

# **PIKE COUNTY PLANNING AND ZONING BOARD**

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

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

## **Planning and Zoning Board AGENDA**

**Thursday, August 14, 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 July 10, 2025, PZB minutes

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

### **VII. New Business**

#### **Public Hearing**

- a. SUP-25-04 Clyde A Amerson III, owner and applicant, requests a special use permit to allow for the sale of bulk spring water and the shipping and transportation of the spring water from property located at 527 Lifsey Springs Road, Molena GA, 30258. The subject property is further identified as Parcel ID 059 019B and is in Land Lot 27 of the 8<sup>th</sup> District. The property consists of 6.96+/- acres. 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-25-09 Colwell-Turner Profit Sharing Plan and Trust Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located at 9762 US Hwy 19, Zebulon GA 30295. The property consists of 3.33+/- acres in Land lot 224 in the 8<sup>th</sup> District, further identified as parcel ID 066 051. The request is for a new commercial development that is proposed in two phases and will consist of retail shops and office/warehouse uses. 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.**

**VIII. Discussion**

- a. Chapter 166-  
Solar Farm  
Ordinance

**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 July 10, 2025

**SUBJECT:**

Approve July 10, 2025, PZB 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**  
**July 10, 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 Penland second the motion. The Agenda was approved by a vote of 4-0-0.**

**V.     Approval of the June 12, 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:**

- (1.)   SUB-25-01 – Linda Ballard Birath Owner and Lora Ballard Applicant for Ballard’s Landing, a 14 Lot Major 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., 30295. Land Lot: 99. Land District: 2<sup>nd</sup>. Parcel ID: 076 081D. Acreage: 145.82Acres. 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.**

**Vice-Chairman Loggins turned the floor over to The Planning & Development Director Jeremy Gilbert to introduce the Application(s) on the Agenda.**

**The Planning & Development Director Jeremy Gilbert introduced the Subdivision Application for Preliminary Plat Approval with his staff recommendation for approval.**

**Vice-Chairman Loggins asked whether there was anyone to come forth and there was not.**

**Vice-Chairman Loggins 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 two (2) Zoning Conditions. Board Member Proctor second the motion. The motion was approved by a vote of 3-0-1. Board Member Edwards abstained from the motion. The Conditions are as following:**

- 1. Shall comply with Chapter 50 of the U.D.C.**
- 2. A stipulation in reference to the letter dated May 30, 2025, from the Pike County Water and Sewage Authority.**

#### **VIII. Discussions:**

**VIII. Discussion to rewrite the Solar Ordinance at the next Planning and Zoning Board Meeting of August 14, 2025.**

#### **IX. Adjournment**

**Board Member Proctor 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 6:41 pm.**

## PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

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SUP-25-04

**SUBJECT:**

SUP-25-04 Clyde A Amerson III, owner and applicant, requests a special use permit to allow for the sale of bulk spring water and the shipping and transportation of the spring water from property located at 527 Lifsey Springs Road, Molena GA, 30258. The subject property is further identified as Parcel ID 059 019B and is in Land Lot 27 of the 8<sup>th</sup> District. The property consists of 6.96+/- acres. 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*

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77 Jackson Street  
Zebulon, GA 30295

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

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**Case Number:** SUP-25-04

**Planning and Zoning Board Meeting:** August 14, 2025

**Board of Commissioners Meeting:** August 26, 2025

**Mailed Notices:** July 24, 2025

**Sign Posted:** July 23, 2025

**Owner/Applicant:** Clyde A Amerson III

**Property Location:** 527 Lifsey Springs Road, Molena, GA 30258  
Land lot: 27  
District: 8th  
Parcel ID: 059 019B

**Acreage:** 7+/- acres

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

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

**Request:** The owner/applicant is requesting a special use permit to allow for the sale of bulk water from the natural spring located on the subject property and to allow for the transportation of the bulk water from the property to be bottled offsite in the A-R zoning district.

**Code Reference:** Article 5, Agricultural-Residential,

**Staff Analysis:** The owner/applicant is requesting a special use permit in the A-R zoning district to allow for the sale of bulk water from the natural spring located on the subject property and to allow for the transportation of the bulk water from the property to be bottled offsite. According to the owner/applicant letter of intent they have received a permit from the Department of Agriculture and all testing has been conducted for the sale of bulk water. According to the applicant the spring water being removed from the site will not have an impact on the drinking water supply of surrounding wells as it's a different water table. Also, as it relates



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to the transportation of bulk water from the site, the applicant is proposing a driveway along Lifsey Springs Road for the trucks to access the water supply to fill up the trucks for delivery to offsite bottling location. The use is considered a special use as there is not a similar use listed as a permitted use within the UDC for the A-R zoning district.

