, please refer to the preliminary site plan included as **Appendix C**.

#### **6) Section 166.06 (Abandonment or Cessation)**

*It is the responsibility of the parcel owner to remove all obsolete or unused systems within 6-months of cessation of operation, exclusive of periods of force majeure (acts of God, storms, etc.). At the discretion of the Zoning Administration, the owner may apply for a six-month extension of the removal process, if substantially, but not totally, complete. Reusable components are to be recycled whenever feasible. Disposal of all solid and hazardous waste shall be in accordance with all local, state, and federal waste disposal regulations. Proof of any and all disposal of materials shall be provided to Pike County upon completion of removal. Prior to the approval of a solar farm permit, bond in the amount of \$5000 per acre shall be posted. (Res. Passed 7-29-14)*

**Flat Shoals Energy Center Response:** The Project will remove all obsolete or unused systems within the six to twelve month period of cessation of operation as described in Section 166.06, exclusive of periods of force majeure. Components will be recycled, salvaged, or repurposed to extent practicable, or otherwise will be disposed of in accordance with all local, state, and federal waste disposal regulations.

Flat Shoals will post a bond in the amount of \$5,000 per acre prior to issuance of a building permit by Pike County.



## **7) Section 166.07 (Enforcement and Penalties)**

*Any person in violation of this article shall be subject to a citation in Pike County Magistrate Court, and, upon conviction, be subject to a fine not to exceed \$1000.00 or no more than 6 months of incarceration, or both. Each day the violation continues shall constitute a separate offence. (See O.C.G.A. 15-10-60) (Res. Passed 7-29-14)*

**Flat Shoals Energy Center Response:** The Applicant acknowledges the enforcement and penalties provisions in Section 166.07.

## **8) Section 166.08 (Appeals)**

*The determination of the Magistrate Court may be appealed on points of law to the Pike County Superior Court by writ of certiorari. (Res. Passed 7-29-14)*

**Flat Shoals Energy Center Response:** The Applicant acknowledges the appeals provision in Section 166.08.

# **Special Exception Modification**

## **Previously Approved Special Exception MOD-SE-17-03**

Special Exception SE-17-03 was originally approved by Pike County's Board of Commissioners on March 8, 2017, and subsequently amended with the approval of Special Exception Modification MOD-SE-17-03 on November 19, 2020. The currently approved use allows for a 145 MW<sub>AC</sub> solar facility on parcel 032 012 and several adjacent parcels, totaling 1,671 acres subject to the following conditions:

- 1) *Minimum 100-foot buffer from stream banks*
- 2) *Minimum 50-foot buffer from property lines and road frontage, and minimum 200-foot setback from Highway 18 and North Madden Bridge Road for solar panels.*
- 3) *Evergreen buffer along Highway 18 as a visual screen. Where possible, retain existing vegetation along Highway 18.*
- 4) *No use of herbicides for vegetation control.*
- 5) *Strong erosion and sediment control plan is required, with regular inspections to protect Elkins Creek.*
- 6) *Any specified perimeter buffers on the property shall be honored and maintained. Board of Commissioners approval for the landscape plan is required for the planted buffer along Highway 18, and the location and extent will need to be field located.*
- 7) *There shall be no unlawful encroachment into any specified state waters, buffers or wetlands.*
- 8) *Any land disturbances greater than 1-acre shall require approved erosion/sediment control plans and a land disturbance permit.*

- 9) *Annual business license shall be required.*
- 10) *The proposal shall conform to any solar farm standards set forth in the pie County Code, Chapter 166, except as may be otherwise conditioned. The bond amount specified in Section 166.06, shall be adhered to.*
- 11) *A formal study of wetlands and sensitive areas on the property needs to be completed prior to construction.*
- 12) *Herbicides shall not be used for vegetation control and maintenance.*
- 13) *Access to the solar farm via Nixon Road is prohibited. Access to the solar farm via North Madden Bridge Road shall be limited for the purpose of maintenance to the southwest substation area, and contingent upon the developer improving North Madden Bridge Road to applicable Pike County standards to the point of access of the substation area.*
- 14) *The final site plan shall be reviewed and approved by the Zoning Administrator.*
- 15) *This approval is non-transferrable to any other use and shall continue to meet all conditions, criteria, and regulations in the event that the solar farm operation is sold or otherwise transferred.*
- 16) *Upon cessation of the solar farm, the subject property shall be restored, at no expense to Pike County, to the agricultural conditions of the property prior to the solar farm development (i.e. removal of all solar panels and equipment).*
- 17) *A 200-foot setback will be imposed along Flat Shoals Road to be added to the conditions listed above.*
- 18) *150-foot setback will be required along Curtis Road*
- 19) *Decommissioning bond will be re-assessed every 5-years*

### **Clarifications and Modifications Requested by Flat Shoals Energy Center**

The Project is seeking clarification of, and a limited number of modifications to, the previously approved conditions for Special Exception Modification (MOD-SE-17-03). The requested clarifications and modifications are intended to add specificity and clarity the Applicant anticipates will be necessary to secure long-term financing for Flat Shoals Energy Center, ensure commercial viability of the Project, and its ability to deliver substantial economic and environmental benefits to the County. For each requested clarification or modification, revised language and a specific rationale is provided.

#### Requested Clarifications:

**Condition #6.** The Project requests Condition 6 be clarified as follows:

*“Any specified perimeter buffers on the property shall be honored and maintained. Board of Commissioners approval for the landscape plan is required for the planted or retained existing buffer along Highway 18, shall be substantially in accordance with the Preliminary Site Plan titled “Flat Shoals Energy Center, LLC” prepared by Sun Tribe*

*Development, dated April 7, 2025, and the location and extent will need to be field located."*

**Rationale:** Flat Shoals Energy Center's design incorporates a 200 ft setback from Highway 18 to solar panels consisting primarily of retained existing vegetation that will be supplemented with new plantings in areas where the existing vegetation allows an unobstructed view of solar arrays (if any). The Applicant requests the proposed clarifications to Condition 6 in order to confirm the Board of Commissioners agrees such setback and buffer parameters are sufficient, and to provide reasonable assurances the setback or buffer requirements will not change materially as the Project invests time and resources in advancing the engineering and design of the facility.

**Condition #9.** The Project requests Condition 9 be clarified as follows:

*"Annual business license shall be required; the fee for which will be consistent with the business license fee for other Trade business in Pike County, and is currently \$135 plus \$1 per applicant and \$1 per employee."*

**Rationale:** The Applicant requests the proposed clarifications to Condition 9 in order to provide transparency as to the magnitude of the annual fee and its consistency with annual fees for other businesses in the County.

**Condition #10.** The Project requests Condition 10 be clarified as follows:

*"The proposal shall conform to any solar farm standards set forth in the pike County Code, Chapter 166, as adopted July 29, 2014, except as may be otherwise conditioned. The bond amount specified in Section 166.06, shall be adhered to."*

**Rationale:** The Applicant requests the proposed clarifications to Condition 10 in order to confirm the intent is for the Project to be compliant with the County's current ordinance, and to avoid potentially significant financial harm should the solar farm standards change in the future and the Project be unable to fully comply.

#### Requested Modifications

**Condition #4:** The Project requests Condition 4 modified as follows:

*~~"No use of herbicides for vegetation control"~~ Herbicide use will be limited to spot treatments around electrical equipment, in areas where mechanical mowing is unsafe or impractical, and where otherwise deemed necessary to ensure safe facility*

*operations. All application of herbicides shall comply with federal, state, and local regulations.”*

**Rationale:** The use of herbicides for spot treatments around electrical equipment and in areas where mechanical mowing is unsafe or impractical is consistent with industry best practices and is necessary to ensure safe operations. Limited use of herbicides is also consistent with Section 166.05 item J of the solar farm ordinance, which states “Solar farm areas shall be kept free of debris and weeds, in compliance with federal, state, and local regulations.”

The Applicant anticipates utilizing mechanical mowing as the primary means of vegetation management but respectfully submits that limited use of herbicides is customary in ensuring the safe and reliable operation of solar energy projects. The Applicant further anticipates that any such limited use of herbicides during construction and operation of the Project is likely to represent a significant reduction from the historical application of herbicides and pesticides utilized during previous silvicultural and agricultural operations on the parcel and surrounding area.

**Condition #12:** The Project requests Condition 12 be modified as follows:

~~Herbicides shall not be used for vegetation control and maintenance~~ “[Intentionally deleted]”

**Rationale.** Condition 12 is duplicative of the original Condition 4, which the Applicant has requested be modified as outlined above.

**Condition #13:** The Project requests Condition 13 be modified as follows:

*“Access to the solar farm via Nixon Road is prohibited. Access to the solar farm via North Madden Bridge Road shall be limited for the purpose of construction and maintenance of the southwest substation area, and contingent upon the developer improving North Madden Bridge Road to applicable Pike County standards to the point of access of the substation area, and southwest portions of the solar facility. The Project shall identify a liaison to serve as a primary point of contact for neighbors and County staff during construction to answer questions and assist in resolving any issues related to road use should they arise. The Project will also implement dust control measures along North Madden Bridge Road during peak construction times, as appropriate taking into account weather conditions and the volume of construction-related traffic. Additionally, the Project shall conduct a pre- and post-construction evaluation of North Madden Bridge Road in order to document the condition of the road and will perform any repairs needed to address damage resulting from construction of the solar generation facility.”*

**Rationale:** The Applicant agrees it will not utilize Nixon Road for access but seeks to allow limited construction and maintenance access via North Madden Bridge Road specifically for the southwestern portion of the solar facility and the project substation. This change is necessary to (a) avoid development north of GA Highway 18, and (b) avoid disturbing an Elkins Creek tributary that bisects the project area. Flat Shoals Energy Center is committed to being a good neighbor and so has voluntarily proposed a designated liaison for residents of North Madden Bridge Road to answer questions or address issues should they arise during construction, dust control measures during construction, and a commitment to assess and repair any construction-related damages to North Madden Bridge Road. This approach balances environmental stewardship with practical development needs and ensures the County's interest in protecting its infrastructure is preserved.

## Conclusion

Flat Shoals Energy Center respectfully requests approval of the above proposed clarifications and modifications to Special Exception MOD-SE-17-03. These modifications preserve the intent of the original permit and ensure a viable and financeable Project that is well screened from – and harmonious with – surrounding land uses, and will provide numerous economic and environmental benefits to the County, the Community, and the State over the next several decades.

## Appendices

**Appendix A.** Sun Tribe Development: Statement of Qualifications

**Appendix B.** Health and Safety Impacts of Solar Photovoltaics

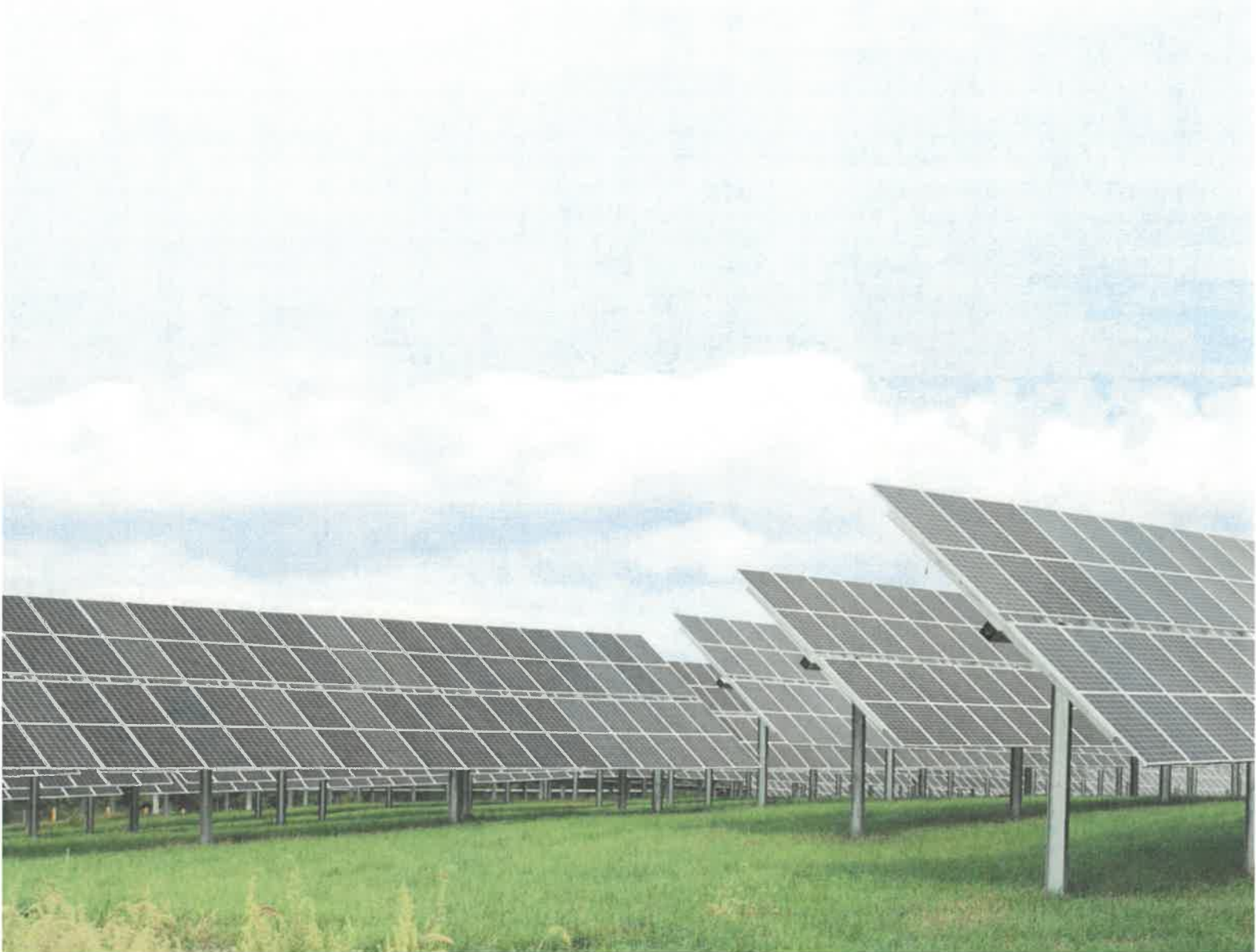
**Appendix C.** Flat Shoals Energy Center Preliminary Site Plan

## **Appendix A**

### **Sun Tribe Development: Statement of Qualifications**



# Utility-Scale Solar Development Statement of Qualifications





# Sun Tribe

Build a legacy.

At Sun Tribe, we make legacy-grade clean energy projects happen. Diligent upfront de-risking, best-in-class development and engineering, and forging ongoing relationships built on trust translate into long-term value for our partners.

Sun Tribe projects stand the test of time and exceed expectations. Because legacies are a serious thing to build – and the integrity of ours depends on the quality of yours.

**Business Units:**

Utility-scale Development
EPC: Design + Build
Commercial-scale Development
Asset management: Operations + Maintenance

**2015**

Founded

**100+**

Projects Completed

**50 GW+**

Team Lifetime Development

**80+**

Team Members

**300+**

Years of combined team experience

**15+**

Business and Leadership Positions

# Sun Tribe



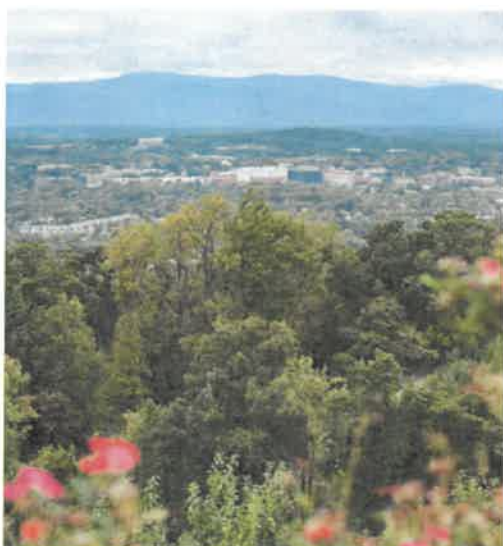
## Solar that does more

Generating clean, affordable, domestic energy for decades to come is our baseline, but Sun Tribe projects go further: The first solar array in Virginia history to sit on an abandoned coal mine. The first school district in the state powered by 100% onsite solar. Bringing solar energy education into school curricula. Incorporating agriculture- and pollinator-friendly principles into projects



## Partnering For Success

Legacies get built together. That's why we partner with a wide variety of individuals and organizations to bring projects to life: landowners, investors, K-12 schools, universities, government agencies, community and economic development organizations, utilities, local businesses and Fortune 200 companies alike, nonprofits, elected leaders, and other energy companies.



