

**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, February 12, 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. Jason Leatherman, Chairman

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

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

- a. Approval of Minutes for the January 8, 2026, Regular Meeting

**VI. Unfinished Business -  
None**

**VII. New Business**

**Public Hearing**

- a. REZ-26-01 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 Highway 18, Zebulon, GA 30295. The property consists of 182.751+/- acres in Land lots 123 & 124 of the 8<sup>th</sup> District, further identified as parcel ID 092 017. The request is to rezone the property for the purpose of constructing a 30-lot single-family subdivision with a minimum lot size of 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 forward a recommendation to the BOC for a final decision.**

**VIII. Discussion - None**

**IX. Adjournment**

## PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

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Invocation

**SUBJECT:**

Jeremy Gilbert, Director

**ACTION:**

**ADDITIONAL DETAILS:**

**REVIEWERS:**

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

## PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

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Pledge of Allegiance

**SUBJECT:**

Jason Leatherman, Chairman

**ACTION:**

**ADDITIONAL DETAILS:**

**REVIEWERS:**

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

## PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

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Minutes January 8, 2026

**SUBJECT:**

Approval of Minutes for the January 8, 2026, Regular Meeting

**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  
January 8, 2026  
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**

**Board Member 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**

**Board Member Leatherman lead us in the Pledge of Allegiance.**

**IV. Approval of the Agenda**

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

**V. Approval of the November 13, 2025, Minutes.**

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

**VI. Old Business: NONE**

**VII. New Business:**

**(1.) Election of Chairman and Vice Chairman for 2026 for the Planning and Zoning Board**

**Board Member Jason Leatherman asked the Planning & Development Director Jeremy Gilbert to introduce Item #1 on the Agenda, Election of a Chairman and a Vice-Chairman for 2026 for the Planning and Zoning Board.**

**Board Member Proctor moved to approve the Election of Chairman as Jason Leatherman. Board Member Penland seconded the motion. The election was approved by a vote of 4-0-1. Board Member Leatherman abstain from the vote.**

**Board Member Penland moved to approve the Election of Vice-Chairman as Brandy Loggins. Board Member Proctor seconded the motion. The election was approved by a vote of 4-0-1. Board Member Loggins abstain from the vote.**

**Public Hearing:**

(2.) **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 2<sup>nd</sup> 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. 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 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.**

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

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

**Chairman Leatherman opened the floor up for public opinion, whether for or against for 10 minutes each. No one came forth.**

**Names of people in favor**  
1. Lora Ballard

**Names of people who oppose**  
1. Mark Whitley

**Chairman Leatherman closed the floor.**

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

**The Board asked Mark Whitley of the Pike County Water and Sewage Authority to come forth to explain their decision.**

**Board Member Proctor moved to deny the request because of the Pike County Water and Sewage Authority decision. Vice-Chairman Loggins second the motion. The motion for Denial passed by a vote of 4-0-1. Board Member Edwards abstained the vote.**

**(3.) 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 2<sup>nd</sup> Land 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 PLANNING AND ZONING BOARD WILL HEAR AND REVIEW THE REQUEST AND HAVE A FINAL DECISION.**

**Chairman Leatherman asked the Planning and Development Director Jeremy Gilbert to introduce the next Application on the Agenda.**

**The Planning & Development Director Jeremy Gilbert introduced the Variance Application with his staff recommendation for Approval with one (1) Zoning Condition. The Condition is as following:**

- 1. The Guest Quarters shall meet all other Requirements of the Pike County U.D.C. and shall be constructed of materials that are constant with the Primary Structure.**

**Chairman Leatherman asked whether there was anyone to come forth and the Owner And Applicant, Sparta Cagle came forth to explain the Application and to sign in on the sign in sheet.**

**Chairman Leatherman opened the floor up for public opinion, whether for or against for 10 minutes each. No one came forth.**

