

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 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.**

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:

Jason Leatherman, Chairman

ACTION:

ADDITIONAL DETAILS:

REVIEWERS:

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

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Minutes January 8, 2026

SUBJECT:

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

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Minutes

REVIEWERS:

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

PIKE COUNTY
Planning and Zoning Board
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 Sub-division 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. 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 2nd 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 8th 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 2nd 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 2nd 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

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 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.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	Staff Report

REVIEWERS:

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



PLANNING AND DEVELOPMENT
OFFICE

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

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

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

"Serving Citizens Responsibly"

Case Number: REZ-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: 8th
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 rezoning of the subject property from A-R (Agricultural-Residential) to RR (Rural Residential) for the development of a 30-lot subdivision with a 2-acre outparcel for a potential governmental use.

Code Reference: Article 5 and Article 6 of the UDC

Staff Analysis: The subject property is currently zoned A-R (Agricultural-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

"Serving Citizens Responsibly"

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*

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

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

"Serving Citizens Responsibly"

- (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 eaves 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
77 Jackson Street
Zebulon, GA 30295**

**Phone: 770-567-2007
Fax: 770-567-2024
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, 26

Board of Commissioners Public Hearing: Feb 24, 26

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

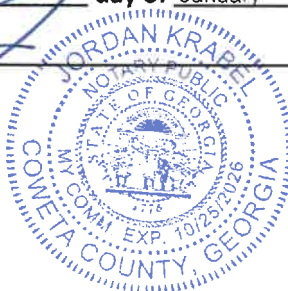
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

Owner's Signature: [Signature] Date: 01.05.26

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

Sworn to and subscribed before me this 5th day of January, 2026.

Notary Public (signature & seal): [Signature]



*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	Price	Reason	Qual
Taxing District	UNINCORPORATED		SEATTLE, WA 98104	10/1/2024	0	CC	U
Acres	181.57	Physical Address	GA HWY 18	9/28/2016	0	LC	U
		Assessed Value	Value \$147616				

(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# P2025-000038

Rebekah Hansen
REBEKAH HANSON
CLERK OF SUPERIOR COURT
PIKE COUNTY



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

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

BOUNDARY RETRACEMENT SURVEY
PROPERTY OF
WEYERHAEUSER FOREST HOLDINGS INC
LOCATED IN LAND LOTS 123 & 124
8th LAND DISTRICT
PIKE COUNTY, GEORGIA
APRIL 16, 2025

This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 16-5-67 as amended by HB1006 (2018). In that where a conflict exists between these two sets of specifications, the requirements of law prevail. It is hereby certified that this plot is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The linear and angular measurements shown on this plot were obtained by using Carlson 8007T laser and rover GPS receivers in combination with a Trimble CHS robotic total station. The relative positional accuracy obtained on the points utilized in this survey were less than or equal to 0.02 horizontal at the 95% confidence level. Distances shown hereon are ground distances obtained from grid measurements using a combined scale factor. This plot was calculated for closure and is found to have a minimum plot closure of one foot in 1,777,355 feet. The field survey was completed on 4/14/2025.

SURVEYOR'S CERTIFICATION (4)
RETRACEMENT SURVEY

This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OR ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 16-5-67.