## Domestically Focused, Internationally Respected

Headquartered out of East Coast clean energy hub Charlottesville, Virginia, we remain committed to and focused on the Mid-Atlantic, Southeast, and other U.S. domestic markets — even as we've built a reputation for solar innovation that has garnered attention across the country and around the world in outlets such as Bloomberg, the Washington Post, Canada's CBC, and Germany's ARD.

## A few of our projects

### Hopewell Solar Center

Scope	Capacity	Location
Developer	195 MWdc	Pittsylvania County, VA

### 360 Solar Center

Scope	Capacity	Location
Developer	67 MWdc	Chesterfield County, VA

### Groves Solar Center

Scope	Capacity	Location
Developer	18 MWdc	Westmoreland County, VA

### Watlington Solar Center

Scope	Capacity	Location
Developer	26 MWdc	Halifax County, VA

### Chambersburg Solar Center

Scope	Capacity	Location
Developer	20 MWdc	Borough of Chambersburg, PA



### Pleasant Hill Solar Center

Scope	Capacity	Location
Developer	26 MWdc	City of Suffolk, VA

### Wood Brothers Road

Scope	Capacity	Location
Developer	3.9 MWdc	Middlesex County, VA


### Cunningham Solar Center

Scope	Capacity	Location
Developer	6.4 MWdc	Fluvanna County, VA

# Building Solar Strengthening Communities

We're proud of the strong relationships we've built with neighborhood suppliers, contractors, employers, and stakeholders – and we're committed to creating local jobs in every community in which we work.

We desire to further fuel the engine of workforce development – growing local solar capacity through training, outreach, and a rigorous approach to high-quality standards.

We also support the Solar Hands-On Instructional Network of Excellence (SHINE) . SHINE is a public-private partnership founded by Southside Virginia Community College, CHESSA, leading solar developers, construction companies, energy consulting & recruiting firms, and tech companies. Through SHINE, we further inclusive, solar workforce development and equip Virginians with the tools and knowledge they need to enter the sector.

## **Founder**

Virginia Solar Workforce Development Initiative

## **Founding Member**

RENEWABLES FORWARD

Solar Hands-on Instructional Network of Excellence (SHINE)

## **Member**

Virginia Governor's Clean Energy Advisory Board

## **Awards and Accolades**

America's Fastest Growing Companies, Inc. 500

First Gold Certified Site, Virginia Pollinator Smart Program

Innovation of the Year, MDV-SEIA Solar Industry Leadership Awards

Champion Award, Better Business Challenge

Finalist, Midsize Company of the Year, The Cleanie Awards

Finalist, Rising Star under 40, The Cleanie Awards

Solar Champion, Virginia Solar Workforce Development Initiative

Outstanding Recent Alumnus, Virginia Tech





Sun Tribe's utility-scale development arm partners with Fortune 500 companies, landowners, governments, and leading utilities to develop legacy-worthy large-scale solar, storage, and solar+storage projects.

Our team has 5+ GW of collective renewable energy experience. We've previously developed and built solar facilities in 20 states for the likes of AEP, Dominion Energy, Duke Energy, Entergy, Exelon, Georgia Power, Gulf Power, Idaho Power, Pacific Power, PSEG, the Tennessee Valley Authority, United States Air Force, and United States Navy.

As a utility-scale developer, we begin with a focus on honoring the heritage of the land. From local agriculture and longstanding rural character, to former coalfields that once defined the region's economy, we know that we have a responsibility to steward these lands for future generations. This is why we forge sustainable, respectful, long-term relationships with landowners first — then back that with diligent project planning and collaboration with local AHJs and elected leaders throughout the permitting process — to earn and retain trust across years and across multiple projects.

Leading corporate offtakers, innovative utilities, and respected environmental nonprofits count Sun Tribe utility-scale projects as highlights in their renewable energy portfolios.

Sun Tribe

We are proud to  
work with



# Key Contributors



## **Danny Van Clief**

Chief Executive Officer

- Former President, Coronal Energy (Panasonic), and HelioSage Energy
- Past development partners: Dominion Energy, Duke Energy, Georgia Power, Tennessee Valley Authority, U.S. Navy, U.S. Air Force
- M.B.A., Australian Graduate School of Management
- B.A., University of Virginia



## **Betsy Arlen**

Vice President of Real Estate

- Former Owner, Energy Mapping Alternatives, LLC
- Former GIS Analyst BP Wind Energy North America
- Has helped to bring over 1GW of renewable energy to the power grid
- M.A., Wayne State University
- B.A., Wayne State University



## **Geoff Suttle**

Vice President of Development

- Former Senior Director of Project Development at EDF Renewables; oversaw development of 260+ MW contracted distributed solar projects across U.S. 12+ years in industry, including roles at First Solar, Orion Renewables & Element Power
- Directly originated and developed 380 MW of operational utility-scale solar projects
- M.B.A., Darden School of Business at the University of Virginia
- B.A., Yale University



# Key Contributors



## Cory Schaeffer

Vice President of Energy Storage

- 15 years renewable energy project and product experience
- Led multiple product launch and project construction efforts for GE Renewables
- Led Leidos Engineering solar and energy storage independent engineering practice
- Oversaw diligence efforts in >3GW of solar and storage projects
- B.S., Penn State



## Trevor Francis

Vice President of Engineering

- Former Lead Electrical Engineer, juwi Solar
- On-site commissioning and startup lead, 100+MW of solar
- Former Electrical Engineer, Pure Power Engineering
- Licensed Professional Engineer, 8 states
- B.S., Western Michigan University



## Austin Debutts

Senior Director of Origination

- Launched Sol CES offsite team; responsible for 300+ MW of development
- Former Project Development Manager and Finance Analyst, Sol Systems
- Former Policy Analyst Intern (Rural Electrification), NRG Solutions
- Fellow, Clean Energy Leadership Institute
- B.A. Princeton University

Sun Tribe

107 5th Street, SE  
Charlottesville, VA 22902

[suntribedevelopment.com](http://suntribedevelopment.com)



## **Appendix B**

### **Health and Safety Impacts of Solar Photovoltaics**



# Health and Safety Impacts of Solar Photovoltaics

By Tommy Cleveland  
May 2017



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# Contents

- 1.1 • Project Installation / Construction.....4
- 1.2 • System Components | 1.2.1 Solar Panels: Construction and Durability.....5
- 1.2.2 • Photovoltaic (PV) Technologies.....7
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- 1.2.4 • Non-Panel System Components (racking, wiring, inverter, transformer)..12
- 1.4 • Operations and Maintenance – Panel Washing and Vegetation Control....13
- 2 • Electromagnetic Fields (EMF).....14
- 3 • Electric Shock and Arc Flash Hazards .....16
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# Health and Safety Impacts of Solar Photovoltaics

The increasing presence of utility-scale solar photovoltaic (PV) systems (sometimes referred to as solar farms) is a rather new development in North Carolina's landscape. Due to the new and unknown nature of this technology, it is natural for communities near such developments to be concerned about health and safety impacts. Unfortunately, the quick emergence of utility-scale solar has cultivated fertile grounds for myths and half-truths about the health impacts of this technology, which can lead to unnecessary fear and conflict.

Photovoltaic (PV) technologies and solar inverters are not known to pose any significant health dangers to their neighbors. The most important dangers posed are increased highway traffic during the relative short construction period and dangers posed to trespassers of contact with high voltage equipment. This latter risk is mitigated by signage and the security measures that industry uses to deter trespassing. As will be discussed in more detail below, risks of site contamination are much less than for most other industrial uses because PV technologies employ few toxic chemicals and those used are used in very small quantities. Due to the reduction in the pollution from fossil-fuel-fired electric generators, the overall impact of solar development on human health is overwhelmingly positive. This pollution reduction results from a partial replacement of fossil-fuel fired generation by emission-free PV-generated electricity, which reduces harmful sulfur dioxide (SO<sub>2</sub>), nitrogen oxides (NO<sub>x</sub>), and fine particulate matter (PM<sub>2.5</sub>). Analysis from the National Renewable Energy Laboratory and the Lawrence Berkeley National Laboratory, both affiliates of the U.S. Department of Energy, estimates the health-related air quality benefits to the southeast region from solar PV generators to be worth 8.0 ¢ per kilowatt-hour of solar generation.<sup>1</sup>

This is in addition to the value of the electricity and suggests that the air quality benefits of solar are worth more than the electricity itself.

Even though we have only recently seen large-scale installation of PV technologies, the technology and its potential impacts have been studied since the 1950s. A combination of this solar-specific research and general scientific research has led to the scientific community having a good understanding of the science behind potential health and safety impacts of solar energy. This paper utilizes the latest scientific literature and knowledge of solar practices in N.C. to address the health and safety risks associated with solar PV technology. These risks are extremely small, far less than those associated with common activities such as driving a car, and vastly outweighed by health benefits of the generation of clean electricity.

This paper addresses the potential health and safety impacts of solar PV development in North Carolina, organized into the following four categories:

- (1) Hazardous Materials
- (2) Electromagnetic Fields (EMF)
- (3) Electric Shock and Arc Flash
- (4) Fire Safety

## 1 • Hazardous Materials

One of the more common concerns towards solar is that the panels (referred to as "modules" in the solar industry) consist of toxic materials that endanger public health. However, as shown in this section, solar energy systems may contain small amounts of toxic materials, but these materials do not endanger public health. To understand potential toxic hazards coming from a solar project, one



must understand system installation, materials used, the panel end-of-life protocols, and system operation. This section will examine these aspects of a solar farm and the potential for toxicity impacts in the following subsections:

(1.2) Project Installation/Construction

(1.2) System Components

1.2.1 Solar Panels: Construction and Durability

1.2.2 Photovoltaic technologies

(a) Crystalline Silicon

(b) Cadmium Telluride (CdTe)

(c) CIS/CIGS

1.2.3 Panel End of Life Management

1.2.4 Non-panel System Components

(1.3) Operations and Maintenance

## 1.1 Project Installation/Construction

The system installation, or construction, process does not require toxic chemicals or processes. The site is mechanically cleared of large vegetation, fences are constructed, and the land is surveyed to layout exact installation locations. Trenches for underground wiring are dug and support posts are driven into the ground. The solar panels are bolted to steel and aluminum support structures and wired together. Inverter pads are installed, and an inverter and transformer are installed on each pad. Once everything is connected, the system is tested, and only then turned on.



Figure 1: Utility-scale solar facility (5 MWAC) located in Catawba County. Source: Strata Solar





MOD-25-01

Sign Posted 5-28-2025

## PIKE COUNTY PLANNING AND ZONING BOARD

June 12, 2025 - 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on June 12, 2025, 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) MOD-25-01 USC Timber Holdings, LLC owner and Flat Shoals Energy Center, LLC applicant request a modification to zoning condition placed on the modified Special Exception (MOD-SE-17-03) granted on November 19, 2020, for a solar farm located on Highway 18, North Madison Bridge Road and Nixon Road in Land Lots 166, 167, 168, 185, 186, 187, 198, 199 and 200 of the 5th District, further identified as Parcel ID 032 012. The property consists of 1,371 +/- acres and the request is to modify or remove several conditions. 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.

(2) REZ-25-04 McLeRoy Rentals, LLC owner and Dee McLeRoy applicant request a rezoning from C-3 (Heavy Commercial) to M-2 (Heavy Manufacturing) for property located on the west side of Highway 41 South, Griffin GA 30224. The property consists of 75.02 +/- acres in Land lot 135 in the 2nd District, further identified as parcel ID 086 052. The request is to build a self-storage facility and future development area for additional warehouse/office buildings. Commission District 3, Commissioner Ken Pullin. 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) REZ-25-05 Timothy Ingram and Dee McLeRoy Owners, and Eric McLeRoy applicant request a rezoning from AR (Residential Agricultural) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 9627 US Hwy 19, Zebulon, GA 30295 and part of 516 McKinley Road, Williamson GA 30292. The property consists of 7.14 +/- acres in Land lot 225 in the 8th District, further identified as parcel ID 066 053 and part of parcel ID 066 045. The request is to expand the current equipment and storage yard for McLeRoy Inc. 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.

(4) REZ-25-06 Jason Pike, LLC Owner, and Jason Mask applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located at 6834 GA Hwy 362 and part of 260 Kings Bridge Road, Concord GA 30206. The property consists of 2.355 +/- acres in Land lots 172 & 181 in the 1st District, further identified as parcel ID 025 007A and part of parcel ID 025 007. The request is to convert the existing house into a land management office and Heating and Air Contractors office. 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.

(5) REZ-25-07 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to R-2 (Single-Family Residential) for a portion of property located at 14242 US Hwy 19 having frontage on Deer Lake Drive, Griffin GA 30224. The property consists of 3.88 +/- acres in Land lot 90 in the 2nd District, further identified as part of parcel ID 074 113. The request is to create two new lots for single-family homes that will have access to Deer Lake Drive. 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-25-08 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for a portion of property located at 14242 US Hwy 19, Griffin GA 30224. The property consists of 4.77 +/- acres in Land lot 90 in the 2nd District, further identified as part of parcel ID 074 113. The request is to create one new commercial lot and renovate the existing structure for a commercial office. 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 June 24, 2025, 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 opposition of each request.

## PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

---

REZ-25-04

### **SUBJECT:**

REZ-25-04 McLeRoy Rentals, LLC owner and Dee McLeRoy applicant request a rezoning from C-3 (Heavy Commercial) to M-2 (Heavy Manufacturing) for property located on the west side of Highway 41 South, Griffin GA 30224. The property consists of 75.02 +/- acres in Land lot 136 in the 2<sup>nd</sup> District, further identified as parcel ID 086 052. The request is to build a self-storage facility and future development area for additional warehouse/office buildings. Commission District 3, Commissioner Ken Pullin. **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
Planning and Development	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-25-04

**Planning and Zoning Board:** June 12, 2025

**Board of Commissioners Meeting:** June 24, 2025

**Mailed Notices:** May 27, 2025

**Signs Posted:** May 28, 2025

**Owner:** McLeRoy Rentals

**Applicant:** Dee McLeRoy

**Property Location:** US Hwy 41, Griffin, GA 30224  
Landlot: 166  
District: 1<sup>st</sup>  
Parcel ID: 086 052

**Acreage:** 75.02 +/- acres

**Commission District:** District 3, Ken Pullin

**FEMA Data:** Does not lie within a flood zone.

**Request:** Applicant and Owner are requesting a rezoning from C-3 (Heavy Commercial) to M-2 (Heavy Manufacturing).

**Code Reference:** Article 13 and Article 16 of the UDC

**Zoning History:** The subject property was rezoned on September 28, 2021, from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) with the following zoning conditions:

1. The developer shall submit an application for each phase of the development and approval by the Board of Commissioners will be needed prior to any permits being issued.



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2. A fifty-foot (50') buffer shall be planted or maintained on all property lines that abut residentially zoned property meeting the standards outlined in Chapter 164 of the Pike County Code.

**Staff Analysis:** Applicant and Owner are requesting a rezoning from C-3 (Heavy Commercial) to M-2 (Heavy Manufacturing) for the proposed use of Primarily office warehouse uses. Phase I of the development will include a 6,300 square foot incubator building, two 10,000 square foot storage buildings and an additional 6,780 square foot self-storage building. The future development for the business park will include a 120,000 square foot office warehouse building, a tractor trailer tire shop, a 35,200 square foot office warehouse building and a cement aggregate products company. The attached site plan will provide a visual demonstration of the proposed development. The site is also located in the US Highway 41 Overlay district and will be required to go through the overlay review process before the development can be constructed. The Subject property is in a commercial/industrial node as well as the arterial overlay corridor according to the Pike County Character Area Map

**(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 C-3 (Heavy Commercial) and is currently vacant land. The area is comprised of zoning ranging from A-R (Agricultural-Residential) to M-2 (Heavy Commercial). The proposed use of the property is consistent with the character area map as well as the character of the area.

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

The property appears to be suitable for the proposed development.

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

The property is a vacant tract and has no record of any structures being located on it.





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

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

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

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

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

There is not a balance between the benefit to the public if the property is not zoned and the hardship on the property owner.

