

PIKE COUNTY PLANNING AND ZONING BOARD

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

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

Planning and Zoning Board AGENDA Thursday, September 11, 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. Approval of the August 14, 2025, Meeting Minutes

VI. Unfinished Business - None

VII. New Business

Public Hearing

- a. **OV-25-01** Hunter Strickland Owner request an overlay review for property located north of 6127 US Hwy 19, Zebulon, GA 30295. The property consists of 2.10+/- acres in Land lot 230 in the 8th District, further identified as parcel ID 068 109. The request is for the overlay review as outlined in Article 16 of the UDC for a 4-tenant commercial building.
- b. **VAR-25-02** Wm. Wayne Leslie owner and applicant request a variance to development regulations for property located at 166 Williams Drive Concord, GA 30206 in Land Lots 82 & 111 of the 9th District, further identified as Parcel IDs 041 011 and 041 012. The property consists of 62.8 +/- acres and the request is to eliminate the maximum allowable square footage for a guest house. 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 make the final decision.**
- c. **REZ-25-10** Mt. Gilead Baptist Church Owner, and Bloom Pediatric Therapy applicant request a rezoning from AR (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 14686 US Hwy 19, Griffin, GA 30224. The property consists of 1.77+/- acres in Land

lot 89 in the 2nd District, further identified as parcel ID 074 103. The request is to convert the existing house into an office for pediatric therapy practice. 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

- a. Follow-up
discussion on
the Solar Farm
Ordinance
- b. Discussion on
proposed code
for Data
Centers

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:

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

Minutes August 14, 2025

SUBJECT:

Approval of the August 14, 2025, Meeting 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
August 14, 2025
6:30 P.M.

MINUTES

Jason Leatherman, Chairman • Brandy Loggins, Vice-Chairman-**ABSENT** •
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

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 July 10, 2025, Minutes.

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

VI. Old Business: NONE

VII. New Business:

Public Hearing:

- (1.) **SUB-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 Land 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 PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

Chairman Leatherman turned the floor over to The Planning & Development Director Jeremy Gilbert to introduce the Application(s) on the Agenda for this evening.

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. 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 Pike County U.D.C. and must go through the Development Permit Process.**

Chairman Leatherman asked whether there was anyone to come forth and Clyde Amerson, III, Owner and Applicant came forth to sign in on the sign in sheet and to explain the Application. Also, Bill Rollins came forth to sign in on the sign in sheet and to better explain the Application.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 10 minutes each.

Names of people in favor

- 1. Clyde Amerson, III**
- 2. Bill Rollins**

Names of people who oppose

- 1. Cheryl Cannon**
- 2. Robert King**

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 two (2) Zoning Conditions. Board Member Edwards second the motion. The motion was approved by a vote of 4-0-0.

The Conditions are as following:

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 Pike County U.D.C. and must go through the Development Permit Process.**

- (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 subject property is further identified as Parcel ID 066 051 and is in Land Lot 224 of the 8th Land District. The property consists of 3.33+/- acres. Commission District 1, Commissioner Tim Daniel. The request is for a new commercial development that is proposed in two phases and will consist of retail retail shops and office/warehouse uses. 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 Leatherman turned the floor over to The Planning & Development Director Jeremy Gilbert to introduce the next Application(s) on the Agenda for this evening.

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

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 Pike County U.D.C.**
2. **Prior to any Permits being issued by the County for this Development A G.D.O.T. Entrance/Driveway Permit shall be required.**

Chairman Leatherman asked whether there was anyone to come forth and there was not.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 10 minutes each.

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.

Board Member Penland moved to approve the motion with two (2) Zoning Conditions. Board Member Edwards second the motion. The motion was approved by a vote of 3-1-0. Board Member Proctor opposed the motion. The Conditions are as following:

- 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 Pike County U.D.C.**
- 2. Prior to any Permits being issued by the County for this Development A G.D.O.T. Entrance/Driveway Permit shall be required.**

VIII. Discussion: a. Chapter 166 - Solar Farm Ordinance

There was some discussion among the Board to rewrite the Solar Ordinance.

IX. Adjournment

Board Member Penland moved to adjourn the meeting. Board Member Proctor second the request. The motion was passed by a vote of 4-0-0.

The meeting was closed by the sound of the gavel at 7:29 pm.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

OV-25-01

SUBJECT:

OV-25-01 Hunter Strickland Owner request an overlay review for property located north of 6127 US Hwy 19, Zebulon, GA 30295. The property consists of 2.10+/- acres in Land lot 230 in the 8th District, further identified as parcel ID 068 109. The request is for the overlay review as outlined in Article 16 of the UDC for a 4-tenant commercial building.

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: OV-25-01

Planning and Zoning Board: September 11, 2025

Owner: Hunter Strickland

Property Location: Parcel just north of 6127 US Hwy 19, Zebulon, GA
Landlot: 230
District: 8th
Parcel ID: 068 110

Commission District: District 2, Tim Guy

FEMA Data: Does not lie within a flood zone.

Request: Applicant is requesting the Planning and Zoning Board to approve their master site plan, landscape plan and building materials proposal for the new four tenant office/warehouse building located within the US Hwy 19 Overlay as required by the UDC.

Code Reference: Article 16

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

Please refer to your packets for the applicant submitted master site plan, landscape plan, building renderings and other data.

The proposed design elements of the office/warehouse building meet the requirements of Article 16 of the UDC, overlay requirements for building materials, as the proposed building will be constructed with a brick facade on all four sides.

The landscape plan provided appears to adequately address the landscaping requirements of the UDC for projects within the overlay. However, it will be up to the Planning Board to determine if the site plan needs to be adjusted to reposition the building or add a berm to the landscape area to screen the parking from the right-of-way as required by article 16 of the UDC. Should the Planning Board



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approve the berm and landscaping this development the applicant will be required to update the landscape plan to meet the requirements of Section 1615 E of the UDC.

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

Recommendation: Staff recommends **APPROVAL** of the Overlay application with the following conditions:

1. The landscape plan/site plan submitted with this application dated 8/4/2025 and prepared by All South Development shall be constructed in substantial compliance with said plan. Should the Planning Board approve the development with a berm and landscaping along the right-of-way said landscaping plan shall be revised to meet the requirements of Section 1615 E of the UDC.
2. All buildings shall be constructed in substantial compliance with the proposed pictures/plans provided as part of the request.
3. A full set of development plans including a landscape plan shall be submitted to the County and the State for review and approval before a building permit can be issued.