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

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

The requested special use permit is not contrary to the purposes of this code as the UDC allows for uses that are not listed as permitted uses to be proposed as special uses with an approved special use permit in the A-R district.

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

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

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

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



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

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

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

All other requirements will be met.

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

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

**Recommendation:**

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

1. A business license shall be required for the proposed use and renewed annually if the business is still in operation. The applicant shall supply a copy of all inspections and permits from the Department of Agriculture each year with the business license application.
2. Paved access shall be provided for the truck loading area for the filling of water. Access shall meet the standards of the UDC and must go through the development permit process.



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**Attachments:**

- Application
- Letter of Intent
- Tax Map
- Concept Plan
- Inspection Report from Department of Agriculture
- Legal Ad
- Sign Photo

CK#028971

Fee \$535

R#219

# PIKE COUNTY PLANNING AND ZONING BOARD

Application # SUP-25-04Planning and Zoning Board Public Hearing Date: Aug 14, 2025Permit # 228Board of Commissioners Public Hearing Date: Aug 26, 2025☒ Special Use Permit☐ VarianceProperty Information: District(s): 8th Land Lot(s): 27 Acres: 7Tax Map Parcel #: 059019B Address if assigned: 527 LIFSEY SPRINGS RD.

Description of Request: ALREADY APPROVED + LICENSED FOR SALE BULK WATER ~~WATER~~ SPRING WATER BY DEPARTMENT OF AGRICULTURE. THIS REQUEST IS FOR SHIPPING ~~OF~~ + TRANSPORTATION OF BULK WATER FROM PROPERTY.

Code Reference(s): \_\_\_\_\_ Present Zoning: \_\_\_\_\_

Documentation Required: ☐ Copy of Recorded Plat ☒ Copy of Recorded Deed☐ Letter of Explanation ☐ Health Department Letter of Approval ☐ Sketch or site plan (preferable)☐ Agent Authorization (if needed) ☐ Campaign Disclosure Form ☐ Other \_\_\_\_\_Property Owner: CLYDE A. AMERSON III Applicant: \_\_\_\_\_Address: LOT 27th DISTRICT 8 Address: 527 LIFSEY SPRINGS RD.  
LIFSEY SPRINGS POOLCity: MOLENA State: GA Zip: 30258 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_Phone/email: 770-880-9553 Phone/email: aceflipflops@yahoo.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.