***(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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jgilbert@pikecoga.com

*"Serving Citizens Responsibly"*

**Recommendation:** Staff recommends Approval of the requested rezoning from C-3 to M-2 with the following conditions:

1. Prior to any development an application for an overlay review shall be required for each phase of the development in accordance with Article 16 of the UDC.
2. Buffers must be established in accordance with Article 26 of the UDC.
3. A Permit from GDOT will be required for access to the site and shall be required prior to the issuance of any building permits.

**Attachments:**

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



RECEIVED  
4-22-25/25/25

\$2625.50 fee

CK# 42718  
R# 191

# PIKE COUNTY REZONING APPLICATION

Application # REC-25-04

Planning and Zoning Board Public Hearing: 6/12/25

Permit # 201

Board of Commissioners Public Hearing: 6/24/25

Property Information: District(s): 2ND Land Lot(s): 136 Acres: 75.02

Tax Map Parcel #: 086 052 Address if assigned: US HWY 41, Griffing GA 30224

Existing Zoning Classification: C3 Proposed Zoning Classification: M2

Summary of Proposed Project: SEE ATTACHED PROJECT DESCRIPTION

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: McLeRoy Rentals LLC 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: 770-567-3514 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.

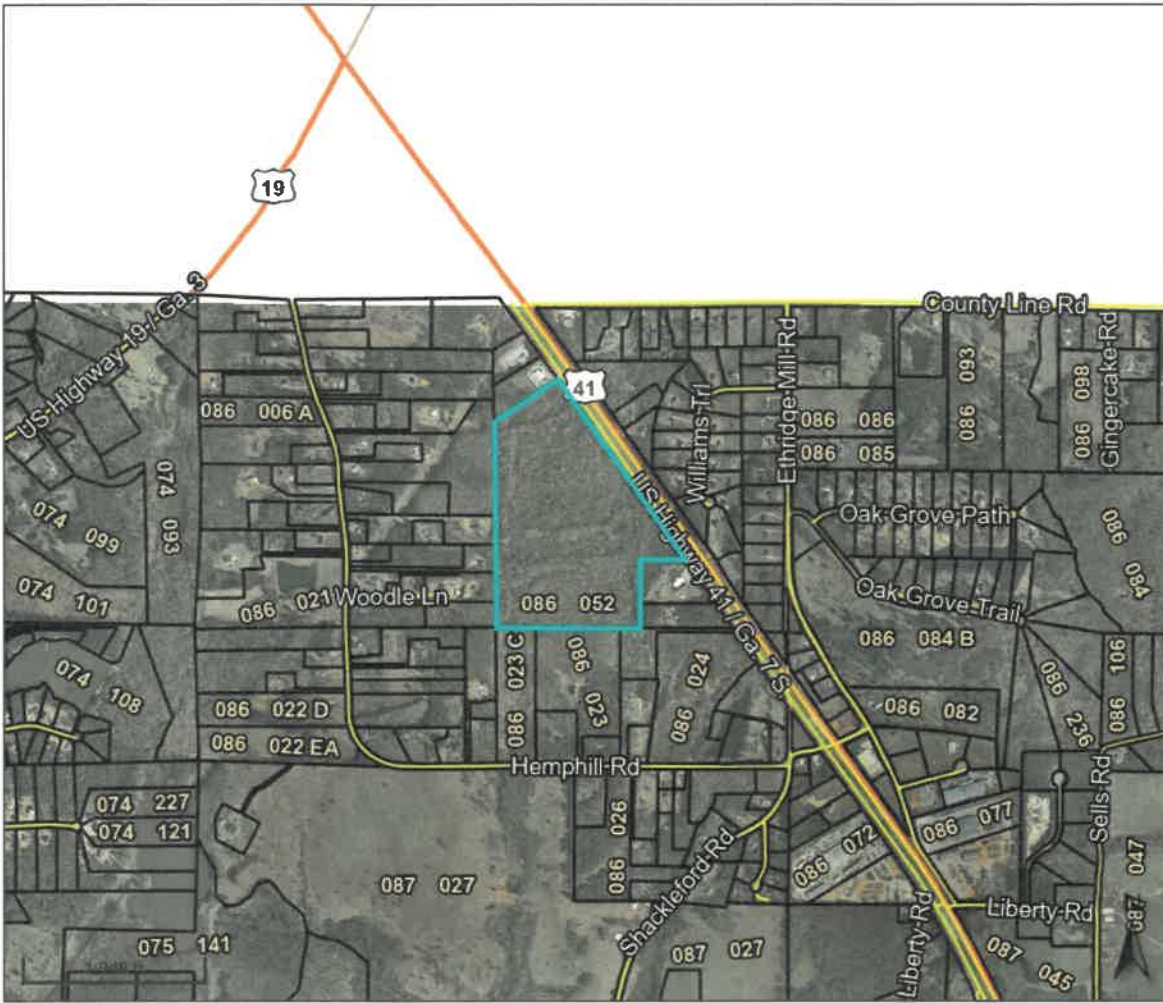
Owner's Signature: [Signature] Date: 4-16-2025

Owner's Printed Name: MCLEROY RENTALS, LLC. DEE B. McLEROY

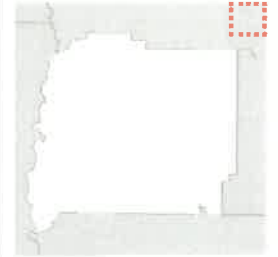
Sworn to and subscribed before me this 16 day of April, 2025

Notary Public (signature & seal): [Signature]








**Overview**



**Legend**

-  Parcels
-  Address Numbers
-  Roads

<b>Parcel ID</b>	086 052	<b>Owner</b>	MCLEROY RENTALS LLC		<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural		200 PLAZA DR		<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	UNINCORPORATED		ZEBULON, GA 30295		12/23/2020	0	PT	U
<b>Acres</b>	75.02	<b>Physical Address</b>	TE1 U S HWY 41		12/23/2020	\$500000	FM	Q
		<b>Assessed Value</b>	Value \$499747					

(Note: Not to be used on legal documents)

Date created: 4/22/2025

Last Data Uploaded: 4/22/2025 6:07:58 AM

Developed by  **SCHNEIDER**  
GEOSPATIAL

[illegible][illegible]

**SURVEYOR'S CERTIFICATION**

BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires \_\_\_\_\_.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public in and for the State of \_\_\_\_\_

## GENERAL NOTES

1. THE STUDENT MUST HAVE READING AND WRITING SKILLS AND A KNOWLEDGE OF THE BASIC PRINCIPLES OF CHEMISTRY AND PHYSICS.
2. THE STUDENT MUST BE ABLE TO READ AND UNDERSTAND THE INSTRUCTIONS AND TO WRITE CLEARLY AND CORRECTLY.
3. THE STUDENT MUST BE ABLE TO FOLLOW DIRECTIONS AND TO WORK INDEPENDENTLY.
4. THE STUDENT MUST BE ABLE TO WORK IN A GROUP AND TO SHARE IDEAS AND INFORMATION.
5. THE STUDENT MUST BE ABLE TO WORK IN A GROUP AND TO SHARE IDEAS AND INFORMATION.
6. THE STUDENT MUST BE ABLE TO WORK IN A GROUP AND TO SHARE IDEAS AND INFORMATION.
7. THE STUDENT MUST BE ABLE TO WORK IN A GROUP AND TO SHARE IDEAS AND INFORMATION.

## FLOODPLAIN INFORMATION

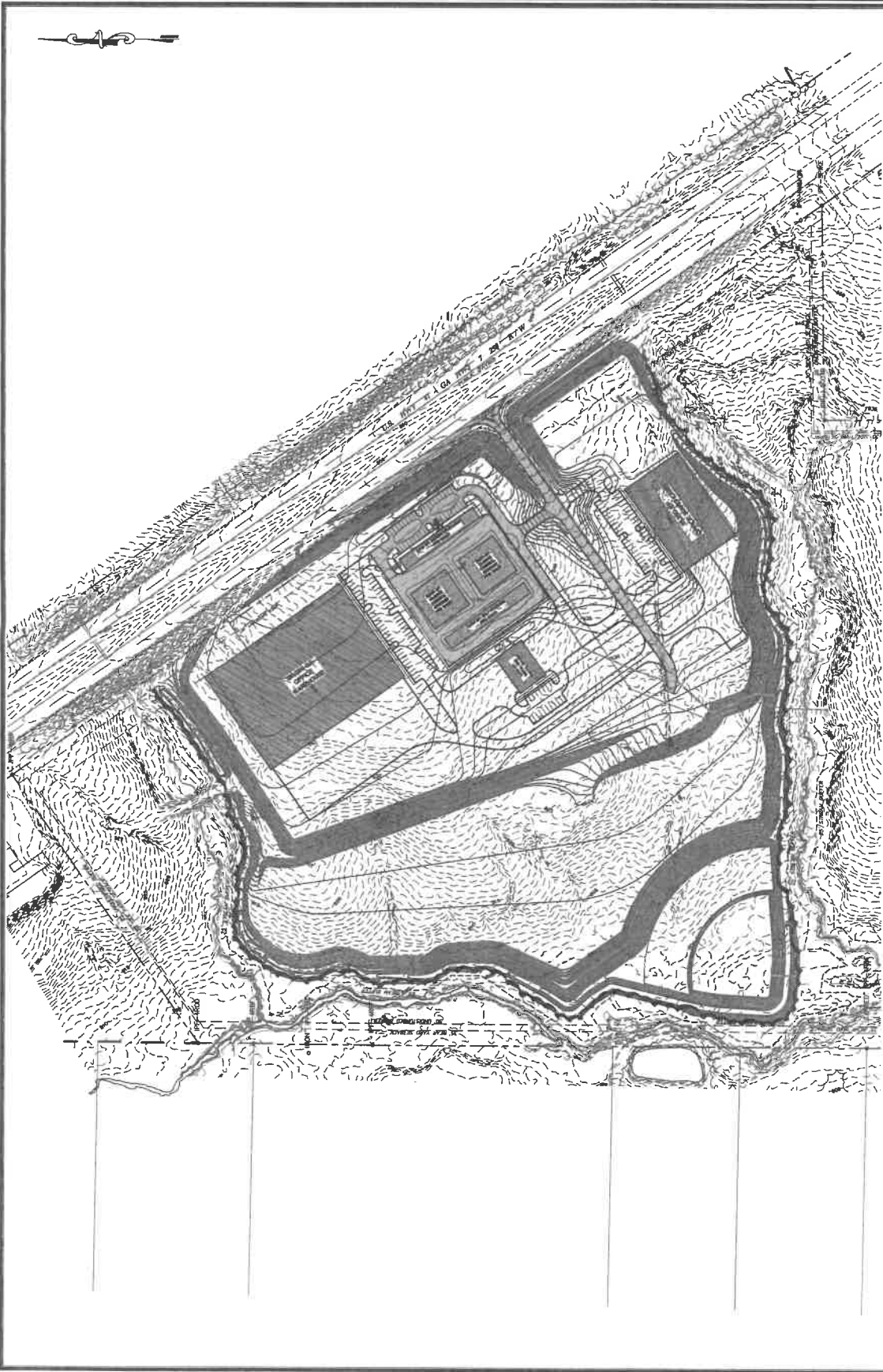


**emc** **EMC ENGINEERING SERVICES, INC.**  
2015 Alden Rd., Suite 10  
Columbus GA 31907  
Ph: (706) 966-0486  
Fax: (706) 966-0980  
www.emceng.com  
email: info@emceng.com

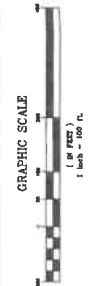
**OFFICE LOCATIONS: ALBANY ATLANTA AUGUSTA, BRUNSWICK,  
COLUMBUS SAVANNAH STATESBORO AND VALDOSTA**

CLASS NO.	500
BY	MR
MAILED BY	MR
RECEIVED BY	MR
EXPIRATION DATE	11-2
RECEIVED BY	MR
BY	MR
CLASS NO.	500

PROJECT NO. 2502 ISSUE DATE XX.XX. 2025 DRAWN BY: JLB CHECKED BY: MDA SHEET:	CIVIL CONSTRUCTION DOCUMENTS FOR <b>SOUTHERN CRESCENT          BUSINESS PARK</b> LOCATED IN LANDLOT 136 OF THE 2ND DISTRICT, PIKE COUNTY, GA	NOT FOR CONSTRUCTION PRINTED April 18, 2025	200 PLAZA DRIVE ZEPHYRON GEORGIA 30295 <b>McTeer Roy</b> INC.	The client acknowledges that the information on this site plan was prepared by the engineer and is not to be used for any other purpose without the written permission of the engineer.
				200 PLAZA DRIVE ZEPHYRON GEORGIA 30295 <b>McTeer Roy</b> INC.
				NOT FOR CONSTRUCTION PRINTED April 18, 2025
				The client acknowledges that the information on this site plan was prepared by the engineer and is not to be used for any other purpose without the written permission of the engineer.



**SITE DEVELOPMENT PLAN**





200 Plaza Drive  
Zebulon, GA 30295



Phone: 770.567.3514  
Fax: 770.567.3300

**www.mcleroyinc.com**  
**•Since 1971•**

Dee McLeRoy  
200 Plaza Drive  
Zebulon, Georgia 30295  
[Dee@McLeRoyInc.com](mailto:Dee@McLeRoyInc.com)  
770-468-1323  
April 10, 2025

Jeremy Gilbert  
Planning & Development  
Director  
77 Jackson Street  
Zebulon, Georgia 30295

Dear Jeremy,

This letter is with respect to the rezoning of a parcel of land for a proposed development located in land lot 36 of the 2<sup>nd</sup> district of Pike County located on US Highway 41 composed of approximately 75.02 acres and identified as parcel number 086 052.

The proposed use of the property will be primarily office warehouse use with other light manufacturing uses. Phase I of the development will include a 6,300 s.f. incubator building and associated parking along with two 10,000 s.f. storage buildings, and an additional 6,780 s.f. self storage building. The development will have one access from US Highway 41 and it will be a right in right out access point. The initial phase of construction will consist of mass grading of approximately 38 acres of the property, the construction of the detention pond, and the initial phase of construction.

Future development for the business park will include a 120,000 s.f. office warehouse with a loading area and associated employee parking, a tractor trailer tire shop, a 35,200 s.f. office warehouse with a loading area and associated parking for employees, and a cement aggregate products company. Each development on the parcel will be served by individual wells for water and the entire development will be served by a community on-site sewerage system.

Thank you for your consideration of rezoning this parcel for our proposed use.

Sincerely,  
Dee McLeRoy  
McLeRoy, Inc.

## PIKE COUNTY PLANNING AND ZONING BOARD

June 12, 2025 - 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on June 12, 2025, 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) MOD-25-01 USC Timber Holdings, LLC owner and Flat Shoals Energy Center, LLC applicant request a modification to zoning condition placed on the modified Special Exception (MOD-SE-17-03) granted on November 19, 2020, for a solar farm located on Highway 18, North Maddon Bridge Road and Nixon Road in Land Lots 166, 167, 168, 185, 186, 187, 198, 199 and 200 of the 9th District, further identified as Parcel ID 032 012. The property consists of 1,371 +/- acres and the request is to modify or remove several conditions. 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.

(2) REZ-25-04 McLeRoy Rentals, LLC owner and Dee McLeRoy applicant request a rezoning from C-3 (Heavy Commercial) to M-2 (Heavy Manufacturing) for property located on the west side of Highway 41 South, Griffin GA 30224. The property consists of 75.02 +/- acres in Land lot 126 in the 2nd District, further identified as parcel ID 086 052. The request is to build a self-storage facility and future development area for additional warehouse/office buildings. Commission District 3, Commissioner Ken Pullin. 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) REZ-25-05 Timothy Ingram and Dee McLeRoy Owners, and Eric McLeRoy applicant request a rezoning from AR (Residential Agricultural) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 9627 US Hwy 19, Zebulon, GA 30295 and part of 516 McKinley Road, Williamson GA 30292. The property consists of 7.14 +/- acres in Land lot 225 in the 8th District, further identified as parcel ID 066 053 and part of parcel ID 066 045. The request is to expand the current equipment and storage yard for McLeRoy Inc. 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.

(4) REZ-25-06 Jason Pike, LLC Owner, and Jason Mask applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located at 6834 GA Hwy 362 and part of 260 Kings Bridge Road, Concord GA 30206. The property consists of 2.355 +/- acres in Land lots 172 & 181 in the 1st District, further identified as parcel ID 025 007A and part of parcel ID 025 007. The request is to convert the existing house into a land management office and Heating and Air Contractors office. 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.

