

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, October 9, 2025 - 6:30 PM

Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon, Georgia

I. Call to Order

II. Invocation

- a. Jeremy Gilbert, Director

III. Pledge of Allegiance

- a. Jason Leatherman, Chairman

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

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

- a. Approve minutes from the September 11, 2025, PZB regular meeting

VI. Unfinished Business - None

VII. New Business

Public Hearing

- a. SUP-25-05 Rodricus Corbin Owner and Applicant requests a special use permit to allow a campground with glamping domes to be located on property at the end of Starks Road, Griffin, GA 30224. The subject property is identified as Parcel ID 064 028 and is in Land Lots 36 of the 2nd District. The property consists of 29.9+/- acres. 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.**
- b. SUP-25-06 Talking Rock Cabin at Prayer Mountain, LLC Owner and Fountian Grove Springs, LLC Applicant requests a special use permit 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 on the east side of US Highway 19 South, North of Sheppard Road, Meansville GA, 30256. The subject properties are further identified as Parcel IDs 084 047B and 084 047A and is in Land Lots 174, 175, 177, 178, 179, 180 and 207 of the 8th District. The property consists of 759.60+/- acres. Commission District 3, Commissioner Ken Pullin. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC**

for a final decision.

- c. REZ-25-11 Paul Harris Owner, and Leland and Michael Harris applicants request a rezoning from AR (Residential Agricultural) to RR (Rural Residential) for property located on the south side of Bethany Church Road, east of Hutchinson Road, Williamson, GA 30292. The property consists of 3.0+/- acres in Land lot 125 in the 1st District, further identified as part of parcel ID 049 13. The request is to rezone 3 acres for a single building lot. 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.**
- d. Text Amendment to the Code of Ordinance of Pike County, GA, Title XV: Land Usage, Chapter 166, Solar Farm Ordinance. **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. Continue the discussion on Data Centers code update
- b. Discussion regarding the newly formed Impact Fee Committee and the two additional members in addition to the current PZB members.
Update on the process and what the next steps are.

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 September 11, 2025

SUBJECT:

Approve minutes from the September 11, 2025, PZB regular meeting

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Minutes

REVIEWERS:

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

PIKE COUNTY
Planning and Zoning Board
September 11, 2025
6:30 P.M.

MINUTES

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

I. Call to Order

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

II. Invocation

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

III. Pledge of Allegiance

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

IV. Approval of the Agenda

Vice-Chairman Loggins 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 August 14, 2025, Minutes.

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

VI. Old Business: NONE

VII. New Business:

- (1.) OV-25-01** – Hunter Strickland Owner requests 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 of the 8th Land District, further identified as Parcel ID: 068 109. The Request is for the Overlay Review as outlined in Article 16 of the U.D.C. for a 4-Tenant Commercial Building. Commission District 2.

**Commissioner Tim Guy. THE PLANNING AND ZONING BOARD WILL
HEAR AND REVIEW THE REQUEST AND HAVE 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 Overlay Application with his staff recommendation for approval with three (3) Zoning Conditions. The Conditions are as following:

- 1. The Landscape Plan/Site Plan submitted with this Application dated 08/04/2025 and prepared by All South Development shall be constructed in Substantial Compliance with said Plan. Should the Planning and Zoning Board approve the development with landscaping along the right-of-way said Landscaping Plan shall be revised to meet the requirements of Section 1615 E of the Pike County U.D.C.**
- 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.**

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

Vice-Chairman Loggins moved to approve the motion with three (3) Zoning Conditions. Board Member Proctor second the motion. The motion was approved by a vote of 4-0-0.

Vice-Chairman Loggins moved to approve the motion with three (3) Zoning Conditions with an Amendment to the first Condition. Board Member Penland second the motion. The motion was approved by a vote of 4-0-0. The Conditions are as following:

- 1. The Landscape Plan/Site Plan submitted with this Application dated 08/04/2025 and prepared by All South Development shall be constructed in Substantial Compliance with said Plan.**
- 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.**

- (2.) **VAR-25-02** – William Wayne Leslie Owner and Applicant requests a Variance to Development Regulations for property located at 166 Williams Drive, Concord, GA. 30206. The property consists of 62.8 +/- Acres in Land Lots 82 & 111 of the 9th Land District, further identified as Parcel IDs: 041 011 and 041 012. The Request is to Eliminate the Maximum Allowable Square Footage for a Guest House. Commission District 1. Commissioner Tim Daniel. **THE PLANNING AND ZONING BOARD WILL HEAR AND REVIEW THE REQUEST AND HAVE A FINAL DECISION.**

Chairman Leatherman asked The Planning & Development Director Jeremy Gilbert to introduce the next Application on the Agenda for this evening.

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

Chairman Leatherman asked the Owner and the Applicant, William Wayne Leslie to come forth to introduce himself and to explain why he wants the Application.

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 request, it failed for a lack of a second.

Board Member Penland moved to approve the motion request to come back on the next Monthly Board Meeting failed for a lack of a second.

Board Member Proctor moved to approve the motion with one (1) Zoning Condition. Board Member Penland second the motion. The motion was approved by a vote of 4-0-0. The Condition is as following:

- 1. Guest Quarters/Mother-N-Law Suite shall be a maximum of 1500 sq ft. heated floor space.**

Public Hearing:

- (3.) **REZ-25-10** – Mt. Gilead Baptist Church Owner, and Bloom Pediatric Therapy Applicant requests 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 of the 2nd Land 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 PLANNING AND ZONING BOARD WILL FORWARD**

**A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR
A FINAL DECISION.**

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

The Planning & Development Director Jeremy Gilbert introduced the Rezoning Application with his staff recommendation for approval with three (3) Zoning Conditions. The Conditions are as following:

- 1. An Application for an Overlay Review shall be required if the proposed development triggers the requirements for said review in accordance with Article 16 of the Pike County U.D.C.**
- 2. Buffers must be established in accordance with Article 26 of the Pike County U.D.C.**
- 3. Commercial Building Permits shall be required to convert the existing home into Commercial use. All Life Safety and A.D.A. Requirements shall be met prior to a Business License being issued.**

Chairman Leatherman asked whether there was anyone to come forth and a representative for the Applicant, Ivy Scoggin came forth to sign in on the sign in sheet and to explain the Application.

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

Names of people in favor

- 1. Ivy Scoggin**
- 2. Mark Whitley**

Names of people who oppose

NONE

Chairman Leatherman closed the floor.

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

Board Member Proctor moved to approve the motion with three (3) Zoning Conditions. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 3-0-1. Board Member Penland recused himself. The Conditions are as following:

- 1. An Application for an Overlay Review shall be required if the proposed development triggers the requirements for said review in accordance with Article 16 of the Pike County U.D.C.**
- 2. Buffers must be established in accordance with Article 26 of the Pike County U.D.C.**
- 3. Commercial Building Permits shall be required to convert the existing home into Commercial use. All Life Safety and A.D.A. Requirements shall be met prior to a Business License being issued.**

VIII. Discussion:

a. Follow-up discussion on the Solar Farm Ordinance.

Will be on next month's Planning and Zoning Board Meeting for October 9, 2025.

b. Discussion on proposed Code for Data Centers.

A Moratorium was filed with the Pike County Board of Commissioners on Wednesday, September 10, 2025.

IX. Adjournment

Vice-Chairman Loggins 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 7:47 pm.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SUP-25-05

SUBJECT:

SUP-25-05 Rodricus Corbin Owner and Applicant requests a special use permit to allow a campground with glamping domes to be located on property at the end of Starks Road, Griffin, GA 30224. The subject property is identified as Parcel ID 064 028 and is in Land Lots 36 of the 2nd District. The property consists of 29.9+/- acres. 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: SUP-25-05

Planning and Zoning Board Meeting: October 9, 2025

Board of Commissioners Meeting: October 28, 2025

Mailed Notices: September 19, 2025

Sign Posted: September 23, 2025

Owner/Applicant: Rodricus Corbin

Property Location: End of Starks Road, Griffin, GA 30224
Land lot: 36
District: 2nd
Parcel ID: 064 028

Acreage: 29.9+/- acres

Commission District: District 4, James Jenkins

FEMA Data: A portion of the property does lie within a flood zone.

Request: The owner/applicant is requesting a special use permit to allow for a campground with glamping domes to be located on the subject property in the A-R (Agricultural Residential) zoning district. The use is not listed as a permitted use in Article 5 of the UDC, however, the UDC allows uses that are similar or compatible with permitted uses to be considered as a special use permit.