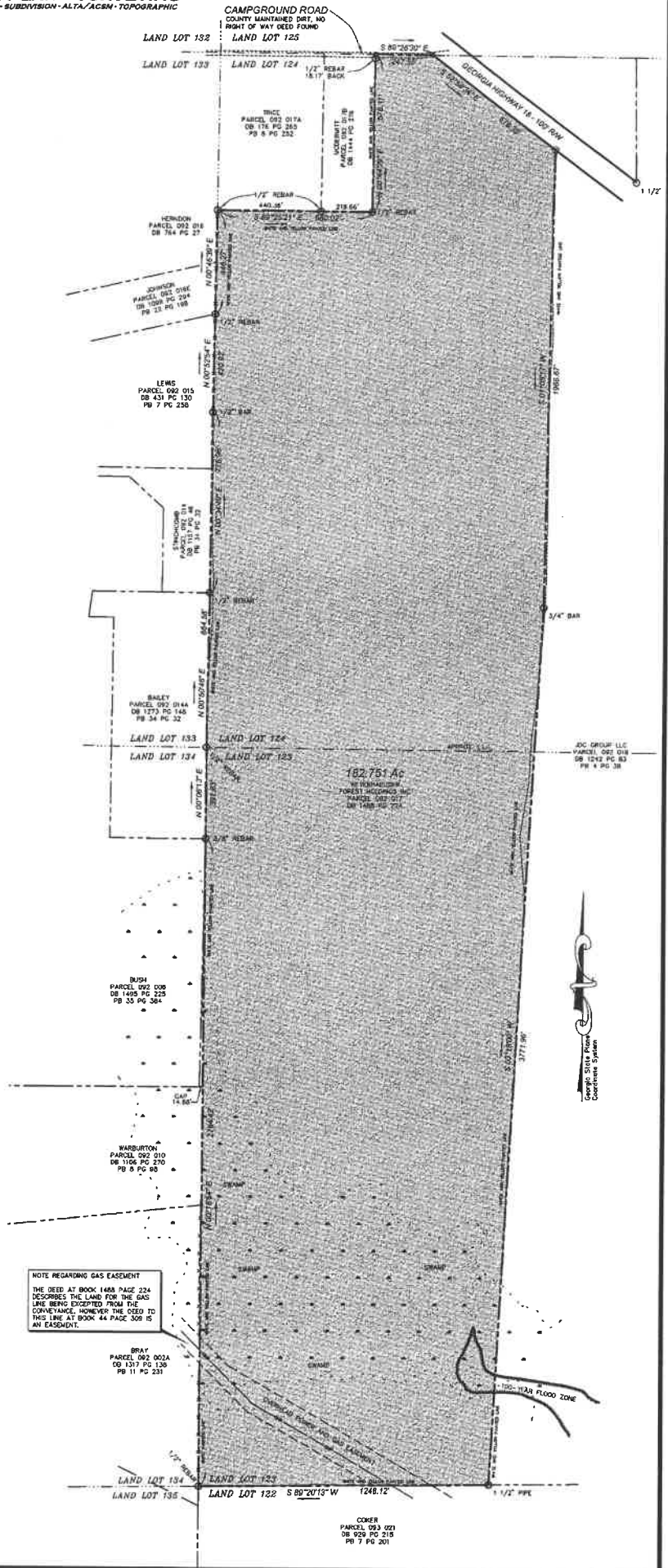
This survey and certification given herein is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant ID in the Clerk's stamp in the upper left corner of this plot. No other uses are authorized by this surveyor.

Matthew S. Johnson
MATTHEW S. JOHNSON, GA SLS #20066

LEGEND

- ① 1/2" REBAR SET
- FENCE
- IRON PIN FOUND
- CONCRETE MONUMENT
- COMPUTED POINT
- PAINTED TREE LINE
- CREEK/BRAUGH

NOTE REGARDING GAS EASEMENT
THE DEED AT BOOK 1488 PAGE 224 DESCRIBES THE LAND FOR THE GAS LINE BEING EXCEPTED FROM THE CONVEYANCE. HOWEVER THE DEED TO THIS LINE AT BOOK 44 PAGE 308 IS AN EASEMENT.