**Names of people in favor**  
1. Sparta Cagle

**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 no discussion among the Board.**

**Vice-Chairman Loggins moved to approve the request with one (1) Zoning Condition. Board Member Proctor second the motion. The motion was approved by a vote of 5-0-0. The Condition is as following:**

- 1. The Guest Quarters shall meet all other Requirements of the Pike County U.D.C. and shall be constructed of materials that are constant with the Primary Structure.**
  
- (4.) 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, in Land Lot 99 of the 8<sup>th</sup> Land District, further identified as Parcel ID: 090 012B. 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 PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

**Chairman Leatherman asked the Planning and Development Director Jeremy Gilbert to introduce the next Application on the Agenda.**

**The Planning & Development Director Jeremy Gilbert introduced the Special Use Permit Application with his staff recommendation for Approval with three (3) Zoning Conditions. The Conditions are as following:**

- 1. A Business License shall be required for the Proposed Use and Renewed Annually if the Business is still in operation. The Applicant shall supply a copy of all Inspections and Permits from the Department of Agriculture each year with the Business License Application.**
  
- 2. 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.**

**Chairman Leatherman asked whether there was anyone to come forth and the Owner**

**And Applicant, Leann Connell came forth to explain the Application and to sign in on the sign in sheet.**

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

**Names of people in favor**

- 1. Leann Connell**

**Names of people who oppose**

- 1. Chris Smith**
- 2. Nicole Blessitt**
- 3. Eric Blessitt**

**Board Member Proctor moved to deny the request based on it being a Nuisance and the Health, Safety and Welfare of the Community. Vice-Chairman Loggins second the motion. The motion for Denial passed by a vote of 4-1-0. Board Member Penland opposed the vote.**

**A motion was made to combine Item #5 (REZ-25-13) and Item #6 (SUP-25-08) by Vice-Chairman Loggins. Board Member Proctor second the motion. The motion was approved by a vote of 5-0-0.**

**(5.) 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, in Land Lot 104 of the 2<sup>nd</sup> Land District, further identified as Parcel ID: 074 086. The property consists of 0.94 +/- Acres and the request is to rezone the lot Commercial for a Shop and an 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 PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.****

**Chairman Leatherman asked the Planning and Development Director Jeremy Gilbert to introduce the next Application on the Agenda.**

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

- 1. An Application for an Overlay Review shall be required in accordance with Article 16 of the Pike County U.D.C.**
- 2. Buffers must be established in accordance with Article 26 of the Pike County U.D.C.**
- 3. Outdoor Storage shall have an approved Special Use Permit prior to any outdoor storage is kept**

on the property.

Chairman Leatherman asked whether there was anyone to come forth and Representative Steve Reeves, a Land Surveyor came forth to explain the Application and to sign in on the sign in sheet.

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

**Names of people in favor**

1. Steve Reeves

**Names of people who oppose**

1. David Hopkins
2. Dwight Dobbins

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.

Representative Steve Reeves came back for a rebuttal.

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

1. An Application for an Overlay Review shall be required in accordance with Article 16 of the Pike County U.D.C.
2. Buffers must be established in accordance with Article 26 of the Pike County U.D.C.
3. Outdoor Storage shall have an approved Special Use Permit prior to any outdoor storage is kept on the property.

(6.) **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, in Land Lot 104 of the 2<sup>nd</sup> Land District, further identified as Parcel ID: 074 086. The property consists of 0.94+- Acres. Commission District 4. Commissioner James Jenkins. **THE PUBLIC IS INVITED TO ATTEND TO**

**SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

Chairman Leatherman turned the floor over to The Planning & Development Director Jeremy Gilbert to introduce the last item on the Agenda for this evening.

The Planning & Development Director Jeremy Gilbert introduced the Special Use Permit Application with his staff recommendation for approval with one (1) Zoning Condition. The Condition is as following:

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.

