

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, March 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 the Minutes for the February 12, 2026, Planning and Zoning Board Meeting

VI. Unfinished Business - None

VII. New Business

Public Hearing

- a. REZ-26-02 Kayla Clower Owner, and applicant request a rezoning from AR (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 5243 Highway 19 South, Zebulon, GA 30295. The property consists of 3+/- acres in Land lot 249 of the 8th District, further identified as part of parcel ID 069 037. The request is to rezone the property for the purpose of converting the existing house into a hair salon. Commission District 2, Commissioner Tim Guy. **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 February 12, 2026

SUBJECT:

Approval of the Minutes for the February 12, 2026, Planning and Zoning Board 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
February 12, 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 January 8, 2026, 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:

Public Hearing:

- (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 south-west corner of the intersection of Campground Road and Georgia Highway 18, Zebulon, GA 30295. The Property consists of 182.751+/- Acres in Land Lots 123 & 124 of the 8th Land 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 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 Re-Zoning Application on the Agenda for this evening.

The Planning & Development Director Jeremy Gilbert introduced the Rezoning Application with his staff recommendation for Approval with five (5) 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 30 Lots.**
- 3. The minimum Lot Size shall be 5-Acres Per Lot.**
- 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 U.D.C.**
- 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.**

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

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

Names of people in favor

1. NONE

Names of people who oppose

- 1. John Dixon**
- 2. David Gish**
- 3. Grady Lewis**
- 4. Paul Atterby**
- 5. Ed English**
- 6. Kayla McDermitt**

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.

Board Member Proctor moved to deny the motion based on the Health, the Safety and the Welfare of the Community. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 4-1-0. Board Member Penland opposed the motion.

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 7:06 p.m.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-26-02

SUBJECT:

REZ-26-02 Kayla Clower Owner, and applicant request a rezoning from AR (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 5243 Highway 19 South, Zebulon, GA 30295. The property consists of 3+/- acres in Land lot 249 of the 8th District, further identified as part of parcel ID 069 037. The request is to rezone the property for the purpose of converting the existing house into a hair salon. Commission District 2, Commissioner Tim Guy. **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-26-02

Planning and Zoning Board: March 12, 2026

Board of Commissioners Meeting: March 31, 2026

Mailed Notices: February 23, 2026

Signs Posted: February 25, 2026

Owner/Applicant: Kayla Clower

Property Location: 5243 US Highway 19, Zebulon, GA 30295

Land lot: 249

District: 8th

Parcel ID: Part of 069 037 (069 037A)

Acreage: 3.0 +/- acres

Commission District: District 2, Tim Guy

FEMA Data: Does not lie within a flood zone.

Request: Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to C-1 (Neighborhood Commercial).

Code Reference: Article 5 and Article 8 of the UDC

Staff Analysis: Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to C-1 (Neighborhood Commercial) to convert the existing house on the site into a hair salon. The subject property is located within the Highway 19 Overlay District, and it would be required to go through the overlay review should the applicant trigger the requirements as outlined in Article 16. The applicant is proposing to convert the existing home into a hair salon; however, the structure will need to be updated to meet commercial standards and will require a building permit to be issued.



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The subject property was platted as a three-acre tract in 2006; however, it was combined for tax purposes with parcel number 069 037. However, since this application has been submitted the tax assessors office has separated the parcels and assigned it the parcel number of 069 037A.

(F) The Planning and Zoning Board will consider the following points in arriving at a decision on a zoning amendment:

(1) The existing uses and zoning of the nearby property.

The subject property is currently zoned A-R (Agricultural-Residential) and is used as a single-family residence. The area is comprised of zoning mainly A-R (Agricultural-Residential) and a few properties zoned 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. There appears to be adequate space to provide the necessary parking needed for the proposed use of the property as a hair salon, utilizing the existing building.

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

The property is not vacant. The property is currently occupied by a single-family home.

(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. As there are currently other commercially zoned properties and uses in the area.



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

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

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

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

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

N/A

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

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

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

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

Recommendation: Staff recommends **Approval** of the requested rezoning from A-R to C-1 with the following conditions:

1. An application for an overlay review shall be required if the proposed development triggers the requirements for said review in accordance with Article 16 of the UDC.
2. Buffers must be established in accordance with Article 26 of the UDC.



