

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, January 8, 2026 - 6:30 PM

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

I. Call to Order

II. Invocation

- a. Jeremy Gilbert, Director

III. Pledge of Allegiance

- a. Jeremy Gilbert, Director

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

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

- a. Approval of the November 18, 2025, PZB Minutes.

**VI. Unfinished Business -
None**

VII. New Business

Public Hearing

- a. Election of Chair and Vice Chair for 2026
- b. VAR-25-03 Linda Birath owner and Lora Ballard applicant request a variance to development regulations for proposed lots 3, 4 and 6 of Ballard's Landing Subdivision located on Kendrick Road Zebulon, GA 30295 in Land Lot 99 of the 2nd District, further identified as part of Parcel ID 076 081D. The property consists of 145 +/- acres and the request is to allow wells to service the three lots in question even though the lots are within the required distance to connect to county water. 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 make the final decision.**
- c. VAR-25-04 Sparta Cagle owner and applicant request a variance to development regulations for property located at 6164 New Hope Road, Milner, GA 30257 in Land Lot 163 of the 2nd District, further identified as Parcel ID 088 073. The property consists of 2.5 +/- acres and the request is to allow an accessory structure in the front yard on a lot less than 5 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 make the final decision.**

- d. SUP-25-07 Leann Connell Owner and Applicant requests a special use permit to allow the operation of a dog rescue facility to be located on property at 661 Harden Road, Zebulon, GA 30295. The subject property is identified as Parcel ID 090 012B and is in Land Lots 99 of the 8th District. The property consists of 15+- 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.**
- e. REZ-25-13 Tyler J Waller Owner and Applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located 14911 US Highway 19 Griffin, GA 30224. The subject property is further identified as Parcel ID 074 086 and is in Land Lot 104 of the 2nd District. The property consists of .094+- acres. The request is to rezone the lot commercial for a shop and office for a well company. Commission District 4, Commissioner James Jenkins. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will forward a recommendation to the BOC for a final decision.**
- f. SUP-25-08 Tyler J Waller Owner and Applicant requests a special use permit to allow for outside storage in the US Highway 19 Overlay for property located at 14911 US Highway 19 Griffin, GA 30224. The subject property is further identified as Parcel ID 074 086 and is in Land Lot 104 of the 2nd District. The property consists of .094+- 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.**

VIII. Discussion - None

IX. Adjournment

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Invocation

SUBJECT:

Jeremy Gilbert, Director

ACTION:

ADDITIONAL DETAILS:

REVIEWERS:

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

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Pledge of Allegiance

SUBJECT:

Jeremy Gilbert, Director

ACTION:

ADDITIONAL DETAILS:

REVIEWERS:

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

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Minutes November 18, 2025

SUBJECT:

Approval of the November 18, 2025, PZB Minutes.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
<input checked="" type="checkbox"/> Exhibit	Minutes

REVIEWERS:

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

**PIKE COUNTY
Planning and Zoning Board
November 13, 2025
6:30 P.M.**

MINUTES

Jason Leatherman, Chairman • Brandy Loggins, Vice-Chairman •
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 & Development Director Jeremy Gilbert lead us in the Invocation.

III. Pledge of Allegiance

Chairman Leatherman lead us in the Pledge of Allegiance.

IV. Approval of the Agenda

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

V. Approval of the October 9, 2025, Minutes.

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

VI. Old Business: NONE

VII. New Business:

POSTPONED BY APPLICANT

(1.) **VAR-25-03** - Linda Birath Owner and Lora Ballard Applicant request a Variance to Development Regulations for proposed lots 3, 4 and 6 of Ballard's Landing Subdivision located on Kendrick Road, Zebulon, GA., 30295, in Land Lot 99 of the 2nd Land District, further identified as part of Parcel ID: 076 081 D. The property consists of 145 +/- Acres and the request is to allow wells to service the three lots in question even though the lots are within the required distance to connect to County Water. Commissioner Ken Pullin. **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 1st Application on the Agenda for this evening.

Planning and Development Director Jeremy Gilbert stated that the Variance Application was postponed by the Applicant until the January 8, 2026, Planning and Zoning Board Meeting at 6:30p.m.

Public Hearing:

(2.) **REZ-25-12** - Jason Betsill Owner, and Applicant request a Rezoning from AR (Residential Agricultural) to RR (Rural Residential) for property located at the southwest corner of the intersection of Campground Road and Georgia Highway 18, Zebulon, GA., 30295, in Land Lots 123 & 124 of the 8th Land District, further identified as Parcel ID: 092 017. The property consists of 182.751+/- Acres and the request is to rezone the property for the purpose of constructing a 43-lot Single-Family Subdivision. Commission District 3. Commissioner Ken Pullin. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

Chairman Leatherman turned the floor over to 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 Rezoning Application with his staff recommendation for Approval with three (3) Zoning Conditions. The Conditions are as following:

1. **All homes shall be four sides brick or a combination of 2 or more of the following materials on all sides, brick, stone, stucco or cement fiber board. Vinyl Siding is prohibited except in the eves and soffits.**
2. **There shall be no more than 43 lots.**
3. **The Applicant shall pave Campground Road to**

County Standards for the entire frontage of the site.
The site's entrance shall be constructed in accordance

with Section 2123 C of the Pike County U.D.C.

Chairman Leatherman asked whether there was anyone to come forth and no one came forth to sign in on the sign in sheet.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 20 minutes each. There was an additional 10 more minutes added for any discussion against.-

Names of people in favor
1. Jason Betsill

Names of people who oppose
1. Eddie Lewis
2. Kayla McDermitt
3. Matt McDermitt
4. David Gish
5. John Dixon
6. Ed English
7. Fisher Law, Atty.
8. Robbie
9. Robert English

Chairman Leatherman closed the floor.

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

The Board asked for Jason Betsill to come forth and to explain his Application and to sign in on the sign in sheet.

There was no discussion among the Board.

Board Member Proctor moved to deny the motion because it does not fit into the area where being requested. Board Member Edwards second the motion. Board Member Penland opposed the motion. The motion was approved by a vote of 4-1-0.

(3.) **Text Amendment** to multiple articles of the Unified Development Code to add regulations and requirements for Data Centers. **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 last item on the Agenda.

The Planning & Development Director Jeremy Gilbert introduced the Text Amendment with his staff recommendation for approval with three(3) Amended Articles. The Amendments are as following:

1. Article 2 highlighted changes.
2. Article 14 highlighted changes.
3. Article 15 highlighted changes.

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

Chairman Leatherman asked whether there was anyone to come forth and no one came forth to sign in on the sign in sheet.

Names of people in favor
1. NONE

Names of people who oppose
1. NONE

Chairman Leatherman closed the floor.

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

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

IX. Discussion: NONE

X. Adjournment

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

The meeting was closed by the sound of the gavel at 7:32 p.m.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Election of Chair and Vice Chair for 2026

SUBJECT:

Election of Chair and Vice Chair for 2026

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

VAR-25-03

SUBJECT:

VAR-25-03 Linda Birath owner and Lora Ballard applicant request a variance to development regulations for proposed lots 3, 4 and 6 of Ballard's Landing Subdivision located on Kendrick Road Zebulon, GA 30295 in Land Lot 99 of the 2nd District, further identified as part of Parcel ID 076 081D. The property consists of 145 +/- acres and the request is to allow wells to service the three lots in question even though the lots are within the required distance to connect to county water. 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 make the final decision.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
<input checked="" type="checkbox"/> 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@pikcoga.gov

“Serving Citizens Responsibly.”

Case Number: VAR-25-03

Planning and Zoning Board Meeting: January 8, 2026

Mailed Notice: December 5, 2025

Owner: Linda Birath

Applicant: Lora Ballard

Property Location: East side of Caldwell Road, West of Gresham Road and on the North and South sides of Kendrick Road, Zebulon, GA

Land lot: 99

District: 2nd

Parcel ID: 076 081D

Acreage: 145.82 +/- acres

Commission District: District 3, Ken Pullin

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

Request: The applicant is requesting a variance to development regulations related to the installation of water lines for 3 new lots that are within 2,500 feet of the existing water system. The applicant is wanting the county to allow wells on lots 3, 4 and 6 of the proposed subdivision Ballards Landing instead of connecting on to the county water system.

Code Reference: Article 21 of the UDC and Chapter 50 of the Pike County Code.

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



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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.

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 received preliminary plat approval for a 14-lot major subdivision by the Board of Commissioners July 29, 2025. The applicant is now requesting a variance to the code requirement of connecting to the county water system for lots 3, 4 and 6 of the proposed development. The applicant wants to install individual wells on these lots.

The Pike County Water and Sewer Authority confirm there are public utilities available at the site and the applicant will be required to provide water service to all lots. The PCWSA met on October 30, 2025, and discussed the requested variance and are not in favor of the applicant not connecting to the water system for these 3 lots. However, they are in favor of allowing the applicant to install a 2-inch line to service these lots instead of a main water line down Harden Road due to the right-of way and ditch area limitations.

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 as the PCWSA is providing an alternative installation.



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

These conditions are not unique to this property.

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 require any new development within 2,500 feet of an existing water line to connect.

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.



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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*

N/A

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 development regulations regarding connecting to public water for lots 3, 4 and 6.