Attachments:

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

OV-25-01

Permit # 234

R# 225 C/G# 124 5000
\$ 300 Due

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

Planning Commission Meeting Date: 9-11-25**OWNER INFORMATION:**Owner Name: Hunter StricklandPhone: 678 603-7545Address: 575 Old Cannery RoadEmail: pikestrickland10@yahoo.comCity: Meansville State: GA Zip: 30256**PROJECT INFORMATION:**Project Name: Office-warehouse Building for Hunter Strickland Property Address: 6123 US ^{HWY} 19 SouthAcreage: 2.10 Current Zoning: C-3 Current Use: NoneDescription of Project: Build a commercial building with 4 tenant spaces
Office / warehouse

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

North: Church South: Commercial bldg. office / warehouseEast: Manufacturing Facility West: _____Highway Frontage (check one): ☒ US Hwy 19 ☐ US Hwy 41Length (feet) of Frontage: 247' # of Proposed Access Points: 1If project is on US Hwy 41, what is the approximate distance in feet to the nearest median break? N/AAre there any existing stubouts on adjacent properties to serve this project? ☐ No ☒ YesDescribe location(s) of existing stubouts: Water available. Hunter owns the building south of this property.How many stubouts are proposed on the subject property to serve adjacent parcels? 0Describe locations of proposed stubouts: N/ADescribe existing above-ground utilities: N/A

After construction, will the project: (check all that apply)

☐ Involve outdoor storage?

☐ Generate smoke, dust, fumes or other gases?

☐ Include one or more loading docks?

☐ Discharge industrial wastewater or stormwater?

If yes to any of the above, please explain:

No to all above

SITE PLAN PREPARED BY:

Name: Mark Whitley

Company: Whitley Engineering, Inc

Address: 516 Griffin Street

Phone: 770 946-0256

City: Zebulon

State: GA

Zip: 30295

Email: mark@whitleyeng.com

LANDSCAPE PLAN PREPARED BY:

Name: Mark Whitley

Company: Whitley Engineering, Inc

Address: 516 Griffin Street

Phone: 770 946-0256

City: Zebulon

State: GA

Zip: 30295

Email: chris@whitleyeng.com

APPLICATION REQUIREMENTS:

Date of pre-application meeting with Planning & Development: July 21, 2025

Date of concept meeting with Georgia Department of Transportation (GDOT): Not applicable

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

☒ Site Plan

☒ Narrative Description of Project

☐ Landscape Plan

☒ Building Renderings or Photographs

PROPERTY OWNER AUTHORIZATION:

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

Owner's Signature: HSE

Date: July 31, 2025

Owner's Printed Name: Hunter Strickland

Sworn to and subscribed before me this 31st day of July, 2025

Notary Public (signature & seal):





Overview



Legend

-  Parcels
-  Roads

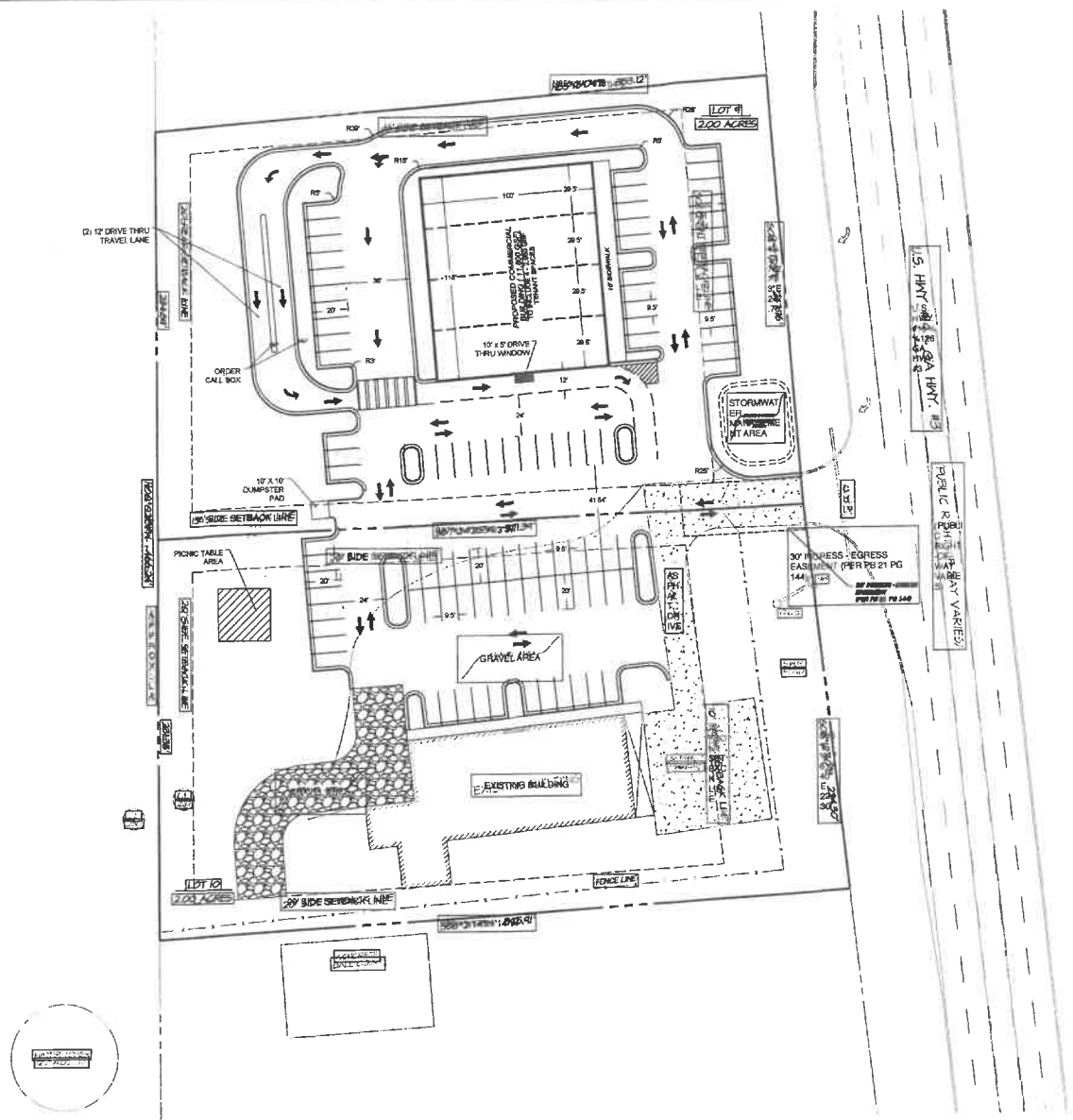
Parcel ID	068 109	Owner	H&S-6127 HWY 19 SOUTH			
Class Code	Commercial		575 OLD CANNERY RD			
Taxing District	UNINCORPORATED		MEANSVILLE, GA 30256			
Acres	2.0	Physical Address	L-9 U S HWY 19			
		Assessed Value	Value \$49715			
		Last 2 Sales		Date	Price	Reason Qual
				10/2/2023	\$143000	IC U
				2/28/2017	\$43300	LM Q

(Note: Not to be used on legal documents)