Code Reference: Article 5, Agricultural-Residential,

Staff Analysis: The owner/applicant is requesting a special use permit to allow for a campground with glamping domes to be located on the subject property in the A-R (Agricultural Residential) zoning district. According to the owner/applicant letter of intent and proposed site plan they are planning to have ten (10) glamping domes on the 29.9 acres to provide temporary accommodations to recreational guest on the property. The use is not listed as a permitted use in



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Article 5 of the UDC, however, the UDC allows uses that are similar or compatible with permitted uses to be considered as a special use permit.

(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 could be detrimental to the use or development of the adjacent properties or the general public. It could also affect the health, safety or the welfare of the residents depending on the activities conducted on the property in association with the campground.

(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 could create a nuisance or a hazard to the surrounding area depending on the activities associated with the campground.

(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 could adversely affect existing uses in the area. However, the site is of sufficient size to satisfy the space requirements for this proposed use.



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

The site would be required to meet all applicable standards should this special use permit be approved as well as any zoning conditions that may be placed on the approval.

(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 **DENIAL** of the requested special use permit for a campground.

However, should the board recommend approval staff recommends the following conditions:

1. The campground shall be limited to no more than 10 glamping domes. No other type of campsite shall be allowed.
2. A business license shall be required for the proposed use and renewed annually if the business is still in operation.
3. The duration of stay shall be limited to 14 days per visit and there must be a minimum of 30 days between visits.



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4. A development permit and associated building permits shall be required for the proposed campground/glamping domes. There shall be one parking space per glamping dome provided. Access from Starks Road to the campground shall be provided, meeting the standards of the UDC for a driveway.
5. There shall be a 50-foot undisturbed buffer on all property lines.
6. All glamping domes shall be setback a minimum of 100 feet from all property lines.
7. All septic and well approvals shall be subject to the Pike County Health Department regulations, and a permit shall be required for both.

Attachments:

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

clt# 1366443
R# 230

PIKE COUNTY
PLANNING AND ZONING BOARD

\$649.50

Application # SUP-25-05
Permit #239

Planning and Zoning Board Public Hearing Date: 10-09-25 @ 6:30pm
Board of Commissioners Public Hearing Date: 10-28-25 @ 6:30pm

☒ Special Use Permit ☐ Variance

Property Information: District(s): 2nd Land Lot(s): 36 Acres: 29.9
Tax Map Parcel #: 064 028 Address if assigned: NA

Description of Request: Special Use Permit for
Glamping domes PLS see Attachments

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: Rodricus Corbin Applicant: Rodricus Corbin

Address: 584 Stokes Rd Address: 584, Stokes Rd

City: GRIFFIN State: GA Zip: 30224 City: GRIFFIN State: GA Zip: 30224

Phone/email: _____

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: 8-01-2025

Owner's Printed Name: Rodricus Corbin

Sworn to and subscribed before me this 21st day of August, 2025

Notary Public (signature & seal): Stephanie Beritte

EX 10/15/28





SPECIAL USE PERMIT APPLICATION REQUEST

Applicant Information

Applicant Name: Rodricus Corbin

Address: 584 Starks Road, Griffin, GA 30224

Phone: (770) 222-2157

Date: [Insert Date of Submission]

Parcel Number: 064 028

Parcel Size: 29.9 Acres

Zoning Classification: A-R (Agricultural-Residential)

Property Address/Location Description: 29.9 acres off Starks Road, Pike County, GA

Request for Special Use Permit

I, Rodricus Corbin, the owner of parcel number 064 028, respectfully request a Special Use Permit for the installation and operation of ten (10) glamping domes (pods) on my private property located in Pike County, Georgia. These domes will serve as temporary accommodations for recreational guests and licensed individuals engaged in wildlife observation and hunting activities on the property.

Purpose of Use

The primary purpose of these glamping domes is:

- To provide safe, temporary, and eco-friendly lodging for outdoor recreational visitors.
- To support wildlife and hunting activities on the 29.9-acre parcel, consistent with rural and agricultural-residential land uses.
- To encourage nature-based tourism and promote the conservation and appreciation of the property's natural habitat.

Details of the Proposed Use

- Number of Units: Ten (10) geodesic or canvas glamping domes.
- Placement: Distributed on the property to minimize land disturbance, with adequate buffer zones and compliance with setback requirements.



SPECIAL USE PERMIT APPLICATION REQUEST

- Structure Type: Non-permanent, removable structures with minimal foundation impact.
- Utilities: Self-contained or portable facilities, including solar lighting, water storage systems, and temporary sanitary solutions compliant with health regulations.
- Access: The property has existing access via a private drive, with adequate space for emergency vehicle ingress/egress.
- Duration of Stay: Guests may stay for short-term recreational use only, with all stays limited to a maximum of 14 days per visit.

Justification

This use aligns with Pike County's goal of promoting rural economic development, eco-tourism, and responsible land stewardship. The low-impact nature of the structures and activities will preserve the character of the area while providing benefits through controlled recreational access and natural engagement.

Applicant Certification

I, Rodricus Corbin, affirm that the information provided in this application is true and accurate to the best of my knowledge and belief. I understand that approval of this special use permit may require compliance with additional county regulations and inspections.

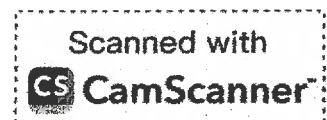
Signature: _____

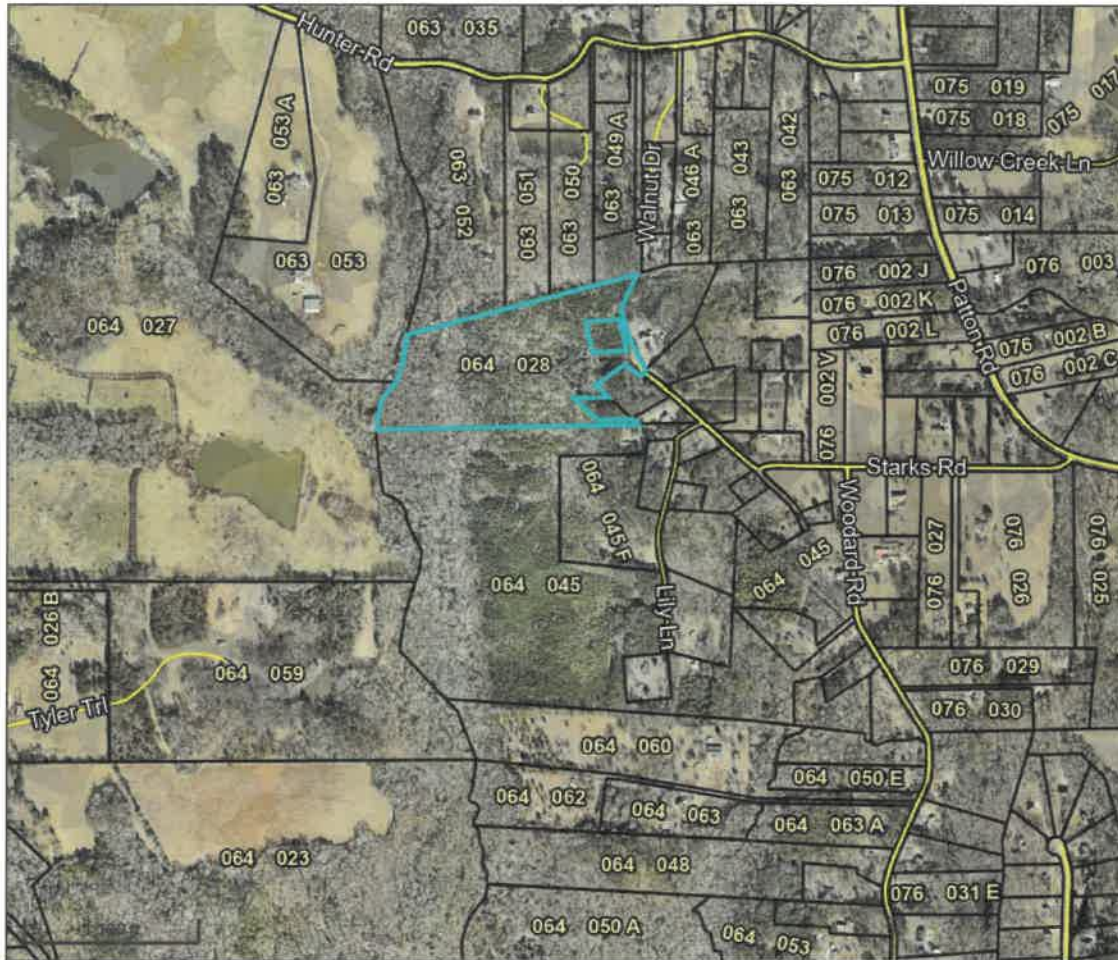
Name (Printed): Rodricus Corbin

Date: July 01-2025

Attachments

- Property site plan showing dome layout and access roads
- Photos
- Septic/waste management plan
- Emergency access plan
- deed