Attachments:

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

R#242 Cl#1049

PIKE COUNTY
PLANNING AND ZONING BOARD

Application # VAR-25-03 Planning and Zoning Board Public Hearing Date: 11/13/25 @ 6:30 pm
Permit # 253 Board of Commissioners Public Hearing Date: _____
 Special Use Permit Variance Modification to Zoning Condition

Property Information: District(s): 2 Land Lot(s): 99 Acres: 145
Tax Map Parcel #: 0760810 Address if assigned: _____

Description of Request: Lots 3-4-6 of proposed Ballards Landing be serviced by wells

Code Reference(s): _____ Present Zoning: _____

Documentation Required: Copy of Recorded Plat Copy of Recorded Deed
 Letter of Explanation Health Department Letter of Approval Sketch or site plan (preferable)
 Agent Authorization (if needed) Campaign Disclosure Form Other _____

Property Owner: Linda Biroth Applicant: Lora Ballard
Address: 1588 gresham rd Address: 203 e Taylor St
Zebulon Ga 30295

City: _____ State: _____ Zip: _____ City: griffin State: ga Zip: 30223

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: Linda Biroth Date: _____

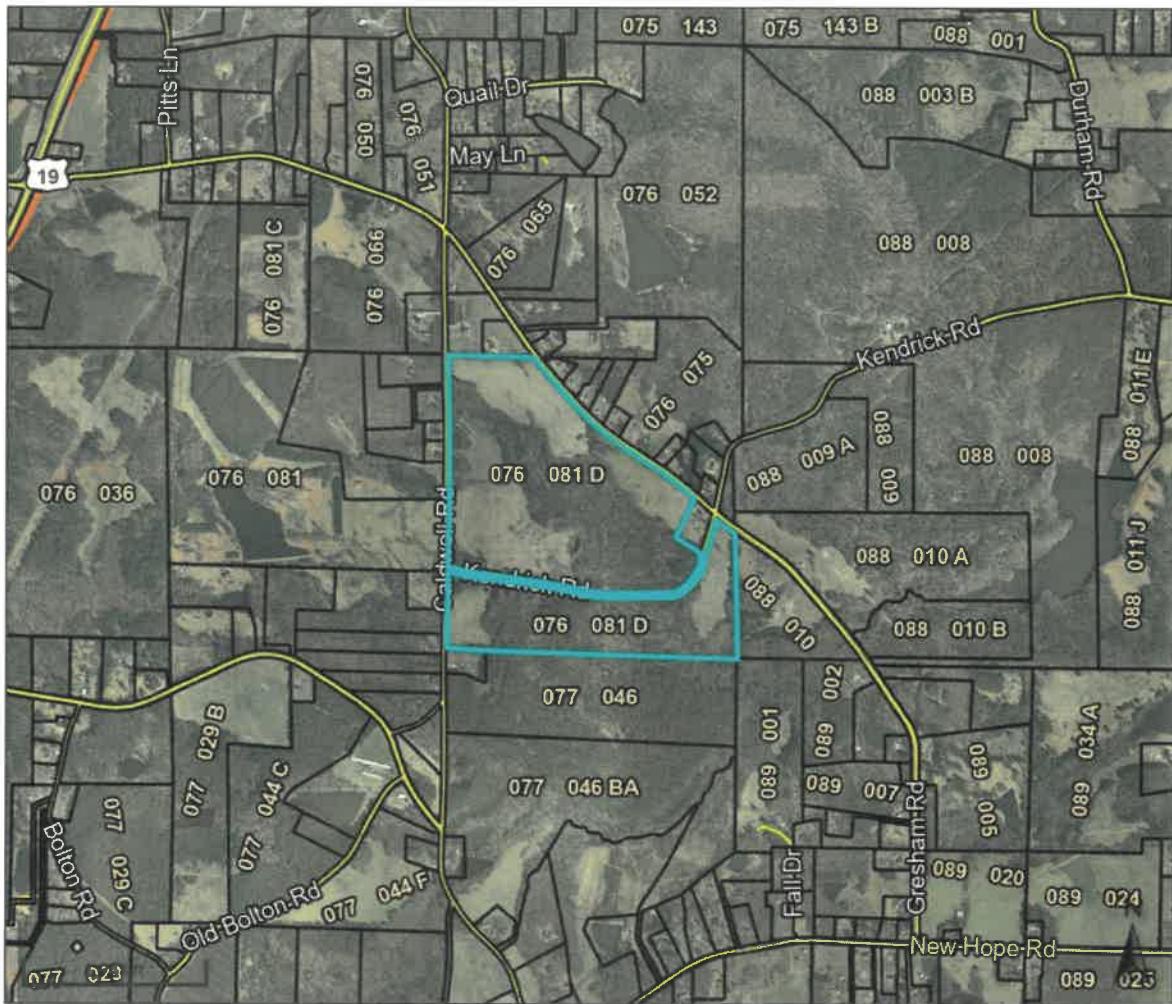
Owner's Printed Name: Linda Biroth
Sworn to and subscribed before me this 29 day of Sept, 2025

Notary Public (signature & seal): Julie A Jones

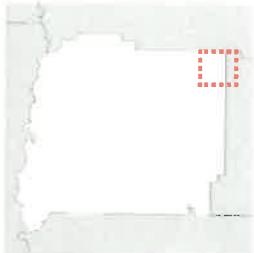
f:\Applications\Board of Appeals.docx
Last Revised: 08/23/2022
Page 1 of 3

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

3, 4 & 6



Overview



Legend

- Parcels
- Address Numbers
- Roads

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

(Note: Not to be used on legal documents)

Date created: 6/2/2025

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

Developed by  SCHNEIDER
GEOSPATIAL

REBEKAH HANSON
CLERK OR SUPERIOR COURT
FILED: 35 PG: 391-391
Filed and Recorded
04-10-2025 03:37 PM
DOC# P2025-000031
Rebekah Hanson

**PIKE COUNTY
FOR CLERK OF SUPERIOR COURT**

**PIKE COUNTY
FOR CLERK OF SUPERIOR COURT**

GENERAL NOTES

1. EXCEPT AS SPECIFICALLY STATED ON THIS PLAT, THE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE BASED ENTITLED TO THE SUBJECT REAL ESTATE. BASED ENTITLED TO THE SUBJECT REAL ESTATE. THIS SURVEY OR EASEMENTS CAN BE RESTRICTIVE COVENANTS, WHETHER OR NOT THEY ARE REFLECTED IN A COMPLETED AND ACCURATE SURVEY, OR OTHER LAND USE REGULATIONS, OR OTHER PLAT LOCATIONS OF ENVIRONMENTAL CONDITIONS AND OTHER CONDITIONS AND FEATURES WHICH MAY RELATE TO DIFFERENT AND SEPARATE TRACTS. THIS SURVEY IS BEYOND THE SCOPE OF THIS PLAT.
2. EXCEPT AS MAY BE SPECIFICALLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL CONDITIONS AND OTHER CONDITIONS AND FEATURES WHICH MAY RELATE TO DIFFERENT AND SEPARATE TRACTS. THIS SURVEY IS BEYOND THE SCOPE OF THIS PLAT.
3. SURVEY IS NULL ONLY IF PRINT HAS BEEN SIGNATURE OF SURVEYOR.
4. THIS SURVEY IS SUBJECT TO ALL AGREEMENTS AND UNDERSTANDINGS OF RECORD BOTH WRITTEN AND ORAL.
5. PROPERTY ZONING, A-R.
6. BASED ON MAPS PREPARED BY THE FEDERAL GEOGRAPHIC SURVEY AND NOT PLOTS OF LAND PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA. MAPS ARE FOR INSURANCE RATE MAP PURPOSES ONLY. NOT FOR DETERMINING DATE OF FLOOD, OR WHETHER A FLOOD OCCURRED ON OR BEFORE JAN 1, 2005. NO FLOOD INSURANCE RATE MAPS ARE PROVIDED. THIS SURVEY IS NOT PREPARED TO DETERMINE THIS.
7. RETRACEMENT SURVEY OF EXISTING TAX PARCELS. TO DO OBLIGE.
8. SURVEY REFERENCES SHOWN HEREIN.
9. SURVEYORS AND THEIR NOMENTS.

APPARENT LAND LOT LINE

CALDWELL ROAD 80' R/W

KENDRICK ROAD APPARENT 40' R/W

FRESHMAN ROAD 80' R/W

AREA 1
101.74 ACRES
NORTHERN PORTION OF
TAX PARCEL ID: 076 020D

AREA 2
51.47 ACRES
SOUTHERN PORTION OF
TAX PARCEL ID: 076 020D

TOTAL AREA
153.21 ACRES

STATEMENT OF SURVEYOR'S RESPONSIBILITY

This plan is a replacement of an existing plan or parcels of land and does not subdivide or create a new parcel or make any changes in the boundaries of existing parcels. The surveying and preparation of this plan was performed in accordance with the requirements of the State of Georgia and the Georgia Department of Natural Resources and the Board of Registration of Professional Surveyors of Georgia. This plan does not represent an official survey of the property described. It is the responsibility of the surveyor to determine the suitability for any use or purpose of the land. Furthermore, the undersigned and surveyor certifies that this plan shows the property boundaries as accurately as possible given the surveyor's skill and knowledge of the surveying process and the surveyor's best efforts to determine the true location of the property boundaries. The surveyor is not responsible for any errors or omissions in the plan, and the surveyor's liability is limited to the amount of the surveyor's fee. The surveyor is not responsible for any errors or omissions in the plan, and the surveyor's liability is limited to the amount of the surveyor's fee.

