

PIKE COUNTY PLANNING AND ZONING BOARD

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

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

Planning and Zoning Board AGENDA

Thursday, July 10, 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. Jeremy Gilbert, Director

IV. Approval of the Agenda - (O.C.G A. § 50-14-1 (e) (1))

V. Approval of the Minutes - (O.C.G A. § 50-14-1 (e) (2))

- a. Approval of the June 12, 2025 Planning and Zoning Board Minutes

VI. Unfinished Business - None

VII. New Business

Public Hearing

- a. **SUB-25-01** – Linda Ballard Birath Owner and Lora Ballard Applicant for Ballard's Landing a Major 14 Lot Subdivision. The Owner and Applicant are requesting Preliminary Plat Approval. Property Location: Eastside of Caldwell Road, West of Gresham Road and on the North and South sides of Kendrick Road, Zebulon, GA. Land Lot: 99 Land District: 2nd Parcel ID: 076 081D Acreage: 145.82 Acres. Commission District: 3. Commissioner: Ken Pullin. FEMA Data. Does not lie within a flood zone. Code Reference: Article 21, Sec 2111, Major Subdivisions. **THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

VIII. Discussion - None

IX. Adjournment

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Invocation

SUBJECT:

Jeremy Gilbert, Director

ACTION:

ADDITIONAL DETAILS:

REVIEWERS:

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

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Pledge of Allegiance

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

Minutes June 12, 2025

SUBJECT:

Approval of the June 12, 2025 Planning and Zoning Board Minutes

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
June 12, 2025
6:30 P.M.

MINUTES

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

I. Call to Order

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

II. Invocation

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

III. Pledge of Allegiance

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

IV. Approval of the Agenda

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

V. Approval of the May 8, 2025, Minutes.

Board Member Proctor moved to approve the Minutes. Board Member Penland second the motion. The Minutes were approved by a vote of 5-0-0.

VI. Old Business: NONE

VII. New Business:

Public Hearing:

- (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 Madden 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.**

Chairman Jason Leatherman explained the process for tonight's Board Meeting to the public and then he turned the floor over to The Planning & Development Director Jeremy Gilbert to introduce the Modification Application with his staff recommendation for approval with six (6) Clarifications or Modifications to the requested Zoning Conditions. He also pointed out that this Application was updated on 06/11/25. The Conditions are as following:

- 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. Pike County Board of Commissioners' approval for the Landscape Plan is required for the Planted or Retained existing Buffer along Georgia 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.**
- 10. The proposal shall confirm 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 construc-**

tion 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.

Chairman Leatherman asked whether there was anyone to come forth and the Representative Tyler Brock came forth to sign in on the sign in sheet and to explain the Application.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 20 minutes each.

Names of people in favor

1. Tyler Brock
2. Ben Kennedy
3. Russ Edwards
4. Newton Galloway, Atty.

Names of people who oppose

1. Michelle Gravitt

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion. There was discussion among the Board.

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

Board Member Penland moved to approve the motion with eleven (11) Clarifications or Modifications to the requested Zoning Conditions. Board Member Edwards second the motion. The motion was approved by a vote of 3-2-0. Chairman Leatherman and Vice-Chairman Loggins both opposed the motion. The Conditions are as following:

1. Minimum 150-foot Buffer from Stream Banks.
5. 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. Pike County Board of Commissioners' approval for the Landscape Plan is required for the Planted

or Retained existing Buffer along Georgia Highway 18, shall be substantially in accordance with the Preliminary Site Plan titled “Flat Shoals Energy Center, LLC” prepared by Sun Tribe Development, dated June 12, 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.**
- 10. The proposal shall confirm 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, unless decommissioning and Final Insurances Importance applicable to GA House Bill 300 is 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. Anything up to the Substation applicable to Pike County Standards.**
- 14. The Final Site Plan shall be reviewed and approved by the Zoning Administrator. Any Development, Batteries and Solar Panels to be added for Modification outside of the Site Plan dated June 12, 2025, would have to come back before the Planning and Zoning Board.**
- 20. The Buffers shall be maintained the entire life of the Project and to be filled in as the current Buffers deteriorate.**
- 21. Fire Training shall be taught to the Pike County Fire Department.**
- 22. Annual Water Testing shall be conducted.**

- (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 Land 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 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 Rezoning Application with his staff recommendation for approval with three (3) Zoning Conditions. The Conditions are as following:

- 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 U.D.C.**
- 2. Buffers must be established in accordance with Article 26 of the U.D.C.**
- 3. A Permit from G.D.O.T. will be required for access to the site and shall be required prior to the issuance of Building Permits**

Chairman Leatherman asked whether there was anyone to come forth and Dee McLeRoy, Applicant came forth to sign in on the sign in sheet and to explain the Application.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 20 minutes each. No one came forth.

Names of people in favor

1. Dee McLeRoy

Names of people who oppose

NONE

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion. There was some discussion among the Board.

Board Member Penland moved to approve the motion with three (3) Zoning Conditions. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 5-0-0. The Conditions are as following:

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 U.D.C.**
2. **Buffers must be established in accordance with Article 26 of the U.D.C.**
3. **A Permit from G.D.O.T. will be required for access to the site and shall be required prior to the issuance of Building Permits**

(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 Land 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 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 Rezoning Application with his staff recommendation for approval with three (3) Zoning Conditions. The Conditions are as following:

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 U.D.C.**
2. **Buffers must be established in accordance with Article 26 of the U.D.C.**
3. **A Survey shall be submitted for approval and recording combining the 3.5-Acre portion of Parcel ID: 066 045 with Parcel ID: 066 053 to create the 7.14-Acre Parcel.**

Chairman Leatherman asked whether there was anyone to come forth and no one did.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 20 minutes each. No one came forth.