Overview



Legend

-  Parcels
-  Address Numbers
-  Roads

Parcel ID 064 028
 Class Code Agricultural
 Taxing District UNINCORPORATED
 Acres 29.99

Owner CORBIN RODRICUS
 584 STARKS RD
 GRIFFIN, GA 30224
 Physical Address STARKS RD
 Assessed Value Value \$192385

Last 2 Sales			
Date	Price	Reason	Qual
11/12/2018	0	ET	U
9/17/1984	0	LA	U

(Note: Not to be used on legal documents)

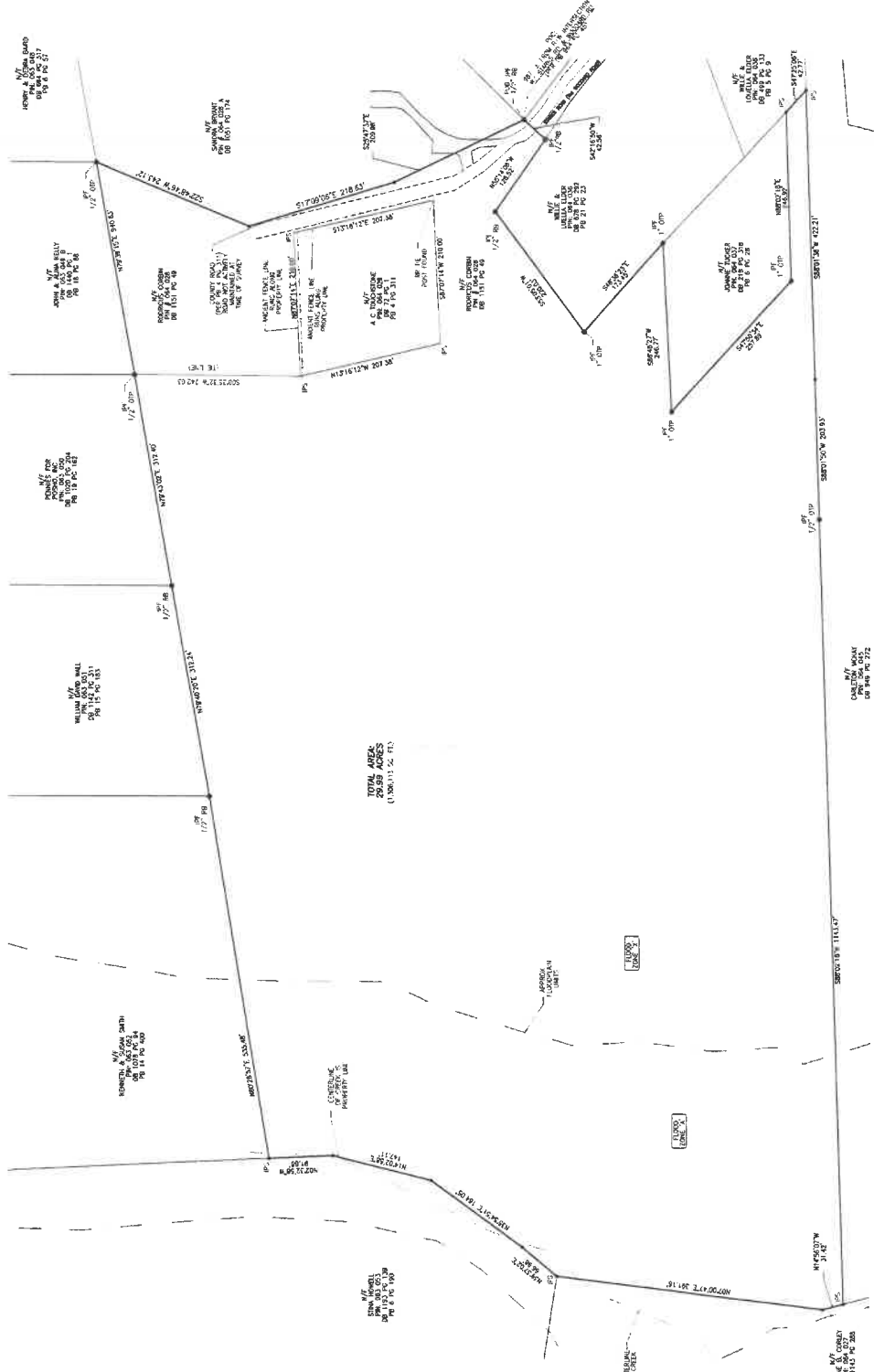
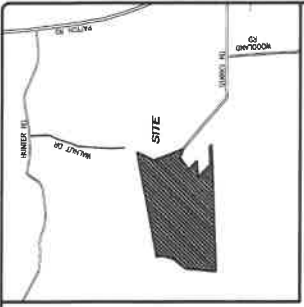
Date created: 8/21/2025
 Last Data Uploaded: 8/21/2025 6:05:07 AM

Developed by  SCHNEIDER
 GEOSPATIAL

Participant ID: 702594186
RS: 35 PG: 349-349
Filed and Recorded
11-13-2024 12:07 PM
DOC# 2024-000092
PAM THOMPSON
LEK OF SUPERIOR COURT
PIKE COUNTY

SUBJECT PROPERTY
OWNER: RODRIGUS CORBIN PER TA ASSC5380
SITE ADDRESS: STANTON ROAD, GRIFFIN, GA 30224
PARCEL A: 064 028
1. 113-2024-000092
2. 113-2024-000092
3. 113-2024-000092
4. 113-2024-000092

MCCANN LAND SURVEYORS
315 SOUTH 9TH STREET
GRIFFIN, GA 30224
MCCANNLS.COM
(478) 204-7080
(478) 204-7080



GENERAL NOTES

THIS PLAT IS A RESTATEMENT OF AN EXISTING PLAT OR PARTS OF LAND AND DOES NOT CONSTITUTE A NEW SURVEY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PIKE COUNTY CLERK'S OFFICE AND HAS FOUND NO OTHER PLATS OR RECORDS THAT AFFECT THE SURVEYED PROPERTY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PIKE COUNTY CLERK'S OFFICE AND HAS FOUND NO OTHER PLATS OR RECORDS THAT AFFECT THE SURVEYED PROPERTY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PIKE COUNTY CLERK'S OFFICE AND HAS FOUND NO OTHER PLATS OR RECORDS THAT AFFECT THE SURVEYED PROPERTY.

SURVEYOR CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor of the State of Georgia, do hereby certify that the foregoing is a true and correct statement of the facts and circumstances as the same appear to me, and that the same are in accordance with the provisions of the Georgia Surveying Act, Chapter 14, Article 1, of the Code of Georgia Annotated, as amended.

LEGEND
B/L = BOUNDARY LINE
C/L = CENTER LINE
D/L = DEDICATED LINE
E/L = EASEMENT LINE
F/L = FLOOD ZONE LINE
G/L = GROUNDWATER LINE
H/L = HIGHWAY LINE
I/L = IRRIGATION LINE
J/L = JAIL LINE
K/L = KILL LINE
L/L = LAND LINE
M/L = MOUNTAIN LINE
N/L = NATURE LINE
O/L = OCEAN LINE
P/L = POND LINE
Q/L = QUARRY LINE
R/L = RAILROAD LINE
S/L = SEWER LINE
T/L = TOWN LINE
U/L = URBAN LINE
V/L = VILLAGE LINE
W/L = WOODS LINE
X/L = X-ROAD LINE
Y/L = YARD LINE
Z/L = ZONE LINE



NO.	REVISIONS	DATE
1		

PIKE COUNTY PARCEL
NO: 064 028



10.1.10	10.1.11	10.1.12	10.1.13	10.1.14	10.1.15	10.1.16	10.1.17	10.1.18	10.1.19	10.1.20	10.1.21	10.1.22	10.1.23	10.1.24	10.1.25	10.1.26	10.1.27	10.1.28	10.1.29	10.1.30	10.1.31	10.1.32	10.1.33	10.1.34	10.1.35	10.1.36	10.1.37	10.1.38	10.1.39	10.1.40	10.1.41	10.1.42	10.1.43	10.1.44	10.1.45	10.1.46	10.1.47	10.1.48	10.1.49	10.1.50	10.1.51	10.1.52	10.1.53	10.1.54	10.1.55	10.1.56	10.1.57	10.1.58	10.1.59	10.1.60	10.1.61	10.1.62	10.1.63	10.1.64	10.1.65	10.1.66	10.1.67	10.1.68	10.1.69	10.1.70	10.1.71	10.1.72	10.1.73	10.1.74	10.1.75	10.1.76	10.1.77	10.1.78	10.1.79	10.1.80	10.1.81	10.1.82	10.1.83	10.1.84	10.1.85	10.1.86	10.1.87	10.1.88	10.1.89	10.1.90	10.1.91	10.1.92	10.1.93	10.1.94	10.1.95	10.1.96	10.1.97	10.1.98	10.1.99	10.1.100
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PIKE COUNTY PARCEL
NO.: 064 028[illegible]