By: *Randy French* **DATE:** 04/01/2023

Legend

- P5: IRON PIN (27" TAPER WITH 1/4" HOLE)
- OFF: OFF CENTER PIVOT POINT
- RX: RIGHT OF WAY
- LF: LINE OF FENCE
- NF: LINE ON FORMERLY NON-EXISTENT
- FB: PLAY BOOK
- DB: DEED BOOK
- PSC: PLATE
- RS: REBAR
- CL: CENTERLINE
- PB: POINT OF BEGINNING
- PL: TAX PARCEL ID NUMBER
- PROPERTY LINE
- OVERLAPPING PROPERTY LINE
- X — FENCE PIVOT POINT
- T — CENTERLINE OF ROAD
- C — CREEK
- L — LAND LOT LINE

LEGEND	
•	IPS IRON PIPE (12" DIAMETER WITH SIGHT)
O	OFF CORNERS, MOUNTAIN ROAD
RN	RIGHT-CWNT
LL	LAND LOT
WT	WATER TOWER
FC	KEY TO FOREST
DB	DRIVE, BOOK
PG	PAGE
RE	REAR
CL	CENTERLINE
POB	POINT OF BEGINNING
FD	TAX PARCEL ID NUMBER
PL	PROPERTY LINE
/	COMPOUNDED POINT
—	OPENED/UTILTY LINE
—X—	PIPE (RENDERED IN)
—L—	CENTERLINE OF ROAD
—..—	CREK
— —	LAND SURVEY INSTRUMENTATION ONLY

BOUNDARY RETRACEMENT SURVEY FOR:
THE BIRATH FAMILY

LAND LOT 99 2ND DISTRICT PIKE COUNTY

DATE OF FIELD WORK:	DATE OF SURVEY PLAT:	CITY:	SCALE:	DRAWN BY:
03/25/2025	04/09/2025	N/A	1" = 200'	JRD



TERRA SERVICES

COMPANY, LLC
Randy Davis
Georgia Registered Professional
Land Surveyor # 3448
Randy.tsc11@gmail.com
1450 Scott Road
Williamson GA 30292
770-468-9888

**PIKE COUNTY PLANNING AND
ZONING BOARD**
November 13, 2025 • 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on November 13, 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-25-03 Linda Birath owner and Lora Ballard applicant request a variance to development regulations for proposed lots 3, 4 and 6 of Ballard's Landing Sub-division located on Kendrick Road Zebulon, GA 30295 in Land Lot 99 of the 2nd District, further identified as part of Parcel ID 076 081D. The property consists of 145 +/- acres and the request is to allow wells to service the three lots in question even though the lots are within the required distance to connect to county water. 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 make the final decision.**

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

VAR-25-04

SUBJECT:

VAR-25-04 Sparta Cagle owner and applicant request a variance to development regulations for property located at 6164 New Hope Road, Milner, GA 30257 in Land Lot 163 of the 2nd District, further identified as Parcel ID 088 073. The property consists of 2.5 +/- acres and the request is to allow an accessory structure in the front yard on a lot less than 5 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 make the final decision.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
<input checked="" 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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“Serving Citizens Responsibly”

Case Number: VAR-25-04

Planning and Zoning Board Meeting: January 8, 2026

Mailed Notice: December 5, 2025

Owner and Applicant: Sparta Cagle

Property Location: 6164 New Hope Road, Milner, GA
Land lot: 163
District: 2nd
Parcel ID: 088 073

Acreage: 2.5+- acres

Commission District: District 3, Ken Pullin

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

Request: The owner/applicant is requesting a variance to development regulations related to the location of a guest quarters/in-law suite. The UDC requires guest quarters to be located in the rear yard on all lots less than 10 acres and any accessory structure is to be located in the side or year yard on all lots less than 5 acres. However, due to the topography and a stream running on the property the only location this structure can be located is in the front yard.

Code Reference: Article 21 of the UDC and Chapter 50 of the Pike County Code.

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



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@pikcoga.gov

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ordinance shall be observed, public safety and welfare secured, and substantial justice done.

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 applicant is requesting to construct an 864 square foot guest quarters in the front yard. The owner/applicant is requesting a variance to development regulations related to the location of a guest quarters/in-law suite. The applicant is requesting to construct an 864 square foot guest quarters in the front yard of their 2.5-acre parcel. The UDC requires guest quarters to be located in the rear yard on all lots less than 10 acres and any accessory structure is to be located in the side or rear yard on all lots less than 5 acres. However, due to the topography and a stream running on the property the only location this structure can be located is in the front yard. The variance being requested is the only means to allow for the structure to be built, as there is no other location on the property where the structure can be located, based on the existing home being located towards the rear of the lot (see layout for more details).

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 conditions regarding the size, shape, location or topography of the parcel that would warrant this variance being approved. The topography of the parcel and the placement of the existing structure along with the water on the property restricts the allowable locations for the guest quarters to be located.

- 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 could cause a hardship to the applicant as the applicant could not construct a guest quarters in the rear yard of the parcel due to the nature of the lot and the placement of the primary structure.



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

These conditions are unique to this property.

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.

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 not 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*

N/A



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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 **APPROVAL** of the requested variance to allow the construction of a guest quarters/in-law suite in the front yard with the following condition:

1. The guest quarters shall meet all other requirements of the UDC and shall be constructed of materials that are constant with the primary structure.

Attachments:

- Application
- Tax Map
- Letter of Explanation
- Plat
- Property Overview Photo
- Legal Ad

11-21-25 08

PIKE COUNTY
PLANNING AND ZONING BOARD

\$300

Application # VAR-25-04

Planning and Zoning Board Public Hearing Date: 1-8-24

Permit # 265

Board of Commissioners Public Hearing Date: NA

Special Use Permit

Variance

Property Information: District(s): 2 Land Lot(s): 163 Acres: 2.5

Tax Map Parcel #: 088 073

Address if assigned: 6164 NEW HIRE ROAD, MILNER, GA 30257

Description of Request: PLEASE SEE ATTACHED LETTER OF EXPLANATION

Code Reference(s): Article 5 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: SPARTA CAGLE Applicant: SPARTA CAGLE

Address: 6164 NEW HIRE ROAD Address: 6164 NEW HIRE ROAD

City: MILNER State: GA Zip: 30257 City: MILNER State: GA Zip: 30257

Phone/email: _____ 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: Sparta Cagle / Troy Cagle Date: 11/17/25

Owner's Printed Name: SPARTA CAGLE / TRACEY CAGLE

Sworn to and subscribed before me this 17 day of November 2025.

Notary Public (signature & seal): Brianna Fagan

CCH 1475101

RH 254





Overview

Legend

- Parcels
- Address Numbers
- Roads

Parcel ID	088 073	Owner	CAGLE SPARTA S &	Last 2 Sales			
Class Code	Residential		CAGLE TRACEY H	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		6164 NEW HOPE RD	7/31/2006	0	JT	U
Acres	2.5		MILNER, GA 30257	7/31/2006	0	GV	U
		Physical Address	6164 NEW HOPE RD				
		Assessed Value	Value \$469409				

(Note: Not to be used on legal documents)

Date created: 11/24/2025

Last Data Uploaded: 11/24/2025 6:02:24 AM

Developed by  SCHNEIDER
GEOSPATIAL

Letter Of Explanation

To Whom it may Concern,

Sparta and Tracey Cagle, property owners at 6164 New Hope Road, Milner, GA 30257, request a variance in order to build a 24' x 36' 1 bedroom garage apartment in the front portion of my property. This is necessary because the topography of the property located behind the house is not suitable for construction and also contains a small stream running completely across property backside that makes area subject to flooding.

The surrounding soil at proposed build site has been sampled and confirmed it is acceptable and can support the garage apartments own separate sewage treatment system. Attached to this "Letter of Explanation" please find the following: 1) Completed/Notarized Pike County Planning and Zoning Board Variance Application, 2) Completed/Notarized Applicant Campaign Disclosure Form, 3) Copy of Recorded Plat, 4) Copy of Recorded Deed, 5) Property Overview Photo, 6) Garage Apartment Building Plan, 7) McElhenny Engineering Soil Testing Report

Thank you for your time and consideration.

Sparta and Tracey Cagle
6164 New Hope Road
Milner, GA 30257

RECORDED

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C11	52.61'	N59°15'04"E	501.93'	6°00'22"	52.54'
C21	154.50'	N47°08'40"E	501.93'	16°12'25"	150.83'

LEGEND

- N/F
- IRON PIN (CUB" rebar) SET
- CORNER MARKER FOUND
- LAND LOT
- BOUNDARY LINE
- ADJOINING PROPERTY LINES
- RIGHT-OF-WAY
- OVERHEAD UTILITY LINES
- / COMPUTED POINT
- X FENCE (MEANDERING)

The field data upon which this survey is based has been computed for closure by lot lines and dimensions and has a closure precision of one foot in 10,000+ ft. and an angular error of 5' per angle point, and the NO. NAD27 NAD83 was used for adjustment. A TOPCON GTS2 was used to obtain linear measurements and a TOPCON GTS2 was used to obtain angular measurements.