(5) REZ-25-07 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to R-2 (Single-Family Residential) for a portion of property located at 14242 US Hwy 19 having frontage on Deer Lake Drive, Griffin GA 30224. The property consists of 3.88 +/- acres in Land lot 90 in the 2nd District, further identified as part of parcel ID 074 113. The request is to create two new lots for single-family homes that will have access to Deer Lake Drive. 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-25-08 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for a portion of property located at 14242 US Hwy 19, Griffin GA 30224. The property consists of 4.77 +/- acres in Land lot 90 in the 2nd District, further identified as part of parcel ID 074 113. The request is to create one new commercial lot and renovate the existing structure for a commercial office. 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 June 24, 2025, 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 opposition of each request.





REZ-25-04

Sign Posted 5-28-2025

## PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

---

REZ-25-05

### SUBJECT:

REZ-25-05 Timothy Ingram and Dee McLeRoy Owners, and Eric McLeRoy applicant request a rezoning from AR (Residential Agricultural) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 9627 US Hwy 19, Zebulon, GA 30295 and part of 516 McKinley Road, Williamson GA 30292.

The property consists of 7.14 +/- acres in Land lot 225 in the 8<sup>th</sup> District, further identified as parcel ID 066 053 and part of parcel ID 066 045. The request is to expand the current equipment and storage yard for McLeRoy Inc. 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
Planning and Development	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-25-05

**Planning and Zoning Board:** June 12, 2025

**Board of Commissioners Meeting:** June 24, 2025

**Mailed Notices:** May 27, 2025

**Signs Posted:** May 28, 2025

**Owner:** Tim Ingram and Dee McLeRoy

**Applicant:** Eric McLeRoy

**Property Location:** 9627 US Hwy 19, Zebulon, GA 30295  
and Part of 516 McKinley Road  
Landlot: 224 and 225  
District: 8th  
Parcel ID: 066 053 and Part of 066 045

**Acreage:** 7.14 +/- acres

**Commission District:** District 1, Tim Daniel

**FEMA Data:** Does not lie within a flood zone.

**Request:** Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial).

**Code Reference:** Article 5, Article 13 and Article 16 of the UDC

**Staff Analysis:** Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for the proposed expansion of the existing storage yard and equipment shop. The attached site plan will provide a visual demonstration of the proposed development. The site is also located in the US Highway 19 Overlay district and will be required to go through the overlay review process should they trigger the thresholds based on new construction. The Subject property is in a



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commercial/industrial node as well as the arterial overlay corridor according to the Pike County Character Area Map. According to the applicant's letter of intent they are proposing a 25-foot buffer along all property lines that abut residentially zoned properties, however, Article 26 of the UDC requires a 40-foot buffer.

**(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 C-3 (Heavy Commercial) the C-3 part of the property is currently used as a storage yard and equipment shop and the A-R part is part of a single-family residential parcel. The area is comprised of zoning ranging from A-R (Agricultural-Residential) to C-3 (Heavy Commercial). The proposed use of the property is consistent with the character area map as well as the character of the area.

***(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 properties are not vacant.

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

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

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

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



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jgilbert@pikecoga.com

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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.

- (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.

**Recommendation:** Staff recommends Approval of the requested rezoning from A-R and C-3 to C-3 with the following conditions:

1. An application for an overlay review shall be required if the proposed development triggers the requirements for said review in accordance with Article 16 of the UDC.
2. Buffers must be established in accordance with Article 26 of the UDC.
3. A survey shall be submitted for approval and recording combining the 3.5-acre portion of parcel 066 045 with parcel 066 053 to create the 7.14-acre parcel.



PLANNING AND DEVELOPMENT  
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Fax: 770-567-2024

[jgilbert@pikecoga.com](mailto:jgilbert@pikecoga.com)

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**Attachments:**

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



CK # 22458 R # 194

\$928.50  
fee

PIKE COUNTY  
REZONING APPLICATION

Application # REZ-25-05

Planning and Zoning Board Public Hearing: 06/12/25 @ 6:30 pm

Permit # 202

Board of Commissioners Public Hearing: 06/24/25 @ 6:30 pm

Property Information: District(s): 8 Land Lot(s): 225 Acres: 7.14

Tax Map Parcel #: 066 045 + 066 053 Address if assigned: 516 McKinley Road + 9427 US Hwy 19

Existing Zoning Classification: AR & C-3 Proposed Zoning Classification: C3

Summary of Proposed Project: SEE ATTACHED PROJECT DESCRIPTION

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: TIMOTHY INGRAM Applicant: ERIC McLeRoy

Address: 516 McKinley Road Address: 200 PLAZA DRIVE

City: WILLIAMSON State: GA Zip: 30292 City: ZEBULON State: GA Zip: 30295

Phone/email: \_\_\_\_\_ Phone/email: ERIC@McLeRoyInc.com  
7705673514

**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: Tim Ingram Date: 4.23.25

Owner's Printed Name: Tim Ingram

Sworn to and subscribed before me this 23 day of April, 2025.

Notary Public (signature & seal): Melanie L. Royals

\*See instructions for more information.



Additional Property Owners (attach additional sheets as needed):

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

Owner's Signature: Tim Ingram Date: 4.23.25

Owner's Printed Name: Tim Ingram

Sworn to and subscribed before me this 23 day of April, 2025

Notary Public (signature & seal): Melanie L. Royals



**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 B. McClellan Date: 04.28.2025

Owner's Printed Name: DEE B. MCCLELLAN

Sworn to and subscribed before me this 28 day of April, 2025

Notary Public (signature & seal): Melanie L. Royals



**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.

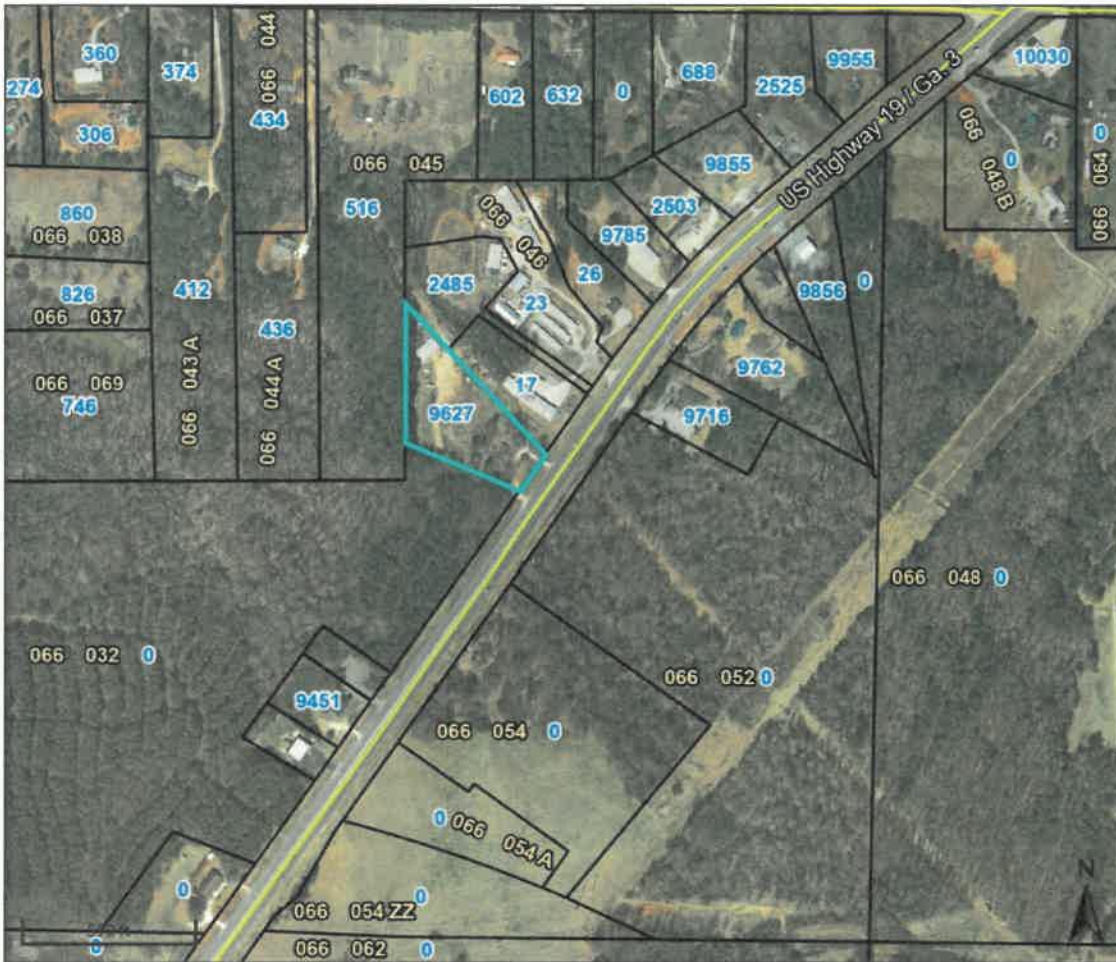
Owner's Signature: Tim Ingram Date: 4.23.25

Owner's Printed Name: TIM INGRAM

Sworn to and subscribed before me this 23 day of April, 2025

Notary Public (signature & seal): Melanie L. Royals





#### Overview



#### Legend

-  Parcels
-  Address Numbers
-  Roads

**Parcel ID** 066 053  
**Class Code** Commercial  
**Taxing District** UNINCORPORATED  
**Acres** 3.57

**Owner** MCLEROY JOHNNY D &  
MCLEROY DEE B  
200 PLAZA DR  
ZEBULON, GA 30295  
**Physical Address** 9627 U S HWY 19  
**Assessed Value** Value \$355125

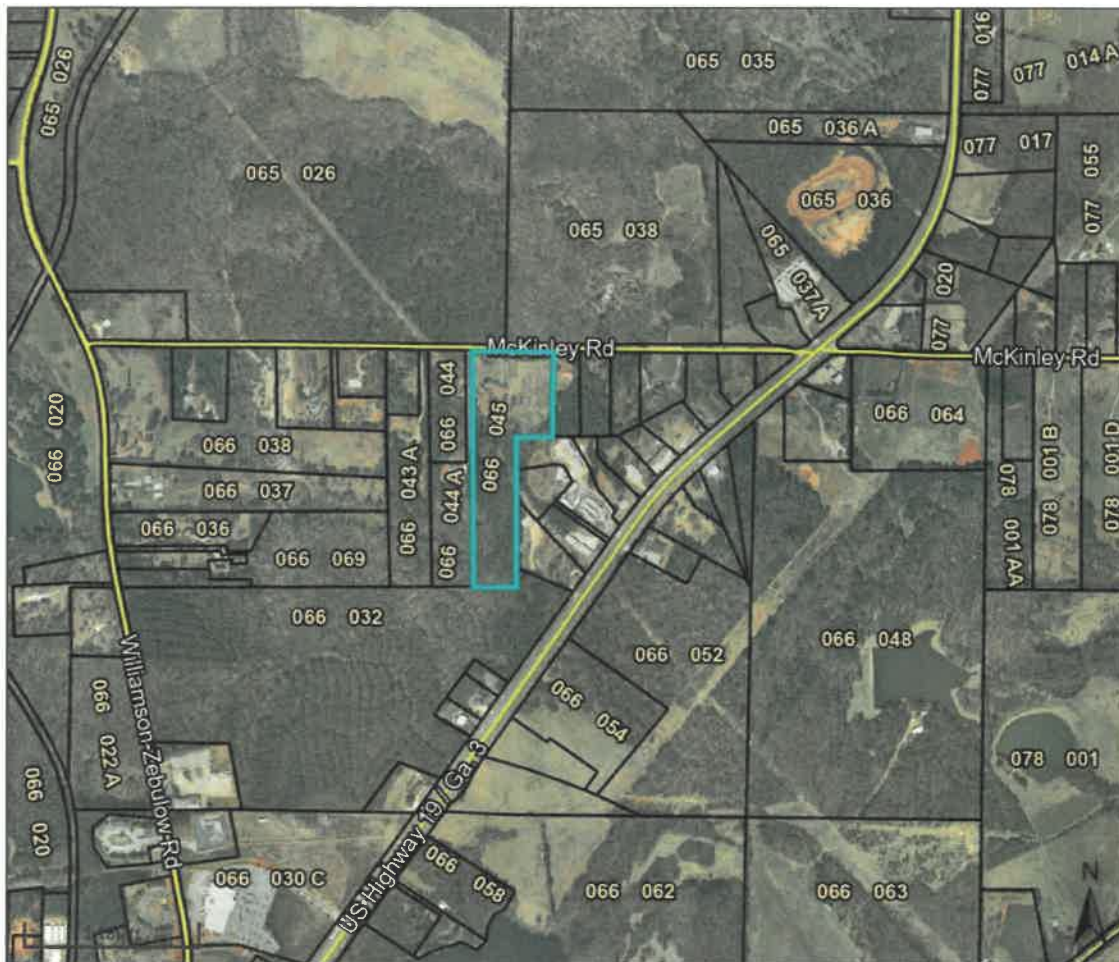
Last 2 Sales			
Date	Price	Reason	Qual
9/27/1996	\$70000	FM	Q
6/10/1977	0	n/a	U

(Note: Not to be used on legal documents)

Date created: 4/29/2025  
Last Data Uploaded: 4/29/2025 6:04:20 AM

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GEOSPATIAL





## Overview

### Legend

-  **Parcels**  
**Address Numbers**  
 **Roads**

Parcel ID	066 045	Owner	INGRAM TIMOTHY R	Last 2 Sales			
Class Code	Consrv Use		516 MCKINLEY RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		WILLIAMSON, GA 30292	12/17/2014	0	CU	U
Acres	12.96	Physical Address	516 MCKINLEY RD	2/2/2005	0	CU	U
		Assessed Value	Value \$208944				

(Note: Not to be used on legal documents)

Date created: 4/29/2025  
Last Data Uploaded: 4/29/2025 6:04:20 AM

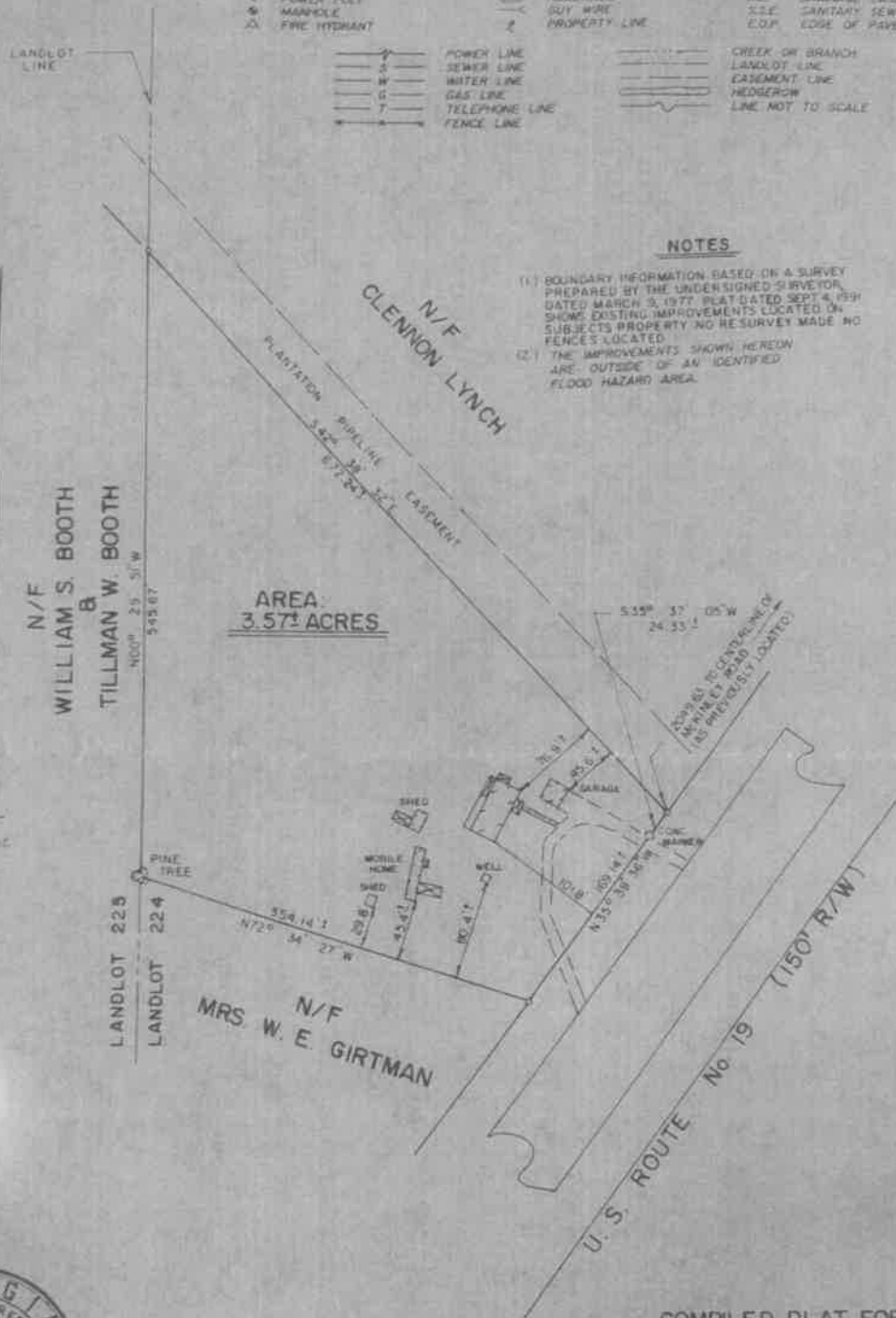
Developed by  **SCHNEIDER**  
GEOSPATIAL