150



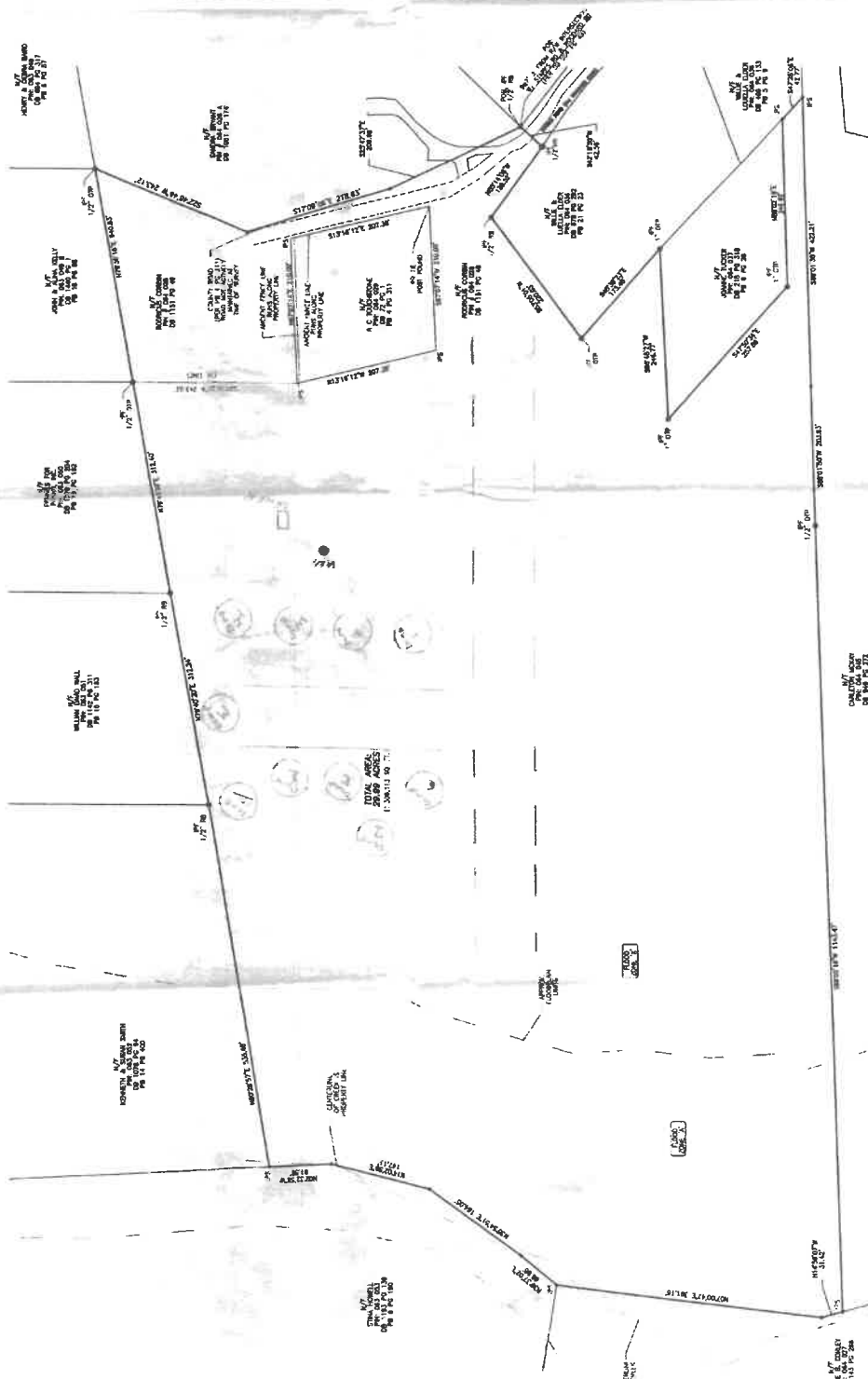
GENERAL NOTES

[illegible]

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACTION OF AN EXISTING PLAT, OR PARCELS OF LAND AND DOES NOT ADD OR CREATE A NEW PLAT, OR, IN ANY MANNER, MAKE ANY CHANGES TO ANY REAL PLAT, OR AFFECTED PART THEREOF. THE RECORDING INFORMATION OF THE DOCUMENT, MAPS, PLATS, AND INSTRUMENTS, INCLUDING THE PLAT NUMBER, SHALL REMAIN THE SAME. THE EXTENDED RECORDATION OF THIS RECORD DOES NOT IMPROVE, OR AFFECT, THE QUALITY OF THE EXTENDED RECORDATION OF ANY OTHER PLAT, MAP, OR INSTRUMENT. THIS PLAT DOES NOT AFFECT THE JURISDICTION, AUTHORITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE, OR PURPOSE, OF THE LAND.

THE UNDERSIGNED LAND BANKING OFFICIAL CERTIFIES THAT THIS PLAT COMPLETES THE REQUIRED RECORDATION OF THE PLAT, MAP, OR INSTRUMENT IN THE STATE OF GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF RECORDATION FOR PLANNING, ENGINEERING AND LAND BANKING AND AS SET FORTH IN O.C.G.A. SECTION 156-04-07.



SUBJECT PROPERTY

OWNER: RODOLPH CONSUMPTEE TAX ASSESSOR
SITE ADDRESS: STANIS ROAD, CANTON, LA 70224
AREA: 28.59
PARCEL #: 064 1228
REFERENCES:
1) DEED BOOK 1151, PAGE 40
2) PLAT BOOK 35 PG 116

SAMPLES
 PT. = AS SHOWN BELOW
 P.S. = 1/2" CAPPED REBAR TO BE SET
 C&P = 18" CONCRETE MONUMENT FOUND

[illegible]

PIKE COUNTY PLANNING AND ZONING BOARD October 9, 2025 • 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on October 9, 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-25-05 Rodricus Corbin Owner and Applicant requests a special use permit to allow a campground with glamping domes to be located on property at the end of Starks Road, Griffin, GA 30224. The subject property is identified as Parcel ID 064 028 and is in Land Lots 36 of the 2nd District. The property consists of 29.9+/- acres. 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.**

(2) SUP-25-06 Talking Rock Cabin at Prayer Mountain, LLC Owner and Fountain Grove Springs, LLC Applicant requests a special use permit 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 on the east side of US Highway 19 South, North of Sheppard Road, Meansville GA, 30256. The subject properties are further identified as Parcel IDs 084 047B and 084 047A and is in Land Lots 174, 175, 177, 178, 179, 180 and 207 of the 8th District. The property consists of 759.60+/- acres. Commission District 3, Commissioner Ken Pullin. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**

(3) REZ-25-11 Paul Harris Owner, and Leland and Michael Harris applicants request a rezoning from AR (Residential Agricultural) to RR (Rural Residential) for property located on the south side of Bethany Church Road, east of Hutchinson Road, Williamson, GA 30292. The property consists of 3.0+/- acres in Land lot 125 in the 1st District, further identified as part of parcel ID 049 13. The request is to rezone 3 acres for a single building lot. 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.**

(4) Text Amendment to the Code of Ordinance of Pike County, GA, Title XV: Land Usage, Chapter 166, Solar Farm Ordinance. **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 October 28, 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 Photo Taken 9/23/2025

SUP-25-05

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SUP-25-06

SUBJECT:

SUP-25-06 Talking Rock Cabin at Prayer Mountain, LLC Owner and Fountian Grove Springs, LLC Applicant requests a special use permit 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 on the east side of US Highway 19 South, North of Sheppard Road, Meansville GA, 30256. The subject properties are further identified as Parcel IDs 084 047B and 084 047A and is in Land Lots 174, 175, 177, 178, 179, 180 and 207 of the 8th District. The property consists of 759.60+/- acres. Commission District 3, Commissioner Ken Pullin. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Staff Report

REVIEWERS:

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



PLANNING AND DEVELOPMENT
OFFICE

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

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

Phone: 770-567-2007

Fax: 770-567-2024

jgilbert@pikecoga.com

"Serving Citizens Responsibly"

Case Number: SUP-25-06

Planning and Zoning Board Meeting: October 9, 2025

Board of Commissioners Meeting: October 28, 2025

Mailed Notices: September 19, 2025

Sign Posted: September 23, 2025

Owner: Talking Rock Cabin at Prayer Mountain, LLC

Applicant: Fountian Grove Springs, LLC

Property Location: East side of US Highway 19 South, North of Sheppard Road, Meansville, GA 30256
Land lots: 174, 175, 177, 178, 179, 180, and 207
District: 8th
Parcel ID: 084 047A & 084 047B

Acreage: 759.60+/- acres

Commission District: District 3, Ken Pullin

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,



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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 and proposed site plan they are planning to construct a 6,000 square foot building and storage tanks for the transportation of spring water. The applicant has indicated they would use tanker trucks to haul the water to an off-site bottling location in Newnan Georgia. Also, as it relates to the transportation of bulk water from the site, the applicant is proposing a paved driveway from US Highway 19 to the facility located on the property for trucks to access the water supply to fill up the trucks for delivery to the 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.