Date created: 9/5/2025

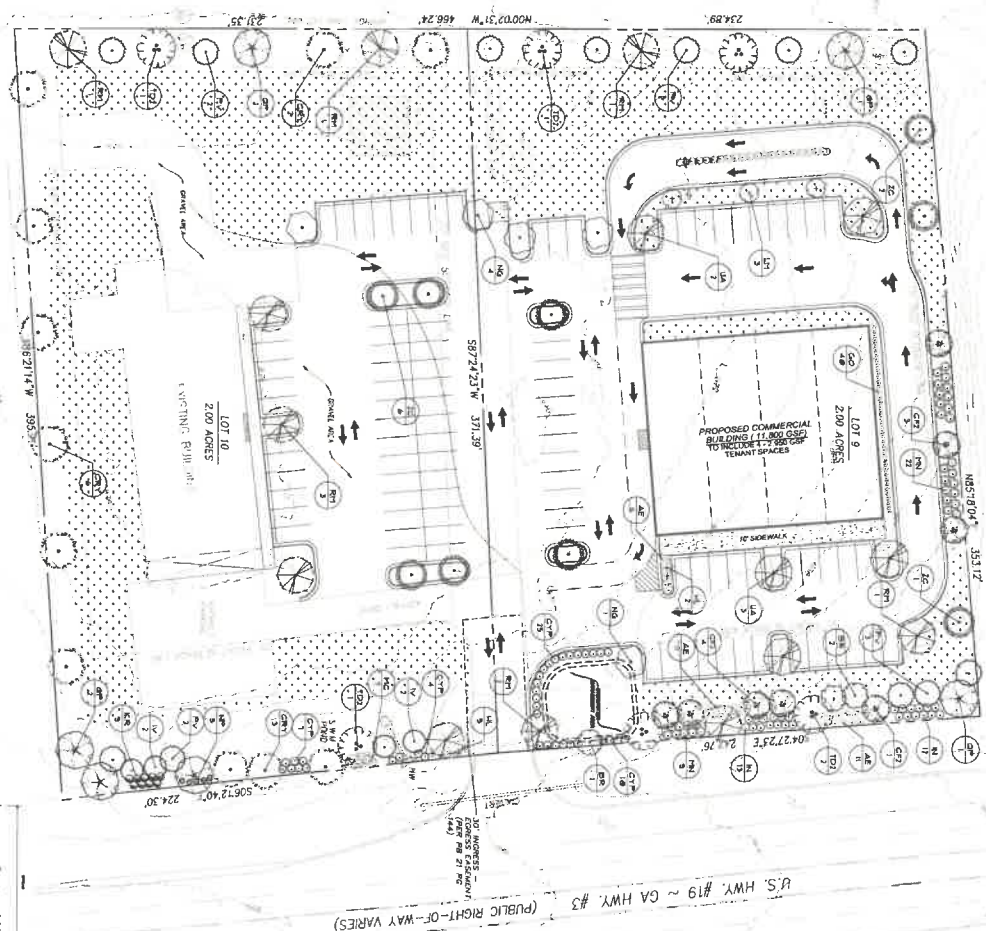
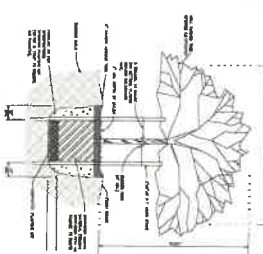
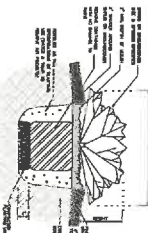
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Developed by  **SCHNEIDER**
GEOSPATIAL



[illegible]

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
TREES							

[illegible][illegible][illegible]

SHRUB AND GROUND COVER DETAIL

SCALE: 1 = BO

continued

916
LARRY D. SMITH, JR.

U.S. HWY. #19 ~ GA HWY. #3
(PUBLIC RIGHT-OF-WAY VARIES)

LANDSCAPE PLAN

HUNTER STRICKLAND PROPERTY
6127 US 19 SOUTH
THOMASTON, GA
PIKE COUNTY
LAND LOT 231 OF THE 8TH DISTRICT



ALL SOUTH
DEVELOPMENT

©, BOX 2250 PEACHTREE CITY, GA 30029
PHONE: (404) 878-6860

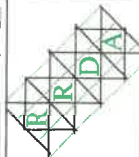
SHEET NUMBER

5

THIS DOCUMENT IS NOT VALID UNLESS IT
 BEARING THE ORIGINAL SIGNATURE OF THE
 REGISTERED OWNER. ANY OTHER
 SIGNATURE WILL BE PENALIZED BY A \$500
 FINE.

2/4/2025

REGISTERED
 NO. 1692
 DOROTHY L. WARE
 ELWELL



ROSE & RED DERRY ASSOCIATES, P.C.
ARCHITECTS
1000 N. HIGHTWAY 19
ZEBULON, GEORGIA 30295
PHONE: 770-433-7712
FAX: 770-433-7713
WWW.RRDARCHITECTS.NET

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A NEW OFFICE-WAREHOUSE
BUILDING for
HUNTER STRICKLAND

L-9 U.S. HIGHWAY 19
ZEBULON, GEORGIA 30295



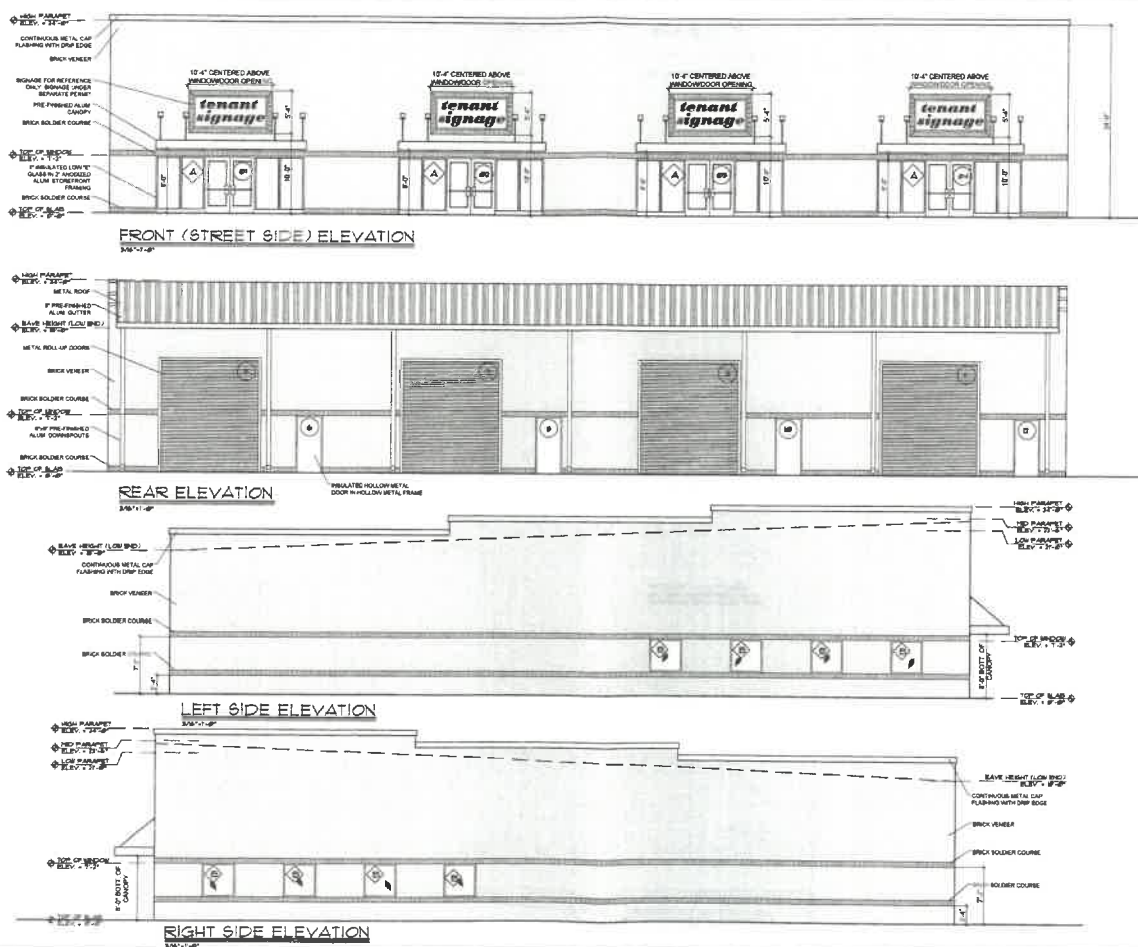
A NEW OFFICE-
WAREHOUSE
BUILDING
for
HUNTER STRICKLAND