It is my opinion, that this plot is a true and correct representation of the land plotted, has been prepared to meet minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 100,000+ ft.

NOTES:

1. TOTAL AREA: 5.00± ACRES.
2. REFERENCES: PB. 5 PG. 261
3. EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY); BUILDING SETBACKS; RESTRICTIVE COVENANTS; ZONING OR OTHER LAND USE REGS; OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. RAN RUSSELL ROAD ESTABLISHED AT 15' FROM MEAN C/L OF BACK OF DITCHES AS PER ADJOINERS SURVEYS AND MONUMENTS FOUND, FOR PURPOSES OF THIS SURVEY.

BUILDING SETBACKS (UNLESS NOTED OTHERWISE)

FRONT - 100' FROM C/L
NEW HOPE RD
FRONT - 80' FROM C/L
RUSSELL RD
SIDE - 30'
REAR - 30'

PLAT INFORMATION

PLAT NO. 163, PG. 138
02 FEB - 1 PM 1:17
N.F. PERKINS
DB. 110 PG. 195
CADDY HILLING, CLERK
4 PG. 320

TRACT 1
2.50 ACRES

TRACT 2
2.50 ACRES

NOTICE
Property represented on this plat does not comply with applicable zoning codes and ordinances as of this date.

GRAPHIC SCALE

C	100	200
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LANDLOT 163 **DISTRICT** 2nd
SCALE 1" = 100' **COUNTY** PIKE
DATE OF FIELD WORK 01/29/02
DATE OF PLAT 01/29/02
JOB NO. 2201001 **REV.**

PREPARED BY:
Zoning Designation AK
S.J. REEVES & ASSOCIATES
S.J. R.
P.O. BOX 1214 • HIGHWAY 411 • TELLER, GA 30275
706-567-3000 • 706-567-1001 (FAX)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

CLYDE CASTLEBERRY CO., GOVINGTON, GA. 30208



PIKE COUNTY PLANNING AND ZONING BOARD

January 8, 2026 • 6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on January 8, 2026, 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-25-03 Linda Birath owner and Lora Ballard applicant request a variance to development regulations for proposed lots 3, 4 and 6 of Ballard's Landing Subdivision located on Kendrick Road Zebulon, GA 30295 in Land Lot 99 of the 2nd District, further identified as part of Parcel ID 076 081D. The property consists of 145 +/- acres and the request is to allow wells to service the three lots in question even though the lots are within the required distance to connect to county water. 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 make the final decision.**

(2) VAR-25-04 Sparta Cagle owner and applicant request a variance to development regulations for property located at 6164 New Hope Road, Milner, GA 30257 in Land Lot 163 of the 2nd District, further identified as Parcel ID 088 073. The property consists of 2.5 +/- acres and the request is to allow an accessory structure in the front yard on a lot less than 5 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 make the final decision.**

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SUP-25-07

SUBJECT:

SUP-25-07 Leann Connell Owner and Applicant requests a special use permit to allow the operation of a dog rescue facility to be located on property at 661 Harden Road, Zebulon, GA 30295. The subject property is identified as Parcel ID 090 012B and is in Land Lots 99 of the 8th District. The property consists of 15+- 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
<input checked="" type="checkbox"/> Exhibit	Staff Report

REVIEWERS:

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



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jgilbert@pikecoga.com

“Serving Citizens Responsibly”

Case Number: SUP-25-07

Planning and Zoning Board Meeting: January 8, 2026

Board of Commissioners Meeting: January 27, 2026

Mailed Notices: December 17, 2025

Sign Posted: December 17, 2025

Owner/Applicant: Leann Connell

Property Location: 661 Harden Road, Zebulon, GA 30295
Land lot: 99
District: 8th
Parcel ID: 090 012B

Acreage: 15+/- 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 a non-profit dog rescue facility. The applicant would house no more than 12 dogs at any given time. According to the applicant's letter of intent all dogs kept are either small or medium sized breeds. The applicant is in good standing with the department of agriculture, and a recent inspection was conducted and the report is included for your review.

Code Reference: Article 5, Agricultural-Residential,



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

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Staff Analysis: The owner/applicant is requesting a special use permit to allow for a non-profit dog rescue/animal shelter. According to the applicant's letter of intent they would house no more than 12 dogs at any given time and all dogs kept are either small or medium sized breeds. The applicant is in good standing with the department of agriculture, and a recent inspection was conducted, and the report is included for your review. The site is also licensed with the state as an animal shelter and said license has been included for your review. This request was the result of a code enforcement complaint we received and upon notice of violation the applicant submitted a special use permit to bring the site into compliance. We received a letter from the applicant with her application stating she has ceased all operations of the animal rescue/animal shelter until the special use permit has been completed.

(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 the proposed use as a permitted use with an approved special use permit in the A-R district.

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

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

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

The proposed use should not create a nuisance or a hazard to the surrounding area. However, based on the number of dogs kept on site it could create an issue related to noise. However, this can be mitigated with conditions related to setbacks and number of animals allowed.



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

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

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

All other requirements will be met.

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

The property is not currently in violation of any ordinances as the applicant has provided a letter stating they have ceased all operations of an animal rescue pending the board's decision of this special use permit. However, this request was a result of a code enforcement complaint related to the animal rescue.

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.



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2. The rescue/shelter shall be limited to no more than 12 dogs at any given time.
3. All kennels or outdoor runs shall be located at least 100 feet from all property line.

Attachments:

- Application
- Letter of Intent
- Tax Map
- Plat
- State License
- Inspection Report
- Legal Ad
- Sign Photo

RECEIVED
10/31/25

PIKE COUNTY
PLANNING AND ZONING BOARD

\$575 fee

Application # Sup-25-07

Planning and Zoning Board Public Hearing Date: 12-1-25 @ 6:30 pm

Permit #263

Board of Commissioners Public Hearing Date: 01-27-26 @ 6:30 pm

Special Use Permit

Variance

Property Information: District(s): 8 Land Lot(s): 99 Acres: 15

Tax Map Parcel #: 590-012B Address if assigned: 661 Harden Rd
Zebulon GA 30225

Description of Request: See attached

Code Reference(s): _____ Present Zoning: _____

Documentation Required: Copy of Recorded Plat Copy of Recorded Deed

Letter of Explanation Health Department Letter of Approval Sketch or site plan (preferable)

Agent Authorization (if needed) Campaign Disclosure Form Other _____

Property Owner: Leann Connell Applicant: Leann Connell

Address: 661 Harden Rd Address: 532 S. Hill St

City: Zebulon State: GA Zip: 30225 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: Leann Connell

Date: 10/30/25

Owner's Printed Name: Leann Connell

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

Notary Public (signature & seal): Michela Shyanne Moore



CK # 868307 R# 252



Sadie's Friends Kennel to Couch
Connecting dogs and people to make both lives better

Statement of Intent and Justification for Special Use Variance

Applicant: *Sadie's Friends Kennel to Couch, Inc.*

Property Address: 661 Harden Road, Zebulon, Georgia 30295

Request: Special Use Variance to Operate a Small Nonprofit Dog Rescue Facility

Statement of Purpose

Sadie's Friends Kennel to Couch, Inc. respectfully submits this request for a Special Use Variance to permit the continued operation of a small, nonprofit dog rescue facility at 661 Harden Road, Zebulon, Georgia.

Our organization is dedicated to rescuing, rehabilitating, and rehoming small to medium-sized dogs in need. We provide a safe, clean, and caring environment for each animal while working to place them in permanent, loving homes.

Operational Overview

The rescue operates on a limited scale, housing a maximum of twelve (12) dogs at any given time. Our focus is exclusively on small and medium-sized dogs, ensuring that each receives individualized care and attention.

Sadie's Friends Kennel to Couch is in good standing with the Georgia Department of Agriculture, which recently conducted an inspection confirming full compliance with all applicable state regulations (inspection report attached).

Property Description and Containment Measures

The rescue is located on a 14-acre property that provides ample space, privacy, and natural buffering from neighboring parcels. The property is fully enclosed with a combination of hog wire, split wire, chicken wire, and chain link fencing to ensure the safety and containment of all animals.

Fencing along property lines adjacent to neighboring properties is secure and regularly maintained. We are actively reinforcing fencing along the lake boundary and Harden Road to ensure that no dogs can leave the property, and no stray animals can enter. These measures exceed standard containment requirements for small-scale rescue operations.



Sadie's Friends Kennel to Couch
Connecting dogs and people to make both lives better

Management and Oversight

A full-time, on-site caretaker resides in the primary dwelling on the property. This individual oversees the daily care, containment, sanitation, and supervision of all animals and ensures the property is maintained in a clean, quiet, and orderly manner.

The caretaker's constant presence provides continuous oversight, guaranteeing the well-being of the animals and preventing any nuisance conditions that could affect neighboring properties.

Community and Compliance Considerations

Sadie's Friends Kennel to Couch, Inc. is committed to being a responsible and respectful member of the Pike County community. The rescue operates quietly, without creating noise, odor, or traffic inconsistent with the rural and residential nature of the area.