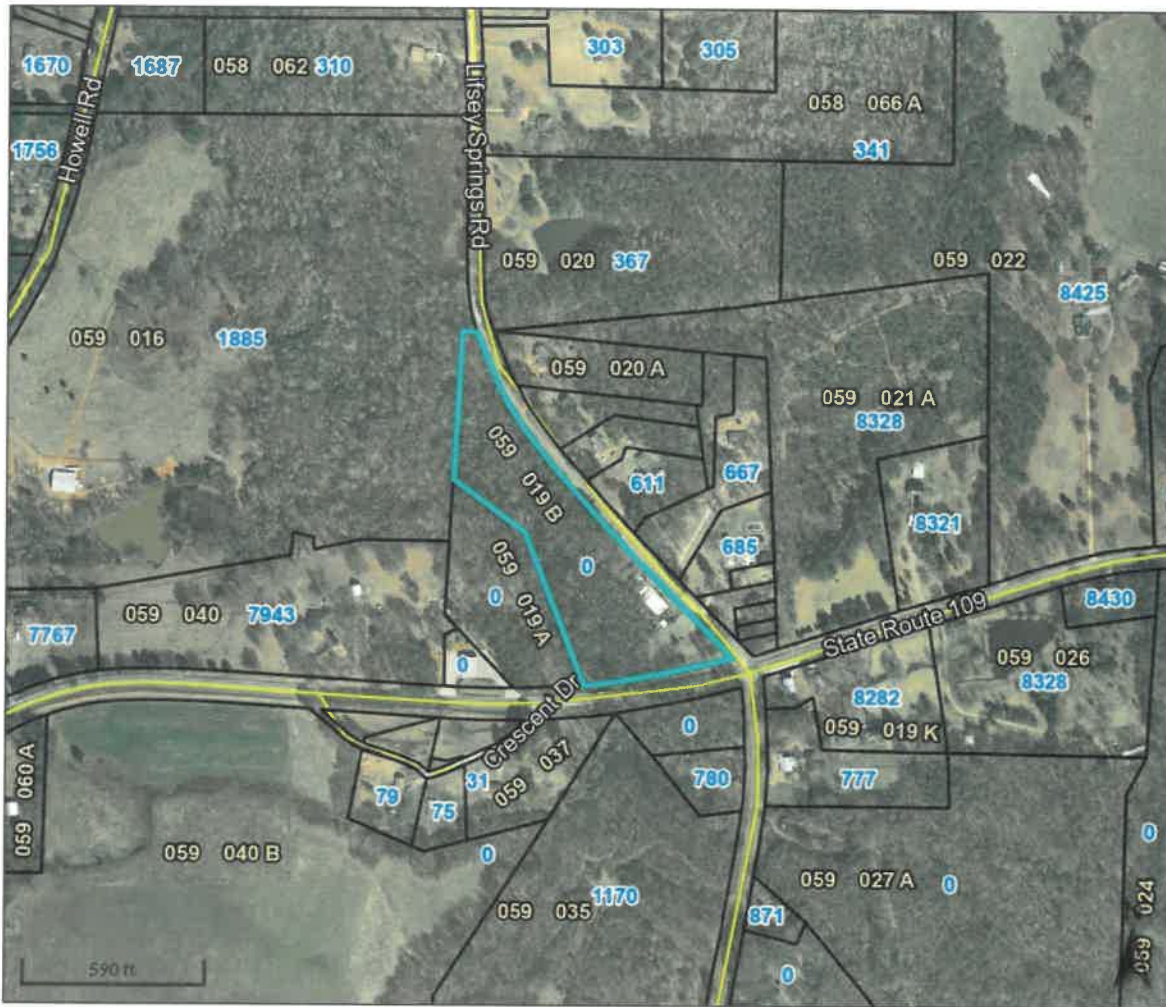
Owner's Signature: Clyde A. Amerson III Date: July 1, 2025Owner's Printed Name: CLYDE A. AMERSON IIISworn to and subscribed before me this JULY day of 1, 2025Notary Public (signature & seal): Kayla Danielle Rhyme

Kayla Danielle Rhyme  
NOTARY PUBLIC  
PIKE COUNTY, GEORGIA  
My Commission Expires 02/27/2029

f:\Applications\Board of Appeals.docx  
Last Revised: 08/23/2022  
Page 1 of 3

**These documents are for the planning and zoning board in hopes of receiving a special use permit to be allowed to transport water from water trucks for the purpose of bulk water sales of Thermal Spring water from Lifsey springs. All of the required tests and permits have already been approved by the the department of agriculture. The water will be taken from spring source and does not in anyway affect the water table or surrounding homes. The trucks will be loaded at designed loading area on property which is less that a tenth of a mile away from highway 19.**






**Overview**



**Legend**

-  Parcels
-  Address Numbers
-  Roads

**Parcel ID** 059 019 B  
**Class Code** Residential  
**Taxing District** UNINCORPORATED  
**Acres** 6.96

**Owner** AMERSON III CLYDE ALLEN  
 361 WILLIAMSON CIRCLE  
 WOODBURY, GA 30293  
**Physical Address** LIFSEY SPRINGS RD  
**Assessed Value** Value \$69445

Last 2 Sales			
Date	Price	Reason	Qual
1/15/2021	0	CT	U
4/23/2003	0	QC	U

(Note: Not to be used on legal documents)

