

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, May 14, 2026 - 6:30 PM

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

I. Call to Order

- a. Chairman Jason Leatherman

II. Invocation

- a. Silent Invocation

III. Pledge of Allegiance

- a. Chairman Jason Leatherman

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. Minutes of the March 26, 2026 Special Called Meeting.

VI. Unfinished Business - None

VII. New Business

Public Hearing

- a. **REZ-26-03** Jason Pike, LLC Owner, and Randy Boyd applicant request a rezoning from AR (Agricultural Residential) to C-3 (Heavy Commercial) for property located at 6807 GA Highway 362, Williamson, GA 30292. The property consists of 1.365+/- acres in Land lots 181 & 182 of the !51 District, further identified as parcel ID 025 032. The request is to rezone the property for the purpose of converting the existing house into rental office space. 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.**
- b. **REZ-26-04** Jason Pike, LLC Owner, and Randy Boyd applicant request a rezoning from AR (Agricultural Residential) to C-3 (Heavy Commercial) for property located at 6851 GA Highway 362,

Williamson, GA 30292. The property consists of 0.828+/- acres in Land lot 181 of the JS' District, further identified as parcel ID 025 034. The request is to rezone the property for the purpose of converting the existing church into an office and to construct an auxiliary warehouse space for tire storage for tire store on the adjacent parcel. 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

- a. Code Review
and Update

IX. Adjournment

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Minutes of the March 26, 2026 Special Called Meeting.

SUBJECT:

Minutes of the March 26, 2026 Special Called Meeting.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	March 26, 2026 SCM

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

**PIKE COUNTY
Planning and Zoning Board
Special Called Meeting
March 26, 2026
3:00 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 3:03 pm.

II. Invocation

Planning and Development Director Jeremy Gilbert lead us in the Invocation.

III. Pledge of Allegiance

Planning and Development Director Jeremy Gilbert lead us in the Pledge of Allegiance.

IV. Approval of the Agenda

Board Member Penland 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 March 12, 2026, Minutes.

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

VI. Old Business: NONE

VII. New Business:

Public Hearing:

1. **SUB-25-01 – Linda Ballard Birath Owner and Lora Ballard Applicant for Ballard’s**

Landing, a 14 Lot Major 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., 30295.

Land Lot: 99. Land District: 2nd. Parcel ID: 076 081D. Acreage: 145.82Acres. 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.**

Board Member Penland moved to approve the motion with two (2) Stipulations. Board Member Proctor seconded the motion. The motion was approved by a vote of 3-0-1. Board Member Edwards abstaining from the vote. The stipulations are as follows:

- 1. The acceptance letter from the PCWSA shall be provided to the Planning and Development Office prior to the BOC approving the Final Plat.**
- 2. The 2-inch water lines shown on Kendrick Road need to be removed from the final plat as they are service lines.**

VIII. Discussion: Impact Fee Committee Future Meeting

IX. Adjournment

Board Member Proctor moved to adjourn the meeting. Board Member Penland 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 3:24 p.m.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-26-03

SUBJECT:

REZ-26-03 Jason Pike, LLC Owner, and Randy Boyd applicant request a rezoning from AR (Agricultural Residential) to C-3 (Heavy Commercial) for property located at 6807 GA Highway 362, Williamson, GA 30292. The property consists of 1.365+/- acres in Land lots 181 & 182 of the !51 District, further identified as parcel ID 025 032. The request is to rezone the property for the purpose of converting the existing house into rental office space. 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	REZ-26-03

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

PIKE COUNTY
REZONING APPLICATION

3/25/26
RECEIVED
SP

Application # REZ-2603
Permit # 291

Planning and Zoning Board Public Hearing: 5/14/26 6:30 PM
Board of Commissioners Public Hearing: 5/26/26 6:30 PM

Property Information: District(s): 1ST Land Lot(s): 181 & 182 Acres: 1.365
Tax Map Parcel #: 025 032 Address if assigned: 6807 GA. HWY. 362
WILLIAMSON, GA. 30292

Existing Zoning Classification: A-R Proposed Zoning Classification: C3

Summary of Proposed Project: SEE ATTACHMENT

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: AERIAL VIEW

Property Owner: JASON PIKE, LLC Applicant: RAUDY BOYD

Address: 6758 Hwy. 362 Address: P.O. BOX 64
WILLIAMSON, GA. 30292

City: WILLIAMSON State: GA Zip: 30292 City: ZEBULON State: GA Zip: 30295

Phone/email: [Redacted] Phone/email: [Redacted]
JASON@JASONMASKCO.US

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: 3-25-26

Owner's Printed Name: JASON MASK

Sworn to and subscribed before me this 25th day of March 2026

Notary Public (signature & seal): [Signature]



*See instructions for more information.

CK # 1513 R # 278

Additional Property Owners (attach additional sheets as needed):

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: 3-25-26

Owner's Printed Name: Jason MASK

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public (signature & seal): _____

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: _____ Date: _____

Owner's Printed Name: _____

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public (signature & seal): _____

Property Owner Authorization for Applicant (if Applicant is Different From Property Owner): I swear and affirm that I am the sole owner or own at least 51% of the property described on this application, and further authorize the person named as applicant to file this application and act as my agent. Further, 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: 3-25-26

Owner's Printed Name: Jason MASK

Sworn to and subscribed before me this 25th day of March, 2026

Notary Public (signature & seal): [Signature]



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Pike County Board of Commissioners or Planning and Zoning Board who will consider the application?

Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information within ten (10) days after this application is first filed:

Commissioner/ Planning and Zoning Board Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 25 day of March, 2026

Jason MASK
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 25th day of March, 2026

[Signature]
Notary Public



* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

**Jason Pike, LLC
6758 Ga. Hwy. 362
Williamson, Ga. 30292**

March 25, 2026

**Jeremy Gilbert
Planning and Development Director
77 Jackson Street
Zebulon, Ga. 30295**

**RE: Proposed Zoning of Property
Located at 6807 Ga. Hwy. 362
Williamson, Ga. 30292
Parcel No. 025 032**

**Dear Jeremy Gilbert and the Pike County Ga. Board of
Commissioners,**

**I hereby request your approval to rezone the property located at
6807 Ga. Hwy. 362, Williamson, Ga. 30292, Parcel No. 025 032
from Agricultural-Residential (A-R) to C-3 (Heavy Commercial).**

**The property currently has a 2019 sq. ft. house which is vacant.
My goal is to use the house for rental offices after the renovation
of the existing residence.**

Respectfully Submitted,



Jason Mask

This box reserved for the Clerk of the Superior Courts.