Given the property's size, limited number of animals, strong containment measures, and active management, the proposed use will not adversely impact neighboring properties, public health, safety, or general welfare. The request is consistent with the intent and spirit of Pike County's zoning regulations, supporting responsible animal welfare and community service while preserving the rural character of the area.

Conclusion

For the reasons stated above, *Sadie's Friends Kennel to Couch, Inc.* respectfully requests approval of this Special Use Variance to continue the operation of its small dog rescue facility at 661 Harden Road, Zebulon, Georgia 30295.

The organization will continue to maintain the highest standards of care and compliance, ensure the property remains well-kept and secure, and operate in a manner consistent with the welfare and tranquility of the surrounding community.

Respectfully submitted,

Leann Connell

Director, *Sadie's Friends Kennel to Couch, Inc.*

661 Harden Road

Zebulon, Georgia 30295

408-644-7488

leann@sadiesfriendsk2c.org



Sadie's Friends Kennel to Couch
Connecting dogs and people to make both lives better

Leann Connell
661 Harden Road
Zebulon, GA 30295

October 31, 2025

To Whom It May Concern,

I am writing to confirm that I fully understand that Sadie's Friends Kennel to Couch will halt all activities until our special permit has been thoroughly reviewed and approved by both the Pike County Planning and Development Office and the Board of Commissioners.

I ensure Sadie's Friends Kennel to Couch will fully comply with all required protocols.

Thank you for your understanding.

Respectfully,

Leann Connell

Director, *Sadie's Friends Kennel to Couch, Inc.*

408-644-7488

leann@sadiesfriendsk2c.org



Overview



Legend

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

Parcel ID 090 012 B

Class Code Consv Use

Taxing District UNINCORPORATED

Acres 15.0

Owner CONNELL LEANN

Physical Address 661 HARDEN RD

Assessed Value ZEBULON, GA 30295

Last 2 Sales

Date 2/15/2024 Price \$725000 Reason FM Qual Q

Date 4/6/2020 Price 0 Reason CU Qual U

(Note: Not to be used on legal documents)

Date created: 10/31/2025

Last Data Uploaded: 10/31/2025 6:05:26 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Sadie's Friends Kennel to Couch
P.O. Box 1272
Zebulon, GA 30295

The enclosed Georgia Animal Shelters Certificate is valid until revoked.

This license should be displayed along with your local business license and/or state tax number certification.

We have updated our website. Visit www.kellysolutions.com/GA to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your information online anytime. You can make secure payments by credit card to renew your license, and you can refer people to this website to validate your credentials. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features. If you have questions or concerns regarding your License, please contact: Georgia Department of Agriculture, Licensing Division at (404) 586-1411 or email gdlicensing@agr.georgia.gov.

(Fold or cut on line to display)

Georgia Department of Agriculture
Animal Protection Division
19 Martin Luther King Jr. Dr. SW
Atlanta, GA 30334
agr.georgia.gov

ANIMAL SHELTER LICENSE

This license enables the above business to operate in the State of Georgia as an animal shelter subject of the Laws of Georgia, and the Rules and Regulations promulgated by the Commissioner of Agriculture, thereunder.
This license is subject to revocation by the Commissioner of Agriculture for violation of the Georgia laws, or the Rules and Regulations promulgated by the Commissioner of Agriculture.

License Number:

33-33121087

Sadie's Friends Kennel to Couch
661 Harden Rd
Zebulon GA 30295

Date Issued:

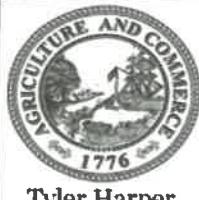
4/29/2025

Expiration Date:

4/30/2026

License Type: Capacity for up to and including 20 pets

This License Is Not Transferable and Must Be Posted At All Times In A Prominent Business Location



Georgia Department of Agriculture

Companion Animal/Equine Division

19 Martin Luther King Jr. Dr. SW, Rm. 122 Atlanta, Georgia 30334

Phone: 1-404-656-4914

Website: <http://agr.georgia.gov/>

Tyler Harper
Commissioner

Inspection ID

145214

Animal Protection Inspection Report

Inspection ID	Inspection Reason	Inspection Date	Inspection Start Time	Inspection End Time	Inspector Name
145214	ADDENDUM	10/14/2025	8:30 AM	8:45 AM	Gudrun Dees
EST NO	EST NAME		Type		License No
121087	Sadie's Friends Kennel to Couch		ANIMAL SHELTER		33121087
Physical Address	Physical City	Physical State	Physical Zip Code	County	
661 Harden Rd	Zebulon	GA	30295	PIKE	

Requirements Details

Premises	Current License Displayed	Housekeeping	Lighting	Adequate Temperature Control	Adequate Ventilation	Fire Extinguishing Device
	Pass	Pass	Pass	Pass	Pass	Pass
Enclosures	Space Requirement	Interior Surface	Structural Strength	Shelter / Elements		Drainage
	Pass	Pass	Pass	Pass	Pass	
Performance	Record Keeping	Storage	Pest Control	Sanitation	Waste Disposal	
	Pass	Pass	Pass	Pass	Pass	
Animal Care	Class Separation	Adequate Food	Adequate Water	Selling or Adopting Injured or Diseased or Abnormal Animals	Minimum Age	Tethering
	Pass	Pass	Pass	N/A	N/A	N/A
						Euthanasia
						Humane Care
						Negative Coggins
						Evacuation Plan

Companion Animal Details

Approximate Number of Animals	Number of Stall/Enclosure	Number of Breeding Animals	Number of Monthly Bird Inventory
9			

Follow Up Status Information

Follow Up Date	Follow Up Reason	Follow Up Duration	Animal Types
	N/A		

Follow Up Notes

Quarantine Information

Stop Order Information

Disease type

--

Violation Information



Georgia Department of Agriculture

Companion Animal/Equine Division

19 Martin Luther King Jr. Dr. SW, Rm. 122 Atlanta, Georgia 30334

Phone: 1-404-656-4914

Website: <http://agr.georgia.gov/>

Tyler Harper
Commissioner

Inspection ID

145214

Inspection Comments

This is an addendum to report ref #145007, . The following categories were erroneously entered as "FAIL" : Selling or Adopting Injured or Diseased or Abnormal Animals, Minimum Age, Tethering, Euthanasia, and Negative Coggins. These categories should have been checked as N/A. All requirements are met.

PIKE COUNTY PLANNING AND ZONING BOARD

January 8, 2026

6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on January 8, 2026, 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-25-07 Leann Connell Owner and Applicant requests a special use permit to allow the operation of a dog rescue facility to be located on property at 661 Harden Road, Zebulon, GA 30295. The subject property is identified as Parcel ID 090 012B and is in Land Lots 99 of the 8th District. The property consists of 15+/- 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.**

(2) SUP-25-08 Tyler J Waller Owner and Applicant requests a special use permit to allow for outside storage in the US Highway 19 Overlay for property located at 14911 US Highway 19 Griffin, GA 30224. The subject property is further identified as Parcel ID 074 086 and is in Land Lot 104 of the 2nd District. The property consists of .094+/- 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.**

(3) REZ-25-13 Tyler J Waller Owner and Applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located 14911 US Highway 19 Griffin, GA 30224. The subject property is further identified as Parcel ID 074 086 and is in Land Lot 104 of the 2nd District. The property consists of .094+/- acres. The request is to rezone the lot commercial for a shop and office for a well company. 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 January 27, 2026, 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 12/17/2025

SUP-25-07

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-25-13

SUBJECT:

REZ-25-13 Tyler J Waller Owner and Applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located 14911 US Highway 19 Griffin, GA 30224. The subject property is further identified as Parcel ID 074 086 and is in Land Lot 104 of the 2nd District. The property consists of .094+- acres. The request is to rezone the lot commercial for a shop and office for a well company. 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
<input checked="" type="checkbox"/> 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-25-13

Planning and Zoning Board: January 8, 2026

Board of Commissioners Meeting: January 27, 2026

Mailed Notices: December 17, 2025

Signs Posted: December 17, 2025

Owner/Applicant: Tyler J Waller

Property Location: 14911 US Highway 19, Griffin, GA 30224
Land lot: 99
District: 8th
Parcel ID: 090 012B

Acreage: 0.94 +/- 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-3 (Heavy Commercial) for the purpose of constructing a 3,000 square foot shop/office building for Waller & Sons Well Company.

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

Staff Analysis: Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) for the purpose of constructing a 3,000 square foot shop/office building for Waller & Sons Well Company. According to the applicant's letter of intent they are planning to develop the site in two phases. The first phase would consist of grading the site, paving the driveway up to the Right-of-way, installing the detention pond and partial landscaping and a gravel parking area and fenced in storage area. The second phase will include the proposed building and the remaining paving and landscaping. The subject property is located within the Highway 19 Overlay



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District and will be required to go through the overlay review as required by Article 16 of the UDC prior to any development or building permits being issued. The Applicant also has a Special Use Permit running concurrently with this application for outdoor storage in the overlay district.

(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 recently a demo permit was issued to remove the old, manufactured home that was on the property. The area is comprised of zoning ranging from A-R (Agricultural-Residential), R-1 (Single-Family Residential) and R-2 (Single Family 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 this portion of the property in Arterial Overlay Corridor which supports commercial development.

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

The property appears to be suitable for the proposed development.