Sheet 001

EXTERIOR
ELEVATIONS

DATE: 05/01/2024
BY: JRP
CHECKED BY: JRP
PROJECT NO: 24-080
SHEET NO: 001
12/16/2024

A-4



PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

VAR-25-02

SUBJECT:

VAR-25-02 Wm. Wayne Leslie owner and applicant request a variance to development regulations for property located at 166 Williams Drive Concord, GA 30206 in Land Lots 82 & 111 of the 9th District, further identified as Parcel IDs 041 011 and 041 012. The property consists of 62.8 +/- acres and the request is to eliminate the maximum allowable square footage for a guest house. 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 make the final decision.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Exhibit	Staff Report

REVIEWERS:

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



PLANNING AND DEVELOPMENT
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Jgilbert@pikcoga.gov

"Serving Citizens Responsibly"

Case Number: VAR-25-02

Planning and Zoning Board Meeting: September 11, 2025

Mailed Notice: August 6, 2025

Owner/Applicant: Wm. Wayne Leslie

Property Location: 166 Williams Drive, Concord GA 30206
Land lots: 82 & 111
District: 9th
Parcel ID: 041 011 and 041 012

Acreage: 62.8+/- acres

Commission District: District 1, Tim Daniel

FEMA Data: Does not lie within a flood zone.

Request: The applicant is requesting a variance to development regulations. The request is to eliminate the maximum allowable size for a guest quarters/ in-law suite in the AR zoning district. The applicant would like the ability to construct a guest quarter of any size and not be limited to the code requirement of 1,500 square feet or 50% of the primary house whichever is less.

Code Reference: Article 5 of the UDC

Sec. 408. Variances.

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



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

A variance may not be granted based on circumstances created by the applicant, such as:

1. A claim of hardship based on prospective sales; or
2. An expressed economic need, when such need can be met in other ways which would not require a variance.

The planning and zoning board shall, in granting a variance, determine that:

1. There are extraordinary and exceptional conditions pertaining to the particular parcel because of its size, shape, location and topography;
2. Application of this ordinance to the particular parcel would create a practical difficulty or unnecessary hardship on the property owner;
3. Such conditions are peculiar and unique to the particular parcel;
4. The variance, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this ordinance;
5. A literal interpretation of this ordinance would deprive the applicant of any rights that others owning property within the same zoning classification are allowed;
6. The variance, if granted, shall not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties within the same zoning classification;
7. The variance may be granted with such conditions imposed as may be necessary to protect the health, safety, welfare and general value of the property in the general neighborhood; and
8. Granting the variance shall not be based on consideration of any existing nonconforming uses on nearby parcels and no permitted use of any parcel in any other zoning classification.



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Staff Analysis: The subject property is zoned A-R Agricultural-Residential, and the owner/applicant is requesting a variance to eliminate the maximum size of a guest quarters/in-law suite that is allowable by the UDC. According to the UDC the maximum size of a guest quarters/in-law suite is 1,500 square feet or 50% of the heated floor space of the primary house whichever is less. According to the applicant’s letter of intent they want the ability to construct any size guest quarter/in-law suite they want to on their property without any limitation. At this time, they do not have any plans on what they want to construct.

The planning and zoning board shall, in granting a variance, determine that:

1. *There are extraordinary and exceptional conditions pertaining to the particular parcel because of its size, shape, location and topography;*

There are no conditions regarding the size, shape, location or topography of the parcel that would warrant this variance being approved.

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

Application of the ordinance would not cause a hardship to the applicant as the applicant could build a guest quarters/in-law suite on the property that meets the UDC requirements.

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

These conditions are not unique to this property.



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

If approved the variance should not cause any detriment to the public good. However, it could impair the intent of this ordinance as we established the maximum size allowable for guest quarters/in-law suite when we adopted the UDC.

5. *A literal interpretation of this ordinance would deprive the applicant of any rights that others owning property within the same zoning classification are allowed;*

A literal interpretation of this ordinance would not deprive the applicant of any rights that other properties within the same zoning classification are allowed.

6. *The variance, if granted, shall not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties within the same zoning classification;*

Granting this variance would grant a special privilege inconsistent with the limitations upon other properties within the same zoning classification.

7. *The variance may be granted with such conditions imposed as may be necessary to protect the health, safety, welfare and general value of the property in the general neighborhood; and*

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



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8. *Granting the variance shall not be based on consideration of any existing nonconforming uses on nearby parcels and no permitted use of any parcel in any other zoning classification.*

Granting this variance would not be based on any other parcels or uses on nearby properties.

Recommendation:

Staff recommends **DENIAL** of the requested variance to eliminate the maximum allowable size of a guest quarters/in-law suite.

Attachments:

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

7/24/25 CS

PIKE COUNTY PLANNING AND ZONING BOARD

Application # VAR-25-02

Planning and Zoning Board Public Hearing Date: Sept 11, 2025

Permit # 230 CH# 1450 \$ 300.00
R# 221

Board of Commissioners Public Hearing Date: _____

☐ Special Use Permit ☒ Variance

Property Information: District(s): 9th Land Lot(s): 82 1/2 11 Acres: 62.8

Tax Map Parcel #: 041 011 / 041 012 Address if assigned: 166 WILLIAMS DR.
CONCORD GA 30206

Description of Request: ELIMINATION OF MAXIMUM SIZE ON GUEST HOUSE

Code Reference(s): _____ Present Zoning: A-R

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: WM. WAYNE LESLIE Applicant: SAME AS OWNER

Address: 166 WILLIAMS DR. Address: _____

City: CONCORD State: GA Zip: 30206 City: _____ State: _____ Zip: _____

Phone/email: (770) 560-6776 Phone/email: _____
WLESLIE@WWLESLIE.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.