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



PAGE L1 TABLE			PAGE L2 TABLE			PAGE L3 TABLE					
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH			
1	S	20.9157379	32.87	1	N	20.9157379	42.17	1	N	20.9157379	27.91
2	S	50.9157379	32.87	2	N	50.9157379	42.17	2	N	50.9157379	27.91
3	S	50.9157379	24.68	3	N	50.9157379	24.68	3	N	50.9157379	24.68
4	S	52.9157379	30.65	4	N	52.9157379	30.65	4	N	52.9157379	30.65
5	S	52.9157379	48.96	5	N	52.9157379	48.96	5	N	52.9157379	48.96
6	S	50.9157379	49.57	6	N	50.9157379	49.57	6	N	50.9157379	49.57
7	S	50.9157379	29.69	7	N	50.9157379	29.69	7	N	50.9157379	29.69
8	S	52.9157379	24.68	8	N	52.9157379	24.68	8	N	52.9157379	24.68
9	S	52.9157379	24.68	9	N	52.9157379	24.68	9	N	52.9157379	24.68
10	S	50.9157379	24.68	10	N	50.9157379	24.68	10	N	50.9157379	24.68
11	S	50.9157379	24.68	11	N	50.9157379	24.68	11	N	50.9157379	24.68
12	S	50.9157379	24.68	12	N	50.9157379	24.68	12	N	50.9157379	24.68
13	S	50.9157379	24.68	13	N	50.9157379	24.68	13	N	50.9157379	24.68
14	S	50.9157379	24.68	14	N	50.9157379	24.68	14	N	50.9157379	24.68
15	S	50.9157379	24.68	15	N	50.9157379	24.68	15	N	50.9157379	24.68
16	S	50.9157379	24.68	16	N	50.9157379	24.68	16	N	50.9157379	24.68
17	S	50.9157379	24.68	17	N	50.9157379	24.68	17	N	50.9157379	24.68
18	S	50.9157379	24.68	18	N	50.9157379	24.68	18	N	50.9157379	24.68
19	S	50.9157379	24.68	19	N	50.9157379	24.68	19	N	50.9157379	24.68
20	S	50.9157379	24.68	20	N	50.9157379	24.68	20	N	50.9157379	24.68
21	S	50.9157379	24.68	21	N	50.9157379	24.68	21	N	50.9157379	24.68
22	S	50.9157379	24.68	22	N	50.9157379	24.68	22	N	50.9157379	24.68
23	S	50.9157379	24.68	23	N	50.9157379	24.68	23	N	50.9157379	24.68
24	S	50.9157379	24.68	24	N	50.9157379	24.68	24	N	50.9157379	24.68
25	S	50.9157379	24.68	25	N	50.9157379	24.68	25	N	50.9157379	24.68
26	S	50.9157379	24.68	26	N	50.9157379	24.68	26	N	50.9157379	24.68
27	S	50.9157379	24.68	27	N	50.9157379	24.68	27	N	50.9157379	24.68
28	S	50.9157379	24.68	28	N	50.9157379	24.68	28	N	50.9157379	24.68
29	S	50.9157379	24.68	29	N	50.9157379	24.68	29	N	50.9157379	24.68
30	S	50.9157379	24.68	30	N	50.9157379	24.68	30	N	50.9157379	24.68
31	S	50.9157379	24.68	31	N	50.9157379	24.68	31	N	50.9157379	24.68
32	S	50.9157379	24.68	32	N	50.9157379	24.68	32	N	50.9157379	24.68
33	S	50.9157379	24.68	33	N	50.9157379	24.68	33	N	50.9157379	24.68
34	S	50.9157379	24.68	34	N	50.9157379	24.68	34	N	50.9157379	24.68
35	S	50.9157379	24.68	35	N	50.9157379	24.68	35	N	50.9157379	24.68