Curve #	Length	Radius	Bearing	Chord
C1	103.56'	1479.16'	S74° 04' 14"E	103.54'
C2	31.57'	4226.03'	S77° 06' 30"E	31.57'

Line #	Direction	Length
L1	N71° 16' 38"W	53.30'
L2	N68° 34' 34"W	42.88'
L3	N77° 02' 49"W	26.77'
L4	N75° 52' 57"W	17.07'

- Legend**
- OTF=Open Top Pipe
 - RBF=Rebar Found
 - RBS=Rebar Set
 - %=Right of Way
 - CTP=Crimped Top Pipe
 - P.O.B.=Point of Beginning
 - B/L=Building Line
 - D.E.=Drainage Easement
 - N/F=Now or Formerly
 - F.W./D.=Field Work/Performed Data
 - U=Utility Pole
 - H=Fire Hydrant
 - L=Light Pole
 - X=Over Head Electric Line

Line Table

Line # Direction Length

L1 N71° 16' 38"W 53.30'

L2 N68° 34' 34"W 42.88'

L3 N77° 02' 49"W 26.77'

L4 N75° 52' 57"W 17.07'

Closure Data

Field Closure=1"IN 10,000'+

Angle Point Error=< 20"

Equipment Used=Topcon 3005W, Sokkia SX, & Carlson BR7 GPS System

Adjustment Method=Compass Rule

Plat Closure=1"IN 100,000'+

In my opinion this property appears not to be within a Special Flood Hazard Area, according to FEMA Flood Insurance Rate Map for Pike County unincorporated areas dated September 11, 2009 Map #13231CD0508.

This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.

Four Corners Surveying, LLC has made no investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground utilities should be identified and located. Four Corners Surveying, LLC assumes no liability for loss or damages caused by the discovery of or disturbance of underground utilities and/or structures.

Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.

There was nothing on adjoining property located because permission was not given or obtained. Georgia DOES NOT have a Right of Entry Law for Surveyors.



Area 1.365 Acres 59,453 Sq. Ft., Parcel No. 025 032

Surveyor's Certificate:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat 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 15-6-67.

Surveyor's Name: Ronald T. Godwin

License No.: 2696

Date: 04/27/2023

Signature: [Handwritten Signature]

Graphic Scale 1" = 50'

0 25 50 100

Professional Seal: [Seal of Ronald T. Godwin, Registered Professional Surveyor, No. 7688, State of Georgia]

Prepared For: Jason Pike, LLC

Address: 6807 Georgia Highway 362

Subdivision: N/A

Lot: N/A **Land Lot:** 181 & 182 **District:** 1st **County:** Pike County, Georgia

Scale: 1" = 50' **F.W.P.D.:** 04/25/2023 **Date:** 04/27/2023 **Drawn By:** JCB **Job No:** 23-091

Plat/Deed Book: DB. 134, DB. 109, PB. 10

Page: 307, 644-646, 167

FOUR CORNERS SURVEYING

P.O. BOX 13 Tyrone, GA 30290 770-560-3910 & 770-623-9377

FOUR_CORNERS@BELLSTATE.NET 4CORNERSURVEYING@GMAIL.COM

Georgia Highway # 362 (R/W Varies)

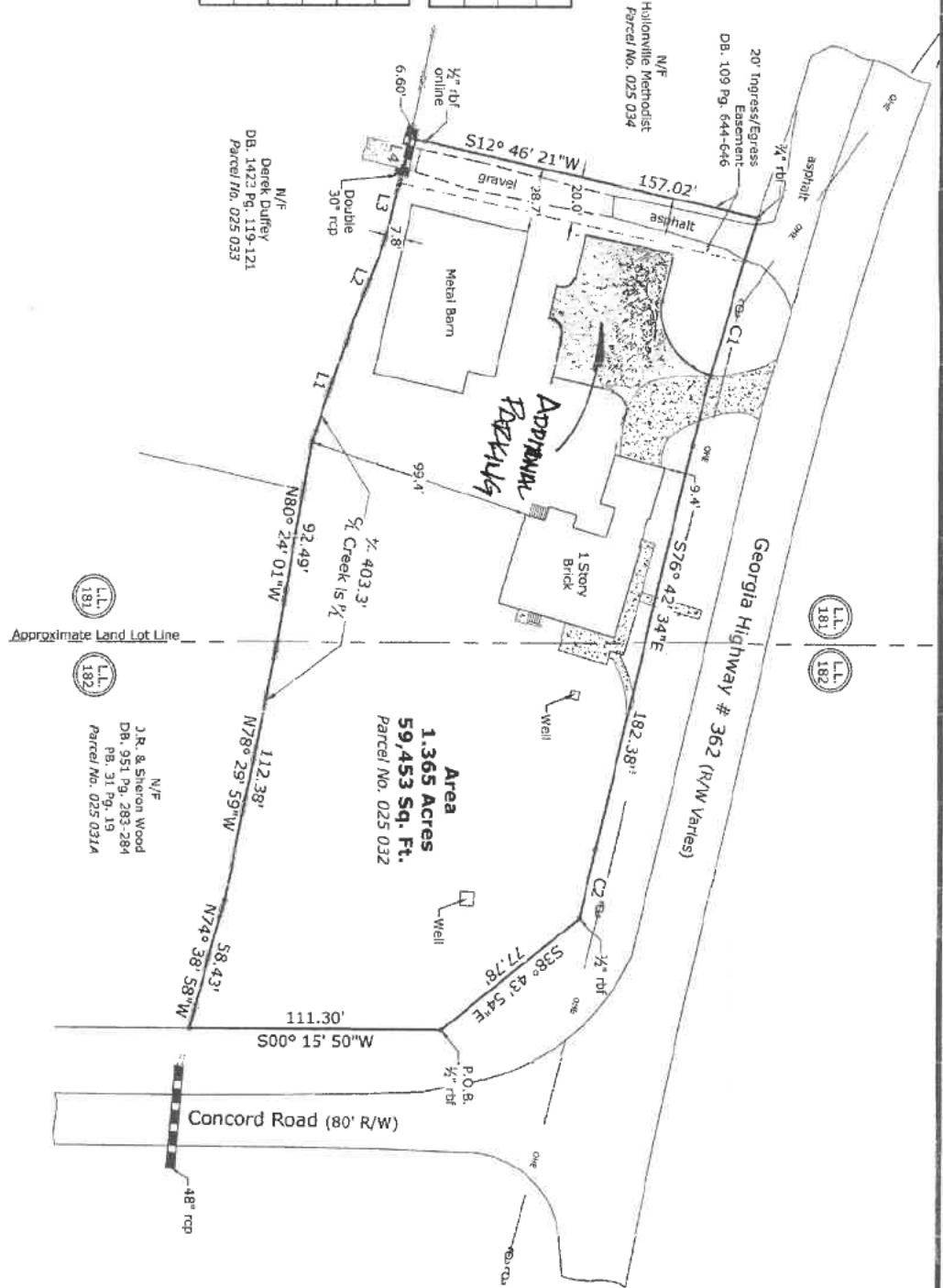
Concord Road (80' R/W)