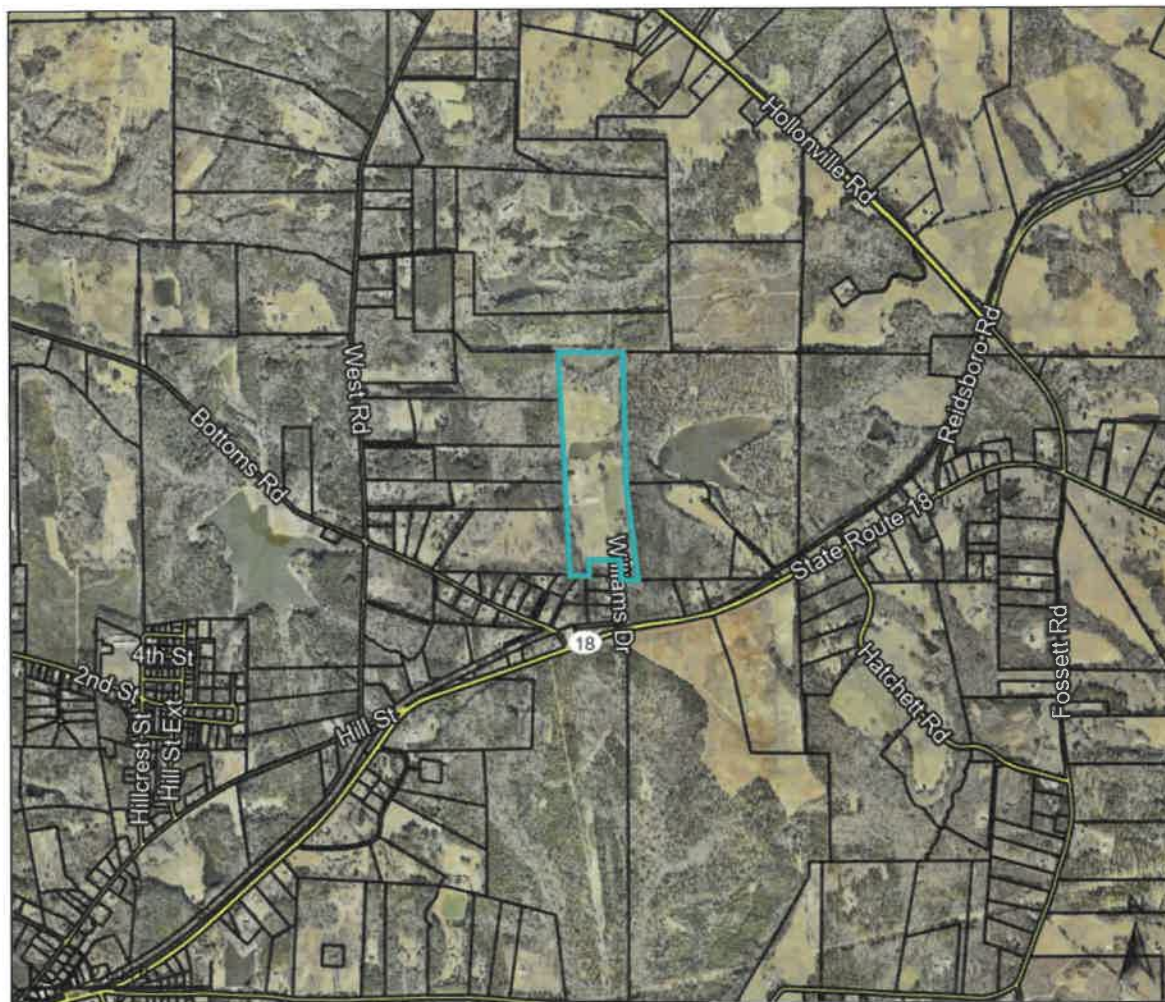
Owner's Signature: [Signature] Date: 7/16/25

Owner's Printed Name: WM. WAYNE LESLIE

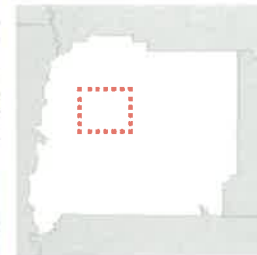
Sworn to and subscribed before me this 16th day of July, 2025

Notary Public (signature & seal): Crystal Snyder





Overview



Legend

- Parcels
- Roads

Parcel ID	041012	Owner	LESLIE WILLIAM WAYNE	Last 2 Sales			
Class Code	Consrv Use		P O BOX 222	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		CONCORD, GA 30206	2/2/2021	0	QC	U
Acres	60.9	Physical Address	166 WILLIAMS DR	11/9/2020	\$312000	MP	U
		Assessed Value	Value \$951514				

(Note: Not to be used on legal documents)

Date created: 9/5/2025

Last Data Uploaded: 9/5/2025 6:01:18 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

July 15,2025

LETTER OF EXPLANATION

RE: Variance request

Elimination of Maximum Size restrictions on Guest House

166 Williams Dr., Concord GA 30206

Applicant/Owner: Wm. Wayne Leslie

Background

Applicant currently owns the property consisting of 62.8 acres This property has been farmed since early 1900's, applicant has the property under conservation covenant and utilizes the property for equestrian business, timber, and wildlife management. A 'minor subdivision' request has been submitted to P & Z which would divide the tract into three (3) 20+ acre lots; this subdivision is being done for estate planning and to accomodate the applicants daughter's desire to build on the property and build the Agri-Business.

The property is in the "Development Corridor" and the applicant has a layout for 24 Lot Subdivision (2acre Min.) or a 48 Lot Subdivision (1acre Min.). The applicant desires to keep the land Agricultural.

The property is located @ the end of Williams Dr. (gravel County Rd.), the only other residences on Williams Dr. Are three (3) single family homes on 2 acre lots. (built 2019). A fourth 2 acre lot was platted on part of the Applicant's property (former farm house site); this tract was purchased by the previous Owner of Applicant's property.

Reason for Variance Request

There are numerous activities such as equestrian clinics, 4-H activities, scout activities, family gatherings, etc... which require guest quarters larger than 1100sf (allowed size based upon applicant's Main Residence size of 2200sf).

Reasons for Approving Variance Request

- * The property owner is Wm. Wayne Leslie, Pike County does not own the property.
- * The property owner is attempting to continue and grow an agri-business on a parcel of land that has been farmed for over a century.
- * By continuing an agri-business on the property instead of developing the property, the property owner is meeting a goal set forth repeatedly in the Pike County and Cities Comprehensive Plan 2022-2042 Draft of preserving the rural character of Pike County.
- * The Pike County Unified Development Code, by dictating to the property owner the size of "Guest House" that can be built on the property is causing a significant detriment to the property owner.
- * The size of "Guest House" built by the property owner is insubstantially related to the public health, safety, morality, and welfare.
- * The neighbors that reside on Williams Dr. support (strongly) the property being used for agri-business in-lieu of being developed into 24-48 residential lots.
- * The property owner is Wm. Wayne Leslie, Pike County does not own the property.