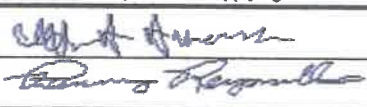

Date created: 7/8/2025

Last Data Uploaded: 7/8/2025 6:10:26 AM

Developed by  **SCHNEIDER**  
 GEOSPATIAL





COMPLIANCE STATUS		COMPLIANCE STATUS		
<b>SUBPART A - GENERAL PROVISIONS</b>		<b>SUBPART F - REQUIREMENTS APPLYING TO RECORDS THAT MUST BE ESTABLISHED OR MAINTAINED</b>		
IN	§ 117.4 - Qualifications of individuals who manufacture, process, pack, or hold food.	29	NA § 117.315 - Requirements for record retention.	
<b>SUBPART B - CURRENT GOOD MANUFACTURING PRACTICE</b>		30	NA § 117.320 - Requirements for official review.	
IN	§ 117.10 - Personnel.	31	NA § 117.335 - Special requirements applicable to a written assurance.	
IN	§ 117.20 - Plant and grounds.	<b>SUBPART G - SUPPLY CHAIN PROGRAM</b>		
IN	§ 117.35 - Sanitary operations.	32	NA § 117.405 - Requirement to establish and implement a supply-chain program.	
IN	§ 117.37 - Sanitary facilities and controls.	33	NA § 117.410 - General requirements applicable to a supply-chain program.	
IN	§ 117.40 - Equipment and utensils.	34	NA § 117.415 - Responsibilities of the receiving facility.	
IN	§ 117.80 - Processes and controls.	35	NA § 117.420 - Using approved suppliers.	
IN	§ 117.93 - Warehousing and distribution.	36	NA § 117.430 - Conducting supplier verification activities for raw materials and other ingredients.	
IN	§ 117.95 - Holding and distribution of human food by-products for use as animal food.	37	NA § 117.435 - Onsite audit.	
IN	§ 117.110 - Defect action levels.	38	NA § 117.475 - Records documenting the supply-chain program.	
<b>PART C - HAZARD ANALYSIS &amp; RISK BASED PREVENTIVE CONTROLS</b>		<b>CODE OF FEDERAL REGULATIONS - TITLE 21</b>		
NA	§ 117.126 - Food safety plan.	39	NA Part 1 - Subpart O: Sanitary Transport	
NA	§ 117.130 - Hazard analysis.	40	NA Part 101 - Food Labeling	
NA	§ 117.135 - Preventive controls.	41	NA Part 108 - Emergency Permit Control	
NA	§ 117.136 - Circumstances in which the owner, operator, or agent in charge of a manufacturing/processing facility is not required to implement a preventive control.	42	NA Part 113 - LACF	
NA	§ 117.137 - Provision of assurances required under 117.136(a)(2) - (4).	43	NA Part 114 - Acidified	
NA	§ 117.139 - Recall plan.	44	NA Part 120 - Juice	
NA	§ 117.145 - Monitoring.	45	NA Part 123 - Seafood	
NA	§ 117.150 - Corrective actions and corrections.	46	NA Part 129 - Bottled Water	
NA	§ 117.155 - Verification.	<b>GDA REGULATIONS</b>		
NA	§ 117.160 - Validation.	47	NA Chapter 40-7-1: Retail Food Sales	
NA	§ 117.165 - Verification of implementation and effectiveness.	48	NA Chapter 40-7-2: Salvageable Foods and Single Service Items	
NA	§ 117.170 - Reanalysis.	49	NA Chapter 40-7-4: Crab Meat Plants	
NA	§ 117.180 - Requirements applicable to a preventive controls qualified individual and a qualified auditor.	50	NA Chapter 40-7-6: Commercially Bottled Water	
NA	§ 117.190 - Implementation records required for this subpart.	51	NA Chapter 40-7-7: Pecans	
<b>SUBPART D - MODIFIED REQUIREMENTS</b>		52	NA Chapter 40-7-8: Vidalia Onions	
NA	§ 117.201 - Modified requirements that apply to a qualified facility.	53	NA Chapter 40-7-9: Soft Drinks and Soft Drink Syrups	
NA	§ 117.206 - Modified requirements that apply to a facility solely engaged in the storage of unexposed packaged food.	54	NA Chapter 40-7-12: Shellfish	
<b>PART F - REQUIREMENTS APPLYING TO RECORDS THAT MUST BE ESTABLISHED OR MAINTAINED</b>		55	IN Chapter 40-7-18: Manufactured Food Regulations	
NA	§ 117.305 - General requirements applying to records.	An acknowledgment of receipt does not constitute an agreement with the findings, and refusal to sign an acknowledgment of receipt will not effect the licensee holder's obligation to correct the violations noted in this inspection report within the time frames specified.		
NA	§ 117.310 - Additional requirements applying to the food safety plan.			
Inspector (Signature)		Person In Charge (Print)	CLYDE A AMERSON	Date: 01/31/2025
Inspector (Signature)		Lead Inspector (Print)	Penny Reynolds	Date: 01/31/2025
Inspector (Signature)		Asst. Inspector (Print)		Date: 01/31/2025



**MANUFACTURED FOOD INSPECTION FORM**  
 GEORGIA DEPARTMENT OF AGRICULTURE • FOOD SAFETY DIVISION  
 19 MARTIN LUTHER KING JR DR SW • ATLANTA, GA 30334