# LEGEND

• IRON PIN FOUND OR SET	W WATER ON GAS VALVE	§ CENTERLINE
• CALCULATED POINT	W WATER ON GAS METER	§ BUILDING LINE
• CONCRETE MONUMENT	• DROP INLET	• RIGHT-OF-WAY
• SURVEY TRAVERSE POINT	• JUNCTION BOX	• RCP REINFORCED CONCRETE PIPE
• BENCHMARK ELEVATION	• CATCH BASIN	• CMP CORRUGATED METAL PIPE
• POWER POLE	• HEADWALL	• DE DRAINAGE EASEMENT
• MANHOLE	• GUY WIRE	• S.S. SANITARY SEWER EASEMENT
• FIRE HYDRANT	• PROPERTY LINE	• E.O.P. EDGE OF PAVEMENT
— POWER LINE	— CREEK OR BRANCH	
— SEWER LINE	— LANDLOT LINE	
— WATER LINE	— EASEMENT LINE	
— GAS LINE	— HEDGEROW	
— TELEPHONE LINE	— LINE NOT TO SCALE	
— FENCE LINE		

## NOTES

- BOUNDARY INFORMATION BASED ON A SURVEY PREPARED BY THE UNDERSIGNED SURVEYOR DATED MARCH 3, 1977. PLAT DATED SEPT 4, 1991 SHOWS EXISTING IMPROVEMENTS LOCATED ON SUBJECTS PROPERTY. NO RESURVEY MADE NO FENCES LOCATED.
- THE IMPROVEMENTS SHOWN HEREON ARE OUTSIDE OF AN IDENTIFIED FLOOD HAZARD AREA.



Filed For Record  
Office Clerk of Superior Court  
Pike County  
Zabulon, Georgia 30296

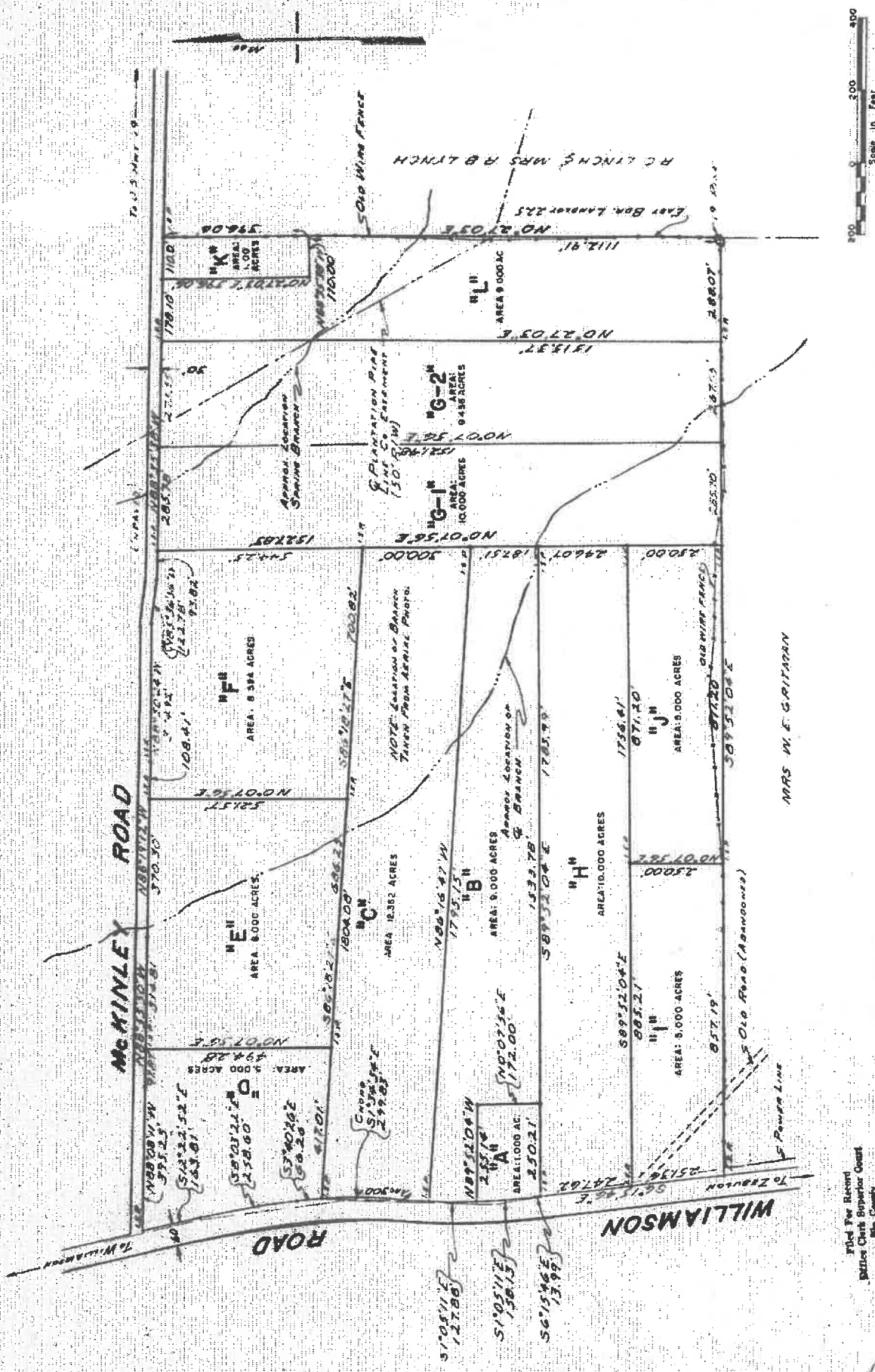
9.45 M Date SEP 16 1991  
Recorded in Plat Book 10  
Page 120 SEP 16 1991  
*Charles H. Roberts, Deputy Clerk*

COMPILED PLAT FOR  
**ROY W. BUCHANAN &  
NELLIE C. BUCHANAN**  
LOCATED IN LANDLOT 224  
OF THE 2ND LAND DISTRICT  
PIKE COUNTY, GEORGIA  
SCALE: 1"=100' — SEPT. 4, 1991



## PRESLEY, FARR & ASSOCIATES

121 South Sixth Street - P.O. Box 283 - Griffin, Georgia 30224  
Griffin: (404) 227-0818 - (404) 227-0820 - Fax: (404) 227-6247  
Barnesville: (404) 358-0591 - Fayetteville: (404) 461-7728  
Jackson: (404) 775-4855



Filed for Record  
 Office Clerk Superior Court  
 This County  
 Subscribed, Georgia, MAY 26 MAY 1977  
 Witness  
 Notary Public  
 26 MAY 1977  
 Notary Public



In my opinion, the above is a true and correct copy of the original as shown to me by the person claiming to be the owner of the same.  
 Notary Public  
 Robert S. Whitaker



PROPERTY OF  
**WILLIAM S. BOOTH &  
 TILLMAN W. BOOTH**  
 LOCATED IN LANDLOT 225 OF THE 8th  
 DISTRICT OF PINE COUNTY, GEORGIA

Scale in Feet  
 0 100 200 300 400



LOCATED IN LANDLOTS 224 AND 225 OF  
THE 8TH DISTRICT, PIKE COUNTY

PROJECT NO. 25018  
ISSUE DATE: APRIL 2012

ISSUE DATE: APRIL 2021

DRAWN BY: JLB  
CHECKED BY: MDA

ET: CONCEPTUAL  
BITE PLAN

1  
SHEET 1 OF 1


[illegible]

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 369–377

An aerial photograph showing a landscape with a winding road, a small building, and various fields or agricultural areas. The image is in black and white and has a slightly grainy texture.



GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft

THE RECEIVING WATERS FOR THIS SITE IS ELKIN'S CREEK. AS PER FLOOD INSURANCE RAIL MAP NUMBER 13231C DATED SEPT. 11, 2009, NO PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD AREA.

200 Plaza Drive  
Zebulon, GA 30295



Phone: 770.567.3514  
Fax: 770.567.3300

[www.mcleroyinc.com](http://www.mcleroyinc.com)  
•Since 1971•

Eric McLeRoy  
200 Plaza Drive  
Zebulon, Georgia 30295  
[Dee@McLeRoyInc.com](mailto:Dee@McLeRoyInc.com)  
770-468-1323  
April 10, 2025

Jeremy Gilbert  
Planning & Development  
Director  
77 Jackson Street  
Zebulon, Georgia 30295

Dear Jeremy,

This letter is with respect to the rezoning of a portion of the parcel of land located in land lot 225 of the 8<sup>th</sup> district of Pike County. The address is 516 McKinley Road composed of 12.96 acres and identified as parcel number 066 045.

The property is currently a single family residence and is zoned AR. This application is a request to rezone approximately 3.5 acres of the existing parcel to C3 Highway Commercial. If rezoned, the parcel would be combined with the adjacent land to the east currently zoned C3 located at 9627 US Hwy 19. The new use of the rezoned land would be for an equipment and materials storage yard. If rezoned, the new property boundary would maintain a 25 foot undisturbed buffer adjacent to all residential uses.

Thank you for your consideration of rezoning this parcel for our proposed use.

Sincerely,  
Eric McLeRoy  
McLeRoy, Inc.

## PIKE COUNTY PLANNING AND ZONING BOARD

June 12, 2025 • 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on June 12, 2025, 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) MOD-25-01 USC Timber Holdings, LLC owner and Flat Shoals Energy Center, LLC applicant request a modification to zoning condition placed on the modified Special Exception (MOD-SE-17-03) granted on November 19, 2020, for a solar farm located on Highway 18, North Maddon Bridge Road and Nixon Road in Land Lots 166, 167, 168, 185, 186, 187, 198, 199 and 200 of the 9th District, further identified as Parcel ID 032 012. The property consists of 1,371 +/- acres and the request is to modify or remove several conditions. 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.

(2) REZ-25-04 McLeRoy Rentals, LLC owner and Dee McLeRoy applicant request a rezoning from C-3 (Heavy Commercial) to M-2 (Heavy Manufacturing) for property located on the west side of Highway 41 South, Griffin GA 30224. The property consists of 75.02 +/- acres in Land lot 136 in the 2nd District, further identified as parcel ID 066 052. The request is to build a self-storage facility and future development area for additional warehouse/office buildings. Commission District 3, Commissioner Ken Pullin. 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) REZ-25-05 Timothy Ingram and Dee McLeRoy Owners, and Eric McLeRoy applicant request a rezoning from AR (Residential Agricultural) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 9627 US Hwy 19, Zebulon, GA 30295 and part of 516 McKinley Road, Williamson GA 30292. The property consists of 7.14 +/- acres in Land lot 225 in the 8th District, further identified as parcel ID 066 053 and part of parcel ID 066 045. The request is to expand the current equipment and storage yard for McLeRoy Inc. 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.

(4) REZ-25-06 Jason Pike, LLC Owner, and Jason Mask applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located at 6834 GA Hwy 362 and part of 260 Kings Bridge Road, Concord GA 30206. The property consists of 2.355 +/- acres in Land lots 172 & 181 in the 1st District, further identified as parcel ID 025 007A and part of parcel ID 025 007. The request is to convert the existing house into a land management office and Heating and Air Contractors office. 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.

(5) REZ-25-07 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to R-2 (Single-Family Residential) for a portion of property located at 14242 US Hwy 19 having frontage on Deer Lake Drive, Griffin GA 30224. The property consists of 3.88 +/- acres in Land lot 90 in the 2nd District, further identified as part of parcel ID 074 113. The request is to create two new lots for single-family homes that will have access to Deer Lake Drive. 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-25-08 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for a portion of property located at 14242 US Hwy 19, Griffin GA 30224. The property consists of 4.77 +/- acres in Land lot 90 in the 2nd District, further identified as part of parcel ID 074 113. The request is to create one new commercial lot and renovate the existing structure for a commercial office. 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 June 24, 2025, at 6:30 pm at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia.



REZ-25-05

Sign Posted 5-28-2025

## PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

---

REZ-25-06

### SUBJECT:

REZ-25-06 Jason Pike, LLC Owner, and Jason Mask applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located at 6834 GA Hwy 362 and part of 260 Kings Bridge Road, Concord GA 30206. The property consists of 2.355 +/- acres in Land lots 172 & 181 in the 1<sup>st</sup> District, further identified as parcel ID 025 007A and part of parcel ID 025 007. The request is to convert the existing house into a land management office and Heating and Air Contractors office. 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
Planning and Development	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-25-06

**Planning and Zoning Board:** June 12, 2025

**Board of Commissioners Meeting:** June 24, 2025

**Mailed Notices:** May 27, 2025

**Signs Posted:** May 28, 2025

**Owner:** Jason Pike, LLC

**Applicant:** Jason Mask

**Property Location:** 6834 Highway 362, Concord, GA 30206  
and Part of 260 Kings Bridge Road  
Landlot: 172 and 181  
District: 1st  
Parcel ID: 025 007A and Part of 025 007

**Acreage:** 2.355 +/- acres

**Commission District:** District 2, Tim Guy

**FEMA Data:** Does not lie within a flood zone.

**Request:** Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial).

**Code Reference:** Article 5 and Article 13 of the UDC

**Staff Analysis:** Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) to convert the existing house into an office for a land management company and a heating and air contractor.





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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 is used as a single-family residence. The area is comprised of zoning ranging from A-R (Agricultural-Residential) to C-3 (Heavy Commercial). The proposed use of the property is consistent with the character of the area however, it is not consistent with the character area map, which designates the property for rural residential.

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

The property appears to be suitable for the proposed development.

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

The property is not vacant.

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

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

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

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

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

There is not a balance between the benefit to the public if the property is not zoned and the hardship on the property owner.



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jgilbert@pikecoga.com

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

**Recommendation:** Staff recommends Approval of the requested rezoning from A-R to C-3 with the following conditions:

1. Buffers must be established in accordance with Article 26 of the UDC.
2. A survey shall be submitted for approval and recording combining the portion of parcel 025 007 with parcel 025 007A to create the 2.355-acre parcel.

**Attachments:**

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

CK#1012  
R#195

\$808.88

# PIKE COUNTY REZONING APPLICATION

Application # REZ-2506

Planning and Zoning Board Public Hearing: 06/12/25 @ 6:30pm

Permit # 203

Board of Commissioners Public Hearing: 06/24/25 @ 6:30pm

Property Information: District(s): 1<sup>st</sup> Land Lot(s): 172 & 181 Acres: 2.355

Tax Map Parcel #: 025 007 A Address if assigned: 260 Kings Bridge / 6834 GA Hwy 362

Existing Zoning Classification: A-R Proposed Zoning Classification: C3

Summary of Proposed Project: See Attachment.