A concern was brought up by a citizen regarding the site being located within a wetland area. I have provided a copy of the wetland map for your review. As you can see on the map there are some wetland areas on the property, however, there are none in the immediate area of the proposed development area. Therefore, there should be no impact on the wetlands due to this proposal.

The subject property is located within the US highway 19 Overlay area and would be subject to an overlay review should the request meet the requirements of Article 16 of the UDC. However, with the proposed use of the property for the removal of spring water and it being considered an agricultural use as the Department of Agriculture considers this an agricultural practice, the applicant would be exempt from the requirements of Article 16 according to Section 1603 (A) (1).

(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.



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- (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.

- (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.



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- (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 from US Highway 19 to the proposed facility 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.

Attachments:

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

RECEIVED
9/2/25 09
Permit # 242
CK# 3805
R# 231

PIKE COUNTY
PLANNING AND ZONING BOARD

Application # SUP-25-06

Planning and Zoning Board Public Hearing Date: October 9, 2025

Board of Commissioners Public Hearing Date: October 28, 2025

☒ Special Use Permit

☐ Variance

☐ Modification to Zoning Condition

Property Information: District(s): Eighth Land Lot(s): 174, 175, 177, 178, 179, 180, 207 Acres: ~760 759.60

Tax Map Parcel #: 084 047B; 084 047A Address if assigned: N/A US Hwy 19 Meansville

Description of Request: Special Use Permit for extraction and bulk transportation of spring water for above-referenced property by Fountain Grove Springs, LLC ("Fountain Grove" or "Applicant"). See letter of explanation enclosed with this application.

Code Reference(s): Pike County UDC Section 503(B)(14)

Present Zoning: Agricultural and Residential

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: Talking Rock Cabin at Prayer Mountain LLC

Address: 6180 Riverwood Drive

City: Sandy Springs State: Georgia Zip: 30328

Phone/email: _____

Applicant: Fountain Grove Springs, LLC

Address: 2897 N. 1375 W

City: Linton State: Indiana Zip: 47441

Phone/email: (812) 798-7117/ [REDACTED]

Via e-mail to jgilbert@pikecoga.gov

Mr. Jeremy Gilbert
Planning & Development, Pike County, Georgia
P.O. Box 377
77 Jackson Street
Zebulon, Georgia 30295

RE: Fountain Grove Springs Special Use Permit Application

Mr. Gilbert:

Talking Rock Cabin at Prayer Mountain LLC, through its agent, Fountain Grove Springs, LLC ("Fountain Grove" or "Applicant"), requests a special use permit as authorized by Section 503. B. 14., Article 5. A-R Agricultural and Residential of the Unified Development Code. Specifically, Fountain Grove will extract the spring water, pump and filter the spring water to storage tanks and relocate the water from the storage tanks into tanker trucks for transport in bulk to an off-site location. A more detailed plan is included with the application to which this letter is attached and designated as a site plan.

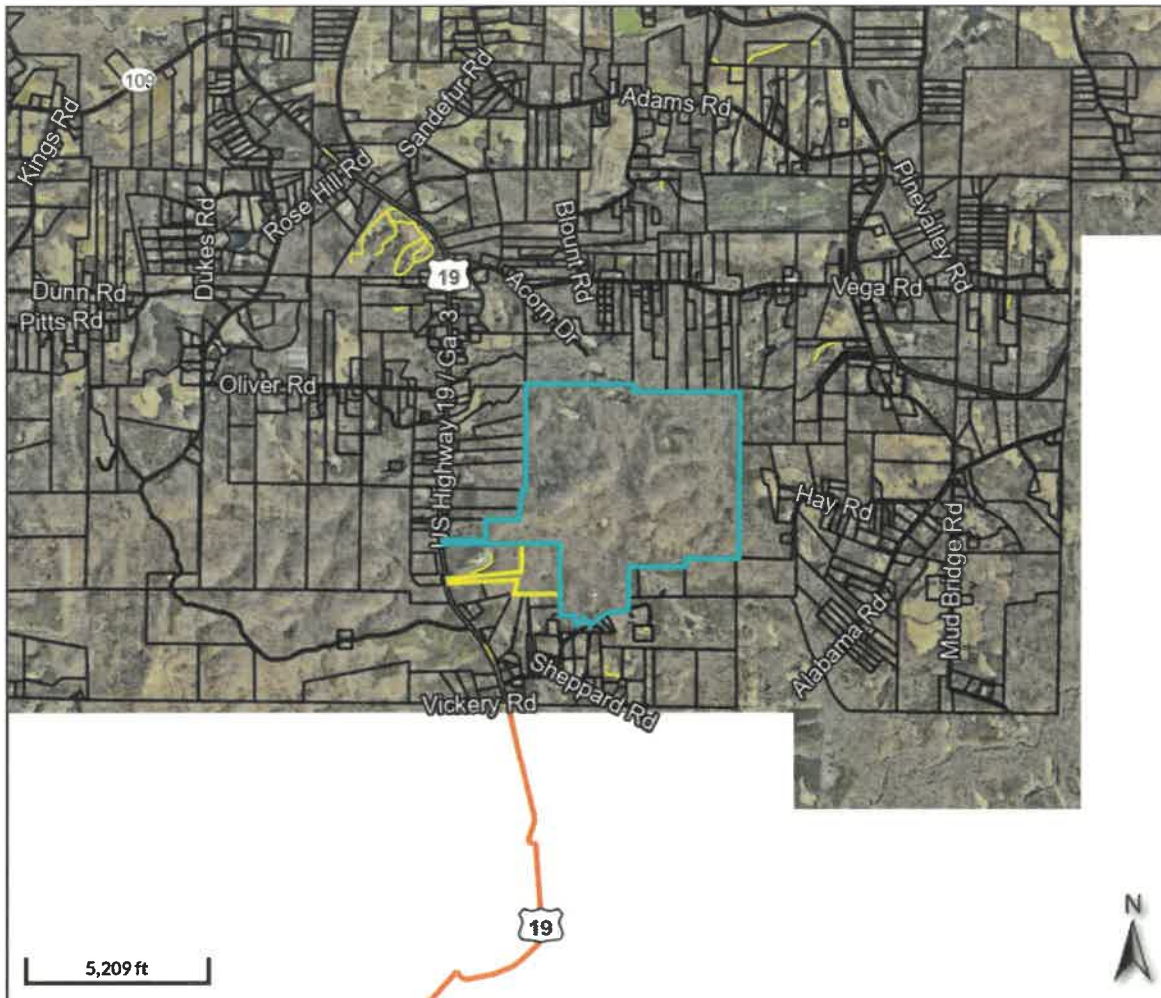
Fountain Grove and its affiliates have a long history of successfully developing and professionally operating natural spring water operations. See www.rollinghillsspring.com.