Names of people in favor
NONE

Names of people who oppose
NONE

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion. There was some discussion among the Board.

Board Member Proctor moved to approve the motion with three (3) Zoning Conditions. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 5-0-0. The Conditions are as following:

- 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 U.D.C.**
 - 2. Buffers must be established in accordance with Article 26 of the U.D.C.**
 - 3. A Survey shall be submitted for approval and recording combining the 3.5-Acre portion of Parcel ID: 066 045 with Parcel ID: 066 053 to create the 7.14-Acre Parcel.**
- (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 Land 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 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 Rezoning Application with his staff recommendation for approval with two (2) Zoning Conditions. The Conditions are as following:

- 1. Buffers must be established in accordance with Article 26 of the U.D.C.**
- 2. A Survey shall be submitted for Approval and Recording combining the portion of Parcel ID: 025 007 with Parcel ID: 025 007A to create the 2.355-Acre Parcel.**

Chairman Leatherman asked whether there was anyone to come forth and the Representative Terri Wester came forth to sign in on the sign in sheet.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 20 minutes each. No one came forth

Names of people in favor

1. Terri Wester

Names of people who oppose

NONE

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion. There was some discussion among the Board.

Vice-Chairman Loggins moved to approve the motion with two (2) Zoning Conditions. Board Member Proctor second the motion. The motion was approved by a vote of 4-1-0. Board Member Edwards opposed the motion. The Conditions are as following:

1. Buffers must be established in accordance with Article 26 of the U.D.C.
2. A Survey shall be submitted for Approval and Recording combining the portion of Parcel ID: 025 007 with Parcel ID: 025 007A to create the 2.355-Acre Parcel.

- (5.) **REZ-25-07** - S.T.S. 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, Griffin, GA. 30224, having frontage on Deer Lake Drive, Griffin, GA. 30224. The property consists of 3.88+/- Acres in Land Lot 90 in the 2nd Land 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 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 Rezoning Application with his staff recommendation for approval with two (2) Zoning Conditions. The Conditions are as following:

1. All New Homes shall be all brick or constructed of a

combination of two or more of the following materials on all sides: Brick, Stone, Stucco or Cement Fiber Board. 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.**

Chairman Leatherman asked whether there was anyone to come forth and Shannon Mullinax, Applicant came forth to sign in on the sign in sheet.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 20 minutes each.

Names of people in favor

- 1. Shannon Mullinax**

Names of people who oppose

- 1. Steven Neill**
- 2. Conway Goodwin**
- 3. Kari Lewis**
- 4. Kathy Hall**
- 5. David Hamilton**
- 6. Jon Shoemaker**
- 7. Kim Thornton**
- 8. Darlene Betsill**

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion. There was some discussion among the Board.

Vice-Chairman Loggins moved to deny the motion. Board Member Penland second the motion. The motion was denied by a vote of 4-1-0. Board Member Edwards opposed the motion.

- (6.) REZ-25-08 – S.T.S. 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 Land 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 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 Rezoning Application with his staff recommendation for approval with his staff recommendation for approval with three

(3) Zoning Conditions. The Conditions are as following:

- 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 U.D.C.**
- 2. Buffers must be established in accordance with Article 26 of the U.D.C.**
- 3. A Survey shall be submitted for approval and recording splitting the 4.77 Acres out of the parent parcel.**

Chairman Leatherman asked whether there was anyone to come forth and Shannon Mullinax, Applicant came forth to sign in on the sign in sheet.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 20 minutes each.

Names of people in favor

- 1. Shannon Mullinax**

Names of people who oppose

- 1. Mark Coker**
- 2. Matt Ford**
- 3. Conway Goodwin**
- 4. Steven Neill**
- 5. David Hamilton**
- 6. Darlene Betsill**
- 7. Charles Doughtie**

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion. There was some discussion among the Board.

Vice-Chairman Loggins moved to deny the motion. Board Member Penland second the motion. The motion was denied by a vote of 5-0-0.

VIII. Discussions:

Board Member Penland made a motion to recommend a moratorium for all Solar Farm Projects Board Member Proctor second the motion. The motion was approved by a vote of 5-0-0.

IX. Adjournment

Board Member Proctor moved to adjourn the meeting. Board Member Edwards second the request. The motion was passed by a vote of 5-0-0.

The meeting was closed by the sound of the gavel at 9:52 pm.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SUB-25-01

SUBJECT:

SUB-25-01 – Linda Ballard Birath Owner and Lora Ballard Applicant for Ballard's Landing a Major 14 Lot Subdivision. The Owner and Applicant are requesting Preliminary Plat Approval. Property Location: Eastside of Caldwell Road, West of Gresham Road and on the North and South sides of Kendrick Road, Zebulon, GA. Land Lot: 99 Land District: 2nd Parcel ID: 076 081D Acreage: 145.82 Acres. Commission District: 3. Commissioner: Ken Pullin. FEMA Data. Does not lie within a flood zone. Code Reference: Article 21, Sec 2111, Major Subdivisions. **THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR 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: SUB-25-01

Planning Commission Date: July 10, 2025

Board of Commissioners Date: July 29, 2025

Owner: Linda Ballard Birath

Applicant/Agent: Lora Ballard

Property Location: East side of Caldwell Road, West of Gresham Road and on
the North and South sides of Kendrick Road, Zebulon, GA
Landlot: 99
District: 2nd
Parcel ID: 076 081D

Acreage: 145.82 +/- acres

Commission District: District 3, Ken Pullin

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

Request: Applicant/owner are requesting the approval of the preliminary plat Ballard's Landing, a 14-lot major subdivision that will have new infrastructure installed and will require the approval of Pike County and the Pike County Water Authority.