Wm. Wayne Leslie

**Statements from
Pike County and Cities
Joint Comprehensive Plan 2022-2042 Draft**

“Pike County strives to maintain the appearance of rural character and quality of life....”
(Vision Statement)

“Seek ways to balance growth and preserve and (sic) rural sense of place”

“There is a need to incentivize the protection rural land and farmland from being developed”

“Preserve rural scenery and local farming practices”

“Encourage landowners to utilize conservation easements”

“Promote the continuation of agri-business, farming, equestrian, and timber.....”

“Promote and protect Centennial Farms”

(Natural and Cultural Resources)

**PIKE COUNTY
PLANNING AND ZONING BOARD
September 11, 2025
6:30 p.m.**

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on September 11, 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) VAR-25-02 Wm. Wayne Leslie owner and applicant request a variance to development regulations for property located at 166 Williams Drive Concord, GA 30206 in Land Lots 82 & 111 of the 9th District, further identified as Parcel IDs 041 011 and 041 012. The property consists of 62.8 +/- acres and the request is to eliminate the maximum allowable square footage for a guest house. 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 make the final decision.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-25-10

SUBJECT:

REZ-25-10 Mt. Gilead Baptist Church Owner, and Bloom Pediatric Therapy applicant request a rezoning from AR (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 14686 US Hwy 19, Griffin, GA 30224. The property consists of 1.77+/- acres in Land lot 89 in the 2nd District, further identified as parcel ID 074 103. The request is to convert the existing house into an office for pediatric therapy practice. 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-25-10

Planning and Zoning Board: September 11, 2025

Board of Commissioners Meeting: September 30, 2025

Mailed Notices: August 18, 2025

Signs Posted: August 21, 2025

Owner: Mt. Gilead Baptist Church

Applicant: Bloom Pediatric Therapy

Property Location: 14686 US Highway 19, Griffin, GA 30224

Land lot: 89

District: 2nd

Parcel ID: 074 103

Acreage: 1.77 +/- 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 C-1 (Neighborhood Commercial).

Code Reference: Article 5, Article 11 and Article 16 of the UDC

Staff Analysis: Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to C-1 (Neighborhood Commercial) to convert the existing structure on the site into a pediatric therapy office. 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.



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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-2 (General Commercial) and 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 being in the Arterial Overlay Corridor which both support 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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- (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-1 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. Commercial building permits shall be required to convert the existing home into commercial use. All life safety and ADA requirements shall be met prior to a business license being issued.



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Fax: 770-567-2024
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"Serving Citizens Responsibly"

Attachments:

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

8/4/25 CS
FILED

PIKE COUNTY REZONING APPLICATION

\$794.25

Application # REZ-25-10

Planning and Zoning Board Public Hearing: Sept 11, 2025

Permit # 235

Board of Commissioners Public Hearing: Sept 30, 2025

Property Information: District(s): 2nd Land Lot(s): 89 Acres: 1.77

Tax Map Parcel #: 074 103 Address if assigned: 14686 US Hwy 19 Griffin, GA 30224

Existing Zoning Classification: AR Proposed Zoning Classification: C1

Summary of Proposed Project: Use existing house as office for pediatric therapy practice.

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: Mt. Gilead Baptist Church Applicant: Bloom Pediatric Therapy

Address: 14550 US Hwy 19 Address: 136 Main St
Griffin, GA 30224

City: Griffin State: GA Zip: 30224 City: Milner State: GA Zip: 30257

Phone/email: 770-228-8075 Phone/email: 770-468-6941

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: Ed Penland C.F.O. Date: 8-4-2025

Owner's Printed Name: Ed Penland CFO

Sworn to and subscribed before me this 4 day of August, 2025.

Notary Public (signature & seal): Julie J. Smith



Overview



Legend

-  Parcels
-  Roads

Parcel ID	074 103	Owner	MT GILEAD BAPTIST CHURCH INC	Last 2 Sales			
Class Code	Exempt		14550 U S HWY 19	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		GRIFFIN, GA 30224	8/14/2015	0	QC	U
Acres	1.77	Physical Address	14686 U S HWY 19	11/18/2008	\$80000	EX	U
		Assessed Value	Value \$131783				

(Note: Not to be used on legal documents)

Date created: 8/4/2025

Last Data Uploaded: 8/4/2025 6:06:15 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

DRAWN BY	DISTRICT
104	2ND
SCALE	COUNTY
1" = 200'	PIKE
DATE OF FIELD WORK	DATE OF PLAN
07/01/02	07/17/02
DRAWN BY	REV.