Tyler Harper  
COMMISSIONER

<b>ESTABLISHMENT NAME</b> LIFSEY SPRINGS WATER				<b>ESTABLISHMENT #</b> 5512379	<b>PURPOSE</b> Opening	<b>EST. TYPE</b> 154	<b>DATE</b> 01/31/2025	<b>TIME IN</b> 11:30 AM
<b>ADDRESS</b> 657 LIFSEY SPRINGS				<b>CITY</b> MOLENA	<b>COUNTY</b> PIKE	<b>ZIP CODE</b> 30258	<b>RISK TIER</b> Low	<b>TIME OUT</b> 1:00 PM
<b>OBSERVATIONS AND CORRECTIVE ACTIONS</b>								
<b>Item Number</b>	<b>COS</b>	<b>R</b>	<b>Citation</b>	Violations cited in this report must be corrected within the time frames indicated.				<b>Correct By Date</b>
			<b>Inspection Comments</b>	New firm appears to be in compliance and ready for licensing. No observations noted. All licensing paperwork has been received by the Atlanta office. Firm will be invoiced license fee.				
			<b>Closeout Discussion</b>	This inspection report was discussed with, signed by, and emailed to Ace Amerson, Owner.				
<p>Food Manufacturers in Georgia are required to conduct finished product and finished product ingredient testing for the presence of a substance that would cause a manufactured food to be adulterated with the presence of a poisonous or deleterious substance or other contaminants. Positive results must be reported to the Georgia Department of Agriculture within 24 hours after obtaining such results to <a href="mailto:positiveresults@agr.georgia.gov">positiveresults@agr.georgia.gov</a>. To view regulations, visit our website at <a href="http://www.agr.georgia.gov/manufactured-foods.aspx">http://www.agr.georgia.gov/manufactured-foods.aspx</a>. If you have additional questions, please contact the Manufactured Food Program at <a href="mailto:cp-holmesing@agr.georgia.gov">cp-holmesing@agr.georgia.gov</a> or 404-657-4801.</p>								
<b>Person In Charge</b> (Signature)				<b>Person In Charge</b> (Print) CLYDE A AMERSON			<b>Date:</b> 01/31/2025	
<b>Lead Inspector</b> (Signature)				<b>Lead Inspector</b> (Print) Penny Reynolds			<b>Date:</b> 01/31/2025	
<b>Asst. Inspector</b> (Signature)				<b>Asst. Inspector</b> (Print)			<b>Date:</b> 01/31/2025	

PAGE 1

**PIKE COUNTY PLANNING AND ZONING BOARD**  
**August 14, 2025 • 6:30 p.m.**

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on August 14, 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) SUP-25-04 Clyde A Amerson III, owner and applicant, requests a special use permit to allow for the sale of bulk spring water and the shipping and transportation of the spring water from property located at 527 Lifsey Springs Road, Molena GA, 30258. The subject property is further identified as Parcel ID 059 019B and is in Land Lot 27 of the 8th District. The property consists of 6.96+/- acres. 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-25-09 Colwell-Turner Profit Sharing Plan and Trust Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located at 9762 US Hwy 19, Zebulon GA 30295. The property consists of 3.33+/- acres in Land lot 224 in the 8th District, further identified as parcel ID 066 051. The request is for a new commercial development that is proposed in two phases and will consist of retail shops and office/warehouse uses. 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.**

The Pike County Board of Commissioners will conduct a **PUBLIC HEARING** on the above applicable items on August 26, 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 to each request.**





Sign Posted 7-23-2025

SUP-25-04

## PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

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REZ-25-09

### **SUBJECT:**

REZ-25-09 Colwell-Turner Profit Sharing Plan and Trust Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located at 9762 US Hwy 19, Zebulon GA 30295. The property consists of 3.33+/- acres in Land lot 224 in the 8<sup>th</sup> District, further identified as parcel ID 066 051. The request is for a new commercial development that is proposed in two phases and will consist of retail shops and office/warehouse uses. 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



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**Case Number:** REZ-25-09

**Planning and Zoning Board:** August 14, 2025

**Board of Commissioners Meeting:** August 26, 2025

**Mailed Notices:** July 24, 2025

**Signs Posted:** July 23, 2025

**Owner:** Colwell-Turner Profit Sharing Plan

**Applicant:** Shannin Mullinax

**Property Location:** 9762 US Highway 19, Zebulon, GA 30295

Land lot: 224

District: 8th

Parcel ID: 066 051

**Acreage:** 3.33 +/- 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) to C-3 (Heavy Commercial).

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

**Staff Analysis:** Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for the purpose of a commercial development. According to the proposed site plan and letter of intent the applicant/owner is proposing to develop the property in 2 phases. The first phase consists of a 10,800 sq ft retail shopping center, split into no more than 9 units with 60 proposed parking spaces. While phase two will have a 12,000 sq ft office/warehouse building split into no more than 5 units with an additional 25 parking spaces. The property is located within the US Hwy 19 Overlay and will