Code Reference: Article 21, Sec 2111. Major Subdivision

Staff Analysis:

The Applicant/owner is requesting approval of the preliminary plat for Ballard's Landing, a 14-lot major subdivision. The subject property is currently zoned A-R Agricultural-Residential, and each proposed lot will be equal to or larger than the required 10-acre minimum as required per Article 5 of the Pike County UDC.

Each lot will be serviced by private septic and County Water. The Pike County Water and Sewer Authority confirms there are public utilities available at the site and the applicant will be required to provide water service to all lots except for lots 3, 4 and 6 according to a drawing from the authority which states it is optional for



PLANNING AND DEVELOPMENT OFFICE

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

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Zebulon, GA 30295**

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Fax: 770-567-2024
sparks@pikecoga.com**

"Serving Citizens Responsibly"

these lots. However, according to the ordinance any lot within 2500 feet of a water line must connect to the county utility. Therefore, it is the opinion of the Planning and Development Department that water will be required for all lots. The Pike County Health Department will permit each system individually as the lots apply for permits.

A-R zoning will remain. Under the current code, houses will have to be a minimum of 1,500 square feet or more of heated space. The name of the subdivision will be "Ballard's Landing" This name does not conflict with any other named subdivision in Pike County.

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

Attachments:

- Application
- Tax Map
- Plat
- Preliminary Plat
- Water Line Drawing

6/2/25

SUBDIVISION APPLICATIONApplication # SUB-25-01Planning Commission Public Hearing: July 10, 2025Date Filed: 6/2/25Board of Commissioners Public Hearing: July 29, 2025

Permit # 217

FOR THE DEVELOPER / SUBDIVIDER

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

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

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

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

CONTACT INFORMATION:Property Owner: Linda Ballard Birath Applicant/Agent: Lora BallardAddress: 1588 Gresham Rd Address: 203 E Taylor StZebulon Ga 30229City: _____ State: _____ Zip: _____ City: Griffin State: Ga Zip: 30223Phone: 770 468-4022 Phone: 770 468 0029Email: lindabbirath@gmail.com Email: ballardlora@aol.com**PROPERTY LOCATION INFORMATION:**Land District(s): 2ND Land Lot(s): 99 Acres: 145.82 AC.Tax Map Parcel(s): 076 081D FEMA FIRM Panel No. 13231 C0070BAddress if assigned: N/A City: _____ Zip: _____Is any portion of the property within a city limits? NO Within an Overlay District? NOCommission District: 3 - KEN PULLINS

Primary Street Frontage: GRESHAM ROAD 1879' YES - PAVED
CALDWELL ROAD 3034' Is the road paved? YES

Classification of Road LOCAL (2) (Per GDOT Functional Classification Map for Pike County, GA)

Secondary Street Frontage: KENDRICK ROAD 3262' Is the road paved? NO

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

Name of Nearest Pike County Fire Station: SECOND DISTRICT FIRE STATION Distance from site: 500'

Are there fire hydrants within 500 feet of the property? YES

Are Pike County water lines located along the road frontage(s)? YES

Will lots be served by private wells? _____ By private septic systems? YES

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

PROPERTY DEVELOPMENT INFORMATION:

Acreage of Parent Tract(s): 153.21 ACRES Current Zoning: A-R

Total Number of Proposed Lots: 14

Type of Development: ☒ Residential _____ Commercial _____ Industrial _____ Other

Summary of Proposed Project: THIS WILL BE A MAJOR SUBDIVISION W/ A-R
ZONING, HAVING 14 - TEN⁺ ACRE TRACTS, MEETING
ALL REQUIREMENTS OF PIKE CO. ORDINANCE

