

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 26, 2026 - 3:00 PM 331 Thomaston Street, Zebulon GA 30295 Special Called Meeting

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 March 12, 2026, Minutes

VI. Unfinished Business - None

VII. New Business

Public Hearing

- a. **SUB-25-01:** Linda Ballard Birath Owner and Lora Ballard Applicant for Ballard's Landing a Major 14 Lot Subdivision. The Owner and Applicant are requesting Final Plat Approval. Property Location: Eastside of Caldwell Road, West of Gresham Road and on the North and South sides of Kendrick Road, Zebulon, GA. Land Lot: 99 Land District: 2nd Parcel ID: 076 081D Acreage: 145.82 Acres. Commission District: 3. Commissioner: Ken Pullin. FEMA Data. Does not lie within a flood zone. Code Reference: Article 21, Sec 2111, Major Subdivisions. **THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS 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 March 12, 2026

SUBJECT:

Approval of the March 12, 2026, Minutes

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
March 13, 2026
6:30 P.M.

MINUTES

Jason Leatherman, Chairman • Brandy Loggins, Vice-Chairman-**ABSENT** •
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 6:31 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

Board Member Edwards moved to approve the Agenda. Board Member Proctor second the motion. The Agenda was approved by a vote of 4-0-0.

V. Approval of the February 13, 2026, Minutes.

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

VI. Old Business: NONE

VII. New Business:

Public Hearing:

- (1.) **REZ-26-01 - 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 Land 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 PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.****

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

The Planning & Development Director Jeremy Gilbert introduced the Rezoning Application with his staff recommendation for Approval with four (4) Zoning Conditions. The Conditions are as following:

- 1. An Application for an Overlay Review shall be required if the proposed Development triggers the requirements for said review in accordance with Article 16 of the Pike County U.D.C.**
- 2. Buffers must be established in accordance with Article 26 of the Pike County U.D.C.**
- 3. 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 Pike County U.D.C.**

Chairman Leatherman asked whether there was anyone to come forth and the Owner and the Applicant, Kayla Clower came forth to sign in on the sign in sheet and to ask questions.

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

Names of people in favor

1. Kayla Clower

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.

Board Member Penland moved to approve the motion with four (4) Zoning Conditions. Board Member Edwards moved second the motion. The motion was approved by a vote of 4-0-0. The Conditions are as following:

1. **An Application for an Overlay Review shall be required if the proposed Development triggers the requirements for said review in accordance with Article 16 of the Pike County U.D.C.**
2. **Buffers must be established in accordance with Article 26 of the Pike County U.D.C.**
3. **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 Pike County U.D.C.**

IX. Discussion: Text Amendment to the Pike County U.D.C.

X. Adjournment

Board Member Penland moved to adjourn the meeting. Board Member Proctor second the request. The motion was passed by a vote of 4-0-0.

The meeting was closed by the sound of the gavel at 7:01 p.m.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

SUB-25-01

SUBJECT:

SUB-25-01: Linda Ballard Birath Owner and Lora Ballard Applicant for Ballard's Landing a Major 14 Lot Subdivision. The Owner and Applicant are requesting Final Plat Approval. Property Location: Eastside of Caldwell Road, West of Gresham Road and on the North and South sides of Kendrick Road, Zebulon, GA. Land Lot: 99 Land District: 2nd Parcel ID: 076 081D Acreage: 145.82 Acres. Commission District: 3. Commissioner: Ken Pullin. FEMA Data. Does not lie within a flood zone. Code Reference: Article 21, Sec 2111, Major Subdivisions. **THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS 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
sparks@pikecoga.com**

“Serving Citizens Responsibly”

Case Number: SUB-25-01

Planning Commission Date: March 26, 2026

Board of Commissioners Date: March 31, 2026

Owner: Linda Ballard Birath

Applicant/Agent: 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
Landlot: 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: Applicant/owner are requesting the approval of the final plat for Ballard's Landing Subdivision, a 14-lot major subdivision. A Land Disturbance Permit (LDP) was issued to install the water line and associated fire hydrants. The installation of the water lines and hydrants is complete and at the time of this report we are waiting for final approval from PCWSA stating all work is completed and accepted by the authority.

Code Reference: Article 21, Sec 2111. Major Subdivision

Staff Analysis:

The Applicant/owner is requesting approval of the final plat for Ballard's Landing, a 14-lot major subdivision. The subject property is currently zoned A-R Agricultural-Residential, and each proposed lot will be equal to or larger than the required 10-acre minimum as required per Article 5 of the Pike County UDC.