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: Jason Pike LLC,

Applicant: Jason MASK

Address: 6758 Hwy 362

Address: 122 Huff Creek Rd

Williamson GA 30292

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

Phone/email: 678-699-4136 Jason @ Jason maskco, US Phone/email: Jason @ Jason MASKCO, US

**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.

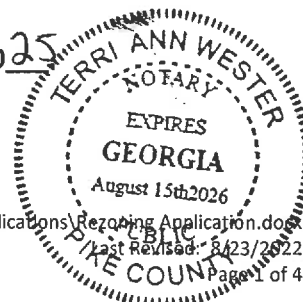
Owner's Signature: [Signature]

Date: 4-21-25

Owner's Printed Name: Jason MASK

Sworn to and subscribed before me this 21<sup>st</sup> day of April, 2025

Notary Public (signature & seal): TERRI ANN WESTER

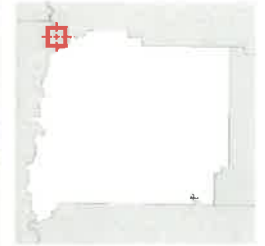


\*See instructions for more information.

f:\Applications\Rezoning Application.docx  
Last Revised: 8/23/2022  
Page 1 of 4



**Overview**



**Legend**

- Parcels
- Address Numbers
- Roads

**Parcel ID** 025 007 A  
**Class Code** Residential  
**Taxing District** UNINCORPORATED  
**Acres** 2.0

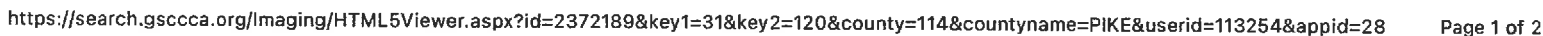
**Owner** JASON PIKE LLC  
 6834 GA HWY 362  
 CONCORD, GA 30206  
**Physical Address** 6834 GA HWY 362  
**Assessed Value** Value \$202925

Last 2 Sales			
Date	Price	Reason	Qual
8/14/2020	\$190000	IC	U
5/2/2018	0	ET	U

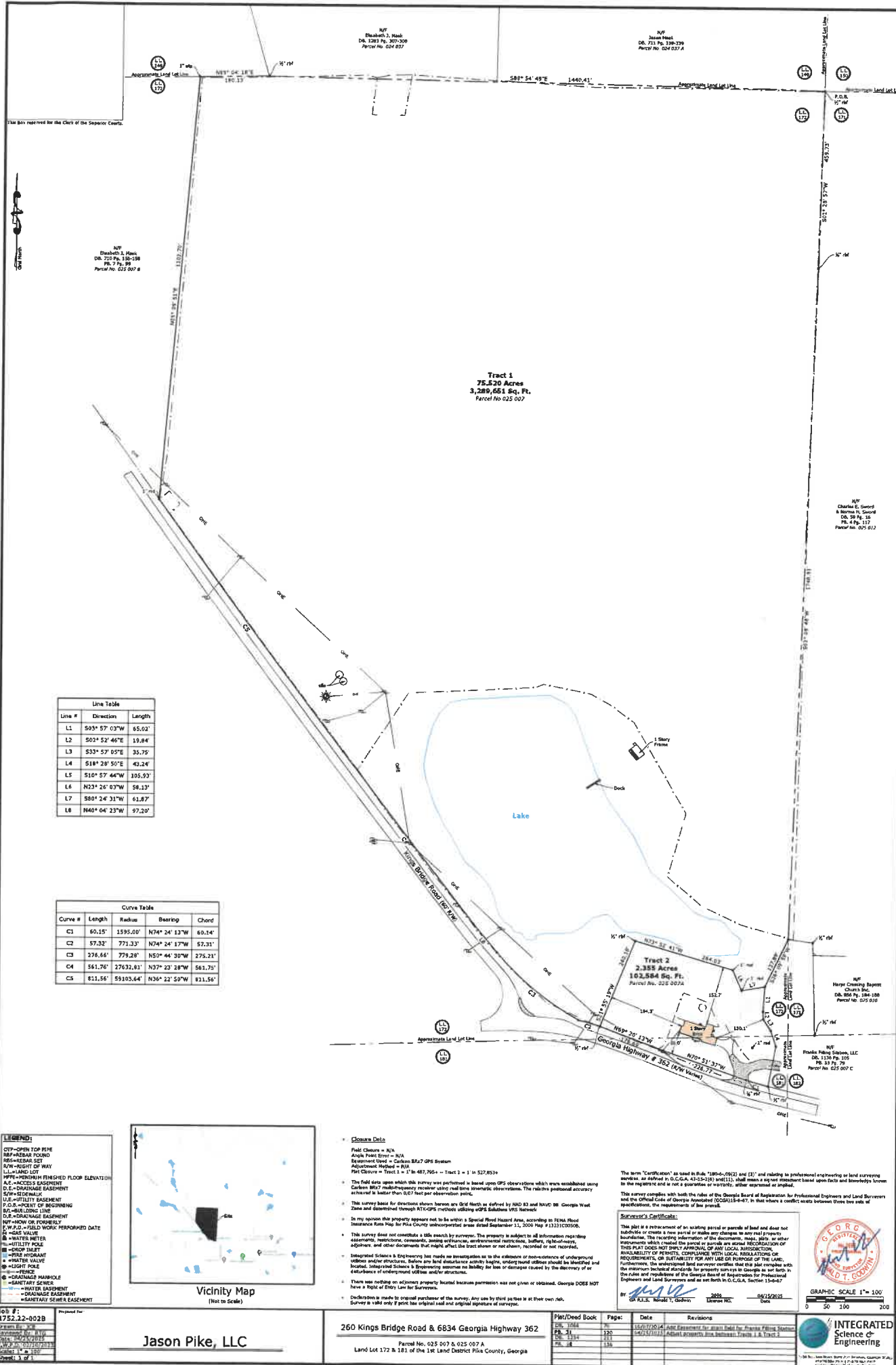
(Note: Not to be used on legal documents)

Date created: 4/29/2025  
 Last Data Uploaded: 4/29/2025 6:04:20 AM

Developed by **SCHNEIDER**  
 GEOSPATIAL









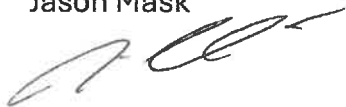
To whom it may concern,

A handwritten signature in black ink, appearing to be 'JL' or similar, located above the first paragraph.

I would like to rezone from Residential ~~AR~~ to Commercial C3 in order to have my Land management and a heating and air company. The house on site is 2600 sqft which will be used as an office

Zoning at the Store ( Franks Filling Station) adjacent to the property is C3 and the Hollonville Opera House is C3 as well.

Jason Mask

A handwritten signature in black ink, appearing to be 'J Mask', located below the name 'Jason Mask'.

## PIKE COUNTY PLANNING AND ZONING BOARD

June 12, 2025 - 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on June 12, 2025, 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) MOD-25-01 USC Timber Holdings, LLC owner and Flat Shoals Energy Center, LLC applicant request a modification to zoning condition placed on the modified Special Exception (MOD-SE-17-03) granted on November 19, 2020, for a solar farm located on Highway 18, North Maddon Bridge Road and Nixon Road in Land Lots 166, 167, 168, 185, 186, 187, 198, 199 and 200 of the 9th District, further identified as Parcel ID 032 012. The property consists of 1,371 +/- acres and the request is to modify or remove several conditions. 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.

(2) REZ-25-04 McLeRoy Rentals, LLC owner and Dee McLeRoy applicant request a rezoning from C-3 (Heavy Commercial) to M-2 (Heavy Manufacturing) for property located on the west side of Highway 41 South, Griffin GA 30224. The property consists of 75.02 +/- acres in Land lot 126 in the 2nd District, further identified as parcel ID 086 052. The request is to build a self-storage facility and future development area for additional warehouse/office buildings. Commission District 3, Commissioner Ken Pullin. 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) REZ-25-05 Timothy Ingram and Dee McLeRoy Owners, and Eric McLeRoy applicant request a rezoning from AR (Residential Agricultural) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 9627 US Hwy 19, Zebulon, GA 30295 and part of 516 McKinley Road, Williamson GA 30292. The property consists of 7.14 +/- acres in Land lot 225 in the 8th District, further identified as parcel ID 066 053 and part of parcel ID 066 045. The request is to expand the current equipment and storage yard for McLeRoy Inc. 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.

(4) REZ-25-06 Jason Pike, LLC Owner, and Jason Mask applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located at 6834 GA Hwy 362 and part of 260 Kings Bridge Road, Concord GA 30206. The property consists of 2.355 +/- acres in Land lots 172 & 181 in the 1st District, further identified as parcel ID 025 007A and part of parcel ID 025 007. The request is to convert the existing house into a land management office and Heating and Air Contractors office. 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.

(5) REZ-25-07 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to R-2 (Single-Family Residential) for a portion of property located at 14242 US Hwy 19 having frontage on Deer Lake Drive, Griffin GA 30224. The property consists of 3.88 +/- acres in Land lot 90 in the 2nd District, further identified as part of parcel ID 074 113. The request is to create two new lots for single-family homes that will have access to Deer Lake Drive. 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-25-08 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for a portion of property located at 14242 US Hwy 19, Griffin GA 30224. The property consists of 4.77 +/- acres in Land lot 90 in the 2nd District, further identified as part of parcel ID 074 113. The request is to create one new commercial lot and renovate the existing structure for a commercial office. 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 June 24, 2025, 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 opposition of each request.



REZ-25-06

Sign Posted 5-28-2025

## PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

---

REZ-25-07

**SUBJECT:**

REZ-25-07 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to R-2 (Single-Family Residential) for a portion of property located at 14242 US Hwy 19 having frontage on Deer Lake Drive, Griffin GA 30224. The property consists of 3.88+/- acres in Land lot 90 in the 2<sup>nd</sup> District, further identified as part of parcel ID 074 113. The request is to create two new lots for single-family homes that will have access to Deer Lake Drive. 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
Planning and Development	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-25-07

**Planning and Zoning Board:** June 12, 2025

**Board of Commissioners Meeting:** June 24, 2025

**Mailed Notices:** May 27, 2025

**Signs Posted:** May 28, 2025

**Owner:** STS Development Group Sunnyside LLC

**Applicant:** Shannin Mullinax

**Property Location:** Portion of 14242 US Highway 19, Griffin, GA 30224  
Fronting on Deer Lake Dr.  
Land lot: 90  
District: 2nd  
Parcel ID: Part of 074 113

**Acreage:** 3.88 +/- acres

**Commission District:** District 4, James Jenkins

**FEMA Data:** Does not lie within a flood zone.

**Request:** Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to R-2 (Single-Family Residential).

**Code Reference:** Article 5 and Article 8 of the UDC

**Staff Analysis:** Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to R-2 (Single-Family Residential) to develop two building lots that will front on Deer Lake Drive within the Deer Lake Subdivision. The applicant is proposing to meet all of the requirements outlined in Article 8 of the UDC as it relates to minimum house size, public water connect, sodded yards and paved driveways according to their letter of intent.



PLANNING AND DEVELOPMENT  
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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 is used as a single-family residence. The area is comprised of zoning ranging from A-R (Agricultural-Residential) and R-2 (Single Family Residential) to C-3 (Heavy Commercial) and M-2 (Heavy Manufacturing). The proposed use of the property is consistent with the character of the area as well as consistent with the character area map, which designates the property for Developing Residential.

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

The property appears to be suitable for the proposed development.

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

The property is not vacant.

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

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

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

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

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

There is not a balance between the benefit to the public if the property is not zoned and the hardship on the property owner.





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

**Recommendation:** Staff recommends Approval of the requested rezoning from A-R to R-2 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. Vinyl siding is prohibited, except in the eaves and soffits.
2. County water shall be required for both new lots at the expense of the owner/developer.

**Attachments:**

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

AK# 2758  
R# 197

\$597

# PIKE COUNTY REZONING APPLICATION

Application # LEB-25-07  
Permit # 207

Planning and Zoning Board Public Hearing: 06/12/25 @ 6:30pm  
Board of Commissioners Public Hearing: 06/24/25 @ 6:30pm

Property Information: District(s): 2 Land Lot(s): 90 Acres: 8.64  
Tax Map Parcel #: 074113 Address if assigned: 14242 US Hwy 19  
part of  
3.88

Existing Zoning Classification: AR Proposed Zoning Classification: R2

Summary of Proposed Project: 2 lots for residential homes in the  
Deer Lake Subdivision

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: STS Development Group Sunnyside, LLC Applicant: Shannon Mullinax  
Address: 9901 US 19 Address: 9901 US 19

City: Zebulon State: GA Zip: 30295 City: Zebulon State: GA Zip: 30295

Phone/email: \_\_\_\_\_ Phone/email: 770.630.4061  
Shannon@stsdevelopmentgroup.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.

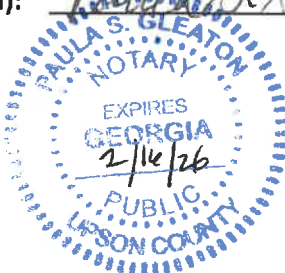
Owner's Signature: Shannon Mullinax Date: 4/30/2025

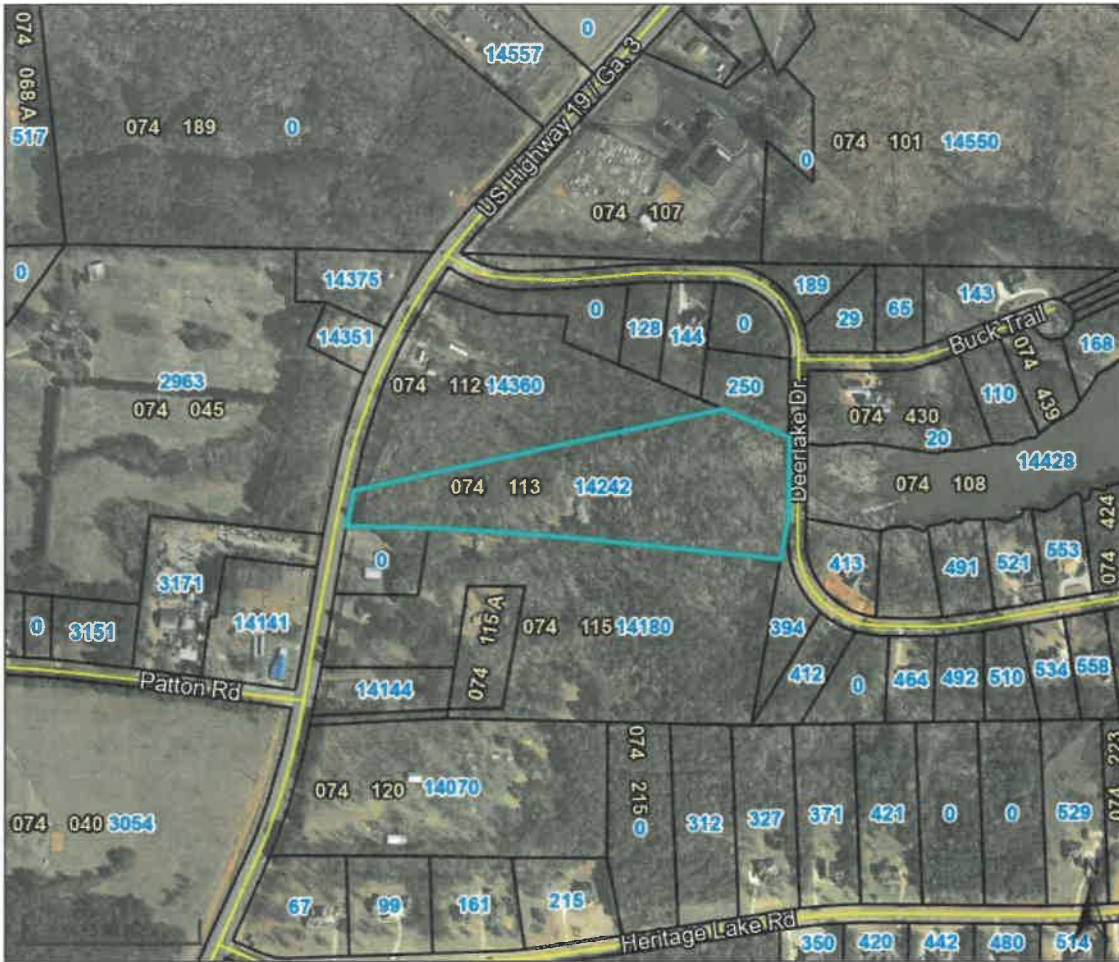
Owner's Printed Name: Shannon Mullinax

Sworn to and subscribed before me this 4/30/25 day of April, 2025.