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

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

Owner's Signature: Linda B. Birath Date: 6-2-25

Owner's Printed Name: Linda B. Birath

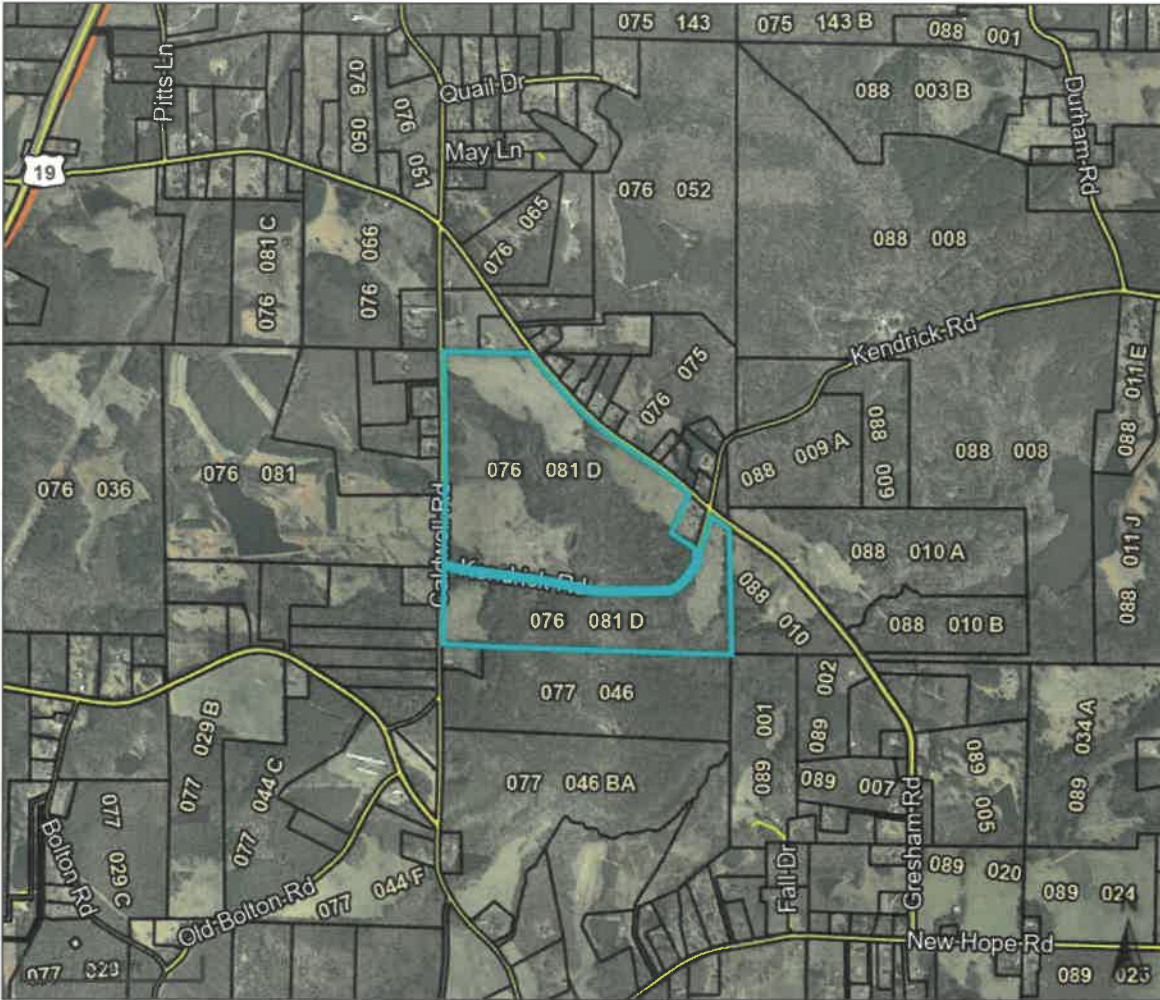
Sworn to and subscribed before me this 2nd day of June, 2025

Notary Public (signature & seal):

Julie A Jones
NOTARY PUBLIC
PIKE COUNTY, GEORGIA
My Commission Expires 01/16/2028

Pike County Environmental Health Dept. P O Box 342 541 Griffin Street (US Highway 19 North) Zebulon, Georgia 30295 (Building behind Pike County Jail)	Phone: 770.567.8972 Fax: 770.567.3531 Contact: Ben Trotter Email: ben.trotter@dph.ga.gov Current Office hours: M-F, 8:00 AM – 5:00 PM (Closed 12:00 to 1:00 PM)	Date Letter Requested: _____ Date Letter Received: <u>5-23-25</u>
Pike County Water & Sewerage Authority P O Box 948 70 Gwyn Street Zebulon, Georgia 30295 <i>B. Baker</i>	Phone: 770.567.7287 Fax: 770.567.7287 Contact: Scott Huckaby Email: pcwsa@bellsouth.net Current Office hours: M-F, 8:00 AM to 12:00 PM	Date Letter Requested: _____ <i>Diagram from WSA</i> Date Letter Received: <u>6-2-25</u>
Georgia Dept. of Transportation, Third District Office 115 Transportation Blvd. Thomaston, Georgia 30286 (US Highway 19 South)	Phone: 706.646.6900 Fax: 706.646.7612 Contact: Ashley Smith Email: asmith@dot.ga.gov Current Office Hours: M-F, 8:00 AM to 5:00 PM	Date Letter Requested: _____ Date Letter Received: <u>N/A</u> Note: GDOT approval may not be applicable.
Pike County Board of Education P O Box 386 16 Jackson Street Zebulon, Georgia 30295 (Across the street from the Chandler Building)	Phone: 770.567.8489 Fax: 770.567.8349 Contact: Janette Fortner, Secretary to Superintendent Michael Duncan Email: fortnej@pike.k12.ga.us Current Office Hours: M-Th, 8:00 AM to 5:00 PM & Fri 8:00 AM to 4:30 PM	Date Letter Requested: _____ Date Letter Received: <u>5-30-25</u>
Pike County Sheriff's Department P O Box 236 89 Jackson Street Zebulon, Georgia 30295	Phone: 770.567.8431 Fax: 770.567.2032 Contact: Major Tracy Vincent or Sheriff Jimmy Thomas Email: sheriff_pikeco@bellsouth.net Current Office Hours: M-F, 8:00 AM to 5:00 PM	Date Letter Requested: _____ Date Letter Received: <u>5-28-25</u>
Pike County Fire Department / Emergency Services P O Box 377 331 Thomaston Street Zebulon, Georgia 30295 <i>Wilkerson</i>	Phone: 770.876.9763 Fax: 770.567.2006 Contact: Chief Rick O'Barr Email: chief@pikecoes.com Current Office Hours: Call or email for office hours	Date Letter Requested: _____ Date Letter Received: _____
Pike County Road Department (Public Works) 152 Twin Oaks Road Williamson, Georgia 30292 (Building behind West Central Prison, also next to the Pike County Recreation Fields)	Phone: 770.567.2005 Fax: 770.567.7288 Contact: Todd Goolsby Email: tgoolsby@pikecoga.com Current Office Hours: M-F, 9:00 AM to 1:00 PM	Date Letter Requested: _____ Date Letter Received: <u>6-2-25</u> <i>Chris spoke w/ Jeremy</i>