LINE	ARC	CURVED BEARING	CHORD	RADIUS	DELTA
1	14.00'	S 84° 34' 17" W	14.00'	14.00'	180°
2	14.00'	S 85° 15' 24" W	14.00'	14.00'	180°
3	14.00'	S 85° 34' 17" W	14.00'	14.00'	180°
4	14.00'	S 85° 53' 17" W	14.00'	14.00'	180°
5	14.00'	S 86° 12' 17" W	14.00'	14.00'	180°
6	14.00'	S 86° 31' 17" W	14.00'	14.00'	180°
7	14.00'	S 86° 50' 17" W	14.00'	14.00'	180°
8	14.00'	S 87° 09' 17" W	14.00'	14.00'	180°
9	14.00'	S 87° 28' 17" W	14.00'	14.00'	180°
10	14.00'	S 87° 47' 17" W	14.00'	14.00'	180°
11	14.00'	S 88° 06' 17" W	14.00'	14.00'	180°
12	14.00'	S 88° 25' 17" W	14.00'	14.00'	180°
13	14.00'	S 88° 44' 17" W	14.00'	14.00'	180°
14	14.00'	S 89° 03' 17" W	14.00'	14.00'	180°
15	14.00'	S 89° 22' 17" W	14.00'	14.00'	180°
16	14.00'	S 89° 41' 17" W	14.00'	14.00'	180°
17	14.00'	S 89° 60' 17" W	14.00'	14.00'	180°
18	14.00'	S 89° 79' 17" W	14.00'	14.00'	180°
19	14.00'	S 89° 98' 17" W	14.00'	14.00'	180°
20	14.00'	S 90° 17' 17" W	14.00'	14.00'	180°
21	14.00'	S 90° 36' 17" W	14.00'	14.00'	180°
22	14.00'	S 90° 55' 17" W	14.00'	14.00'	180°
23	14.00'	S 91° 14' 17" W	14.00'	14.00'	180°
24	14.00'	S 91° 33' 17" W	14.00'	14.00'	180°
25	14.00'	S 91° 52' 17" W	14.00'	14.00'	180°
26	14.00'	S 92° 11' 17" W	14.00'	14.00'	180°
27	14.00'	S 92° 30' 17" W	14.00'	14.00'	180°
28	14.00'	S 92° 49' 17" W	14.00'	14.00'	180°
29	14.00'	S 93° 08' 17" W	14.00'	14.00'	180°
30	14.00'	S 93° 27' 17" W	14.00'	14.00'	180°
31	14.00'	S 93° 46' 17" W	14.00'	14.00'	180°
32	14.00'	S 94° 05' 17" W	14.00'	14.00'	180°
33	14.00'	S 94° 24' 17" W	14.00'	14.00'	180°
34	14.00'	S 94° 43' 17" W	14.00'	14.00'	180°
35	14.00'	S 95° 02' 17" W	14.00'	14.00'	180°
36	14.00'	S 95° 21' 17" W	14.00'	14.00'	180°
37	14.00'	S 95° 40' 17" W	14.00'	14.00'	180°
38	14.00'	S 95° 59' 17" W	14.00'	14.00'	180°
39	14.00'	S 96° 18' 17" W	14.00'	14.00'	180°
40	14.00'	S 96° 37' 17" W	14.00'	14.00'	180°
41	14.00'	S 96° 56' 17" W	14.00'	14.00'	180°
42	14.00'	S 97° 15' 17" W	14.00'	14.00'	180°
43	14.00'	S 97° 34' 17" W	14.00'	14.00'	180°
44	14.00'	S 97° 53' 17" W	14.00'	14.00'	180°
45	14.00'	S 98° 12' 17" W	14.00'	14.00'	180°
46	14.00'	S 98° 31' 17" W	14.00'	14.00'	180°
47	14.00'	S 98° 50' 17" W	14.00'	14.00'	180°
48	14.00'	S 99° 09' 17" W	14.00'	14.00'	180°
49	14.00'	S 99° 28' 17" W	14.00'	14.00'	180°
50	14.00'	S 99° 47' 17" W	14.00'	14.00'	180°
51	14.00'	S 99° 66' 17" W	14.00'	14.00'	180°
52	14.00'	S 99° 85' 17" W	14.00'	14.00'	180°
53	14.00'	S 99° 04' 17" W	14.00'	14.00'	180°
54	14.00'	S 99° 23' 17" W	14.00'	14.00'	180°
55	14.00'	S 99° 42' 17" W	14.00'	14.00'	180°
56	14.00'	S 99° 61' 17" W	14.00'	14.00'	180°
57	14.00'	S 99° 80' 17" W	14.00'	14.00'	180°
58	14.00'	S 99° 99' 17" W	14.00'	14.00'	180°
59	14.00'	S 100° 18' 17" W	14.00'	14.00'	180°
60	14.00'	S 100° 37' 17" W	14.00'	14.00'	180°
61	14.00'	S 100° 56' 17" W	14.00'	14.00'	180°
62	14.00'	S 101° 15' 17" W	14.00'	14.00'	180°
63	14.00'	S 101° 34' 17" W	14.00'	14.00'	180°
64	14.00'	S 101° 53' 17" W	14.00'	14.00'	180°
65	14.00'	S 102° 12' 17" W	14.00'	14.00'	180°
66	14.00'	S 102° 31' 17" W	14.00'	14.00'	180°
67	14.00'	S 102° 50' 17" W	14.00'	14.00'	180°
68	14.00'	S 103° 09' 17" W	14.00'	14.00'	180°
69	14.00'	S 103° 28' 17" W	14.00'	14.00'	180°
70	14.00'	S 103° 47' 17" W	14.00'	14.00'	180°
71	14.00'	S 104° 06' 17" W	14.00'	14.00'	180°
72	14.00'	S 104° 25' 17" W	14.00'	14.00'	180°
73	14.00'	S 104° 44' 17" W	14.00'	14.00'	180°
74	14.00'	S 105° 03' 17" W	14.00'	14.00'	180°
75	14.00'	S 105° 22' 17" W	14.00'	14.00'	180°
76	14.00'	S 105° 41' 17" W	14.00'	14.00'	180°
77	14.00'	S 106° 00' 17" W	14.00'	14.00'	180°
78	14.00'	S 106° 19' 17" W	14.00'	14.00'	180°
79	14.00'	S 106° 38' 17" W	14.00'	14.00'	180°
80	14.00'	S 106° 57' 17" W	14.00'	14.00'	180°
81	14.00'	S 107° 16' 17" W	14.00'	14.00'	180°
82	14.00'	S 107° 35' 17" W	14.00'	14.00'	180°
83	14.00'	S 107° 54' 17" W	14.00'	14.00'	180°
84	14.00'	S 108° 13' 17" W	14.00'	14.00'	180°
85	14.00'	S 108° 32' 17" W	14.00'	14.00'	180°
86	14.00'	S 108° 51' 17" W	14.00'	14.00'	180°
87	14.00'	S 109° 10' 17" W	14.00'	14.00'	180°
88	14.00'	S 109° 29' 17" W	14.00'	14.00'	180°
89	14.00'	S 109° 48' 17" W	14.00'	14.00'	180°
90	14.00'	S 109° 67' 17" W	14.00'	14.00'	180°
91	14.00'	S 109° 86' 17" W	14.00'	14.00'	180°
92	14.00'	S 109° 05' 17" W	14.00'	14.00'	180°
93	14.00'	S 109° 24' 17" W	14.00'	14.00'	180°
94	14.00'	S 109° 43' 17" W	14.00'	14.00'	180°
95	14.00'	S 109° 62' 17" W	14.00'	14.00'	180°
96	14.00'	S 109° 81' 17" W	14.00'	14.00'	180°
97	14.00'	S 109° 00' 17" W	14.00'	14.00'	180°
98	14.00'	S 109° 19' 17" W	14.00'	14.00'	180°
99	14.00'	S 109° 38' 17" W	14.00'	14.00'	180°
100	14.00'	S 109° 57' 17" W	14.00'	14.00'	180°
101	14.00'	S 110° 16' 17" W	14.00'	14.00'	180°
102	14.00'	S 110° 35' 17" W	14.00'	14.00'	180°
103	14.00'	S 110° 54' 17" W	14.00'	14.00'	180°
104	14.00'	S 111° 13' 17" W	14.00'	14.00'	180°
105	14.00'	S 111° 32' 17" W	14.00'	14.00'	180°
106	14.00'	S 111° 51' 17" W	14.00'	14.00'	180°
107	14.00'	S 112° 10' 17" W	14.00'	14.00'	180°
108	14.00'	S 112° 29' 17" W	14.00'	14.00'	180°
109	14.00'	S 112° 48' 17" W	14.00'	14.00'	180°
110	14.00'	S 113° 07' 17" W	14.00'	14.00'	180°
111	14.00'	S 113° 26' 17" W	14.00'	14.00'	180°
112	14.00'	S 113° 45' 17" W	14.00'	14.00'	180°
113	14.00'	S 114° 04' 17" W	14.00'	14.00'	180°
114	14.00'	S 114° 23' 17" W	14.00'	14.00'	180°
115	14.00'	S 114° 42' 17" W	14.00'	14.00'	180°
116	14.00'	S 115° 01' 17" W	14.00'	14.00'	180°
117	14.00'	S 115° 20' 17" W	14.00'	14.00'	180°
118	14.00'	S 115° 39' 17" W	14.00'	14.00'	180°
119	14.00'	S 115° 58' 17" W	14.00'	14.00'	180°
120	14.00'	S 116° 17' 17" W	14.00'	14.00'	180°
121	14.00'	S 116° 36' 17" W	14.00'	14.00'	180°
122	14.00'	S 116° 55' 17" W	14.00'	14.00'	180°
123	14.00'	S 117° 14' 17" W	14.00'	14.00'	180°
124	14.00'	S 117° 33' 17" W	14.00'	14.00'	180°
125	14.00'	S 117° 52' 17" W	14.00'	14.00'	180°
126	14.00'	S 118° 11' 17" W	14.00'	14.00'	180°
127	14.00'	S 118° 30' 17" W	14.00'	14.00'	180°
128	14.00'	S 118° 49' 17" W	14.00'	14.00'	180°
129	14.00'	S 119° 08' 17" W	14.00'	14.00'	180°
130	14.00'	S 119° 27' 17" W	14.00'	14.00'	180°
131	14.00'	S 119° 46' 17" W	14.00'	14.00'	180°
132	14.00'	S 119° 65' 17" W	14.00'	14.00'	180°
133	14.00'	S 119° 84' 17" W	14.00'	14.00'	180°
134	14.00'	S 119° 03' 17" W	14.00'	14.00'	180°
135	14.00'	S 119° 22' 17" W	14.00'	14.00'	180°
136	14.00'	S 119° 41' 17" W	14.00'	14.00'	180°
137	14.00'	S 119° 60' 17" W	14.00'	14.00'	180°
138	14.00'	S 119° 79' 17" W	14.00'	14.00'	180°
139	14.00'	S 119° 98' 17" W	14.00'	14.00'	180°
140	14.00'	S 120° 17' 17" W	14.00'	14.00'	180°
141	14.00'	S 120° 36' 17" W	14.00'	14.00'	180°
142	14.00'	S 120° 55' 17" W	14.00'	14.00'	180°
143	14.00'	S 121° 14' 17" W	14.00'	14.00'	180°
144	14.00'	S 121° 33' 17" W	14.00'	14.00'	180°
145	14.00'	S 121° 52' 17" W	14.00'	14.00'	180°
146	14.00'	S 122° 11' 17" W	14.00'	14.00'	180°
147	14.00'	S 122° 30' 17" W	14.00'	14.00'	180°
148	14.00'	S 122° 49' 17" W	14.00'	14.00'	180°
149	14.00'	S 123° 08' 17" W	14.00'	14.00'	180°
150	14.00'	S 123° 27' 17" W	14.00'	14.00'	180°
151	14.00'	S 123° 46' 17" W	14.00'	14.00'	180°
152	14.00'	S 124° 05' 17" W	14.00'	14.00'	180°
153	14.00'	S 124° 24' 17" W	14.00'	14.00'	180°
154	14.00'	S 124° 43' 17" W	14.00'	14.00'	180°
155	14.00'	S 125° 02' 17" W	14.00'	14.00'	180°
156	14.00'	S 125° 21' 17" W	14.00'	14.00'	180°
157	14.00'	S 125° 40' 17" W	14.00'	14.00'	180°
158	14.00'	S 125° 59' 17" W	14.00'	14.00'	180°
159	14.00'	S 126° 18' 17" W	14.00'	14.00'	180°
160	14.00'	S 126° 37' 17" W	14.00'	14.00'	180°
161	14.00'	S 126° 56' 17" W	14.00'	14.00'	180°
162	14.00'	S 127° 15' 17" W	14.00'	14.00'	180°
163	14.00'	S 127° 34' 17" W	14.00'	14.00'	180°
164	14.00'	S 127° 53' 17" W	14.00'	14.00'	180°
165	14.00'	S 128° 12' 17" W	14.00'	14.00'	180°
166	14.00'	S 128° 31' 17" W	14.00'	14.00'	180°
167	14.00'	S 128° 50' 17" W	14.00'	14.00'	180°