This box reserved for the Clerk of the Superior Courts.



Curve #	Length	Radius	Bearing	Chord
C1	103.56'	1479.16'	S74° 04' 14" E	103.54'
C2	31.57'	4226.03'	S77° 06' 30" E	31.57'

Line #	Direction	Length
L1	N71° 16' 38" W	53.30'
L2	N68° 34' 34" W	42.88'
L3	N77° 02' 49" W	26.77'
L4	N75° 52' 57" W	17.07'



Prepared For:	Jason Pike, LLC		Plat/Deed Book	Page:
Subdivision:	N/A	Address: 6807 Georgia Highway 362	DB. 134	307
Lot:	N/A	Land Lot: 181 & 182	DB. 109	644-646
Scale:	1" = 50'	District: 1st	PB. 10	167
F.W.P.D.: 04/25/2023		Date: 04/27/2023	Drawn By: JCB	
Job No: 23-091				

CONCEPT PLAN

PT-61 114-2023-000368

D2023001361

Please return to:
Lawson, Beck & Sandlin, LLC
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269
File # 23-LAW-0539

FILED IN OFFICE
CLERK OF COURT
05/19/2023 09:57 AM
PAM THOMPSON, CLERK
SUPERIOR COURT
PIKE COUNTY, GA

STATE OF GEORGIA
COUNTY OF FAYETTE



LIMITED WARRANTY DEED

REAL ESTATE
TRANSFER TAX
PAID: \$300.00

THIS INDENTURE made this 17th day of May, 2023 between

Raymond J. Cantu, Jr.

as party or parties of the first part, hereinafter called Grantor, and

Jason Pike, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that lot, tract or parcel of land situate, lying and being in the Town of Hollonville and in Land Lots 181 & 182 of the 1st Land District of Pike County, Georgia, being more particularly shown and designated as AREA 1.372 ACRES, on a plat of survey entitled, "Property Survey for Raymond J. Cantu, Jr.," prepared by Presley, Farr & Associates, dated December 17, 1991 and recorded in Plat Book 10, Page 167, Pike County Superior Court records. Said plat together with the metes, bounds, courses and distances as shown thereon is incorporated by reference and made a part hereof as fully as if set out herein.

Subject to easements and restrictions of record, if any.

Being the same property conveyed to Gladys Putnam Connell, for life, with remainder to Jean C. Daniel, by virtue of Item II of the Last Will and Testament of Emmett Beecher Connell recorded in Will Book F, page 134, Pike County, Georgia Records.

Also, being the same property conveyed to Emmett Beecher Connell by virtue of that certain Warranty Deed dated February 11, 1929 and recorded February 12, 1929 at Deed Book 18, page 385, Pike County Georgia, Records.

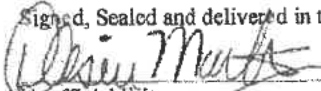
Subject to restrictive covenants and easements of record.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by through or under Grantor.

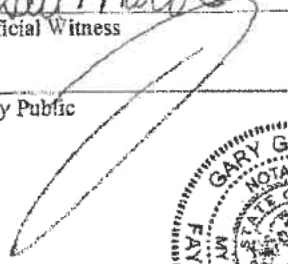
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, Sealed and delivered in the presence of:


Unofficial Witness


Raymond J. Cantu, Jr.

Notary Public







Overview



Legend

- Parcels
- Roads

Parcel ID	025 032	Owner	JASON PIKE LLC	Last 2 Sales			
Class Code	Residential		122 HUFF CREEK RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		WILLIAMSON, GA 30292	5/17/2023	\$300000	IC	U
Acres	1.37	Physical Address	6807 GA HWY 362	12/26/1991	\$67500	FM	Q
		Assessed Value	Value \$234038				

(Note: Not to be used on legal documents)

Date created: 3/16/2026
 Last Data Uploaded: 3/16/2026 6:03:16 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL



- Legend**
- Parcels
 - 6807 Address Numbers
 - Roads

Parcel ID	025 032	Owner	JASON PIKE LLC	Last 2 Sales			
Class Code	Residential		122 HUFF CREEK RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		WILLIAMSON, GA 30292	5/17/2023	\$300000	IC	U
Acres	1.37	Physical Address	6807 GA HWY 362	12/26/1991	\$67500	FM	Q
		Assessed Value	Value \$234038				

(Note: Not to be used on legal documents)

Date created: 3/25/2026
 Last Data Uploaded: 3/25/2026 6:01:59 AM



Pike County, GA

Summary

Parcel Number 025 032
Account/Realkey 1542
Location Address 6807 GA HWY 362
Legal Description 6807 GA HWY 362
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 30.031
Acres 1.37
Account Number 1542
Homestead Exemption No (S0)
Landlot/District 181 / 01

[View Map](#)



Owner

[JASON PIKE LLC](#)
 122 HUFF CREEK RD
 WILLIAMSON, GA 30292

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	SMALL PARCEL	Rural	2	1.37

Residential Improvement Information

Style One Family
Heated Square Feet 2019
Interior Walls Plaster
Exterior Walls Masonry (brick)
Foundation Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1929
Roof Type Asphalt Shingles
Flooring Type Carpet/Tile
Heating Type Central Heat
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$208,916
Condition Average
Fireplaces\Appliances Const 1 sty 1 Box 1
House Address 6807 GA HWY 362