Chris 8:20am Monday



Overview



Legend

-  Parcels
-  Address Numbers
-  Roads

Parcel ID	076 081 D	Owner	BIRATH LINDA BALLARD			
Class Code	Consv Use		1588 GRESHAM RD			
Taxing District	UNINCORPORATED		ZEBULON, GA 30295			
Acres	181.13	Physical Address	CALDWELL RD	Last 2 Sales		
		Assessed Value	Value \$821009	Date	Price	Reason
				11/7/2023	0	ET
				1/9/2015	0	CU
						Qual
						U
						U

(Note: Not to be used on legal documents)

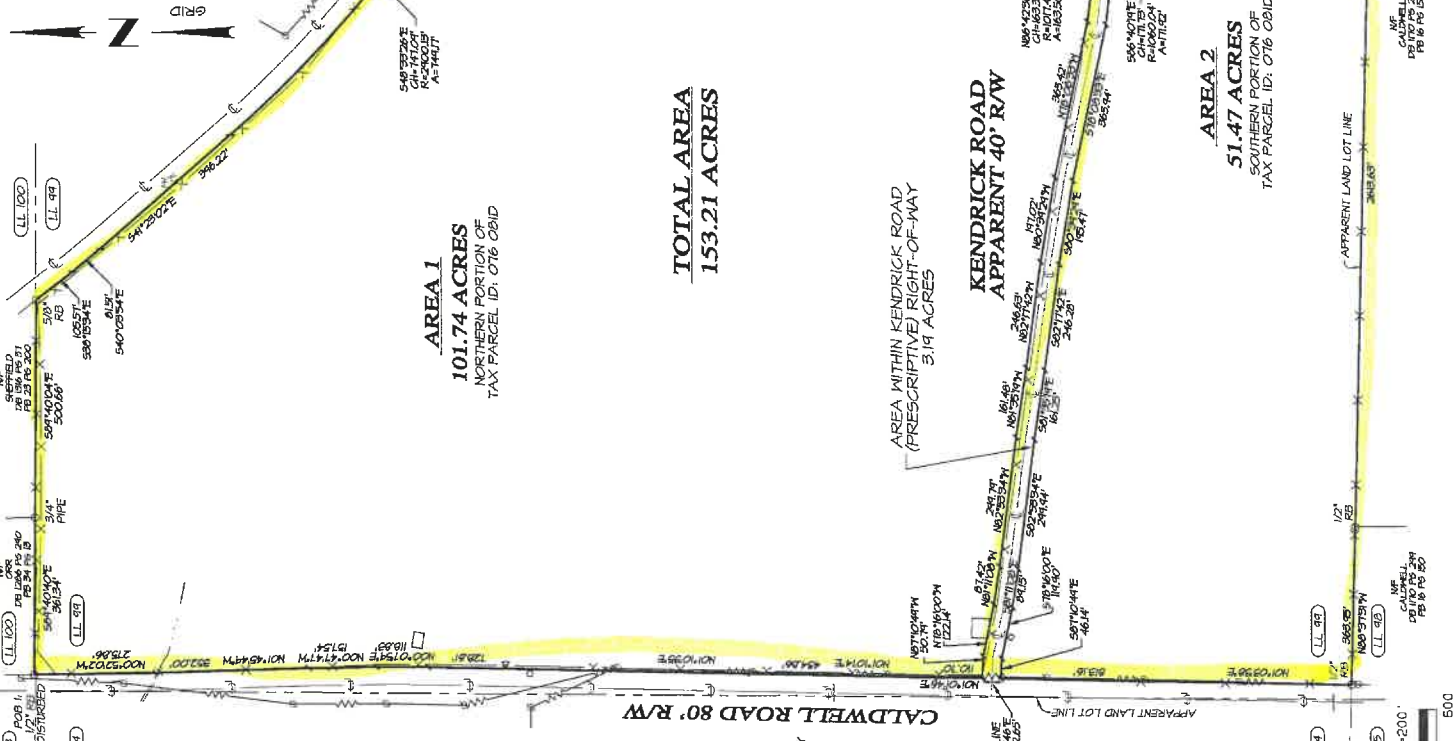
Date created: 6/2/2025

Last Data Uploaded: 6/2/2025 6:01:48 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

BK: 35 PG: 391-391
 Filed and Recorded
 04-10-2025 03:37 PM
 DOC# P2025-000031
 Rebekah Hanson
 REBEKAH HANSON
 CLERK OF SUPERIOR COURT
 PIKE COUNTY
 FOR CLERK OF SUPERIOR COURT

- GENERAL NOTES**
- EXCEPT AS SPECIFICALLY SHOWN OR STATED OTHERWISE, THIS SURVEY IS BASED ON THE RECORDS OF THE CLERK OF SUPERIOR COURT, PIKE COUNTY, GEORGIA, AND THE RECORDS OF THE CLERK OF SUPERIOR COURT, PIKE COUNTY, GEORGIA, AND THE RECORDS OF THE CLERK OF SUPERIOR COURT, PIKE COUNTY, GEORGIA.
 - EXCEPT AS MAY BE EXPRESSLY INDICATED OTHERWISE, THIS SURVEY IS BASED ON THE RECORDS OF THE CLERK OF SUPERIOR COURT, PIKE COUNTY, GEORGIA, AND THE RECORDS OF THE CLERK OF SUPERIOR COURT, PIKE COUNTY, GEORGIA, AND THE RECORDS OF THE CLERK OF SUPERIOR COURT, PIKE COUNTY, GEORGIA.
 - THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND OTHER INTERESTS SHOWN HEREON AND NOTED THEREON.
 - PROPERTY ZONING: A-R
 - BASED ON MAPS PREPARED BY THE FEDERAL BUREAU OF SURVEY, AND BY THE GEORGIA DEPARTMENT OF TRANSPORTATION, AND BY THE GEORGIA DEPARTMENT OF TRANSPORTATION, AND BY THE GEORGIA DEPARTMENT OF TRANSPORTATION, AND BY THE GEORGIA DEPARTMENT OF TRANSPORTATION.
 - RIGHTS-OF-WAY SHOWN AS PER PREVIOUS SURVEYS AND FOUND MONUMENTS.