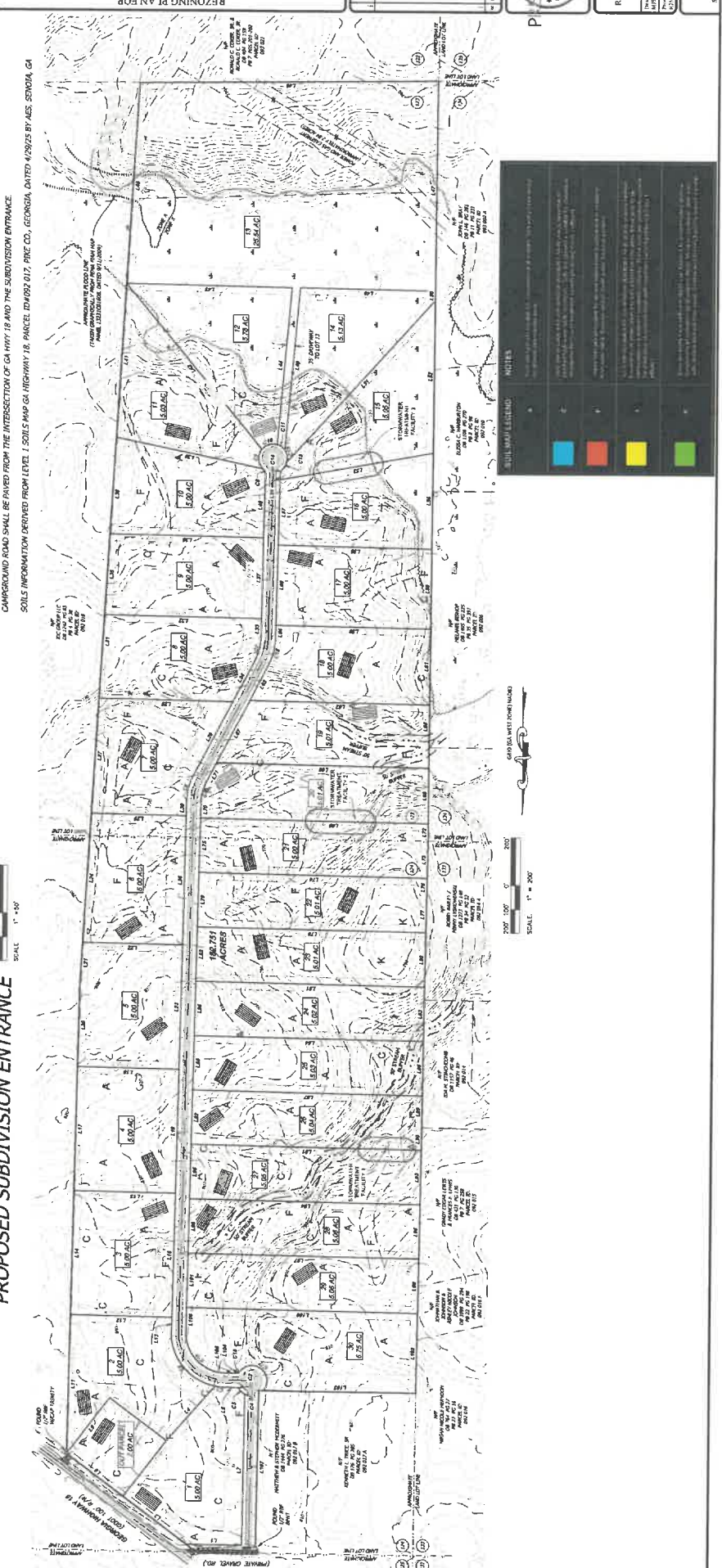
COWPE 4	RADIUS	ORIGIN TISSUE		COWPE 5
		LENGTH	CROSS-DIRECTION	
C1	23.87	4.32	89.91/1.75	5.93
C2	4.00	4.32	89.91/1.75	5.93
C3	84.00	4.32	89.91/1.75	5.93
C4	4.00	4.32	89.91/1.75	5.93
C5	250.00	110.52	104.16/1.91	204.36
C6	250.00	110.52	104.16/1.91	204.36
C7	150.00	71.87	101.50/1.75	77.62
C8	21.00	21.00	102.10/1.75	21.00
C9	60.00	51.89	100.30/1.75	63.14
C10	60.00	60.37	101.50/1.91	63.14
C11	40.00	56.27	119.00/1.43	39.89
C12	40.00	56.27	119.00/1.43	39.89
C13	40.00	74.99	120.40/1.75	36.38
C14	40.00	74.99	120.40/1.75	36.38
C15	138.00	60.00	101.50/1.75	141.00
C16	138.00	60.00	101.50/1.75	141.00
C17	64.00	23.79	82.02/1.75	137.62
C18	64.00	23.79	82.02/1.75	137.62
C19	170.00	201.06	140.00/1.75	211.14

REV 4AC PARCELS	12-11-35	6-1673
ADHD LEVEL 1 SOUTHS INFORMATION		



COVER SHEET	Drawn by MJS	Issued by JMS	SHEET TITLE C-01 SHEET # 01 OF 05
	Project # R-12345678	Issued on 05/05/05	

SHEET INDEX	
C-01	COVER SHEET
C-02	REZONING PLAN



GREENFOREST

CONSTRUCTION, LLC.

Phone: 770-359-8280
Fax: 770-460-9945
jbetsillusa@msn.com
www.greenconstructionllc.com

7770 Newnan Road, Suite D
Brooks, GA 30205

January 5th, 2026

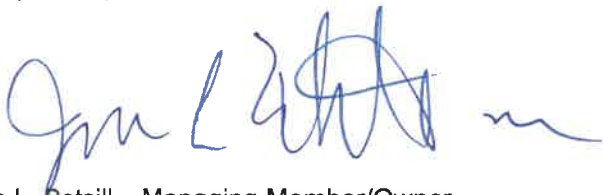
Dear Pike County Commissioners, Planning & Development and concerned residents,

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