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Old Accessory Building	1993	54x80 / 0	1	\$1,798

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/17/2023	1446 392	10 167	\$300,000	INDIVIDUAL TO COMPANY	CANTU RAYMOND J JR	JASON PIKE LLC
12/26/1991	134 307	010 167	\$67,500	FAIR MARKET VALUE - IMPROVED	CONNELL GLADYS	CANTU RAYMOND J JR

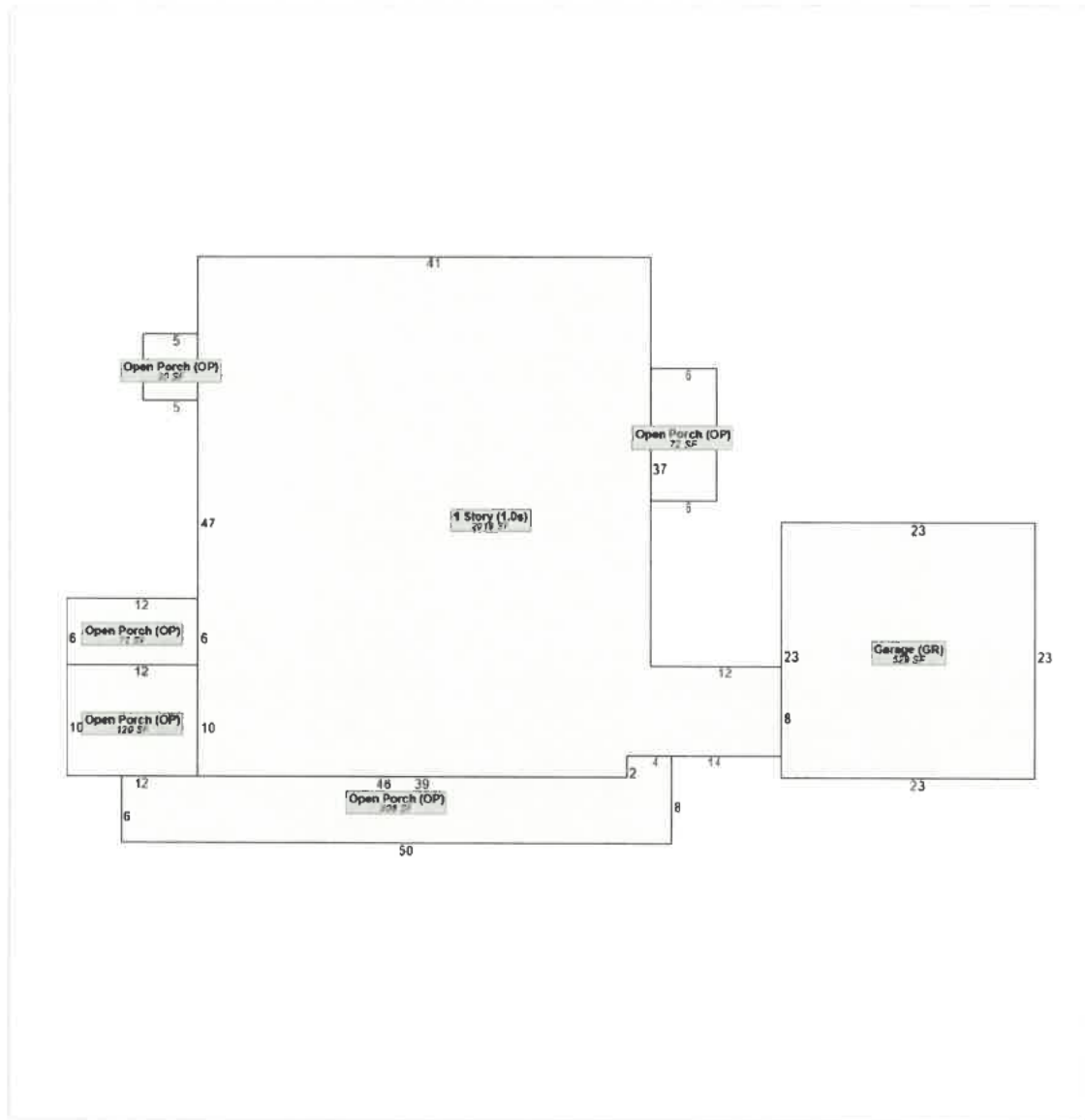
Valuation

	2025	2024	2023	2022	2021
Previous Value	\$206,288	\$206,288	\$152,024	\$139,741	\$139,741
Land Value	\$23,324	\$20,757	\$20,757	\$20,757	\$8,474
+ Improvement Value	\$208,916	\$183,736	\$183,736	\$129,472	\$129,472
+ Accessory Value	\$1,798	\$1,795	\$1,795	\$1,795	\$1,795
= Current Value	\$234,038	\$206,288	\$206,288	\$152,024	\$139,741

Photos



Sketches



No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Pin Point County Assessor's Office makes every effort to produce the most accurate information possible. Nevertheless, expressions of liability are provided to the data clients, its use or interpretation. The assessment information shown is approved by the Board of Assessors for the 2014 tax digest. All data is subject to change. Flood Map information shown on this site should always be verified with the proper authorities before being relied upon.

© 2025 PDU



[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 3/25/2026, 6:01:59 AM

Permit #: 291

Permit Type: Re-Zoning

Address: 6807 GA HWY 362

City: Williamson

State: GA

Zip: 30292

Owner: JASON PIKE, LLC

Owner Address: 6807 GA Hwy 362

Owner City: WILLIAMSON

Owner State: GA

Owner Zip: 30292

Owner Phone: [REDACTED]

Owner Email: jason@jasonmaskco.us

Receipt #: 278

Date: 03/25/2026

Paid By: Jason Pike LLC

Description: REZ-26-03

Payment Type: Check

Payment Type Description: 1513

Accepted By: Sherlonda Parks

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Application Fee	General	Enter reliant Application Fee amount.	750.00	750.00	750.00
Rezoning- Non-Residential- Amendment to Official Zoning Map	Land Use	per acre	1.37	34.25	34.25
				Total:	\$784.25