Notary Public (signature & seal): Paula S. Gleaton

\*See instructions for more information.





Overview



Legend

- Parcels
- Address Numbers
- Roads

<b>Parcel ID</b>	074 113	<b>Owner</b>	EQUITY TRUST COMPANY AS	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		CUSTODIAN	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	UNINCORPORATED		FBO ROBERT W SCHUMACHER IRA	4/4/2023	0	GV	U
<b>Acres</b>	8.64		PO BOX 4702	3/23/2010	0	LA	U
			MACON, GA 31208				
		<b>Physical Address</b>	14242 U S HWY 19				
		<b>Assessed Value</b>	Value \$101181				

(Note: Not to be used on legal documents)

Date created: 5/5/2025  
Last Data Uploaded: 5/5/2025 6:03:17 AM

Developed by  **SCHNEIDER**  
GEOSPATIAL



**SURVEY FOR**  
**VIRGINIA E. DAVID ESTATE**  
LOCATED IN LANDLOTS 90 & 103 OF THE  
2ND. DISTRICT OF PIKE COUNTY, GEORGIA  
SCALE: 1" = 200'

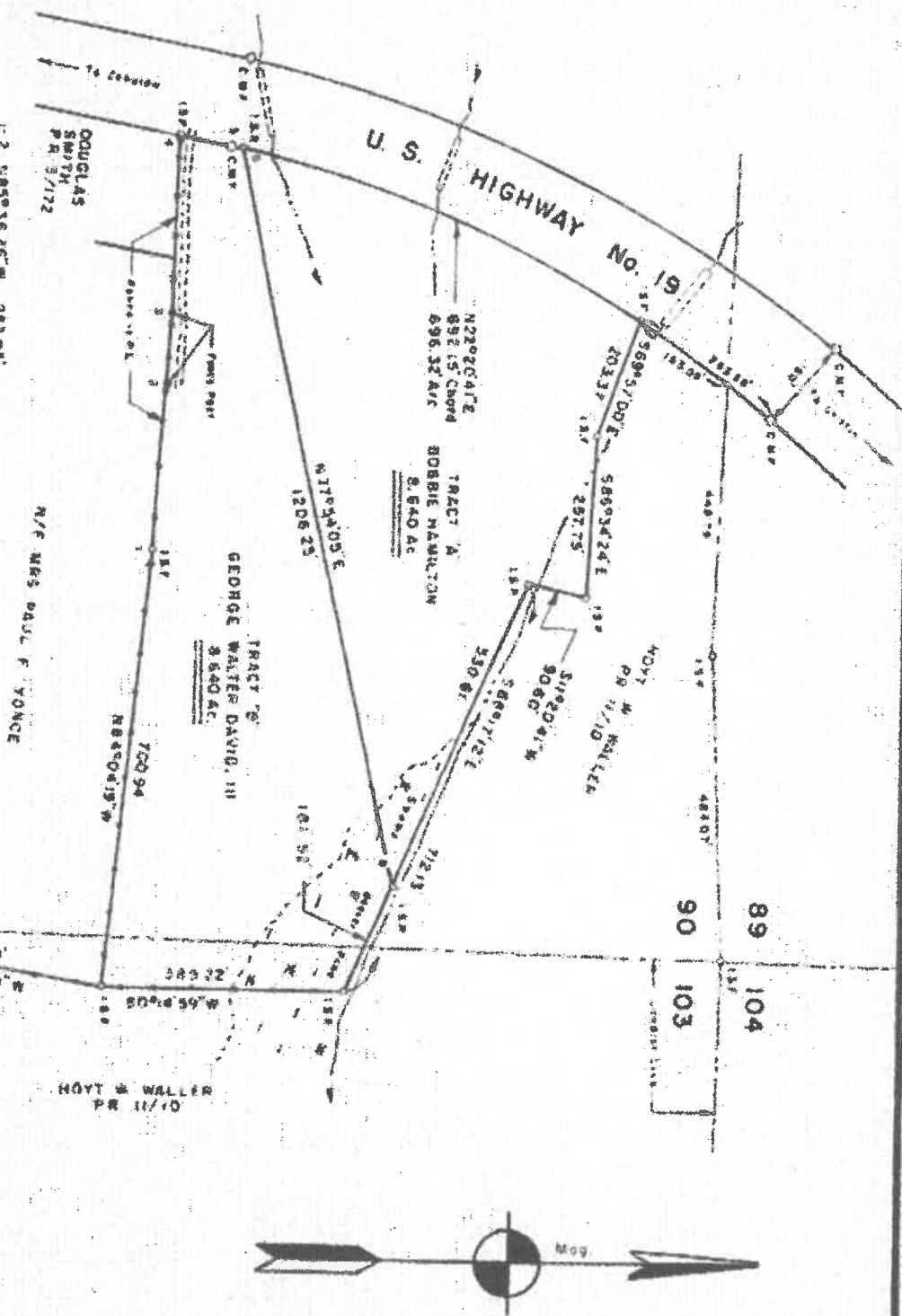
DATE: DEC. 17, 1997

1-2 N85°36'45"W 263.96'  
2-3 N86°56'36"W 117.72'  
3-4 N86°27'27"W 285.35'  
4-5 N11°02'04"E 82.44'  
5-6 N11°17'54"E 125.90'  
17.59 AC

NOTE: Property line information taken  
from plat recorded in P.B. 1, Page  
274, P.B. 2, Page 141 & P.B. 6, Page  
141 of Pike County Superior Court re-  
Corda.

NOTE: All survey and plat & lot  
to each section and to each  
lot of the land of 200  
acres.

Plat by in 19-200  
SURV-6 PI 276



1577-M-97



GENERAL NOTES

1. EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAN, THIS SURVEY DOES NOT REPRESENT THE LOCATION OF ANY EXISTING UTILITIES OR STRUCTURES. OTHER THAN POSSIBLE EXISTING EASEMENTS, THE LOCATION OF ANY EXISTING UTILITIES OR STRUCTURES SHALL BE DETERMINED BY THE SURVEYOR BY FIELD INVESTIGATION. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES THAT MAY BE CAUSED BY THE SURVEYING PROCESS. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACCORDING TO ANY APPLICABLE REGULATORY AGENCIES' CONDITIONS.
2. EXCEPT AS SHOWN BY THE REPRESENTATIONS ON THIS PLAN, ALL LOCATIONS OF ENVIRONMENTAL SENSITIVE AREAS, WETLANDS, AND OTHER REGULATED AREAS SHALL BE DETERMINED BY THE SURVEYOR BY FIELD INVESTIGATION. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO ENVIRONMENTAL SENSITIVE AREAS, WETLANDS, AND OTHER REGULATED AREAS THAT MAY BE CAUSED BY THE SURVEYING PROCESS. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACCORDING TO ANY APPLICABLE REGULATORY AGENCIES' CONDITIONS.
3. ORIGINAL, SEPARATE, AND UNREVOKED COPIES OF THIS PLAN SHALL BE MAINTAINED BY THE SURVEYOR.
4. THIS SURVEY IS SUBJECT TO ALL EXISTING EASEMENTS, EASEMENTS, AND RESTRICTIONS OF RECORD AND NOT WRITTEN.
5. CURRENT TAX PARCEL ID: 074 115

PROPOSED C-3 ZONING  
HEAVY COMMERCIAL  
FRONT YARD SETBACK - 50' FROM R/W  
REAR YARD SETBACK - 20' Feet  
SIDE YARD SETBACK - 30' Feet  
MIN. LOT AREA - 100 ACRES (ENGINEERED AREAS)  
MIN. STREET FRONTAGE - 100 Feet  
MIN. HEATED SQUARE FOOTAGE 1,000 SQ. FT.  
MAX BUILDING HEIGHT - 3 STORIES

**PROPOSED R-2 ZONING:**  
FRONT YARD SETBACK:  
(UNLESS NOTED OTHERWISE)  
50' FROM R/W  
REAR YARD SETBACK - 20 Feet  
SIDE YARD SETBACK - 20 Feet  
MIN. LOT AREA - 100 ACRE  
MIN. LOT WIDTH - 125 Feet

[illegible]

**— Z —**

● JPS	IRON PIN, 1/4" (6.35mm) DIA. FOR CORNER JOINT SET
0 1FF	CORNER JOINTMENT FOUND
R/M	RIGHT-OF-WAY
LL	LAND LEFT
W/F	WENT OR FOREVERLY
PL	PLAT BOOK
DB	DEED BOOK
PS	PAGE
REAR	REAR
OTIP	OPEN TOP PIPE
CAF	CONCRETE (RAW) JOINTMENT FOUND
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PID	PARCEL ID

REV.	DATE:	DESCRIPTION:
SCALE: 1" = 100'		DRAWN BY: JRD

LAND LOTS 90,108 2ND DISTRICT PIKE COUNTY		
DATE OF FIELD WORK: 08/15/2025	DATE OF SURVEY PLAT: 05/08/2025	CITY: N/A

DRAWN BY:  
JRD

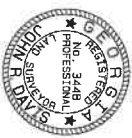
1"=100'

By: JOHN RANDALL PAVES SA ET AL 00000

NAME \_\_\_\_\_

As required by subsection (b) of O.C.G.A. section 15-6-67, this pilot has been prepared by a lead surveyor and approved by the Georgia Board of Registration for Professional Engineers and Surveyors. It also has been approved by the Georgia Board of Professional Land Surveyors. The purpose of this pilot is to provide a means for the Georgia Board of Professional Land Surveyors to determine if additional provisions for recording as evidenced by the Georgia Board of Professional Land Surveyors would be sufficient. Such provisions or refinements should be confirmed with the appropriate governmental bodies by any purchaser or owner of this pilot as a standard use of any parcel. This pilot complies with the minimum technical standards for property survey in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Surveyors and as set forth in O.C.G.A. section 15-6-67.

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 13281 C/OLOTER WITH AN EFFECTIVE DATE OF SEPT. 04 2004. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.



**Randy Davis**  
Georgia Registered Professional  
Land Surveyor # 3448  
Randy.tsc11c@gmail.com  
TTO-468-9838





April 30, 2025

Pike County Planning and Zoning Board  
Pike County Board of Commissioners  
c/o Rob Morton, County Attorney  
331 Thomaston Street  
Zebulon, GA 30295

RE: Letter of Explanation – Tax Parcel 074 113 - 14242 US Hwy 19 – 2 R2 Lots

To Whom It May Concern,

STS Development Group Sunnyside, LLC ("STS") is hereby submitting the above referenced property for the purpose of rezoning a portion of the property from the current zoning classification, AR, to R2 Zoning.

The total acreage of the property referenced above is 8.65 acres. STS is requesting that 3.88 acres be approved for rezoning to R2 zoning classification for 2 residential building lots. As indicated on the attached survey, Lot 1 is 1.10 acres and Lot 2 is 2.78 acres for a total of 3.88 acres. Both of the proposed lots would gain access from Deer Lake Drive. The proposed lot sizes and shapes are consistent with the lots currently platted in the Deer Lake Subdivision.

As per the current R2 zoning, the residential homes would site built, single family detached dwellings with a minimum of 2,200 square feet of heated floor area, the front yard will be sodded, the driveways will be paved, and public water is available. The plan also shows the appropriate setbacks for front, side and rear yards in accordance with the R2 zoning development standards.

Thank you for your consideration of this rezoning.

Sincerely,  
STS DEVELOPMENT GROUP SUNNYSIDE, LLC

A handwritten signature in black ink, appearing to read 'Shannon Mullinax', is written over the typed name.

Shannon Mullinax  
Managing Member

9901 US 19  
Zebulon GA, 30295

## PIKE COUNTY PLANNING AND ZONING BOARD

June 12, 2025 - 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on June 12, 2025, 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) MOD-25-01 USC Timber Holdings, LLC owner and Flat Shoals Energy Center, LLC applicant request a modification to zoning condition placed on the modified Special Exception (MOD-SE-17-03) granted on November 19, 2020, for a solar farm located on Highway 18, North Madison Bridge Road and Nixon Road in Land Lots 166, 167, 168, 185, 186, 187, 198, 199 and 200 of the 9th District, further identified as Parcel ID 032 012. The property consists of 1,371 +/- acres and the request is to modify or remove several conditions. 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.**

(2) REZ-25-04 McLeRoy Rentals, LLC owner and Dee McLeRoy applicant request a rezoning from C-3 (Heavy Commercial) to M-2 (Heavy Manufacturing) for property located on the west side of Highway 41 South, Griffin GA 30224. The property consists of 75.02 +/- acres in Land lot 136 in the 2nd District, further identified as parcel ID 096 052. The request is to build a self-storage facility and future development area for additional warehouse/office buildings. Commission District 3, Commissioner Ken Pullin. **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) REZ-25-05 Timothy Ingram and Dee McLeRoy Owners, and Eric McLeRoy applicant request a rezoning from AR (Residential Agricultural) and C-3 (Heavy Commercial) to C-3 (Heavy Commercial) for property located at 9627 US Hwy 19, Zebulon, GA 30295 and part of 516 McKinley Road, Williamson GA 30292. The property consists of 7.14 +/- acres in Land lot 225 in the 8th District, further identified as parcel ID 066 053 and part of parcel ID 066 045. The request is to expand the current equipment and storage yard for McLeRoy Inc. 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.**

(4) REZ-25-06 Jason Pike, LLC Owner and Jason Mask applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located at 6834 GA Hwy 362 and part of 260 Kings Bridge Road, Concord GA 30206. The property consists of 2.355 +/- acres in Land lots 172 & 181 in the 1st District, further identified as parcel ID 025 007A and part of parcel ID 025 007. The request is to convert the existing house into a land management office and Heating and Air Contractors office. 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.**

(5) REZ-25-07 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to R-2 (Single-Family Residential) for a portion of property located at 14242 US Hwy 19 having frontage on Deer Lake Drive, Griffin GA 30224. The property consists of 3.88 +/- acres in Land lot 90 in the 2nd District, further identified as part of parcel ID 074 113. The request is to create two new lots for single-family homes that will have access to Deer Lake Drive. 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-25-08 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for a portion of property located at 14242 US Hwy 19, Griffin GA 30224. The property consists of 4.774 +/- acres in Land lot 90 in the 2nd District, further identified as part of parcel ID 074 113. The request is to create one new commercial lot and renovate the existing structure for a commercial office. 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 June 24, 2025, 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 opposition of each request.**



REZ-25-07

Sign Posted 5-28-2025

## PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

---

REZ-25-08

### SUBJECT:

REZ-25-08 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for a portion of property located at 14242 US Hwy 19, Griffin GA 30224. The property consists of 4.77+/- acres in Land lot 90 in the 2<sup>nd</sup> District, further identified as part of parcel ID 074 113. The request is to create one new commercial lot and renovate the existing structure for a commercial office. 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
Planning and Development	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-25-08

**Planning and Zoning Board:** June 12, 2025

**Board of Commissioners Meeting:** June 24, 2025

**Mailed Notices:** May 27, 2025

**Signs Posted:** May 28, 2025

**Owner:** STS Development Group Sunnyside LLC

**Applicant:** Shannin Mullinax

**Property Location:** Portion of 14242 US Highway 19, Griffin, GA 30224  
Land lot: 90  
District: 2nd  
Parcel ID: Part of 074 113

**Acreage:** 4.77 +/- acres

**Commission District:** District 4, James Jenkins

**FEMA Data:** Does not lie within a flood zone.

**Request:** Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to R-2 (Single-Family Residential).

**Code Reference:** Article 5 and Article 8 of the UDC

**Staff Analysis:** Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) to convert the existing structure on the site into a commercial office. The proposed site plan shows parking in the rear of the building to comply with the requirements of Article 16 of the UDC. The subject property is located within the Highway 19 Overlay District and will be required to go through the overlay review should the applicant trigger the requirements as outlined in Article 16.





PLANNING AND DEVELOPMENT  
OFFICE

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*“Serving Citizens Responsibly”*

**(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 is used as a single-family residence. The area is comprised of zoning ranging from A-R (Agricultural-Residential) and R-2 (Single Family Residential) to C-3 (Heavy Commercial) and M-2 (Heavy Manufacturing). The proposed use of the property is consistent with the character of the area as well as consistent with the character area map, which designates this portion of the property in Arterial Overlay Corridor which supports commercial development.

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

The property appears to be suitable for the proposed development.