Should you have any questions, please do not hesitate to contact the undersigned by phone at 812-798-7117 or by email at [REDACTED]

Regards,



Jody Todd
Chief Executive Officer
Fountain Grove Springs, LLC



Overview



Legend

-  Parcels
-  Roads

Parcel ID	084 047 A	Owner	TALKING ROCK CABIN AT PRAYER	Last 2 Sales			
Class Code	Consv Use		MOUNTAIN	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		LLC: JON CARR	5/23/2025	0	CU	U
Acres	749.42		303 PEACHTREE ST NE FLOOR 31	2/29/2024	\$2037150	MP	U
			ATLANTA, GA 30308				
		Physical Address	ACORN DR				
		Assessed Value	Value \$1455129				

(Note: Not to be used on legal documents)

Date created: 9/29/2025
Last Data Uploaded: 9/29/2025 6:00:44 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

LINE	BEARINGS	DISTANCE
LA	S88°25'44"E	564.84
LB	N01°36'00"E	315.00
LC	S88°24'00"E	585.00
LD	S01°36'00"W	516.42
LE	N88°24'00"W	585.00
LF	N01°36'00"E	221.07
LG	N88°25'44"W	565.00
LH	N03°44'45"E	41.06

GSWCC
STEVE J. REEVES, RLS #2765
0000035847
LEVEL II CERTIFIED
DESIGN PROFESSIONAL



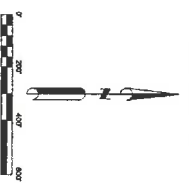


Legend

These elements typically may be found in the drawing

<ul style="list-style-type: none"> Proposed Building Proposed Parking Proposed Driveway Proposed Fencing Proposed Landscaping Proposed Utilities Proposed Access Proposed Easement Proposed Right-of-Way Proposed Survey Proposed Title Proposed Zoning Proposed Other 	<ul style="list-style-type: none"> Existing Building Existing Parking Existing Driveway Existing Fencing Existing Landscaping Existing Utilities Existing Access Existing Easement Existing Right-of-Way Existing Survey Existing Title Existing Zoning Existing Other
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NOTE: Contours are 5' intervals



811
CALIFORNIA
UNIVERSITY
SYSTEM

811
CALIFORNIA
UNIVERSITY
SYSTEM

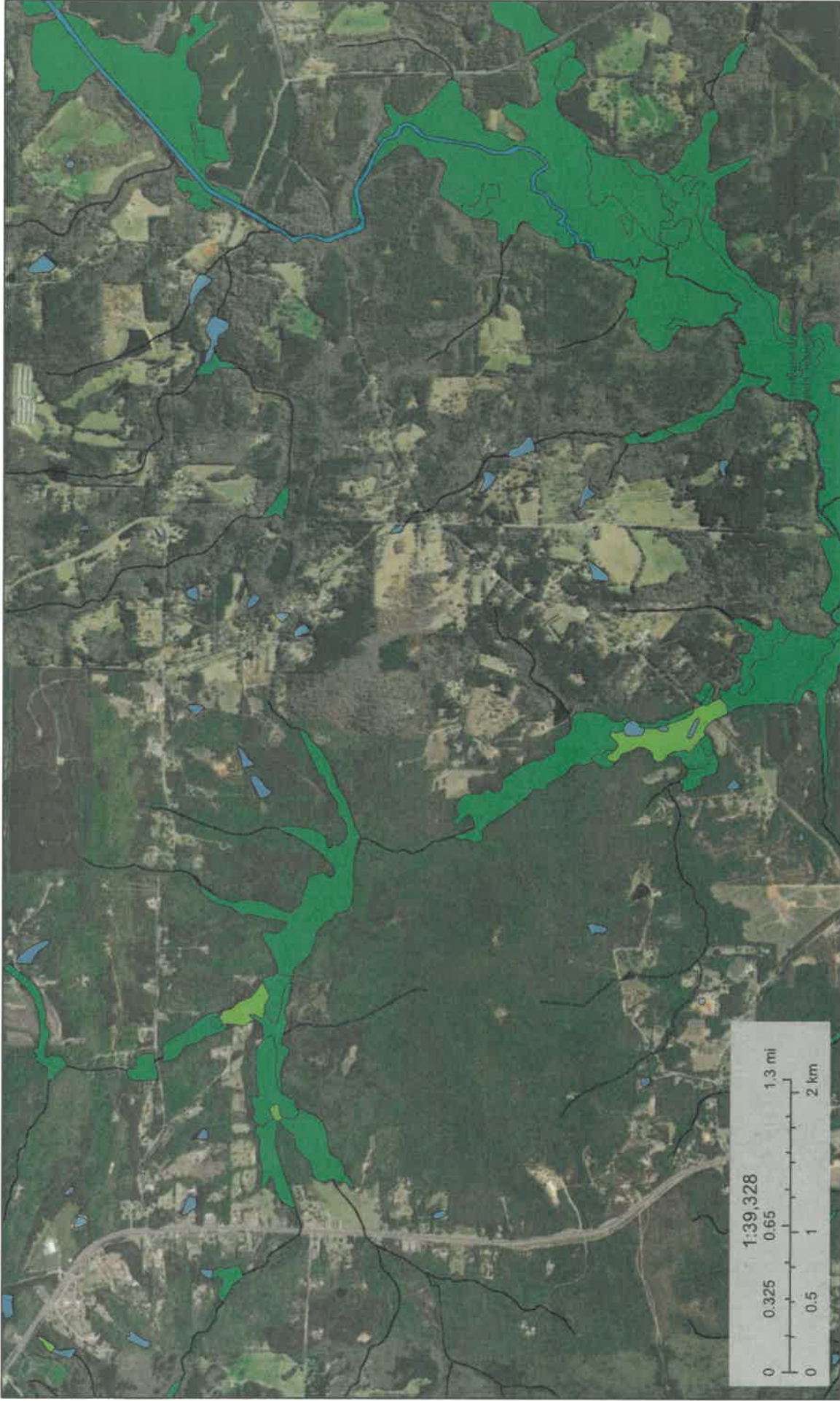
811
CALIFORNIA
UNIVERSITY
SYSTEM



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



September 18, 2025

Wetlands

- | | | | | | |
|--|--------------------------------|--|-----------------------------------|--|----------|
| | Estuarine and Marine Deepwater | | Freshwater Emergent Wetland | | Lake |
| | Estuarine and Marine Wetland | | Freshwater Forested/Shrub Wetland | | Other |
| | | | Freshwater Pond | | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

PIKE COUNTY PLANNING AND ZONING BOARD October 9, 2025 • 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on October 9, 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-25-05 Rodricus Corbin Owner and Applicant requests a special use permit to allow a campground with glamping domes to be located on property at the end of Starks Road, Griffin, GA 30224. The subject property is identified as Parcel ID 064 028 and is in Land Lots 36 of the 2nd District. The property consists of 29.9+/- acres. 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.**

(2) SUP-25-06 Talking Rock Cabin at Prayer Mountain, LLC Owner and Fountain Grove Springs, LLC Applicant requests a special use permit 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 on the east side of US Highway 19 South, North of Sheppard Road, Meansville GA, 30256. The subject properties are further identified as Parcel IDs 084 047B and 084 047A and is in Land Lots 174, 175, 177, 178, 179, 180 and 207 of the 8th District. The property consists of 759.60+/- acres. Commission District 3, Commissioner Ken Pullin. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**

(3) REZ-25-11 Paul Harris Owner, and Leland and Michael Harris applicants request a rezoning from AR (Residential Agricultural) to RR (Rural Residential) for property located on the south side of Bethany Church Road, east of Hutchinson Road, Williamson, GA 30292. The property consists of 3.0+/- acres in Land lot 125 in the 1st District, further identified as part of parcel ID 049 13. The request is to rezone 3 acres for a single building lot. 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.**

(4) Text Amendment to the Code of Ordinance of Pike County, GA, Title XV: Land Usage, Chapter 166, Solar Farm Ordinance. **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 October 28, 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 Photo Taken 9/23/2025

SUP-25-06

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-25-11

SUBJECT:

REZ-25-11 Paul Harris Owner, and Leland and Michael Harris applicants request a rezoning from AR (Residential Agricultural) to RR (Rural Residential) for property located on the south side of Bethany Church Road, east of Hutchinson Road, Williamson, GA 30292. The property consists of 3.0+/- acres in Land lot 125 in the 1st District, further identified as part of parcel ID 049 13. The request is to rezone 3 acres for a single building lot. 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-25-11

Planning and Zoning Board: October 9, 2025

Board of Commissioners: October 28, 2025

Mailed Notices: September 19, 2025

Signs Posted: September 23, 2025

Owner: Paul Harris

Applicants: Leland and Michael Harris

Property Location: Southside of Bethany Church Road, east of Hutchinson Road
Landlot: 125
District: 1st
Parcel ID: Part of 049 013

Acreage: 3.00+/- acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner are requesting a rezoning of a portion of the subject property from A-R (Agricultural-Residential) to RR (Rural Residential).

Code Reference: Article 4 and Article 5 of the UDC

Staff Analysis: The subject property is currently zoned A-R (Agricultural-Residential), and the applicant wants to take 3.00+/- acres from the parent parcel for the construction of a new single-family home. The remaining portion of the parent parcel would remain A-R and consist of 10.17+/- acres.