DAILEY CLAYTON &, DAILEY RHONDA A
7162 GA HWY 362
CONCORD, GA 30206

DUFFEY DEREK
6855 HWY 326
WILLIAMSON, GA 30292

FRANKS FILLING STATION LLC
6764 GA HWY 362
CONCORD, GA 30206

GREGG FAMILY PARTNERSHIP LLLP
5802 CONCORD RD
CONCORD, GA 30206

GREGG FAMILY PARTNERSHIP
5802 CONCORD RD
CONCORD, GA 30206

GREGG PATRICIA E
5802 CONCORD RD
CONCORD, GA 30206

HARPS CROSSING BAPTIST CHURCH II
1183 HWY 92 S
FAYETTEVILLE, GA 30215

JASON PIKE LLC
122 HUFF CREEK RD
WILLIAMSON, GA 30292

JASON PIKE LLC
6758 GA HWY 362
WILLIAMSON, GA 30292

JASON PIKE LLC
6834 GA HWY 362
CONCORD, GA 30206

KOON BETHANY ANN
6717 GA HWY 362
WILLIAMSON, GA 30292

LEE, IAN LANE &, LEE, KATHERINE
5561 HOLLONVILLE RD
WILLIAMSON, GA 30292

MASK JASON
P O BOX 263
BROOKS, GA 30205

RICE NITA B
7090 GA HWY 362
CONCORD, GA 30206

RIDGEWAY AUSTIN L
122 HUFF CREEK RD
WILLIAMSON, GA 30292

SWORD CHARLES E &, SWORD NORMA
545 SCOTT RD
WILLIAMSON, GA 30292

THE HOLLONVILLE CHURCH LLC
1125 COMMERCE DR STE 300
PEACHTREE CITY, GA 30269

THE OLE OPRY HOUSE LLC
6758 GA HWY 362
WILLIAMSON, GA 30292

WOOD J R & WOOD SHERON H
5785 CONCORD RD
CONCORD, GA 30206

WOOD, JR & WOOD, SHARON H.
5785 Concord Rd
CONCORD, GA 30206



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.gov

"Serving Citizens Responsibly"

April 16, 2026

Dear Landowner,

The purpose of this letter is to notify you The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on May 14, 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 a **PUBLIC HEARING** on the following items:

- (1) REZ-26-03 Jason Pike, LLC Owner, and Randy Boyd applicant request a rezoning from AR (Agricultural Residential) to C-3 (Heavy Commercial) for property located at 6807 GA Highway 362, Williamson, GA 30292. The property consists of 1.365+/- acres in Land lots 181 & 182 of the 1st District, further identified as parcel ID 025 032. The request is to rezone the property for the purpose of converting the existing house into rental office space. 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.**

- (2) REZ-26-04 Jason Pike, LLC Owner, and Randy Boyd applicant request a rezoning from AR (Agricultural Residential) to C-3 (Heavy Commercial) for property located at 6851 GA Highway 362, Williamson, GA 30292. The property consists of 0.828+/- acres in Land lot 181 of the 1st District, further identified as parcel ID 025 034. The request is to rezone the property for the purpose of converting the existing church into an office and to construct an auxiliary warehouse space for tire storage for tire store on the adjacent parcel. 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 May 26, 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 in opposition of the request.**

If you have any questions or concerns, feel free to contact me at 770-567-2007.

Regards,

Planning and Development Staff

PIKE COUNTY PLANNING AND ZONING BOARD

May 14, 2026

6:30 p.m.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on May 14, 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-26-03 Jason Pike, LLC Owner, and Randy Boyd applicant request a rezoning from AR (Agricultural Residential) to C-3 (Heavy Commercial) for property located at 6807 GA Highway 362, Williamson, GA 30292. The property consists of 1.365+/- acres in Land lots 181 & 182 of the 1st District, further identified as parcel ID 025 032. The request is to rezone the property for the purpose of converting the existing house into rental office space. 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.**

- (2) REZ-26-04 Jason Pike, LLC Owner, and Randy Boyd applicant request a rezoning from AR (Agricultural Residential) to C-3 (Heavy Commercial) for property located at 6851 GA Highway 362, Williamson, GA 30292. The property consists of 0.828+/- acres in Land lot 181 of the 1st District, further identified as parcel ID 025 034. The request is to rezone the property for the purpose of converting the existing church into an office and to construct an auxiliary warehouse space for tire storage for tire store on the adjacent parcel. 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 May 26, 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.**



PLAT COUNTY PUBLIC HEARING
RE: PLAT COUNTY
PLANNING & ZONING BOARD
DATE: [blank] TIME: 6:00 PM
BOARD OF COMMUNITY DEVELOPMENT
DATE: [blank] TIME: 7:00 PM & 8:00 PM
LOCATION: [blank]
FOR MORE INFORMATION, CONTACT THE
PLANNING & ZONING BOARD AT
[blank]











PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-26-04

SUBJECT:

REZ-26-04 Jason Pike, LLC Owner, and Randy Boyd applicant request a rezoning from AR (Agricultural Residential) to C-3 (Heavy Commercial) for property located at 6851 GA Highway 362, Williamson, GA 30292. The property consists of 0.828+/- acres in Land lot 181 of the JS' District, further identified as parcel ID 025 034. The request is to rezone the property for the purpose of converting the existing church into an office and to construct an auxiliary warehouse space for tire storage for tire store on the adjacent parcel. 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	REZ-26-04

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

PIKE COUNTY
REZONING APPLICATION

RECEIVED

Application # RE 2-26-04
Permit # 292

Planning and Zoning Board Public Hearing: 5/14/26 @ 6:30pm
Board of Commissioners Public Hearing: 5/26/26 @ 6:30pm

Property Information: District(s): 1ST Land Lot(s): 181 Acres: 0.828

Tax Map Parcel #: 025 034 Address if assigned: 6851 GA. HWY. 362
WILLIAMSON, GA. 30292

Existing Zoning Classification: A-R Proposed Zoning Classification: C3

Summary of Proposed Project: SEE ATTACHMENT

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: AERIAL VIEW

Property Owner: JASON PIKE, LLC Applicant: RANDY BOYD

Address: 6758A HWY. 362 Address: P.O. Box 64
WILLIAMSON, GA. 30292

City: WILLIAMSON State: GA Zip: 30292 City: ZEPHURUS State: GA Zip: 30295

Phone/email: [REDACTED] Phone/email: [REDACTED]
JASON @ JASONMASKCO.US

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: 3-25-26

Owner's Printed Name: JASON MASK

Sworn to and subscribed before me this 25th day of March, 2026

Notary Public (signature & seal): [Signature]



*See instructions for more information.