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

Chairman Leatherman asked whether there was anyone to come forth and Representative Steve Reeves, a Land Surveyor came forth to explain the Application and to sign in on the sign in sheet.

**Names of people in favor**  
1. Steve Reeves

**Names of people who oppose**  
1. David Hopkins  
2. Dwight Dobbins

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.

Representative Steve Reeves came back for a rebuttal.

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

Board Member Proctor moved to approve the request with one (1) Zoning Condition. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 5-0-0. The Condition is as following:

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.**

**IX. Discussion: NONE**

**X. Adjournment**

**Board Member Proctor moved to adjourn the meeting. Vice-Chairman Loggins 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 7:42 p.m.**

## PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

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REZ-26-01

### **SUBJECT:**

REZ-26-01 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 Highway 18, Zebulon, GA 30295. The property consists of 182.751+/- acres in Land lots 123 & 124 of the 8<sup>th</sup> District, further identified as parcel ID 092 017. The request is to rezone the property for the purpose of constructing a 30-lot single-family subdivision with a minimum lot size of 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 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 Phone: 770-567-2007  
77 Jackson Street Fax: 770-567-2024  
Zebulon, GA 30295 [jgilbert@pikecoga.com](mailto:jgilbert@pikecoga.com)  
*“Serving Citizens Responsibly”*

*“Serving Citizens Responsibly”*

**Case Number:** REZ-26-01

Planning and Zoning Board: February 12, 2026

Board of Commissioners: February 24, 2026

**Mailed Notices: January 15, 2026**

**Signs Posted: January 22, 2026**

**Owner:** Green Forest Construction, LLC

**Applicant:** Jason Betsill

**Property Location:** Southwest corner of the intersection of Highway 18 & Campground Road, Zebulon GA 30295  
**Landlots:** 123 & 124  
**District:** 8<sup>th</sup>  
**Parcel ID:** 092 017

**Acreage:** 182.751+/- acres

**Commission District: District 3, Ken Pullin**

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

**Request:** Applicant/Owner are requesting a rez

30-lot subdivision with a 2-acre outparcel for a potential governmental use.

**Staff Analysis:** The subject property is currently

Residential), and the applicant wants to rezone the property to RR (Rural Residential) for the development of a 30-lot single family residential subdivision on lots that have a minimum lot area of 5 acres. The applicant is requesting to increase the minimum lot size from the allowable 3 acres under the RR zoning and requesting to have a minimum lot size of 5 acres. According to the conceptual



## PLANNING AND DEVELOPMENT OFFICE

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

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

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

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plan submitted the applicant will be installing new streets and will be required to pave Campground Road in accordance with UDC requirements.

The Pike County Character Area Map that is part of the Joint Comprehensive Plan identifies the subject property in the Rural Residential and Agricultural areas and does support the requested rezoning to the RR zoning 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 the adjacent properties are all zoned A-R as well. However, there are a number of lots in the area that are 3 acres or smaller that are zoned A-R under the old ordinance regulations.

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

The property appears to be suitable for the proposed development.

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

The property being requested for rezoning is currently vacant. The parcel is a timber site that has recently been timbered and replanted.

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

There shouldn't be any potential threat to the health, safety or welfare of the public if the proposed zoning is approved.

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

The property's value should not be diminished by the current zoning. However, they cannot create the proposed five-acre lots under the current zoning district unless it's a minor subdivision of 5 lots or fewer. If the zoning stays A-R the applicant would be required to meet the 10-acre minimum lot size as outlined in the UDC.



## PLANNING AND DEVELOPMENT OFFICE

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

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

There is not a balance between the benefit to the public if the property is not zoned and the hardship on the property owner. The only hardship on the owner would be they cannot create new 5-acre lot major subdivision without the proposed rezoning.

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

N/A

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

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

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

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

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

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 30 lots.
3. The minimum lot size shall be 5-acres per lot.