The Pike County Character Area Map that is part of the Joint Comprehensive Plan identifies this property is in the Rural Residential and Agricultural areas and does support the requested rezoning to the RR zoning district.



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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 the adjacent properties are all zoned A-R as well. However, there are a number of lots in the area that are 3 acres and zoned A-R under the old ordinance regulations..

(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 portion of the property they are requesting to be rezoned is currently vacant. The parcel has not been created and will not be created unless this zoning is approved.

(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. However, they cannot create the proposed three-acre lot under 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. The only hardship on the owner would be they cannot create a new 3-acre lot without the rezoning.



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

Recommendation: Staff recommends **Approval** of the requested rezoning from A-R to RR for the development of one building lot.

Attachments:

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

CK# 029388
R# 232

PIKE COUNTY
REZONING APPLICATION

\$575.00

Application # REZ-25-11
Permit # 244

Planning and Zoning Board Public Hearing: APR 13
Board of Commissioners Public Hearing: NOV 25 oct 28

Property Information: District(s): 01 Land Lot(s): 125/1 Acres: 13.7
Tax Map Parcel #: 049013-Part Address if assigned: Bethany Church Rd

Existing Zoning Classification: AP MA Proposed Zoning Classification: RR MA

Summary of Proposed Project: Build a home, single family, with a well and septic on 3 acres

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: Paul Harris Applicant: Leland and Michael Harris

Address: 2223 Bethany Church Rd Address: 17 Wedgfield Ct

City: Williamson State: GA Zip: 30292 City: McDonough State: GA Zip: 30252

Phone/email: [REDACTED] Phone/email: [REDACTED]

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.

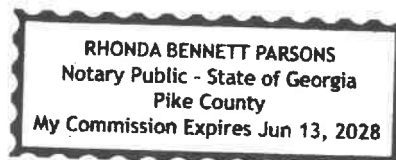
Owner's Signature: Paul Harris Date: 7-7-2025

Owner's Printed Name: PAUL HARRIS

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

Notary Public (signature & seal): Rhonda Bennett Parsons

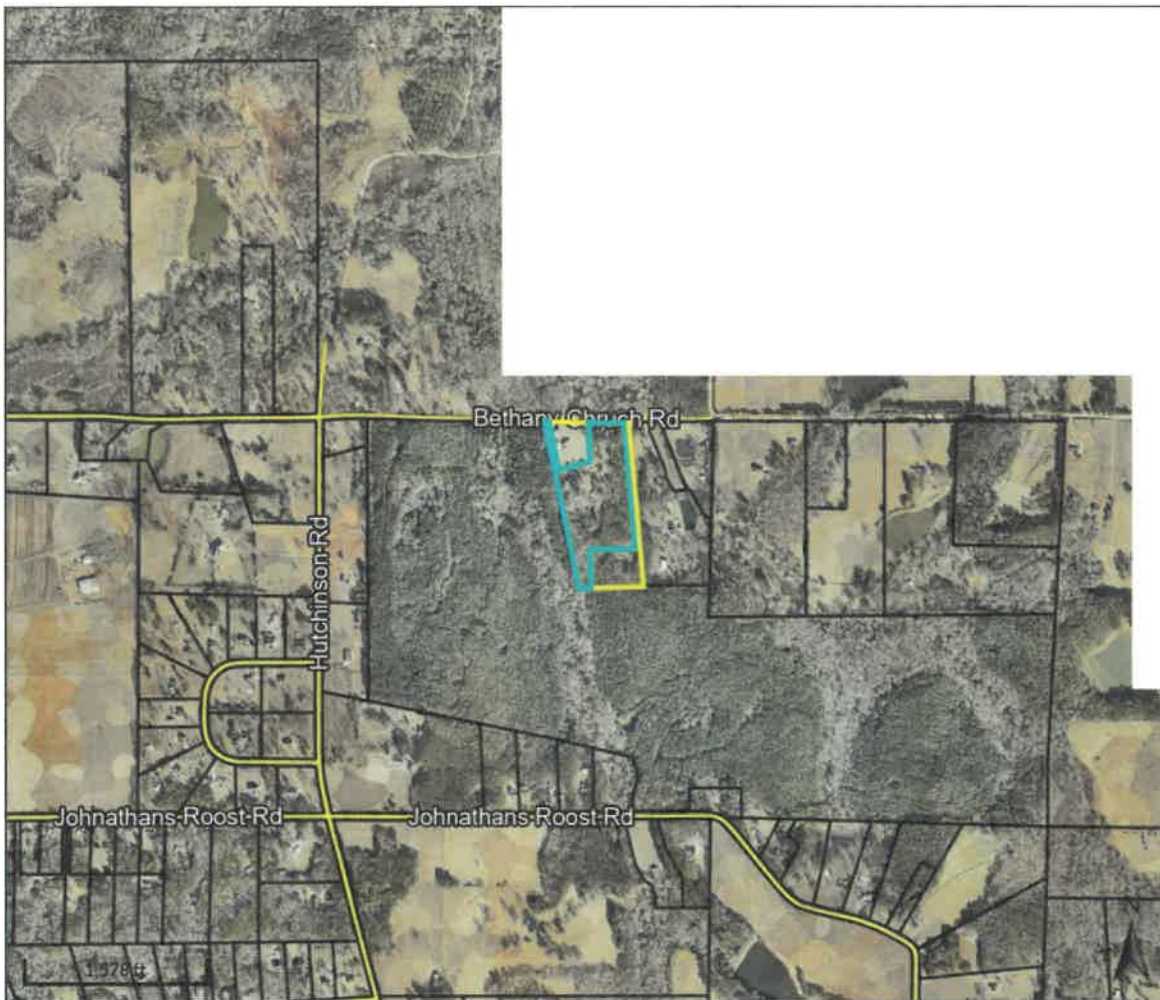
*See instructions for more information.



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Last Revised: 8/23/2022

Page 1 of 4



Overview



Legend

-  Parcels
-  Roads

Parcel ID	049 013	Owner	HARRIS PAUL	Last 2 Sales			
Class Code	Consrv Use		2223 BETHANY CHURCH RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		WILLIAMSON, GA 30292	7/14/2022	0	CU	U
Acres	13.1	Physical Address	2223 BETHANY CHURCH RD	4/9/2012	0	CU	U
		Assessed Value	Value \$228600				

(Note: Not to be used on legal documents)

Date created: 10/3/2025

Last Data Uploaded: 10/3/2025 6:08:13 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

NO. 15-10000-2. USE FOR (1) OF LOCAL RECORDS
 MADE AT THE END OF THE PREPARED E-10-100
 WHICH IS NOT APPROVED BY ALL APPLICABLE LOCAL
 RULES AND IS REQUIRED AS EVIDENCE OF
 RECORDS CERTIFICATION. STAMPED, IN
 STATEMENTS WHICH SUCH APPROVAL OF APPROVED
 SHALL BE MADE WITH THE APPROVED
 STATEMENTS, WHICH IN ANY PURCHASE OF 10000
 THE PART AS TO INTENDED USE OF THE PARCEL.
 A. PARCEL OF UNDEVELOPED LAND SUPERVISOR RECORDS
 THAT PARCEL IS APPLIED WITH THE MINIMUM RECORDS
 STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
 AS SET FORTH IN THE RULES AND REGULATIONS OF
 THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL
 SURVEYING AND LAND SURVEYING AND AS SET FORTH
 IN GEORGIA STATUTES 15-8-101.



THE SURVEYOR HAS BEEN FOR THE SURVEY
 OF THE LAND AND RECORDS.