CK. # 1514 R # 279

Additional Property Owners (attach additional sheets as needed):

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: _____ Date: _____

Owner's Printed Name: _____

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public (signature & seal): _____

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: _____ Date: _____

Owner's Printed Name: _____

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public (signature & seal): _____

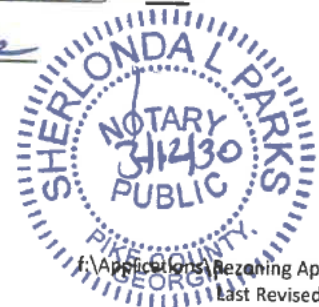
Property Owner Authorization for Applicant (if Applicant is Different From Property Owner): I swear and affirm that I am the sole owner or own at least 51% of the property described on this application, and further authorize the person named as applicant to file this application and act as my agent. Further, 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: 3-25-26

Owner's Printed Name: Jason MASK

Sworn to and subscribed before me this 25th day of March, 2026

Notary Public (signature & seal): [Signature]



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Pike County Board of Commissioners or Planning and Zoning Board who will consider the application?

Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information within ten (10) days after this application is first filed:

Commissioner/ Planning and Zoning Board Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 25 day of March, 2026

Jason MASK
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 25th day of March, 2026

[Signature]
Notary Public



* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

**Jason Pike, LLC
6758 Ga. Hwy. 362
Williamson, Ga. 30292**

March 25, 2026

**Jeremy Gilbert
Planning and Development Director
77 Jackson Street
Zebulon, Ga. 30295**

**RE: Proposed Zoning of Property
Located at 6851 Ga. Hwy. 362
Williamson, Ga. 30292
Parcel No. 025 034**

**Dear Jeremy Gilbert and the Pike County Ga. Board of
Commissioners,**

**I hereby request your approval to rezone the property located at
6851 Ga. Hwy. 362, Williamson, Ga. 30292, Parcel No. 025 034
from Agricultural-Residential (A-R) to C-3 (Heavy Commercial).**

**The property currently has a 2198 sq. ft. Church structure which
is vacant. My goal is to use the front portion of the Church
structure for an office and construct a 60' x 115' auxiliary
warehouse to store the additional tire inventory for the business
located on the lot west of this site.**

Respectfully Submitted,



Jason Mask

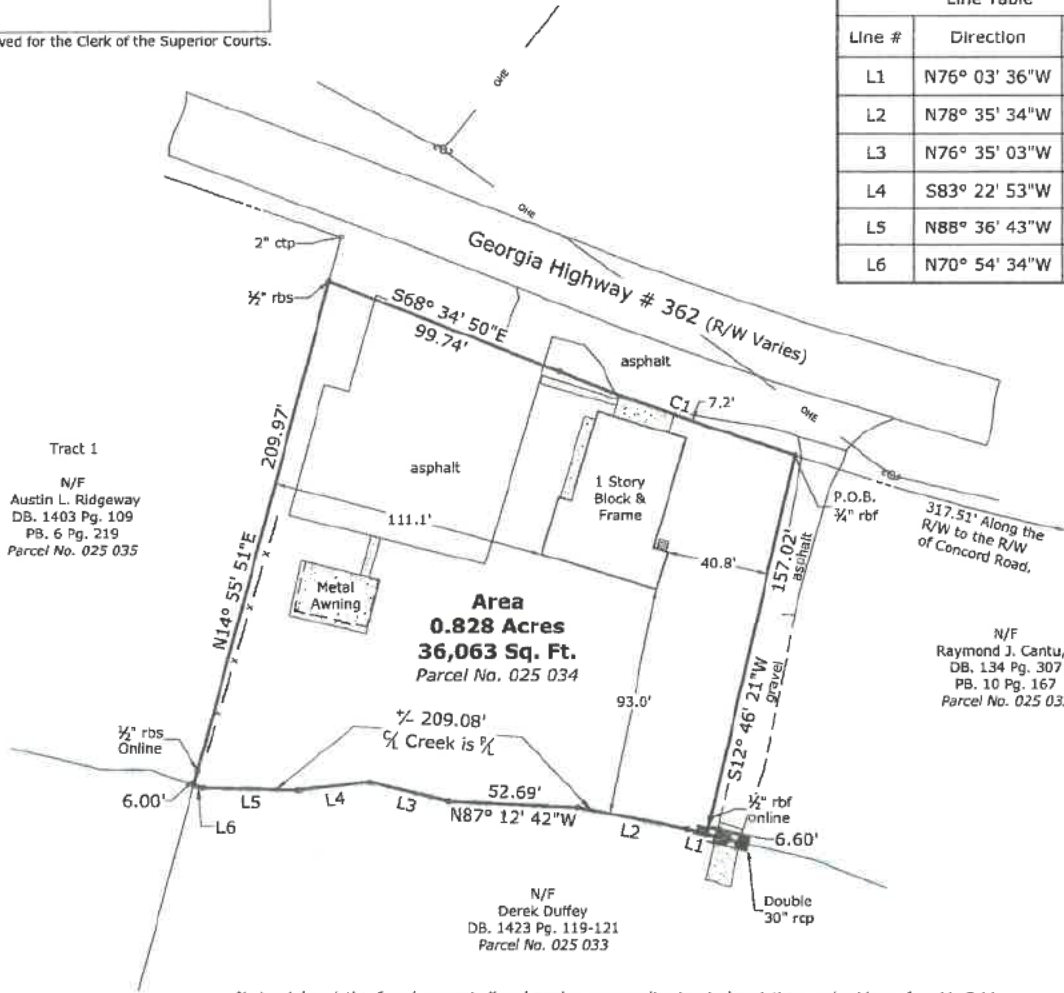
The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and(11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

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)15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	100.03'	1474.87'	S70° 38' 22"E	100.01'

Line Table		
Line #	Direction	Length
L1	N76° 03' 36"W	8.09'
L2	N78° 35' 34"W	44.74'
L3	N76° 35' 03"W	32.80'
L4	S83° 22' 53"W	28.86'
L5	N88° 36' 43"W	38.07'
L6	N70° 54' 34"W	3.83'

This Box reserved for the Clerk of the Superior Courts.