OWNER/DEVELOPER
LINDA BIRATH
1588 GRESHAM ROAD
ZEBULON GA 30245
404-944-3014

PRELIMINARY PLAT BALLARD'S LANDING

SHEET 1: COVER SHEET/NOTES
R/M DEDICATION DETAIL, LINE TABLES
SHEET 2: LOT LAYOUT

FOR CLERK OF SUPERIOR COURT

APPROVAL CERTIFICATION
Pursuant to the Pike County Subdivision Regulations, all the requirements for approval having been fulfilled, this plat is given final approval by the Board of Commissioners on 10/23/2023.

Chairman Pike Co. B.O.C. Date

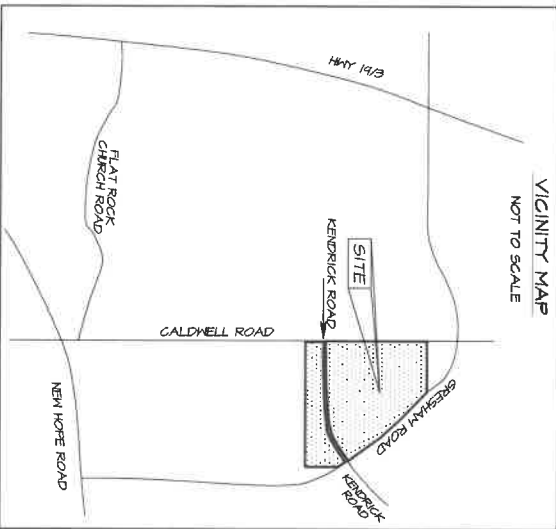
OWNER'S CERTIFICATION
The owner of the land shown on this plat and whose name is subscribed hereon, in person or through a duly authorized agent, certifies that the information furnished on actual survey, and the plat, all state and county taxes or other assessments now due on this land have been paid.

LINDA BIRATH Date

EXISTING A-R ZONING:
FRONT YARD SETBACK:
(RULES NOTED OTHERWISE)
100' FROM R/M
REAR YARD SETBACK - 30 Feet
SIDE YARD SETBACK - 20 Feet
MIN. LOT AREA - 5000 ACRES
MIN. LOT WIDTH - 200 Feet
MIN. STREET FRONTAGE - 40 Feet

SURVEYOR'S CERTIFICATION
It is hereby certified that this plat is true and correct, and was prepared from an actual survey of the property by me or under my supervision that all monuments shown hereon actually exist or are marked as follows, and that all surveying requirements of the Pike County Subdivision Regulations have been fully complied with.

By: JOHN RAYMOND DAVIS, GA REG. NO. 5448 Date



VICINITY MAP
NOT TO SCALE

- GENERAL NOTES**
- EXCEPT AS SPECIFICALLY SHOWN OR STATED OTHERWISE, THIS SURVEY IS CONSIDERED TO BE A PRELIMINARY SURVEY. THE SURVEYOR HAS NOT BEEN REQUIRED TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: 1. EASEMENTS, RIGHTS, OR INTERESTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE DEDUCED FROM THE RECORDS OF THE COUNTY. 2. TITLE REPORT, BUILDING SETBACKS, AND ACCURATE RESTRICTIVE COVENANTS, ZONING CONDITIONS OR OTHER LAND USE REGULATIONS. 3. EXCEPT AS NOTED OR INDICATED OTHERWISE, THE SURVEYOR HAS NOT BEEN REQUIRED TO REFLECT ANY OF THE FOLLOWING: 1. EASEMENTS, RIGHTS, OR INTERESTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE DEDUCED FROM THE RECORDS OF THE COUNTY. 2. TITLE REPORT, BUILDING SETBACKS, AND ACCURATE RESTRICTIVE COVENANTS, ZONING CONDITIONS OR OTHER LAND USE REGULATIONS. 3. EXCEPT AS NOTED OR INDICATED OTHERWISE, THE SURVEYOR HAS NOT BEEN REQUIRED TO REFLECT ANY OF THE FOLLOWING: 1. EASEMENTS, RIGHTS, OR INTERESTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE DEDUCED FROM THE RECORDS OF THE COUNTY. 2. TITLE REPORT, BUILDING SETBACKS, AND ACCURATE RESTRICTIVE COVENANTS, ZONING CONDITIONS OR OTHER LAND USE REGULATIONS. 4. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN. 5. SURVEY REFERENCES: PB 35 PG 341 6. (NOT IN CLAY) 7. 22' STATE 8. EXISTING RIGHT-OF-WAY FOR KENDRICK ROAD ESTABLISHED AT 40' FROM KEAN CENTERLINE BASED ON MONUMENTS FOUND, AND APPARENT VISIBLE MAINTAINED AREA, ANY FROM THIS SURVEY, OR AN ADDITIONAL 10' FROM CURRENT RIGHT-OF-WAY WILL BE DEDICATED TO PIKE COUNTY IN FULL COMPLIANCE WITH THE PIKE COUNTY SUBDIVISION REGULATIONS, ARTICLE 21, SECTION 2120. 9. CURRENT PROPERTY ZONING: A-R 10. TOTAL AREA OF THIS SUBDIVISION: 145.82 ACRES 11. NUMBER OF LOTS: 14 12. MONUMENTS SHOWN ARE SOIL MARKS PROVIDED BY THE SURVEYOR. 13. THIS PROPERTY DOES NOT LIE WITHIN A FLOODPLAIN. 14. LOTS TO BE SERVED BY PRIVATE ON-SITE SEPTIC SYSTEMS AND THE COUNTY WATER SYSTEM. 15. BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GEORGIA DEPARTMENT OF NATURAL RESOURCES, THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. 16. THIS SURVEY WAS COMPLETED ON 05/29/2025. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