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

The property is not vacant.

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

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

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

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



PLANNING AND DEVELOPMENT OFFICE

Planning – Zoning – Environmental – Permits & Inspections Code Enforcement

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

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

(7) *Have an adverse effect on the insurance rating of the county, or any substantial portion of the county, issued by the insurance service office or similar rating agency.*

N/A

(8) *Overtax any streets presently existing to serve the site, or other public facilities and utilities.*

The proposed rezoning should not create a hardship on the existing roads or other public utilities as proposed.

(9) *Have a substantial adverse impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.*

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

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

1. An application for an overlay review shall be required in accordance with Article 16 of the UDC.
2. Buffers must be established in accordance with Article 26 of the UDC.
3. Outdoor storage shall have an approved Special Use Permit prior to any outdoor storage is kept on the property.



PLANNING AND DEVELOPMENT
OFFICE

Planning – Zoning – Environmental – Permits & Inspections Code Enforcement

Attachments:

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

RECEIVED
11/26/25
RP

PIKE COUNTY
REZONING APPLICATION

\$ 775 fee

Application # REZ-2513
Permit # 267

Planning and Zoning Board Public Hearing:

11/8/26 @ 6:30 pm

Board of Commissioners Public Hearing:

11/27/26 @ 6:30 pm

Property Information: District(s): ZND Land Lot(s): 104 Acres: 0.94

Tax Map Parcel #: 074 086 Address if assigned: 14911 US Hwy 19, Griffin, GA.

Existing Zoning Classification: AR

Proposed Zoning Classification: C-3

Summary of Proposed Project: 3,000 S.F. building, Driveway & parking, Detention Pond, Utilities, Minimal outside storage & Fencing, Landscaping (see Letter of Explanation)

Code Reference(s): _____

Documentation Required: Copy of Recorded Plat & Updated Survey Copy of Recorded Deed Site Plan (required)*
 Letter of Explanation* Health Department Letter of Approval
 Agent Authorization (if needed) Campaign Disclosure Form Other POT Ema.

Property Owner: Tyler J. Waller Applicant: Tyler J. Waller

Address: 492 Pine Valley Rd Address: SAME

City: Griffin State: GA Zip: 30224 City: _____ State: _____ Zip: _____

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: [Signature] Date: 11-24-25

Owner's Printed Name: Tyler J. Waller

Sworn to and subscribed before me this 24th day of November, 2025

Notary Public (signature & seal):

Aug Darschel McGee



*See instructions for more information

CK #2208*

R #257

Tax ID: #074 076 Address: 14911 US Hwy 19, Griffin, Ga. 30224

Proposed Zoning: C-3

Proposed Special Use: Outside Storage in Hwy 19 Overlay District

Letter of Explanation:

The site consists of 0.94 Ac. which was originally 1.316 Acres but due to the right-of-way taking for Hwy 19 widening leaving the site with 0.94 Ac. per the updated survey. The site has been owned by D & K Properties (owners of Waller & Sons Well Company) since 1996 and has been used for partial parts & vehicle storage of company until now, with the existing mobile home that was on the site having been recently removed under demolition permit with disturbed areas having been grassed and mulched.

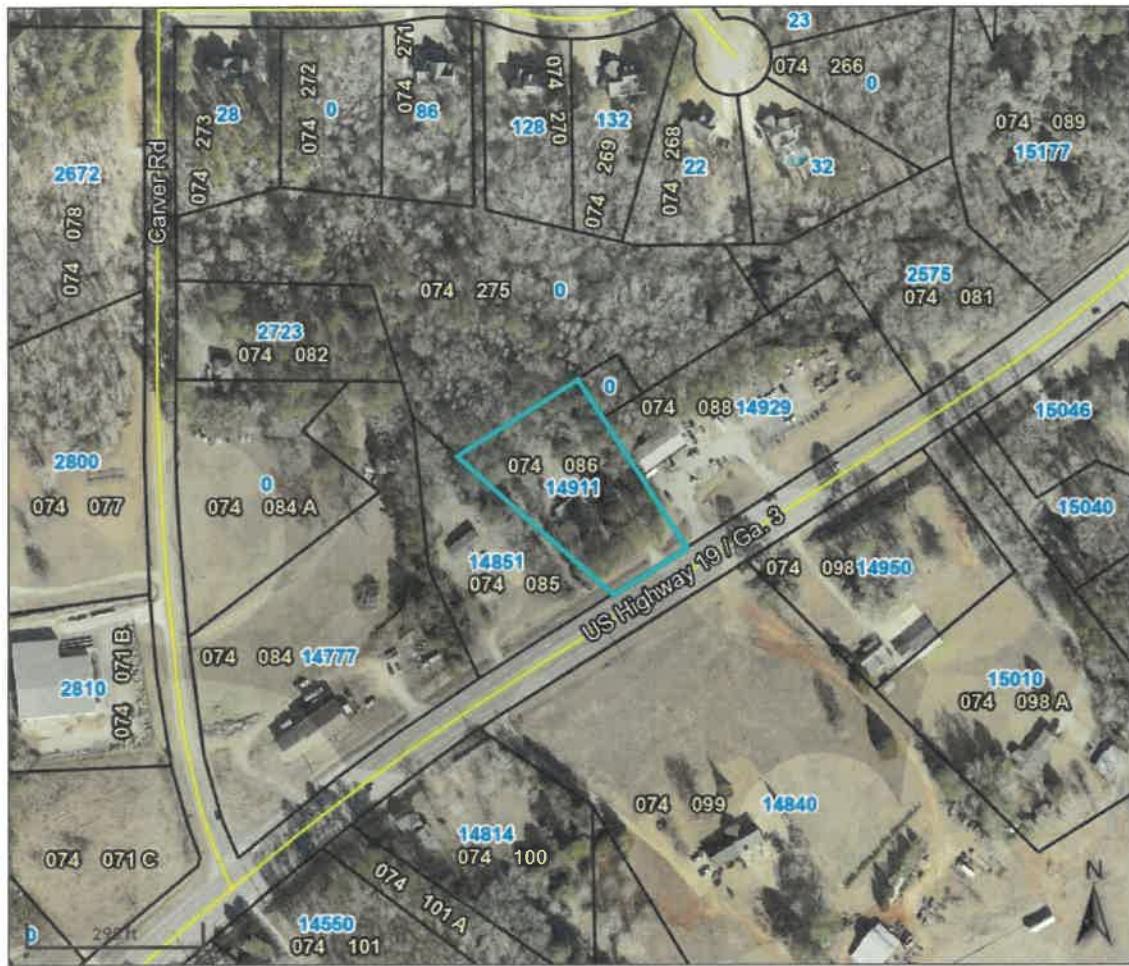
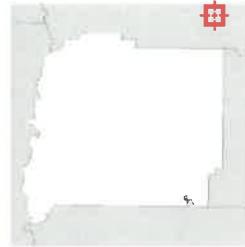
The proposed site for the C-3 rezoning will be used as a shop and office space for Waller & Sons Well business. The site will be used for parts and vehicle storage for the business as well as some office space for routine business. No retail sales or customer use is anticipated.

The proposal for the site includes a 3,000 Sq.Ft. building with 900 Sq. Ft. being office space and the remaining 2,100 Sq. Ft. being for shop and storage. Additional improvements include driveway and parking, minimal outside storage of well parts to be in fenced in area, required utilities, detention pond and landscaping.

The site is proposed to be developed in 2 Phases.

Phase 1 to include complete grading of the site, paved driveway up to the existing right-of-way, detention pond, partial landscaping of site, gravel vehicle parking and fenced in storage area.

Phase 2 to include proposed 3,000 Sq. Ft. building, paving the remaining drive and parking area, utilities, sidewalk as well as additional building and parking landscaping.


Overview

Legend

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

Parcel ID	074 086	Owner	WALLER TYLER J	Last 2 Sales
Class Code	Residential		492 PINE VALLEY RD	Date
Taxing District	UNINCORPORATED		GRIFFIN, GA 30224	Price
Acres	1.17	Physical Address	14911 US HWY 19	Reason
			Assessed Value	Qual
			Value \$34765	

(Note: Not to be used on legal documents)

Date created: 12/1/2025
 Last Data Uploaded: 12/1/2025 6:04:14 AM

Developed by 

S. J. Reeves Land Surveying

LAND SURVEYING • PLANNING • SUBDIVISION DESIGN
70-3844-5203 • www.surveysing.com • info@surveysing.com

RETRACMENT SURVEY FOR:	TYLER J. WALLER	
REV.:	DATE:	
REDESCRIPTION:		
LAND LOT 104	2nd DISTRICT	PIKE COUNTY
DATA OF FIELD WORK:	DATE OF SURVEY PLAT:	CITY:
11/12/2025	11/24/2025	N/A
SCALE:	1" = 30'	SJR
DRAWN BY:		

GENERAL NOTES

FOOD NOTE
BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA DONE AS PER INSURANCE RATE MAP NUMBER IS22500201 WITH AN EFFECTIVE DATE OF SEPT. 11, 2002. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

6A. WEST
GRID NORTH

CLERK OF SUPERIOR COURT

HOA OF
HIDDEN FALLS
DB. 750 PS. 312
PB. 23 PG. 48
FAX ID. 074 275
ZONED, PRO
OPEN SPACE

1/2" REBAR
N.F.
H.O. OF
HIDDEN FALLS
PB 28 Pg. 48
TAX ID. 074-274
ZONED, PRD
OPEN SPACE

NF
C.T. THOMAS
3. 1454 PG. 152
PB. 6 PG. 42
A.X ID. 074 080
ZONED. C-3
THOMAS TIRE

AREA

152

All or a portion of the survey field data collected was obtained using GPS. The type of GPS used was real-time kinematic (RTK). The GPS equipment used

FOR THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 10B-6, THE TERM CERTIFICATION AS USED IN BOARD RULE 10B-6-C(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANT, EITHER EXPRESS OR IMPLIED.

THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 106-6, OR THE TERM CERTIFICATION AS USED IN BOARD RULE 106-6-C012 AND 106-6-C013, AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING, SHALL BE USED AS REFERENCE AND SHALL BE KNOWN AS THE PROFESSIONAL ENGINEERING OR LAND SURVEYING CODE OF PRACTICE, WHICH IS A RESTRICTION, RESTRAINT, AND IS NOT A GUARANTEE OR WARRANTY, WHETHER EXPRESS OR IMPLIED.

SEARCHED INDEXED SERIALIZED FILED
FEB 12 1965 DA RE 5 NO 2765

SEARCHED INDEXED SERIALIZED FILED
FEB 12 1965 DA RE 5 NO 2765



GSWCC
STEVE J. REEVES, RLS #276
00000385847
LEVEL II CERTIFIED
DESIGN PROFESSIONAL

LAND LOT 104	2nd DISTRICT	PIKE COUNTY, OH	MAPLE J WALTER	DATE 11/10/2029	DATE OF DEATH	11/12/2029	SCALE	1" = 30'	CTRY	NA
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LAND SURVEYING, PLANNING & SUBS VISION DESIGN
70-35-21203 • 147 COCK ROAD • ZEBULON GA 30225
P.O. BOX 659 • 147 COCK ROAD • ZEBULON GEORGIA 30225
300-362-0203 • 300-362-0203 • 300-362-0203
www.land-surveying.com

S.J. Reeves Land Surveying

140



7
6A. WEST
8810 NOKOMIS

VICINITY MAP

5000 102
AGED ON MAPS PREPARED BY THE FEDERAL BUREAU OF INVESTIGATION, U. S. DEPARTMENT OF JUSTICE, BY THE PROSECUTOR'S OFFICE, GOODWILL AREA, PORTLAND, OREGON, AS OF APRIL 1, 1944. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS EVIDENCE IN ANY CRIMINAL PROSECUTION. IT IS THE PROPERTY OF THE FEDERAL BUREAU OF INVESTIGATION AND IS TO BE RETURNED TO THE BUREAU AS SOON AS IT IS NO LONGER NEEDED. THIS MAP WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FEDERAL BUREAU OF INVESTIGATION, PORTLAND, OREGON, AND IS NOT TO BE USED AS EVIDENCE IN ANY CRIMINAL PROSECUTION.

100	100	100	100	100
100	100	100	100	100
100	100	100	100	100
100	100	100	100	100
100	100	100	100	100

GRAPHIC SCALE 1" = 20

PROPOSED DEVELOPMENT SCHEDULE:

PHASE 1:
GRADING OF SITE FOR CURRENT AND FUTURE
PAVED DRIVeway TO BOAT-ON-HAY (PER GA. D.O.T.)
GRAVEL DRIVE & PARKING FOR VEHICLE STORAGE
MINIMAL OUTSIDE STORAGE & PENCINS
ORTHOPIAD
PARTIAL LANDSCAPING OF SITE

PHASE 2:
3000 SQFT. BUILDINGS
PAYING OF REMAINING DRIVE & PARKING
UTILITIES
REMAINING LANDSCAPING AROUND
BUILDINGS & PARKING
SURFACE

REV.	DATE	DESCRIPTION	DRAWN BY:	DRAWING NO.
			S. B	

PHASE 2:
3000 SQFT. BUILDINGS
PAYING OF REMAINING DRIVE & PARKING
UTILITIES
REMAINING LANDSCAPING AROUND
BUILDINGS & PARKING
SURFACE

PIKE COUNTY PLANNING AND ZONING BOARD

January 8, 2026

6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on January 8, 2026, 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-25-07 Leann Connell Owner and Applicant requests a special use permit to allow the operation of a dog rescue facility to be located on property at 661 Harden Road, Zebulon, GA 30295. The subject property is identified as Parcel ID 090 012B and is in Land Lots 99 of the 8th District. The property consists of 15+/- 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.**

(2) SUP-25-08 Tyler J Waller Owner and Applicant requests a special use permit to allow for outside storage in the US Highway 19 Overlay for property located at 14911 US Highway 19 Griffin, GA 30224. The subject property is further identified as Parcel ID 074 086 and is in Land Lot 104 of the 2nd District. The property consists of .094+/- 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.**

(3) REZ-25-13 Tyler J Waller Owner and Applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located 14911 US Highway 19 Griffin, GA 30224. The subject property is further identified as Parcel ID 074 086 and is in Land Lot 104 of the 2nd District. The property consists of .094+/- acres. The request is to rezone the lot commercial for a shop and office for a well company. 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 January 27, 2026, 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 12/17/2025

REZ-25-13

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SUP-25-08

SUBJECT:

SUP-25-08 Tyler J Waller Owner and Applicant requests a special use permit to allow for outside storage in the US Highway 19 Overlay for property located at 14911 US Highway 19 Griffin, GA 30224. The subject property is further identified as Parcel ID 074 086 and is in Land Lot 104 of the 2nd District. The property consists of .094+- 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
<input checked="" type="checkbox"/> 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-25-07

Planning and Zoning Board Meeting: January 8, 2026

Board of Commissioners Meeting: January 27, 2026

Mailed Notices: December 17, 2025

Sign Posted: December 17, 2025

Owner/Applicant: Tyler J Waller

Property Location: 14911 Us Highway 19, Griffin, GA 30224
Land lot: 99
District: 8th
Parcel ID: 090 012B

Acreage: 0.94+/- acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: The owner/applicant is requesting a special use permit to allow for outdoor storage in the US Highway 19 Overlay District. The applicant has a rezoning request running concurrently with this request to rezone the property from A-R to C-3. According to the applicant's letter of intent they want to develop the site in two phases. The first phase would consist of grading the site, installing a commercial driveway, detention pond and gravel parking and fenced in storage area. The second phase would include the building of a 3,000 sq. ft building and paving the parking area and landscaping the site. Also, the site is in the overlay and will be required to go through the overlay review prior to any development.

Code Reference: Article 5, Article 13, and Article 16.



PLANNING AND DEVELOPMENT OFFICE

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Staff Analysis: The owner/applicant is requesting a special use permit to allow for outdoor storage in the US Highway 19 Overlay District. The applicant has a rezoning request running concurrently with this request to rezone the property from A-R to C-3. According to the applicant's letter of intent they want to develop the site in two phases. The first phase would consist of grading the site, installing a commercial driveway, detention pond and gravel parking and fenced in storage area. The second phase would include the building of a 3,000 sq. ft building and paving the parking area and landscaping the site. Also, the site is in the overlay and will be required to go through the overlay review prior to any development. The site has recently been cleared off and an old mobile home removed. According to the applicant they will not use the site for parking or other commercial activities until after the zoning and special use permits have been heard and granted.

(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 special use to allow outside storage in the US Highway 19 Overlay District.

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

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



PLANNING AND DEVELOPMENT
OFFICE

Planning – Zoning – Environmental – Permits & Inspections Code Enforcement

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Zebulon, GA 30295

"Serving Citizens Responsibly"

(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.

(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 as the applicant has provided a letter stating they will not use the site for parking or other commercial purposes until the zoning process is over.

Recommendation:

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



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”

1. All Outdoor storage shall be screened and not visible from the public right-of-way. The screening shall be either a wooden privacy fence or landscaping that completely screens the storage at time of planting.

Attachments:

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

11-26-25
@
H-26-25
PIKE COUNTY
PLANNING AND ZONING BOARD

\$505 fee

Application # SP-25-08
Remit # 268

Planning and Zoning Board Public Hearing Date: 11/8/26 @ 6:30pm
Board of Commissioners Public Hearing Date: 11/27/26 @ 6:30pm

Special Use Permit

Variance

Property Information: District(s): 2nd Land Lot(s): 104 Acres: 0.94

Tax Map Parcel #: 074 086 Address if assigned: 14911 US Hwy 19, Griffin, Ga.

Description of Request: Proposed Special Use is for outside storage of well parts. The areas will be fenced in with majority of storage to be moved inside of proposed building once complete.