- No legal description found, property lines based on surrounding legals descriptions and evidence found in field.
- In my opinion this property appears not to lie within a Special Flood Hazard Area, according to FEMA Flood Insurance Rate Map for Pike County unincorporated areas dated September 11, 2009 Map #13231C0050B.
- This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.
- Four Corners Surveying, LLC has made no investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground utilities should be identified and located. Four Corners Surveying, LLC assumes no liability for loss or damages caused by the discovery of or disturbance of underground utilities and/or structures.
- Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
- There was nothing on adjoiners property located because permission was not given or obtained. Georgia DOES NOT have a Right of Entry Law for Surveyors.

Legend

- OTP=Open Top Pipe
- RBF=Rebar Found
- RBS=Rebar Set
- 1/4" R=Right of Way
- CTP= Crimped Top Pipe
- P.O.B.=Point of Beginning
- B/L=Building Line
- D.E.=Drainage Easement
- N/F=Now or Formerly
- F.W.P.D.=Field Work Performed Date
- ⊕=Gas Valve
- ⊕=Water Meter
- ⊕=Utility Pole
- ⊕=Drop Inlet
- ⊕=Fire Hydrant
- ⊕=Light Pole
- ⊕=Fence
- ⊕=Drainage Manhole
- OHE—=Over Head Electric Line
- ⊕= Benchmark

Closure Data

Field Closure=1"IN 10,000+
Angle Point Error=< 20"
Equipment Used=Topcon 3005W,
Sokkia SX, & Carlson BRx7 GPS System
Adjustment Method=Compass Rule
Plat Closure=1"IN 100,000+

Surveyor's Certificate:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat 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 15-6-67.

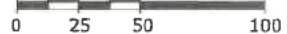
BY:
GA R.L.S. Ronald T. Godwin

2696 License NO.

05/12/2023 Date



Graphic Scale 1"= 50'



Prepared For:

Jason Pike, LLC

Plat/Deed Book	Page:
DB. 134	307
PB. 10	167
DB. 1403	109
PB. 6	219
DB. 1423	119-121



FOUR CORNERS SURVEYING

P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET 4CORNERSURVEYING@GMAIL.COM

Subdivision: N/A Address: 6851 Georgia Highway 362
Lot: N/A Land Lot: 181 District: 1st County: Pike County, Georgia
Scale: 1" = 50' F.W.P.D.: 04/25/2023 Date: 05/12/2023 Drawn By: JCB Job No: 23-092

BK: 1538 PG: 161-162
Filed and Recorded
03-23-2026 03:55 PM
DOC# D2026-000741

Please return to:
Lawson, Beck & Sandlin, LLC
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269
File # 23-LAW-0863
Att: Lexi Clarke
Parcel Number: 025 034

Rebekah Hanson
REBEKAH HANSON
CLERK OF SUPERIOR COURT
PIKE COUNTY

Real Estate Transfer Tax
Paid : \$ 0.00
PT-61 114-2026-000179

STATE OF GEORGIA
COUNTY OF FAYETTE

LIMITED WARRANTY DEED

THIS INDENTURE made this 19th day of March, 2026 between

The Hollonville Church, LLC

as party or parties of the first part, hereinafter called Grantor, and

Jason Pike, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

See Exhibit "A" attached hereto and made a part hereof by reference.

Subject to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Witness

Notary Public

The Hollonville Church, LLC

BY

Jason Mask
Jason Mask, Member

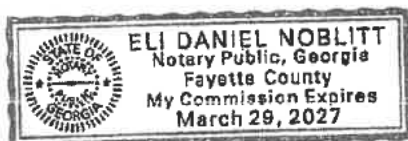


EXHIBIT "A"**Legal Description**

All that tract or parcel of land lying and being in Land Lot 181 of the 1st District of Pike County, Georgia, and being more particularly described as follows:

To find the True Point of Beginning, begin at the point formed by the intersection of the westerly right-of-way line of Concord Road with the southerly right-of-way line of Georgia Highway 362; run thence in a westerly directly along the southerly right-of-way line of Georgia Highway 362 a distance of 260.16 feet to a 3/4 inch rebar found and the True Point of Beginning. From the True Point of Beginning thus established run thence South 12 degrees 46 minutes 21 seconds West a distance of 157.02 feet to a 1/2 inch rebar found online; run thence South 12 degrees 46 minutes 21 seconds West a distance of 6.60 feet to a point; run thence North 76 degrees 03 minutes 36 seconds West a distance of 8.09 feet to a point; run thence North 78 degrees 35 minutes 34 seconds West a distance of 44.74 feet to a point; run thence North 87 degrees 12 minutes 42 seconds West a distance of 52.69 feet to a point; run thence North 76 degrees 35 minutes 03 seconds West a distance of 32.80 feet to a point; run thence South 83 degrees 22 minutes 53 seconds West a distance of 28.86 feet to a point; run thence North 88 degrees 36 minutes 43 seconds West a distance of 38.07 feet to a point; run thence North 70 degrees 54 minutes 34 seconds West a distance of 3.83 feet to a point; run thence North 14 degrees 55 minutes 51 seconds East a distance of 6.00 feet to a 1/2 inch rebar set online; run thence North 14 degrees 55 minutes 51 seconds East a distance of 209.97 feet to a 1/2 inch rebar set; run thence South 68 degrees 34 minutes 50 seconds East a distance of 99.74 feet to a point; run thence along the arc of a curve to the left an arc distance of 100.03 feet to a 3/4 inch rebar found and the True Point of Beginning, said arc being subtended by a chord bearing South 70 degrees 38 minutes 22 seconds East a chord distance of 100.01 feet and having a radius of 1,474.87 feet.