Letter of explanation for rezoning

14686 US Hwy 19 Griffin, GA 30224

Bloom Pediatric Therapy is a private clinic based setting that offers speech therapy, occupational therapy, physical therapy, and applied behavior analysis (ABA therapy) to the pediatric population in our community and surrounding communities.

We have 22 employees at Bloom Pediatric Therapy. However, this location will house a maximum of 6 employees and 6 pediatric patients at any given time. There are three main rooms that will serve as treatment spaces. Two employees and two patients per room. Office hours are from 8:30 to 5:30 Monday through Friday.

PIKE COUNTY PLANNING AND ZONING BOARD
September 11, 2025
6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on September 11, 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) REZ-25-10 Mt. Gilead Baptist Church Owner, and Bloom Pediatric Therapy applicant request a rezoning from AR (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 14686 US Hwy 19, Griffin, GA 30224. The property consists of 1.77+/- acres in Land lot 89 in the 2nd District, further identified as parcel ID 074 103. The request is to convert the existing house into an office for pediatric therapy practice. 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 September 30, 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 8-21-2025

REZ-25-10

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Solar Farm Ordinance

SUBJECT:

Follow-up discussion on the 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-2 (Manufacturing Heavy). 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. A special use permit is required to be approved for all solar farms. (Res. passed 7-29-14, Amend. Oct 2025)

§ 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 **Planning and Zoning Board**. All other accessory structures related to the solar farm shall be setback at least 50 feet from any property line. **There shall be a 150-foot-wide buffer for all streams and all state buffers for 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 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 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 be required. **Fire safety training shall be provided by the owner/operator to Pike County Fire Department annually.**
- (L) The solar farm operator(s) shall provide the County Code Enforcement Office with current owner and local point of contact information.
- (M) **Prior to construction, the Developer will perform baseline water quality testing using industry-standard methods within the site for pollutants reasonably related to construction or operation of a solar energy facility. The baseline testing results shall be provided to the County within sixty (60) days of the commercial operations date, and on one-year intervals there after until the fifth anniversary thereof, the Developer shall perform follow-up testing and shall test at five-year intervals thereafter. If testing indicates the presence of pollutants reasonably attributable to the solar facility, the Developer shall coordinate with the appropriate regulatory authorities regarding any necessary remedial actions in accordance with applicable law.**
- (N) **All structures located on the solar farm property shall be located a minimum of 500 feet from any inhabitable structure.**

(O) The number of solar farm permits issued within the county shall be limited to one (1) per 20,000 residents, based on the most recent U.S. Census data or official population estimate provided by the state. No new licenses shall be issued if the current number of licenses meets or exceeds the population-based cap. When licenses become available, they shall be awarded through a public lottery system administered by the County Clerk's Office. The County shall review population data every five (5) years to determine if adjustments to the license cap are warranted. (Res. passed 7-29-14, Amend. OCT 2025)

§ 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 the estimated cost of removing the solar power facilities from the property and restoring the property to the previous conditions shall be posted prior to the issuance of a building permit and reevaluated every 5 years. (Res. passed 7-29-14, Amend. OCT 2025)

§ 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)

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Data Centers

SUBJECT:

Discussion on proposed code for Data Centers

ACTION:

ADDITIONAL DETAILS:

REVIEWERS:

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