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3. Building permits shall be required to convert the home into a commercial building prior to any business licenses being issued for commercial use.
4. Parking shall be provided by meeting the standards for a personal service establishment as outlined in Article 27, Section 2703 of the UDC.

Attachments:

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

PIKE COUNTY
REZONING APPLICATION

\$ 825.00
C/C # 1549605
R# 2166
Mar 12, 26

Application # REZ-26-1

Planning and Zoning Board Public Hearing:

Permit # 278

Board of Commissioners Public Hearing:

Mar 31, 24

Property Information: District(s): 8 Land Lot(s): 249 Acres: 3
part of
Tax Map Parcel #: 069-037 Address if assigned: 5243 HWY 19 S
Zebulon, Ga 30295

Existing Zoning Classification: A-R Proposed Zoning Classification: C-1

Summary of Proposed Project: Hair Salon

Code Reference(s): _____

Documentation Required: Copy of Recorded Plat Copy of Recorded Deed Site Plan (required)*
 Letter of Explanation* Health Department Letter of Approval
 Agent Authorization (if needed) Campaign Disclosure Form Other _____

Property Owner: Kayla Clower Applicant: ||
Address: 5243 Hwy 19 S Address: ||

City: Zebulon State: Ga Zip: 30295 City: || State: || Zip: ||
Phone/email: [REDACTED] Phone/email: ||

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

Owner's Signature: [Signature] Date: 2-2-26

Owner's Printed Name: Kayla Clower

Sworn to and subscribed before me this 2 day of Feb, 2026

Notary Public (signature & seal): [Signature]

*See instructions for more information.





Overview



Legend

-  Parcels
-  Roads

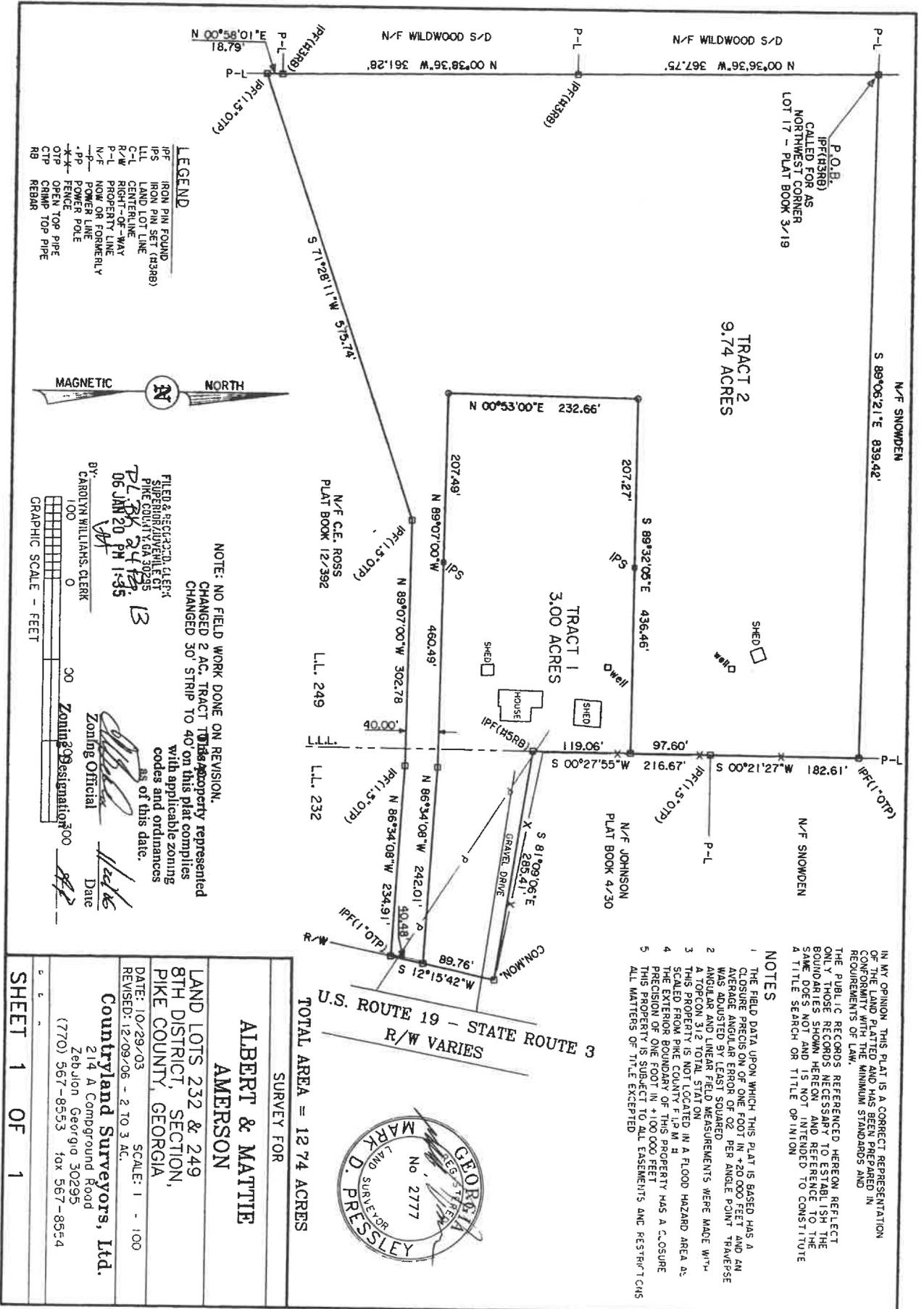
Parcel ID 069037 A
 Class Code n/a
 Taxing District
 Acres n/a