LINE DATA TABLE

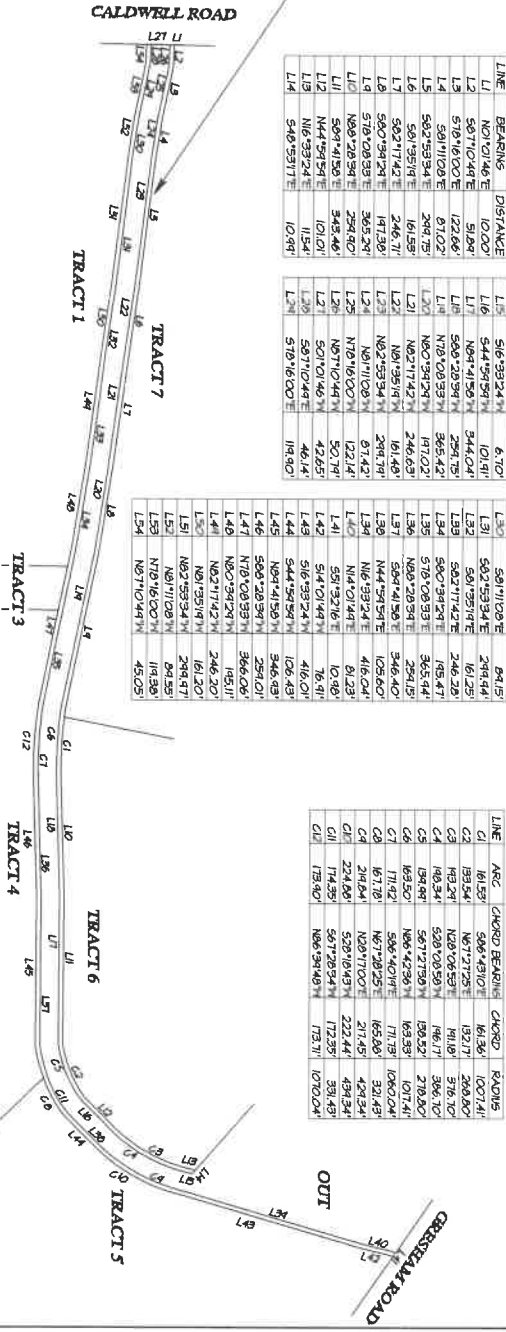
LINE	BEARING	DISTANCE
L1	N01°01'46"E	10.00
L2	S01°01'46"E	51.89
L3	N01°01'46"E	122.66
L4	S01°01'46"E	28.72
L5	S01°01'46"E	28.72
L6	S01°01'46"E	161.58
L7	S01°01'46"E	246.71
L8	S00°29'23"E	141.30
L9	S00°29'23"E	365.24
L10	S00°29'23"E	294.40
L11	S01°41'50"E	345.46
L12	N01°01'46"E	101.01
L13	N01°01'46"E	11.54
L14	S40°53'17"E	10.49

CURVE DATA TABLE

LINE	ARC	CHORD BEARING	CHORD	RADIUS
C1	161.53	S06°43'07"E	161.36	1007.41
C2	163.54	N01°21'25"E	152.17	200.60
C3	163.24	N09°08'53"E	141.10	576.70
C4	163.34	S09°08'53"E	141.10	576.70
C5	163.24	S06°43'07"E	161.36	1007.41
C6	163.54	N01°21'25"E	152.17	200.60
C7	161.53	S06°43'07"E	161.36	1007.41
C8	163.54	N01°21'25"E	152.17	200.60
C9	163.24	N09°08'53"E	141.10	576.70
C10	163.34	S09°08'53"E	141.10	576.70
C11	163.24	S06°43'07"E	161.36	1007.41
C12	163.54	N01°21'25"E	152.17	200.60

AN ADDITIONAL 10' ON EACH SIDE OF KENDRICK ROAD SHALL BE DEDICATED TO PIKE COUNTY TO BE USED FOR THE CONVEY WITH CURRENT ORDINANCE - ARTICLE 21, SECTION 2120
TOTAL AREA OF DEDICATION: 139 ACRES

RIGHT-OF-WAY DETAIL



PRELIMINARY PLAT PREPARED FOR:			JOB NUMBER: 2025.0918	
THE BIRATH FAMILY			REV.	DATE: DESCRIPTION:
LAND LOT 41	2ND DISTRICT	PIKE COUNTY		
LAST DATE OF FIELD WORK:	DATE OF SURVEY PLAT:	CITY:	SCALE:	DRAWN BY:
03/25/2025	05/29/2025	N/A	1" = 200'	JRD

TERRA SERVICES
COMPANY, LLC
Randy Davis
Georgia Registered Professional
Land Surveyor # 3448
SCOTT ROAD, WILLIAMSON GA 30242
Randy@tscilc.com
TTC-468-4038