PLANNING AND DEVELOPMENT
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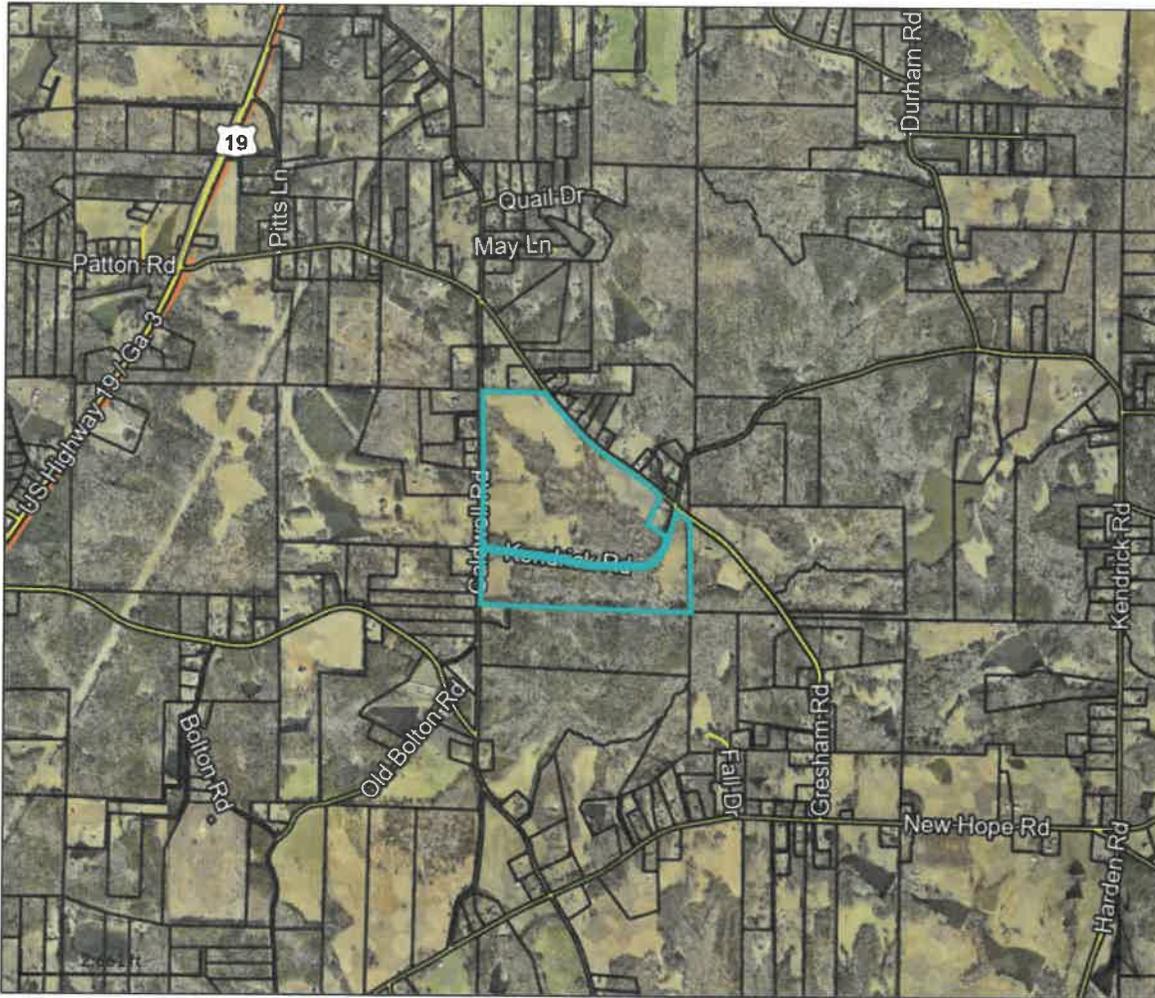
"Serving Citizens Responsibly"

Each lot will be serviced by private septic and County Water. A-R zoning will remain. Under the current code, houses will have to be a minimum of 1,500 square feet or more of heated space. The name of the subdivision will be "Ballard's Landing" This name does not conflict with any other named subdivision in Pike County.