Owner n/a
 Physical Address n/a
 Assessed Value

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 3/3/2026
 Last Data Uploaded: 3/3/2026 6:02:22 AM



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

NOTES

- 1 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN +20,000 FEET AND AN AVERAGE ANGULAR ERROR OF ONE SECONDS PER ANGLE POINT TRAVEL PER ANGLE AND LINEAR FIELD MEASUREMENTS WERE MADE WITH A TOPCON 312 TOTAL STATION.
- 2 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SCALED FROM PIKE COUNTY FIP M 8.
- 3 THE EXTERIOR BOUNDARY OF THIS PROPERTY HAS A CLOSURE PRECISION OF ONE FOOT IN +100,000 FEET.
- 4 THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS ALL MATTERS OF TITLE EXCEPTED.



U.S. ROUTE 19 - STATE ROUTE 3
 R/W VARIES

TOTAL AREA = 12.74 ACRES

SURVEY FOR

ALBERT & MATTIE AMERSON

LAND LOTS 232 & 249
 8TH DISTRICT, SECTION,
 PIKE COUNTY, GEORGIA

DATE: 10/29/03
 REVISED: 12/09/06 - 2 TO 3 AC.

SCALE: 1" = 100'

Countryland Surveyors, Ltd.
 214 A Compground Road
 Zebulon, Georgia 30295
 (770) 567-8553 fax 567-8554

SHEET 1 OF 1

LETTER OF EXPLANATION

January 28, 2026

Dear Members of the Planning and Zoning Commission,

We are writing this to respectfully request approval of our rezoning application for the property located at: 5243 Hwy 19S Zebulon, GA 30295. It is currently zoned A-R (Agricultural - Residential), but we are requesting it be rezoned as C-1 (Commercial).

The purpose of this request is to allow us to relocate an (established) 3 stylist Salon in order to downsize and better suit our needs. The home on the property is an ideal size and location for what we are hoping to accomplish with this rezoning.

The proposed use of this property will be conducted responsibly with careful consideration for local neighbors, traffic flow, noise levels, parking, and overall appearance of the property.

Square footage of the building in question for rezoning is 1,099sqft. There will be 3 employees (stylists) / 3 chairs at this salon.

Thank you for your time,

Kayla Clower

A handwritten signature in black ink, appearing to read 'Kayla Clower', written in a cursive style.

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

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on March 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-26-02 Kayla Clower Owner, and applicant request a rezoning from AR (Residential Agricultural) to C-1 (Neighborhood Commercial) for property located at 5243 Highway 19 South, Zebulon, GA 30295. The property consists of 3+/- acres in Land lot 249 of the 8th District, further identified as part of parcel ID 069 037. The request is to rezone the property for the purpose of converting the existing house into a hair salon. Commission District 2, Commissioner Tim Guy. 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 March 31, 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

REZ-26-02

Posted February 25, 2026