RECEIVED
MAY 31 1966
TO
"LINES"
3, 4, 5, 6
OPTIONAL

FOR CLERK OF SUPERIOR COURT

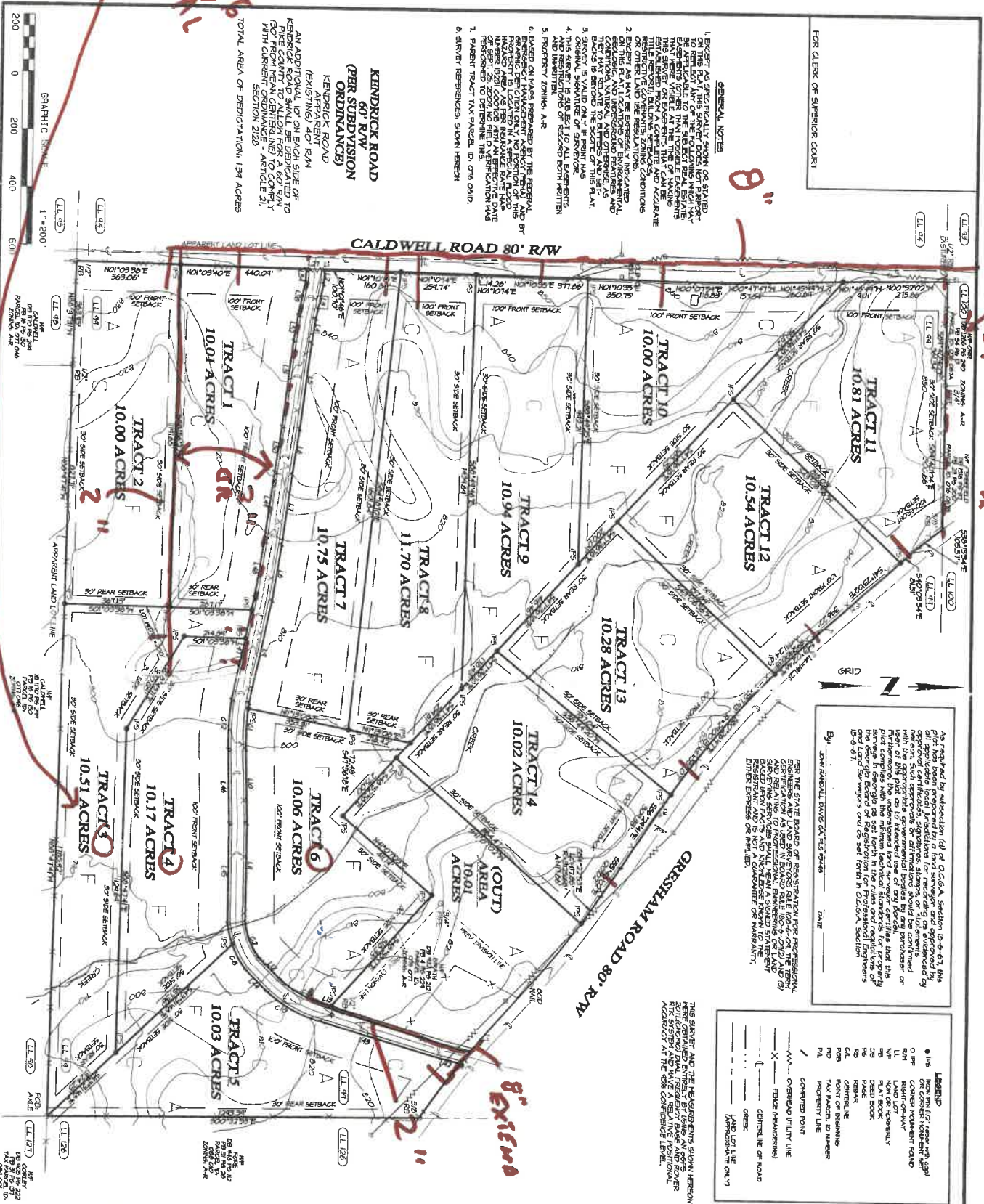
COPIES NOTED

- [illegible]

**KENDRICK ROAD
60' R/W
(PER SUBDIVISION
ORDINANCE)**

AN ADDITIONAL 10' ON EACH SIDE OF
ENDRICK ROAD SHALL BE DEDICATED TO
PIKE COUNTY TO ALLOW FOR A 60' R/W
30' FROM MEAN CENTERLINE) TO COMPLY
WITH CURRENT ORDINANCE - ARTICLE 21,
SECTION 212B

TOTAL AREA OF DEDICATION, 1.39 ACRES

[illegible]

ON THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, RULE 102-6-.09, THE CERTIFICATION AS USED IN BOARD RULE 102-6-.09(2) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS SURVEY AND THE MEASUREMENTS SHOWN HEREON WERE OBTAINED ENTIRELY BY USING AN 80P5 20T.(CHINO) DUAL FREQUENCY BASE AND ROVER RTK SYSTEM AND HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95% CONFIDENCE LEVEL.

[illegible]

SHEET 2 OF 2

JOB #: 2025.034

REV.	DATE:	DESCRIPTION:
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DESCRIPTION	

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SCALE:	DRAWN BY:
--------	-----------

1" = 300'	180
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100	500
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PRELIMINARY PLAT PREPARED FOR

DRAFT ONLY

LAND LOT 99 2ND DISTRICT PIKE COUNTY

LAST DATE OF FIELD WORK

DATE OF SURVEY PLAT:

CITY:

[illegible]

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

SCALE:
1" = 200'

DRAWN BY:
JED

1999

JKD

TERRA SERVICES
COMPANY, LLC

Randy Davis
Georgia Registered Professional
Land Surveyor # 3448
Randy.tsc11c@gmail.com
Williamson GA
770-468-9838