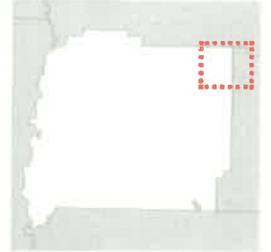
Recommendation: Staff recommends **APPROVAL** of the Final plat.

Attachments:

- Application
- Tax Map
- Final Plat



Overview



Legend

-  Parcels
-  Roads

Parcel ID	076081D	Owner	BIRATH LINDA BALLARD	Last 2 Sales			
Class Code	Agricultural		1588 GRESHAM RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		ZEBULON, GA 30295	11/7/2023	0	ET	U
Acres	153.21	Physical Address	CALDWELL RD	1/9/2015	0	CU	U
		Assessed Value	Value \$848498				

(Note: Not to be used on legal documents)

Date created: 3/20/2026

Last Data Uploaded: 3/20/2026 6:00:25 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

FOR CLERK OF SUPERIOR COURT

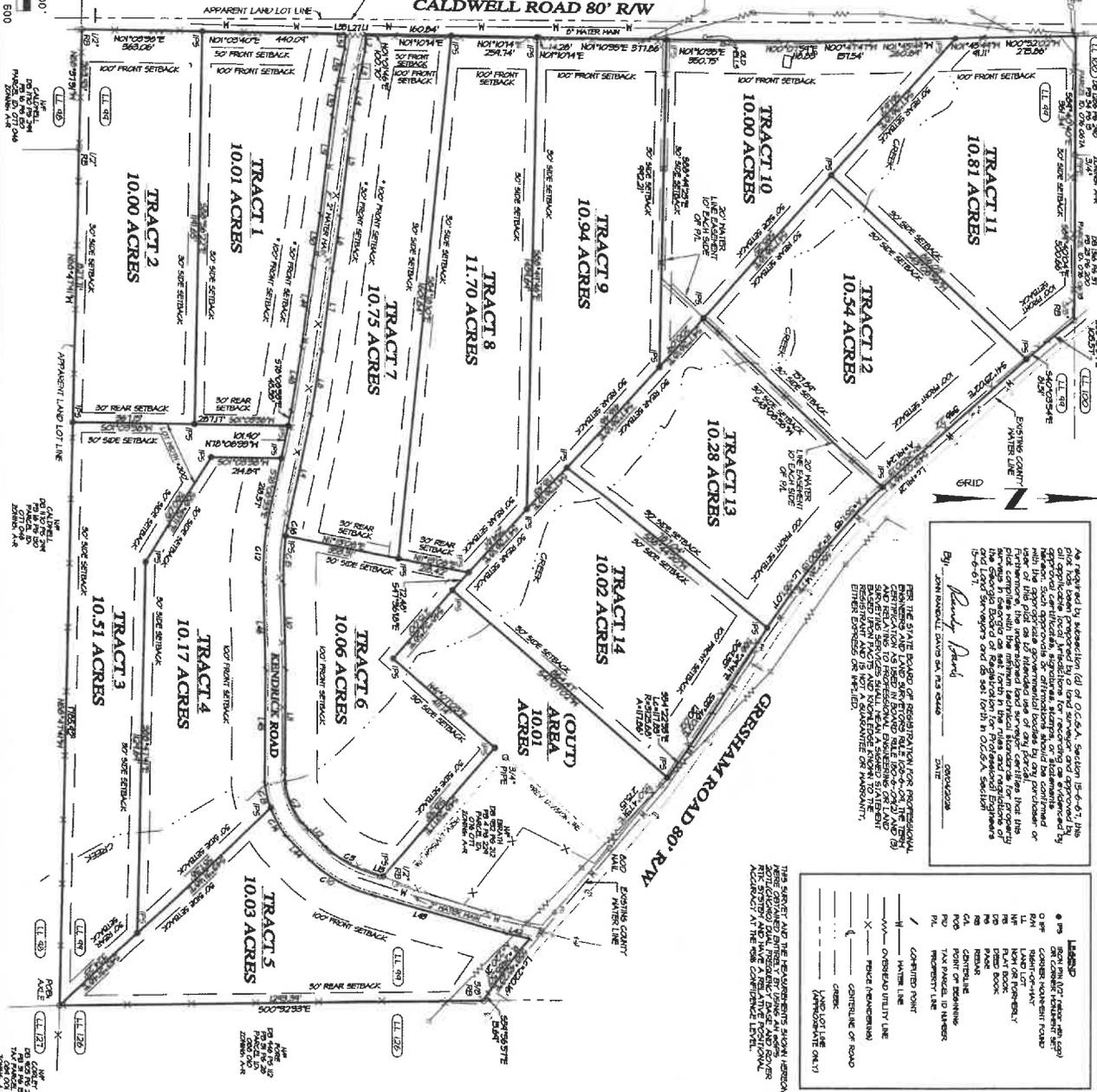
GENERAL NOTES

1. SUBJECT AS SPECIFICALLY SHOWN OR STATED TO BE THE PROPERTY OF THE STATE OF GEORGIA. THIS PLAT IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON. THE STATE OF GEORGIA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION HEREON. THE STATE OF GEORGIA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION HEREON.
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**KENDRICK ROAD
60' R/W
(PER SUBDIVISION
ORDINANCE)
KENDRICK ROAD
APPARENT
(EXISTING) 40' R/W**

AN ADDITIONAL 10' ON EACH SIDE OF
KENDRICK ROAD IS TO BE SET ASIDE TO
PIKE COUNTY TO ALLOW FOR A 60' R/W
WITH CURBSIDE AND SIDEWALKS
SECTION 2126

TOTAL AREA OF R/W DEDICATION: 194 ACRES



As required by subsection (d) of O.C.G.A. Section 16-6-41, this plat has been filed by the landowner and is subject to the approval of the local jurisdiction for recording as evidenced by the signature of the landowner. Such approval or attestation should be confirmed by the appropriate governmental bodies by any jurisdiction or authority having jurisdiction over the subject land. Furthermore, the intended landowner certifies that this plat is a true and correct copy of the original and that the same is being filed in full compliance with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Surveyors and O.C.G.A. Section 16-6-41.