## PLANNING AND DEVELOPMENT OFFICE

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

**P. O. Box 377**      **Phone:** 770-567-2007  
**77 Jackson Street**      **Fax:** 770-567-2024  
**Zebulon, GA 30295**      **jgilbert@pikecoga.com**

*“Serving Citizens Responsibly”*

4. The applicant shall pave campground road to county standards for the entire frontage of the site. The sites entrance shall be constructed in accordance with Section 2123 C of the Pike County UDC.
5. The 2-acre outparcel shall be used for future governmental use only or it must be incorporated into one of the proposed lots in the subdivision without creating additional lots.

**Attachments:**

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

# PIKE COUNTY REZONING APPLICATION

Application # REZ- 26-01

Planning and Zoning Board Public Hearing: Feb 12, 24

Board of Commissioners Public Hearing: Feb 24, 24

Property Information: District(s): 8th Land Lot(s): 123 & 124 Acres: 182.8

Tax Map Parcel #: 092 017 Address if assigned: not assigned

Existing Zoning Classification: AR Proposed Zoning Classification: RR Rural Residential / 5 acre min.

Summary of Proposed Project: 30 single family residential lots with a minimum lot size of 5 acres. Proposed ingress and egress served by a new entrance onto Campground Road. Potable water provided by individual wells and wastewater disposal served by individual septic tanks.

Code Reference(s): Pike County article 6 for RR/Rural Residential Zoning, Pike County Article 21 Subdivision design standards.

Documentation Required:  Copy of Recorded Plat  Copy of Recorded Deed  Site Plan (required)\*

Letter of Explanation\*  Health Department Letter of Approval

Agent Authorization (if needed)  Campaign Disclosure Form  Other \_\_\_\_\_

Property Owner: Green Forest Construction, LLC. Applicant: Jason Betsill

Address: 7770 Newnan Road, Suite D. Address: 7770 Newnan Road, Suite D.

City: Brooks State: GA Zip: 30205 City: Brooks State: GA Zip: 30205

Phone/email: 7704609925 / jbetsillusa@msn.com Phone/email: 7704609925 / jbetsillusa@msn.com

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

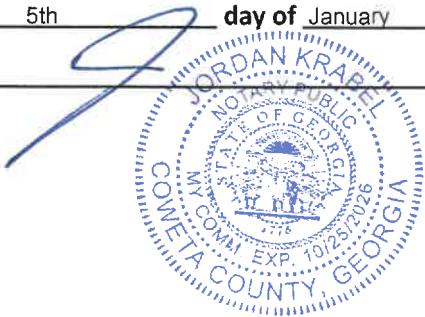
Owner's Signature: Jason Betsill Date: 01.05.24