Code Reference(s): _____ Present Zoning: AR

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 DOT Email

Property Owner: Tyler J. Waller Applicant: Tyler J. Waller

Address: 492 Pine Valley Rd. Address: SAME

City: Griffin State: GA Zip: 30224 City: _____ State: _____ Zip: _____

Phone/email: _____ ne/email: _____

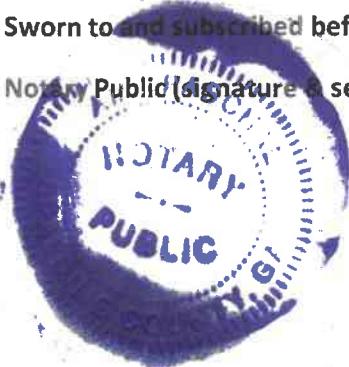
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

Owner's Signature: Tyler Waller Date: 11-24-25

Owner's Printed Name: Tyler J. Waller

Sworn to and subscribed before me this 24th day of November, 2025

Notary Public (signature & seal): Angie Daniel McGee



CR. # 2208*

R# 258

Tax ID: #074 076 Address: 14911 US Hwy 19, Griffin, Ga. 30224

Proposed Zoning: C-3

Proposed Special Use: Outside Storage in Hwy 19 Overlay District

Letter of Explanation:

The site consists of 0.94 Ac. which was originally 1.316 Acres but due to the right-of-way taking for Hwy 19 widening leaving the site with 0.94 Ac. per the updated survey. The site has been owned by D & K Properties (owners of Waller & Sons Well Company) since 1996 and has been used for partial parts & vehicle storage of company until now, with the existing mobile home that was on the site having been recently removed under demolition permit with disturbed areas having been grassed and mulched.

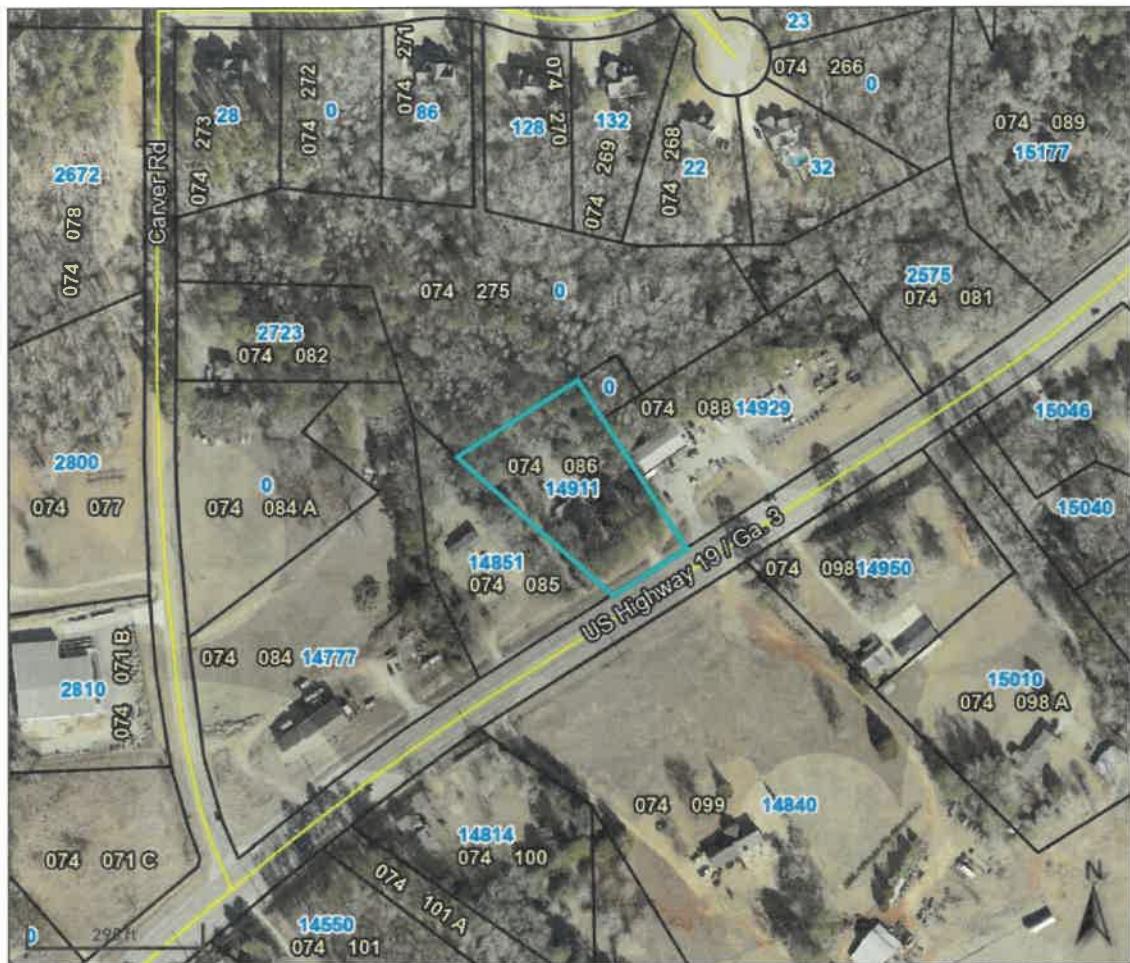
The proposed site for the C-3 rezoning will be used as a shop and office space for Waller & Sons Well business. The site will be used for parts and vehicle storage for the business as well as some office space for routine business. No retail sales or customer use is anticipated.

The proposal for the site includes a 3,000 Sq.Ft. building with 900 Sq. Ft. being office space and the remaining 2,100 Sq. Ft. being for shop and storage. Additional improvements include driveway and parking, minimal outside storage of well parts to be in fenced in area, required utilities, detention pond and landscaping.

The site is proposed to be developed in 2 Phases.

Phase 1 to include complete grading of the site, paved driveway up to the existing right-of-way, detention pond, partial landscaping of site, gravel vehicle parking and fenced in storage area.

Phase 2 to include proposed 3,000 Sq. Ft. building, paving the remaining drive and parking area, utilities, sidewalk as well as additional building and parking landscaping.


Overview

Legend

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

Parcel ID	074 086	Owner	WALLER TYLER J	Last 2 Sales
Class Code	Residential		492 PINE VALLEY RD	
Taxing District	UNINCORPORATED		GRIFFIN, GA 30224	
Acres	1.17	Physical Address	14911 US HWY 19	
		Assessed Value	Value \$34765	

(Note: Not to be used on legal documents)

Date created: 12/1/2025
 Last Data Uploaded: 12/1/2025 6:04:14 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL



STEVE J. REEVES, RLS #2785
0000035847
LEVEL II CERTIFIED
DESIGN PROFESSIONAL

LAND LOT 104	PARCELS 6A	PRINCIPAL SITE PLAN FOR:
2nd DISTRICT	DATE OF DRAWING	11/10/2025
STATE OF FLORIDA	SCALE	1" = 30'
11102025	CHTR	N/A

S. J. Reeves Land Surveying



SHEET 105



7
6A. WEST
GRID NORTH

VICINITY MAP

REVIEWS

PERSONAL DEVELOPMENT SECTION

GRANDS OF SITE FOR CURRENT AND FUTURE
PAVED DRIVEWAY TO RIGHT-OF-WAY (PER GO. D.O.T.)
GRANVEL DRIVE & PARKS FOR VEHICLE STORAGE
MINIMAL OUTSIDE STORAGE & FENCING
DETENTION POND
PARTIAL LANDSCAPING (PER. B.U.T.)

PHASE 2: 3000 SQ.F. BUILDINGS
PAVING OF REMAINS DRIVE & PARKING
UTILITIES
REMAINS LANDSCAPING AROUND
BUILDINGS & PARKING
GARAGE

SITE ADDRESS: 1411 US Hwy 19
EV. DATE DESCRIPTION

FLLOOR NOTE
BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. AS PER INSURANCE RATE CHART NUMBER E-6230, THIS PROPERTY IS SUBJECT TO AN EFFECTIVE DATE OF 12/1/72. VERIFICATION HAS BEEN PERFORMED.

4116.400
HOPKINS FALLS
TAX ID: 0000000000000000
CITY: SPARTA
STATE: NC
ZIP: 28677

MF
H.B. COCHRAN
DR. 1426 PG. 297
TAX ID. 074 005
ZONED, AR

A graphic scale bar for a 1:20 scale drawing. It consists of a horizontal line with a series of vertical tick marks. The scale is marked in centimeters, with major tick marks at 0, 20, 40, and 60. The text 'GRAPHIC SCALE' is written vertically to the left of the scale, and '1:20' is written above it.

PIKE COUNTY PLANNING AND ZONING BOARD

January 8, 2026
6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on January 8, 2026, 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-25-07 Leann Connell Owner and Applicant requests a special use permit to allow the operation of a dog rescue facility to be located on property at 661 Harden Road, Zebulon, GA 30295. The subject property is identified as Parcel ID 090 012B and is in Land Lots 99 of the 8th District. The property consists of 15+/- 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.**
- (2) SUP-25-08 Tyler J Waller Owner and Applicant requests a special use permit to allow for outside storage in the US Highway 19 Overlay for property located at 14911 US Highway 19 Griffin, GA 30224. The subject property is further identified as Parcel ID 074 086 and is in Land Lot 104 of the 2nd District. The property consists of .094+/- 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.**
- (3) REZ-25-13 Tyler J Waller Owner and Applicant request a rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for property located 14911 US Highway 19 Griffin, GA 30224. The subject property is further identified as Parcel ID 074 086 and is in Land Lot 104 of the 2nd District. The property consists of .094+/- acres. The request is to rezone the lot commercial for a shop and office for a well company. 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 January 27, 2026, 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 12/17/2025

SUP-25-08