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be required to meet the standards outlined in Article 16 of the UDC and be subject to an overlay review by the PZB before any development can be done on the property. The applicant/owner has indicated in their letter of intent that they are proposing to connect to the City of Zebulon’s water and sewer system for this development. Also, a permit from GDOT will be required for the commercial entrance to the development prior to a permit being issued by the county.

**(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 PI (Professional and Institutional) to C-3 (Heavy Commercial). 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 in a Commercial Industrial Node as well as in the 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.



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

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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 to C-3 with the following conditions:

1. An application for an overlay review shall be required prior to any permits being issued for the property in accordance with Article 16 of the UDC.
2. Prior to any permits being issued by the county for this development a GDOT entrance/driveway permit shall be required.





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**Attachments:**

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

7-7-2509

fee \$833.25

# PIKE COUNTY REZONING APPLICATION

Application # REZ-25-09

Planning and Zoning Board Public Hearing: Aug 14, 2025

Permit # 227

Board of Commissioners Public Hearing: Aug 26, 2025

Property Information: District(s): 8th Land Lot(s): 224 Acres: 3.33

Tax Map Parcel #: 066 051 Address if assigned: 9762 US Hwy 19 N

Existing Zoning Classification: A-R Proposed Zoning Classification: C-3

Summary of Proposed Project: Proposed retail shops with associated entrance, access drives and parking in  
Phase 1. Proposed office / warehouse units with associated entrance, access drives and parking in Phase 2.  
Proposed water & sewer by City of Zebulon.

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: Colwell-Turner Profit Sharing Plan Applicant: Shannon Mullinax

Address: 9901 US Hwy 19 Address: 9901 US 19

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

Phone/email: 770.468.0030 Phone/email: 770.630.4061  
altturner@att.net shannon@stdevelopmentgroup.com

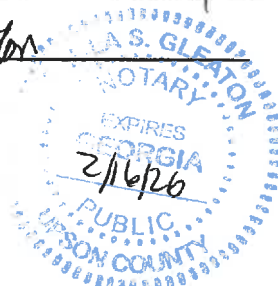
**Property Owner Authorization:** I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect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

Owner's Signature: [Signature] Date: 7/7/2025

Owner's Printed Name: Alt Turner Trustee

Sworn to and subscribed before me this 7th day of July, 2025.