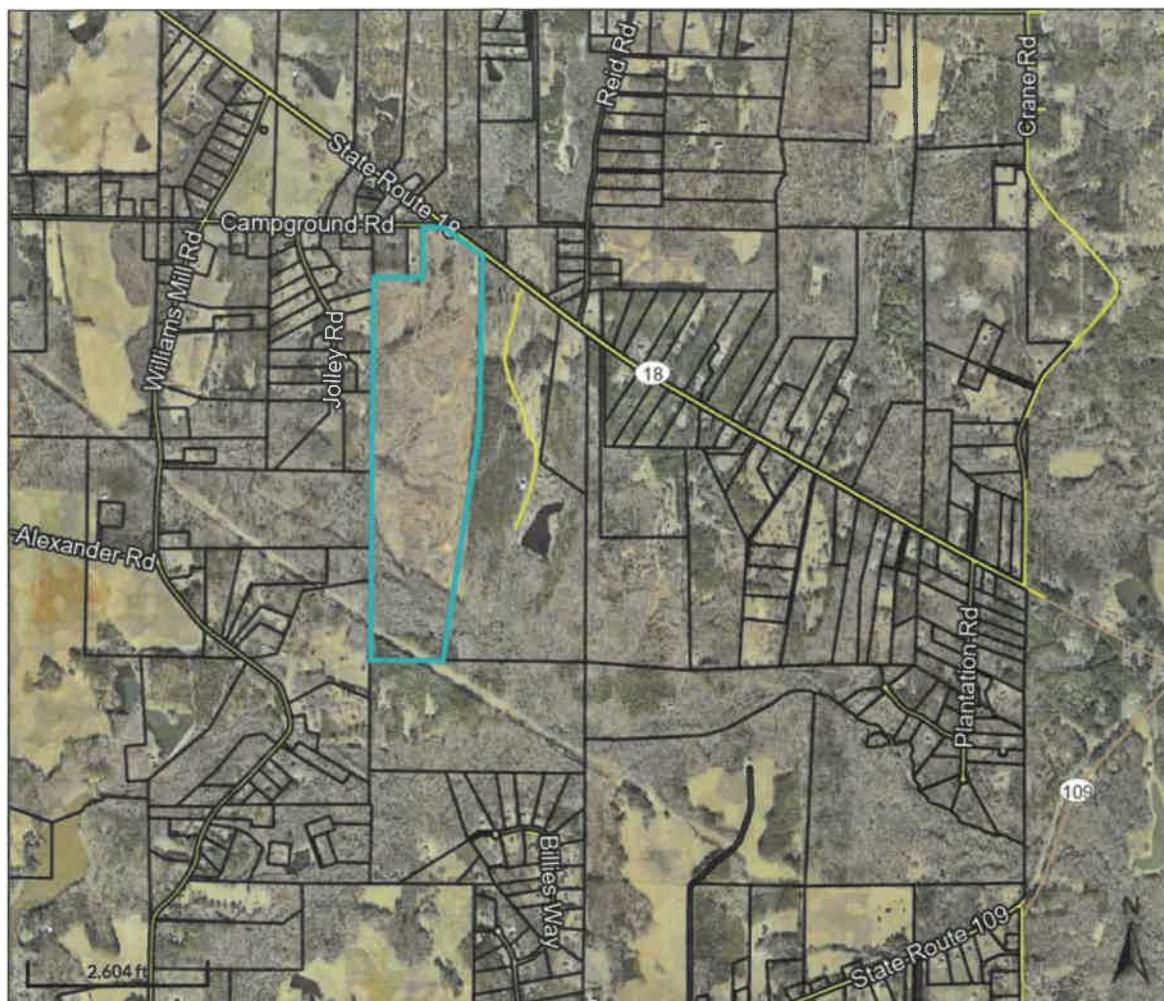
Owner's Printed Name: Green Forest Construction, LLC / Jason L. Betsill - member

Sworn to and subscribed before me this 5th day of January, 20 26.

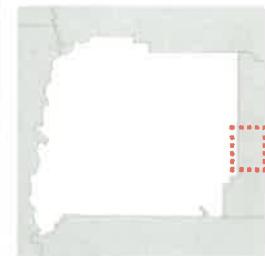
Notary Public (signature & seal): Jordan Karel

\*See instructions for more information.





Overview



## Legend

- Parcels
- Roads

Parcel ID	092 017	Owner	WEYERHAEUSER FOREST HOLDINGS INC	Last 2 Sales
Class Code	Agricultural		220 OCCIDENTAL AVENUE SOUTH	Date
Taxing District	UNINCORPORATED		SEATTLE, WA 98104	Price
Acres	181.57	Physical Address	GA HWY 18	Reason
		Assessed Value	Value \$147616	Qual

(Note: Not to be used on legal documents)

Date created: 11/4/2025  
 Last Data Uploaded: 11/4/2025 6:02:10 AM

Developed by  SCHNEIDER GEOSPATIAL

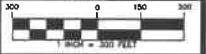
BK: 35 PG: 398-398  
Filed and Recorded  
04-24-2025 10:35 AM  
DOC# P2025-00038