- 1. 1/4 SECTION 10, T. 10 N., R. 10 E., S. 10 E.
- 2. 1/4 SECTION 11, T. 10 N., R. 10 E., S. 10 E.
- 3. 1/4 SECTION 12, T. 10 N., R. 10 E., S. 10 E.
- 4. 1/4 SECTION 13, T. 10 N., R. 10 E., S. 10 E.
- 5. 1/4 SECTION 14, T. 10 N., R. 10 E., S. 10 E.
- 6. 1/4 SECTION 15, T. 10 N., R. 10 E., S. 10 E.
- 7. 1/4 SECTION 16, T. 10 N., R. 10 E., S. 10 E.
- 8. 1/4 SECTION 17, T. 10 N., R. 10 E., S. 10 E.
- 9. 1/4 SECTION 18, T. 10 N., R. 10 E., S. 10 E.
- 10. 1/4 SECTION 19, T. 10 N., R. 10 E., S. 10 E.
- 11. 1/4 SECTION 20, T. 10 N., R. 10 E., S. 10 E.
- 12. 1/4 SECTION 21, T. 10 N., R. 10 E., S. 10 E.
- 13. 1/4 SECTION 22, T. 10 N., R. 10 E., S. 10 E.
- 14. 1/4 SECTION 23, T. 10 N., R. 10 E., S. 10 E.
- 15. 1/4 SECTION 24, T. 10 N., R. 10 E., S. 10 E.
- 16. 1/4 SECTION 25, T. 10 N., R. 10 E., S. 10 E.
- 17. 1/4 SECTION 26, T. 10 N., R. 10 E., S. 10 E.
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- 61. 1/4 SECTION 70, T. 10 N., R. 10 E., S. 10 E.
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- 75. 1/4 SECTION 84, T. 10 N., R. 10 E., S. 10 E.
- 76. 1/4 SECTION 85, T. 10 N., R. 10 E., S. 10 E.
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- 82. 1/4 SECTION 91, T. 10 N., R. 10 E., S. 10 E.
- 83. 1/4 SECTION 92, T. 10 N., R. 10 E., S. 10 E.
- 84. 1/4 SECTION 93, T. 10 N., R. 10 E., S. 10 E.
- 85. 1/4 SECTION 94, T. 10 N., R. 10 E., S. 10 E.
- 86. 1/4 SECTION 95, T. 10 N., R. 10 E., S. 10 E.
- 87. 1/4 SECTION 96, T. 10 N., R. 10 E., S. 10 E.
- 88. 1/4 SECTION 97, T. 10 N., R. 10 E., S. 10 E.
- 89. 1/4 SECTION 98, T. 10 N., R. 10 E., S. 10 E.
- 90. 1/4 SECTION 99, T. 10 N., R. 10 E., S. 10 E.
- 91. 1/4 SECTION 100, T. 10 N., R. 10 E., S. 10 E.

ALL RIGHTS RESERVED BY THE SURVEYOR
 OF THE LAND AND RECORDS.

SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES
 OF RECORD BOTH WRITTEN AND UNWRITTEN.
 THAT ERROR OF CLOSURE = 1/1000000
 FIELD ERROR OF CLOSURE = 1/1000000
 EQUIPMENT USED: DISTOM 300
 FIELD WORK COMMENTS: 12-29-2024

DATE 12-29-2024	SURVEYOR J. R. BURTON	CLIENT BURTON & ASSOCIATES
PROJECT 1740 HUBBARD DRIVE SE	PROJECT 1740 HUBBARD DRIVE SE	PROJECT 1740 HUBBARD DRIVE SE
SCALE 1" = 200'	SCALE 1" = 200'	SCALE 1" = 200'
GRAPHIC SCALE (IN FEET)	GRAPHIC SCALE (IN FEET)	GRAPHIC SCALE (IN FEET)

Leland Harris & Michael Harris

17 Wedgefield Ct.

McDonough, GA 30252

Mharris0718@gmail.com

404-917-7789

Date: September 1, 2025

Zoning Board

Pike County Government

331 Thomaston Street

Zebulon, GA 30295

Dear Members of the Pike County Zoning Board,

We are writing to respectfully request approval to build a single-family home on a portion of land gifted to us in Williamson, Georgia. Specifically, we intend to utilize 3 acres of the parcel for residential use, including the installation of a private well and septic system.

Our goal is to establish a modest, permanent residence that aligns with the rural character of the area. The remaining acreage will remain undeveloped, serving as natural buffer space and preserving the integrity of the surrounding environment.

We are committed to complying with all county regulations and permitting requirements, and we welcome any guidance the Board may offer to ensure our plans are in full alignment with Pike County's zoning and land use policies.

Thank you for your time and consideration. We appreciate your service to the community and look forward to your response.

Sincerely,

Leland Harris

Michael Harris

PIKE COUNTY PLANNING AND ZONING BOARD October 9, 2025 • 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on October 9, 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-25-05 Rodricus Corbin Owner and Applicant requests a special use permit to allow a campground with glamping domes to be located on property at the end of Starks Road, Griffin, GA 30224. The subject property is identified as Parcel ID 064 028 and is in Land Lots 36 of the 2nd District. The property consists of 29.9+/- acres. 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.**

(2) SUP-25-06 Talking Rock Cabin at Prayer Mountain, LLC Owner and Fountain Grove Springs, LLC Applicant requests a special use permit 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 on the east side of US Highway 19 South, North of Sheppard Road, Meansville GA, 30256. The subject properties are further identified as Parcel IDs 084 047B and 084 047A and is in Land Lots 174, 175, 177, 178, 179, 180 and 207 of the 8th District. The property consists of 759.60+/- acres. Commission District 3, Commissioner Ken Pullin. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**

(3) REZ-25-11 Paul Harris Owner, and Leland and Michael Harris applicants request a rezoning from AR (Residential Agricultural) to RR (Rural Residential) for property located on the south side of Bethany Church Road, east of Hutchinson Road, Williamson, GA 30292. The property consists of 3.0+/- acres in Land lot 125 in the 1st District, further identified as part of parcel ID 049 13. The request is to rezone 3 acres for a single building lot. 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.**

(4) Text Amendment to the Code of Ordinance of Pike County, GA, Title XV: Land Usage, Chapter 166, Solar Farm Ordinance. **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 October 28, 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 Photo Taken 9/23/2025

REZ-25-11

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Text Amendment

SUBJECT:

Text Amendment to the Code of Ordinance of Pike County, GA, Title XV: Land Usage, Chapter 166, Solar Farm Ordinance. **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: Text Amendment

Planning and Zoning Board Meeting: October 9, 2025

Board of Commissioners Meeting: October 28, 2025

Request: Update Chapter 166 Solar Farm Ordinance of the Pike County Code of Ordinances. The proposed updates are to add additional regulations to future proposed solar farms in Pike County.

Code Reference: Chapter 166 Solar Farm Ordinance

Staff Analysis: A moratorium was placed on solar farms by the Pike County Board of Commissioners on July 9, 2025, to allow Planning Staff and the Planning and Zoning Board the opportunity to review and provide updates to the current Solar Farm ordinance. After several workshops were held regarding the proposed changes to the solar farm ordinance a determination was made to present the following amendments to Chapter 166. (Proposed amendments are underlined below.)

§ 166.05 GENERAL STANDARDS AND RESTRICTIONS

- (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.
- (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.
- (M) Prior to construction, the Developer will perform baseline water quality testing using industry-standard methods within the site for pollutants



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"Serving Citizens Responsibly"

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.

§ 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.



PLANNING AND DEVELOPMENT
OFFICE

*Planning – Zoning – Environmental – Permits & Inspections
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"Serving Citizens Responsibly"

Recommendation:

Staff recommends **APPROVAL** of this proposed text amendment.

Attachments:

- Current Chapter 166
- Chapter 166 highlighted changes.
- Legal Ad

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)

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 PLANNING AND ZONING BOARD October 9, 2025 • 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on October 9, 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-25-05 Rodricus Corbin Owner and Applicant requests a special use permit to allow a campground with glamping domes to be located on property at the end of Starks Road, Griffin, GA 30224. The subject property is identified as Parcel ID 064 028 and is in Land Lots 36 of the 2nd District. The property consists of 29.9+/- acres. Commissioner 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.**

(2) SUP-25-06 Talking Rock Cabin at Prayer Mountain, LLC Owner and Fountain Grove Springs, LLC Applicant requests a special use permit 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 on the east side of US Highway 19 South, North of Sheppard Road, Meansville GA, 30256. The subject properties are further identified as Parcel IDs 084 047B and 084 047A and is in Land Lots 174, 175, 177, 178, 179, 180 and 207 of the 8th District. The property consists of 759.60+/- acres. Commission District 3, Commissioner Ken Pullin. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**

(3) REZ-25-11 Paul Harris Owner, and Leland and Michael Harris applicants request a rezoning from AR (Residential Agricultural) to RR (Rural Residential) for property located on the south side of Bethany Church Road, east of Hutchinson Road, Williamson, GA 30292. The property consists of 3.0+/- acres in Land lot 125 in the 1st District, further identified as part of parcel ID 049 13. The request is to rezone 3 acres for a single building lot. 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.**

(4) Text Amendment to the Code of Ordinance of Pike County, GA, Title XV: Land Usage, Chapter 166, Solar Farm Ordinance. **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 October 28, 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.**

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Data Centers

SUBJECT:

Continue the discussion on Data Centers code update

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

Impact Fee Committee

SUBJECT:

Discussion regarding the newly formed Impact Fee Committee and the two additional members in addition to the current PZB members. Update on the process and what the next steps are.

ACTION:

ADDITIONAL DETAILS:

REVIEWERS:

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