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

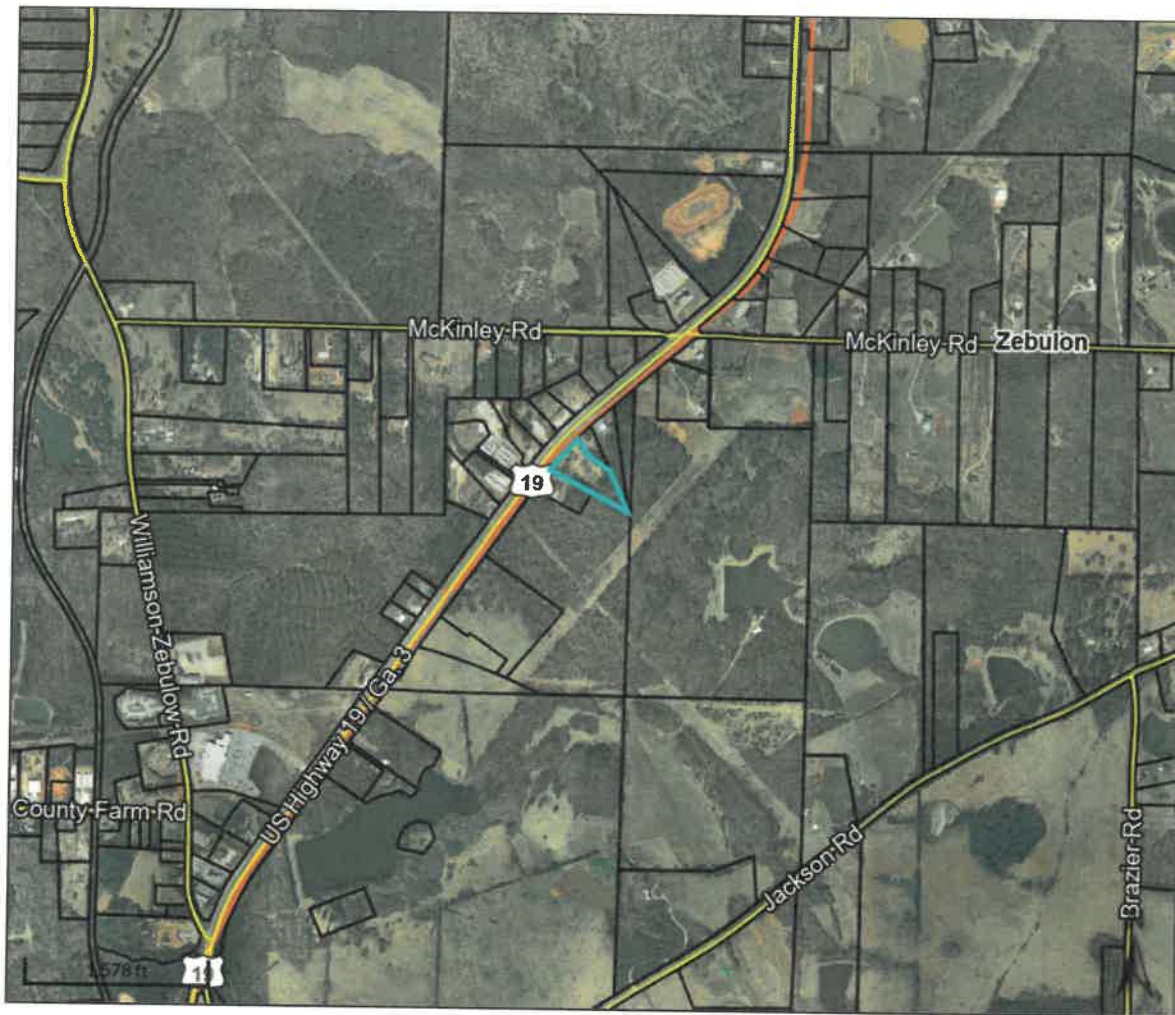


\*See instructions for more information.

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Last Revised: 8/23/2022

Page 1 of 4



**Overview**



**Legend**

-  Parcels
-  Roads

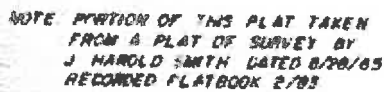
<b>Parcel ID</b>	066 051	<b>Owner</b>	JONES MARKE	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		9955 HWY 19	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	UNINCORPORATED		ZEBULON, GA 30295	12/31/2023	0	QC	U
<b>Acres</b>	3.2	<b>Physical Address</b>	9762 U S HWY 19	12/31/2014	0	QC	U
		<b>Assessed Value</b>	Value \$181591				

(Note: Not to be used on legal documents)

Date created: 8/6/2025

Last Data Uploaded: 8/6/2025 6:09:16 AM

Developed by  **SCHNEIDER**  
GEOSPATIAL



words of law.  
Harold E. Purley  
Geo. Reg. Land Surveyor No. 1327

Page 15061 1973  
Sai Gopal Kumar Ch

PROPERTY SURVEY FOR  
LAVON N. DOZIER &  
JEANNIE C. DOZIER  
LOCATED IN LANDLOT 224  
OF THE 8TH LAND DISTRICT  
PIKE COUNTY, GEORGIA  
SCALE: 1"=100'—DATE: OCT. 11, 1973



**KENNETH E. PRESLEY ASSOCIATES, INC.**  
**LAND SURVEYORS & LAND PLANNERS**  
**GRIFFIN, GEORGIA**

GRID NORTH  
GA. WEST

US HWY 19 R/W VARIES

POST DRIVE

DO NOT REMOVE

LANDSCAPE STRIP

FRONTAGE - 300.75'

4' SPACES

5' FRONT SETBACK

4' SPACES

LANDSCAPE STRIP

10' FRONT SETBACK

10' SIDE SETBACK

GRID NORTH  
GA WEST

10/1/10

PHASE 1 PHASE 2

M. G. L. GEN

**ZONED: P-1**  
**MAP:**  
**PRICE COUNTY**  
**SENIOR CITIZENS**  
**CAREER**  
**DR. 221 PA. 40**  
**TAX ID # 006 0024**