By: *Randy Davis*
Randy Davis, P.E., S.E.
STATE OF GEORGIA

THIS SURVEY AND THE REQUIREMENTS SHOWN HEREON ARE SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF PIKE COUNTY, GEORGIA.

LEGEND

- 60' R/W (PER SUBDIVISION ORDINANCE)
- 80' R/W (PER SUBDIVISION ORDINANCE)
- 40' R/W (EXISTING)
- 10' R/W (EXISTING)
- 15' R/W (EXISTING)
- 20' R/W (EXISTING)
- 25' R/W (EXISTING)
- 30' R/W (EXISTING)
- 35' R/W (EXISTING)
- 40' R/W (EXISTING)
- 45' R/W (EXISTING)
- 50' R/W (EXISTING)
- 55' R/W (EXISTING)
- 60' R/W (EXISTING)
- 65' R/W (EXISTING)
- 70' R/W (EXISTING)
- 75' R/W (EXISTING)
- 80' R/W (EXISTING)
- 85' R/W (EXISTING)
- 90' R/W (EXISTING)
- 95' R/W (EXISTING)
- 100' R/W (EXISTING)
- 105' R/W (EXISTING)
- 110' R/W (EXISTING)
- 115' R/W (EXISTING)
- 120' R/W (EXISTING)
- 125' R/W (EXISTING)
- 130' R/W (EXISTING)
- 135' R/W (EXISTING)
- 140' R/W (EXISTING)
- 145' R/W (EXISTING)
- 150' R/W (EXISTING)
- 155' R/W (EXISTING)
- 160' R/W (EXISTING)
- 165' R/W (EXISTING)
- 170' R/W (EXISTING)
- 175' R/W (EXISTING)
- 180' R/W (EXISTING)
- 185' R/W (EXISTING)
- 190' R/W (EXISTING)
- 195' R/W (EXISTING)
- 200' R/W (EXISTING)



TERRA SERVICES COMPANY, LLC
Randy Davis
Georgia Registered Professional Land Surveyor # 3448
SCOTT ROAD, WILLIAMSON GA 30242
Randy.t@tsc.com
Williamson GA
770-468-4838

FINAL PLAT OF:
BALLARDS LANDING

LAND LOT #1	2ND DISTRICT	PIKE COUNTY
LAST DATE OF FIELD WORK:	DATE OF SURVEY PLAT:	CITY:
09/25/2025	09/04/2026	N/A

JOB #:	2025091	
REV.	DATE	DESCRIPTION:
SCALE:	DRAWN BY:	
1" = 200'	JRD	