*Renee Kalt Hansen*  
REBEKAH HANSON  
CLERK OF SUPERIOR COURT  
PIKE COUNTY



TRINITY LAND SURVEYING  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
MATTHEW S. JOHNSON, P.L.S.  
GEORGIA PRACTITIONER NO. 2908  
201 WOLF CREEK ROAD  
AMERICUS, GA 31709  
(229) 424-8422

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



TRINITY LAND SURVEYING  
BOUNDARY - SUBDIVISION - ALTA / ADEM - TOPOGRAPHIC

LAND LOT 132

CAMPGROUND ROAD  
COUNTY MAINTAINED DIRT, NO  
RIGHT OF WAY DEED FOUND

LAND LOT 125

LAND LOT 133

LAND LOT 124

1/2" REBAR



REZONING PLAN FOR  
CAMPGROUND ROAD  
RESIDENTIAL SUBDIVISION

LOCATED IN LAND LOTS 123 & 124 OF THE 8th DISTRICT  
PIKE COUNTY, GEORGIA  
TAX PARCEL I.D. # 092 017



PREPARED FOR  
GREEN FOREST CONSTRUCTION  
DECEMBER 2025

1

SHEET INDEX

01	COVER SHEET
02	REZONING PLAN



# GREENFOREST

CONSTRUCTION, LLC.

Phone: 770-359-8280  
Fax: 770-460-9945  
[jbetsillusa@msn.com](mailto:jbetsillusa@msn.com)  
[www.greenconstructionllc.com](http://www.greenconstructionllc.com)

7770 Newnan Road, Suite D  
Brooks, GA 30205

January 5<sup>th</sup>, 2026

Dear Pike County Commissioners, Planning & Development and concerned residents,

Thank you for the opportunity to discuss this proposal for the rezoning of the tract of land my company owns, located at Campground Road and HWY 18, approximately four miles to the east of Zebulon and four miles to the West of Barnesville.

I am formally requesting the property to be rezoned RR (Rural Residential).

- Current zoning is AR.
- The tract is 182.751 acres.
- Parcel ID is 092 017
- Minimum lot size 5 acres
- Total lots from parent tract of 182.751 acres is thirty
- The main entrance would be off Campground Road, and we would be paving Campground Road to the entrance of the proposed subdivision from HWY 18. Utilizing Campground Road would eliminate the need for another entrance/curb cut at HWY 18. The distance from Highway 18 to the entrance would be roughly two hundred feet (200').
- Impact to residents off Campground Road would be limited as the natural flow of traffic would be onto Campground Road and then to an immediate left or right onto HWY 18 towards Zebulon or Barnesville. The impact on secondary roads in the direct proximity of the proposed neighborhood would be limited as HWY 18 would carry much of the traffic.
- While not fully determined at this time, lot values would range from \$100,000 and over and should thus indicate home pricing in the \$600,000 and upwards range. This would be in line with the market for Pike County.
- The land has been cleared of 80% of the existing forest by the previous owner (Weyerhaeuser). The impact on the forest/existing tree canopy has already taken place.
- There is a tree buffer around most of the perimeter of the property that remains and would provide a vegetated buffer between homes to be built at the new neighborhood and existing properties that share the boundary of the subject property.

Thank you for your consideration. Please contact me if I can be of further assistance.



Jason L. Betsill – Managing Member/Owner

**PIKE COUNTY PLANNING AND ZONING BOARD**  
**February 12, 2026 • 6:30 p.m.**

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on February 12, 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) REZ-26-01** 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 Highway 18, Zebulon, GA 30295. The property consists of 182.751+/- acres in Land lots 123 & 124 of the 8th District, further identified as parcel ID 092 017. The request is to rezone the property for the purpose of constructing a 30-lot single-family subdivision with a minimum lot size of 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 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 February 24, 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.



REZ-26-01

Sign Posted 1-22-2026