**ZONED: P-1**  
 MAP  
 EXHIBITS  
 A-E CORP.  
 1000 PA. 347  
 TAX ID #, CDB CORP

WATER &amp; SEWER BY: CITY OF ZION

GRAPHIC SCALE 1"=30'

[illegible]

## S.J. Reeves Land Surveying

P.O. BOX 653 • 141 COOK ROAD • ZEBULON, GA. 30295  
TIO-584-5203 • [jfreavesurveying@gmail.com](mailto:jfreavesurveying@gmail.com) (EMAIL)  
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

LAND LOT 234		8th DISTRICT		PIKE COUNTY, GA.	
DATE OF FIELD WORK: N/A		DATE OF DRAWING: 07/22/2008		SCALE: 1" = 50'	CITY: MGA



Mr. Jeremy Gilbert  
Pike County Zoning Director  
PO Box 377  
Zebulon, Ga. 30295

Re: Proposed 3.33 Acres, 9762 Hwy 19 N re-zoning

Dear Mr. Gilbert:

We are proposing on the above referenced site the following:

Phase 1:

1. 10,800 sq. ft. retail shopping center. The center will have up to 9 units (20' x 60') at 1,200 sq. ft. each with the possibility of some units being combined.
2. 56 parking spaces (10' x 20') with 4 handicapped spaces, associated access drives.
3. Site entrance (to be designed as per Ga. DOT)
4. Sanitary sewer & water facilities.
5. Stormwater detention facilities.

Phase 2:

1. 12,000 sq. ft. Office / Warehouse center. The center will have 5 units (30' x 80') at 2,400 sq. ft. with approximately half split between warehouse and office space.
2. 25 parking spaces (10' x 20') with 2 handicap spaces, associated access drives.
3. Additional sanitary & water facilities.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'A' or 'J' followed by a horizontal line.

**PIKE COUNTY PLANNING AND ZONING BOARD**  
**August 14, 2025 • 6:30 p.m.**

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on August 14, 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) SUP-25-04 Clyde A Amerson III, owner and applicant, requests a special use permit to allow for the sale of bulk spring water and the shipping and transportation of the spring water from property located at 527 Lifsey Springs Road, Molena GA, 30258. The subject property is further identified as Parcel ID 059 019B and is in Land Lot 27 of the 8th District. The property consists of 6.96+/- acres. 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-25-09 Colwell-Turner Profit Sharing Plan and Trust Owner, and Shannon Mullinax applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located at 9762 US Hwy 19, Zebulon GA 30295. The property consists of 3.33+/- acres in Land lot 224 in the 8th District, further identified as parcel ID 066 051. **The request is for a new commercial development that is proposed in two phases and will consist of retail shops and office/warehouse uses. 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.**

The Pike County Board of Commissioners will conduct a **PUBLIC HEARING** on the above applicable items on August 26, 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 to each request.**



Sign Posted 7-23-2025

REZ-25-09



# PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

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Discussion

**SUBJECT:**

Chapter 166-Solar Farm Ordinance

**ACTION:**

**ADDITIONAL DETAILS:**

**ATTACHMENTS:**

Type	Description
▣ Ordinance	Ordinance

**REVIEWERS:**

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

**TITLE XV:**

**LAND USAGE**

**Chapter 166**

Solar Farm  
Ordinance

## CHAPTER 166: SOLAR FARMS

### Section

166.01	Title
166.02	Statement of Purpose
166.03	Applicability
166.04	Definitions
166.05	General Standards and Restrictions
166.06	Abandonment or Cessation
166.07	Enforcement and Penalties
166.08	Appeals

### **§ 166.01 TITLE**

This Ordinance shall hereafter be known and cited as the "Pike County Solar Farm Ordinance."  
(Res. passed 7-29-14)

### **§ 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 restrictions for the placement and construction of solar farms and their appurtenances;

(Res. passed 7-29-14)

### **§ 166.03 APPLICABILITY**

In unincorporated Pike County, 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 M-2B (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)

### **§ 166.04 DEFINITIONS**

For the purposes 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. passed 7-29-14)

### **§ 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 with the Board of Appeals. All other 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 system 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)

### **§ 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 operations, exclusive of periods of force majeure (acts of God, storms, etc.). At the discretion of the Zoning Administrator, the owner may apply for a six months 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, a bond in the amount of \$5000 per acre shall be posted. (Res. passed 7-29-14)

**§ 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 offense. (See O.C.G.A. 15-10-60) (Res. passed 7-29-14)

**§ 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)