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

The property is not vacant.

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

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

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

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

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

There is not a balance between the benefit to the public if the property is not zoned and the hardship on the property owner.



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Fax: 770-567-2024

jgilbert@pikecoga.com

*"Serving Citizens Responsibly"*

- (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.

**Recommendation:** Staff recommends Approval of the requested rezoning from A-R to C-3 with the following conditions:

1. An application for an overlay review shall be required if the proposed development triggers the requirements for said review in accordance with Article 16 of the UDC.
2. Buffers must be established in accordance with Article 26 of the UDC.
3. A survey shall be submitted for approval and recording splitting the 4.77 acres out of the parent parcel.



PLANNING AND DEVELOPMENT  
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Fax: 770-567-2024  
jgilbert@pikecoga.com

*"Serving Citizens Responsibly"*

**Attachments:**

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

CK # 2758  
R # 198

869, 25

# PIKE COUNTY REZONING APPLICATION

Application # RE Z-25-08  
Permit # 208

Planning and Zoning Board Public Hearing: 06/12/25 @ 6:30 pm  
Board of Commissioners Public Hearing: 06/24/25 @ 6:30 pm

Property Information: District(s): 2 Land Lot(s): 90 Acres: 8.64  
Tax Map Parcel #: 074 113 Address if assigned: 14242 US Hwy 19  
4.77

Existing Zoning Classification: AR Proposed Zoning Classification: C3

Summary of Proposed Project: 1 commercial lot with frontage + entrance  
on US 19. Lot size will be 4.77 acres as shown on attached  
plan.

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: STS Development Group Sunnyside, LLC Applicant: Shannon Mullinax  
Address: 9901 US 19 Address: 9901 US 19

City: Zebulon State: GA Zip: 30295 City: Zebulon State: GA Zip: 30295

Phone/email: \_\_\_\_\_ Phone/email: 770.630.4061  
shannon@stsdevelopmentgroup.com

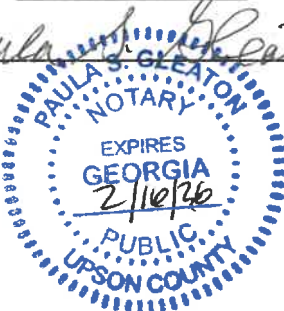
**Property Owner Authorization:** I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect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

Owner's Signature: Shannon T. Mullinax Date: 4/30/2025

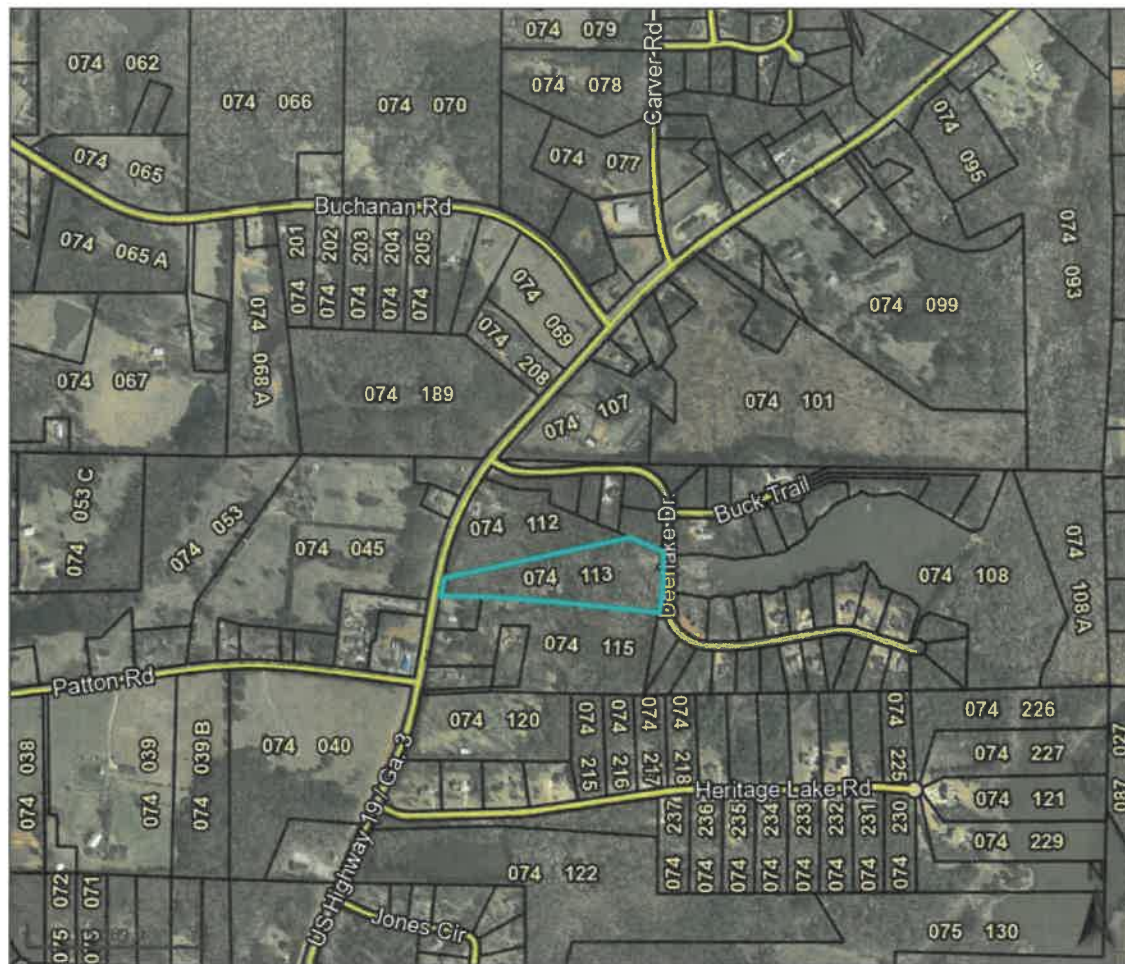
Owner's Printed Name: Shannon T. Mullinax

Sworn to and subscribed before me this 30th day of April, 2025

Notary Public (signature & seal): Paula S. Gleaton



\*See instructions for more information.



## Overview

### Legend

-  **Parcels**  
 Address Numbers  
 **Roads**

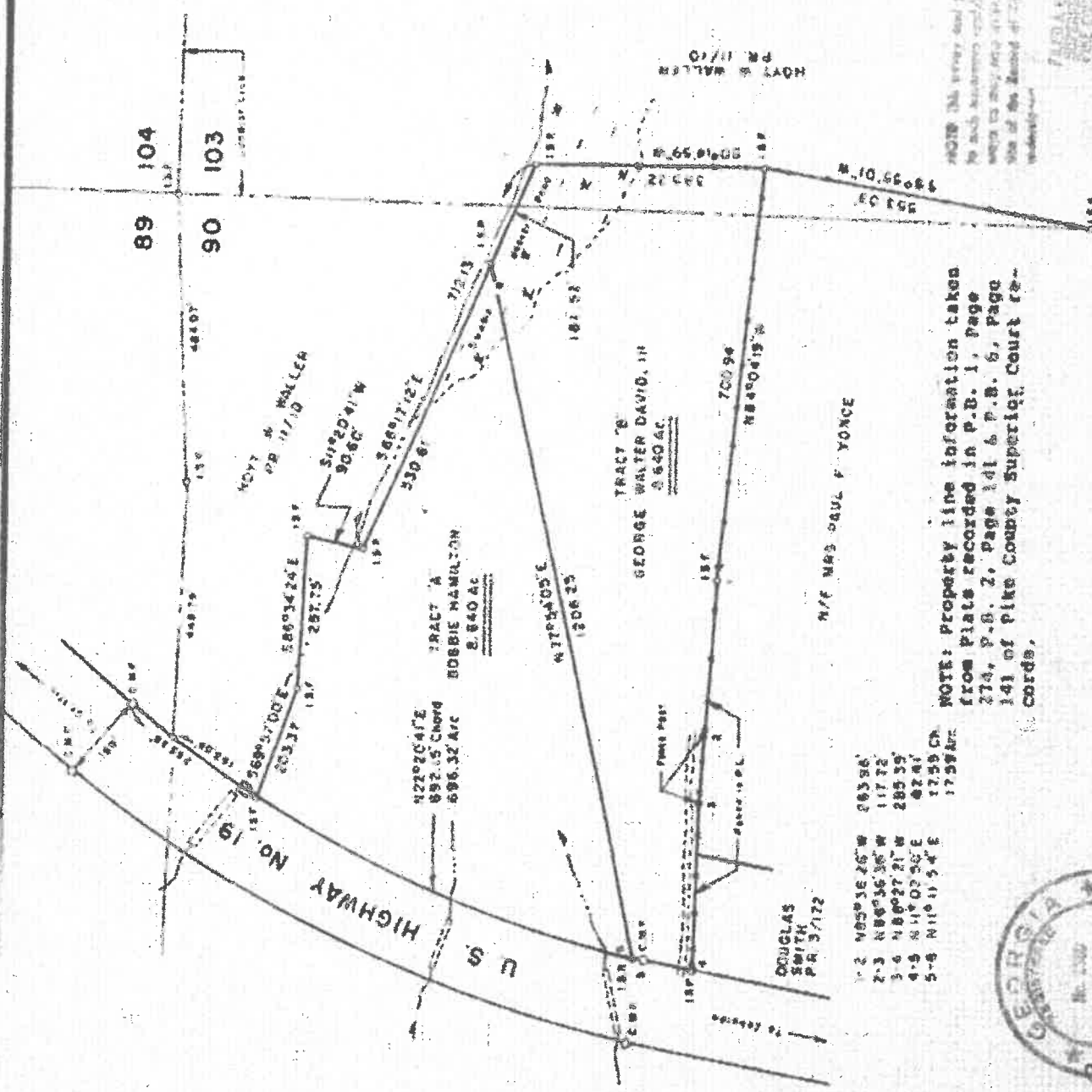
Parcel ID	074 113	Owner	EQUITY TRUST COMPANY AS	Last 2 Sales			
Class Code	Residential		CUSTODIAN	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		FBO ROBERT W SCHUMACHER IRA	4/4/2023	0	GV	U
Acres	8.64		PO BOX 4702	3/23/2010	0	LA	U
			MACON, GA 31208				
		Physical Address	14242 U S HWY 19				
		Assessed Value	Value \$101181				

(Note: Not to be used on legal documents)

Date created: 5/5/2025  
Last Data Uploaded: 5/5/2025 6:03:17 AM

Developed by  **SCHNEIDER**  
GEOSPATIAL





NOTE: This survey was taken in accordance with the provisions of the Georgia Surveying Act of 1912, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Georgia.

Plat BK 14, PG. 270  
SB MAR-6, PN 276

YTM  
CAROL A. WILLIAMS, CLERK

**SURVEY FOR**  
**VIRGINIA E. DAVID ESTATE**  
LOCATED IN LANDLOTS 90 & 103 OF THE  
2nd. DISTRICT OF PIKE COUNTY, GEORGIA  
SCALE: 1" = 200' DATE: DEC. 17, 1997



- 1-2 N 65° 36' 26" W 263.96'
- 2-3 N 80° 36' 30" W 117.72'
- 3-4 N 80° 27' 21" W 285.59'
- 4-5 N 11° 02' 50" E 42.47'
- 5-6 N 11° 11' 54" E 125.90'
- 1755.86'

DOUGLAS  
SMITH  
P.B. 5/172

GENERAL NOTES

1. EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAN, THIS SANITARY DOES NOT TAKE INTO ACCOUNT ANY OF THE SPECIAL REQUIREMENTS THAT MAY BE APPLICABLE TO THE SUB-RECEIVING ENVIRONMENT (OTHER THAN POSSIBLE EXISTING EVIDENCE OF A PREVIOUSLY EXISTING SANITARY) ON EACH LOT THAT CAN BE IDENTIFIED FROM THE COMPOSITE AND LOCALIZED RELEVANT GOVERNMENT ZONING CONDITIONS ON OTHER LOTS AND THE RESULTS THEREOF.
2. ON THIS PLAN, LOCATIONS OF ENVIRONMENTAL SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO GEOLOGICAL AND HYDROLOGICAL FEATURES AND OTHER MAY RELATE TO BATTERIES AND SETBACKS BEYOND THE SCORE OF THIS PLAN.
3. CEMENTS, STAINLESS STEEL, AND BRASS ARE NOT ALLOWED IN ANY OF THE SANITARY.
4. THE SANITARY IS DESIGNED TO ALL ENVIRONMENTAL REQUIREMENTS OF RECORD FROM THE HEALTH AND WELFARE.

2. CURRENT TAX PARCEL ID: 074 113

**PROPOSED C-3 ZONING  
HEAVY COMMERCIAL**

**FRONT YARD SETBACK,**  
50' FROM R/W

**REAR YARD SETBACK - 20' Feet**  
SIDE YARD SETBACK - 30' Feet

**MIN. LOT AREA - 120 Acres (UNDERMINED AREAS)**  
MIN. STREET FRONTAGE - 100 Feet

**MIN. HEATED SQUARE FOOTAGE 1200 SQ FT**  
TAX BUILDING HEIGHT - 3 STORIES

50' FROM R/W  
REAR YARD SETBACK - 20 Foot  
SIDE YARD SETBACK - 20 Foot  
MIN. LOT AREA - 1.00 ACRE  
MIN. LOT WIDTH - 125 Feet

[illegible]

1"=100'

[illegible]

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 COTOLO WITH AN EFFECTIVE DATE OF SEPT. 04 2004. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.



Randy.tsell@gmail.com  
770-468-9838

DATE OF FIELD WORK:	DATE OF SURVEY PLAT:	CITY:
03/15/2025	05/09/2025	N/A

REV.	DATE:	DESCRIPTION:
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SCALE:	DRAWN BY:
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30, 42:	21, 22, 23, 24:
1 <sup>a</sup> = 100'	ED



April 30, 2025

Pike County Planning and Zoning Board  
Pike County Board of Commissioners  
c/o Rob Morton, County Attorney  
331 Thomaston Street  
Zebulon, GA 30295

RE: Letter of Explanation – Tax Parcel 074 113 - 14242 US Hwy 19 – 1 C3 Lot

To Whom It May Concern,

STS Development Group Sunnyside, LLC ("STS") is hereby submitting the above referenced property for the purpose of rezoning a portion of the property from the current zoning classification, AR, to C3 Zoning.

The total acreage of the property referenced above is 8.65 acres. STS is requesting that 4.77 acres be approved for rezoning to C3 zoning classification. As indicated on the attached survey, Lot 3 is the proposed lot and will be situated with access from US Hwy 19.

As per the current C3 zoning, our intent is to convert the existing 1,248 sf mobile home into an office and lease to a commercial user. The plan shows the appropriate setbacks for front, side and rear yards in accordance with the C3 zoning development standards.

Thank you for your consideration of this rezoning.

Sincerely,  
STS DEVELOPMENT GROUP SUNNYSIDE, LLC

A handwritten signature in dark ink, appearing to read 'Shannon Mullinax', is written over a light blue horizontal line.

Shannon Mullinax  
Managing Member

9901 US 19  
Zebulon GA, 30295

## PIKE COUNTY PLANNING AND ZONING BOARD

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- (4) REZ-25-06 Jason Pike, LLC Owner, and Jason Mask applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located at 6834 GA Hwy 362 and part of 260 Kings Bridge Road, Concord GA 30206. The property consists of 2,355 +/- acres in Land lots 172 & 181 in the 1st District, further identified as parcel ID 025 007A and part of parcel ID 025 007. The request is to convert the existing house into a land management office and Heating and Air Contractors office. 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.
- (5) REZ-25-07 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to R-2 (Single-Family Residential) for a portion of property located at 14242 US Hwy 19 having frontage on Deer Lake Drive, Griffin GA 30224. The property consists of 3.88 +/- acres in Land lot 90 in the 2nd District, further identified as part of parcel ID 074 113. The request is to create two new lots for single-family homes that will have access to Deer Lake Drive. 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-25-08 STS Development Group Sunnyside, LLC Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for a portion of property located at 14242 US Hwy 19, Griffin GA 30224. The property consists of 4.77 +/- acres in Land lot 90 in the 2nd District, further identified as part of parcel ID 074 113. The request is to create one new commercial lot and renovate the existing structure for a commercial office. 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 June 24, 2025, 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 opposition of each request.



REZ-25-08

Sign Posted 5-28-2025