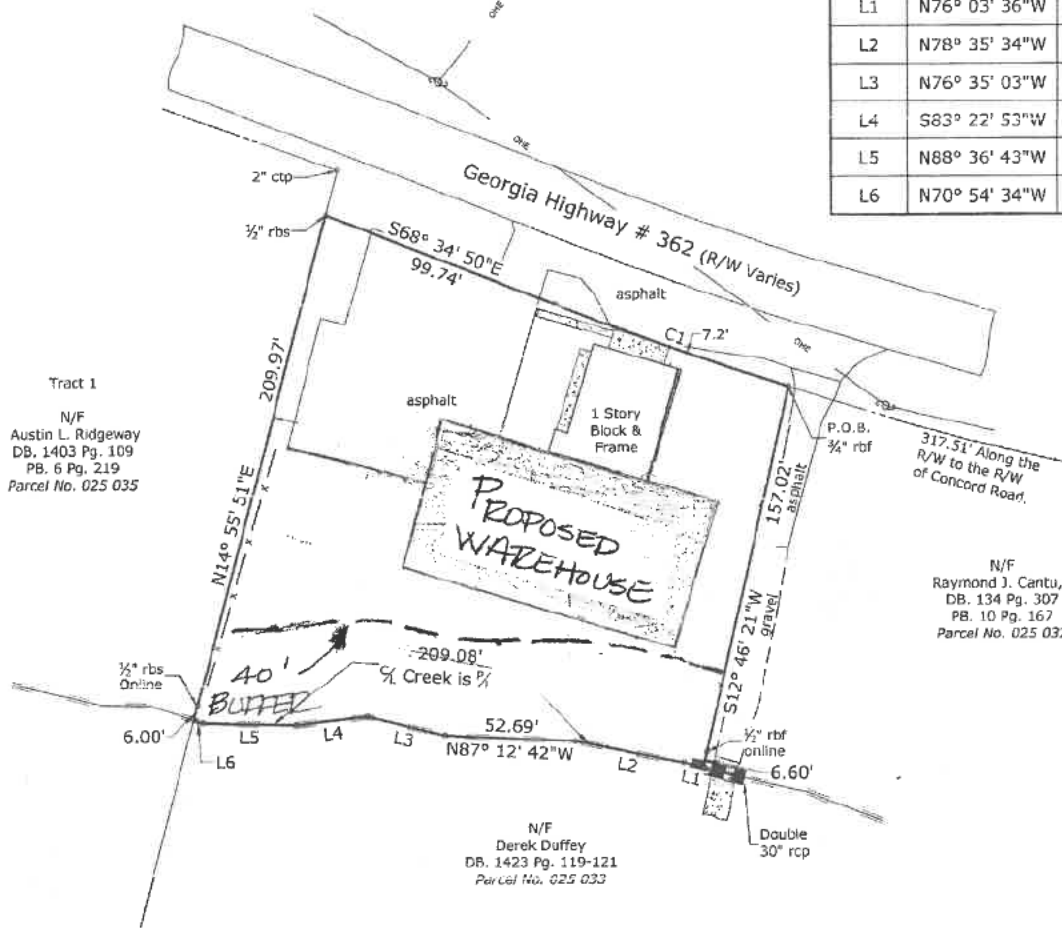
Said tract or parcel of land containing 0.828 acres, more or less, and being depicted on that certain plat of survey prepared by Four Corners Surveying, Ronald T. Godwin, GA RLS No. 2695, dated April 25, 2023, reference to which plat is hereby made for a more complete and accurate description.



Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	100.03'	1474.87'	S70° 38' 22"E	100.01'

Line Table		
Line #	Direction	Length
L1	N76° 03' 36"W	8.09'
L2	N78° 35' 34"W	44.74'
L3	N76° 35' 03"W	32.80'
L4	S83° 22' 53"W	28.86'
L5	N88° 36' 43"W	38.07'
L6	N70° 54' 34"W	3.83'

This Box reserved for the Clerk of the Superior Courts.



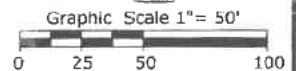
Tract 1
N/F
Austin L. Ridgeway
DB. 1403 Pg. 109
PB. 6 Pg. 219
Parcel No. 025 035

N/F
Raymond J. Cantu, Jr.
DB. 134 Pg. 307
PB. 10 Pg. 167
Parcel No. 025 032

N/F
Derek Duffey
DB. 1423 Pg. 119-121
Parcel No. 025 033

Legend

- OTP=Open Top Pipe
- RBF=Rebar Found
- RBS=Rebar Set
- 1/4"=Right of Way
- CTP= Crimped Top Pipe
- P.O.B.=Point of Beginning
- B/L=Building Line
- D.E.=Drainage Easement
- N/F=Now or Formerly
- F.W.P.D.=Field Work Performed Date
- ⊙=Gas Valve
- ⊙=Water Meter
- ⊙=Utility Pole
- ⊙=Drop Inlet
- ⊙=Fire Hydrant
- ⊙=Light Pole
- ⊙=Fence
- ⊙=Drainage Manhole
- ⊙=Over Head Electric Line
- ⊙=Benchmark



Prepared For:		Jason Pike, LLC		Plot/Deed Book	Page:
		Address: 6851 Georgia Highway 362		DB. 134	307
Subdivision: N/A				PB. 10	167
Lot: N/A	Land Lot: 181	District: 1st	County: Pike County, Georgia	DB. 1403	109
Scale: 1" = 50'		F.W.P.D.: 04/25/2023 Date: 05/12/2023 Drawn By: JCB Job No: 23-092		PB. 6	219
				DB. 1423	119-121

CONCEPT PLAN



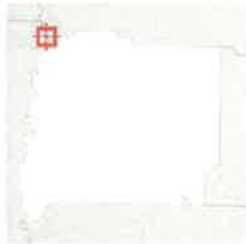
Parcel ID 025 034
Class Code Exempt
Taxing District UNINCORPORATED
Acres 1.0

Owner Jason Pike, LLC
122 Huff Creek Road
Williamson, Ga. 30292
Physical Address 6851 GA HWY 362
Assessed Value Value \$197518

(Note: Not to be used on legal documents)



Overview



Legend

- Parcels
- 6851 Address Numbers
- Roads

Parcel ID	025 034	Owner	THE HOLLONVILLE CHURCH LLC	Last 2 Sales			
Class Code	Exempt		1125 COMMERCE DR STE 300	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		PEACHTREE CITY, GA 30269	9/29/2023	\$75000	CC	U
Acres	1.0	Physical Address	6851 GA HWY 362	n/a	0	n/a	n/a
		Assessed Value	Value \$197518				

(Note: Not to be used on legal documents)

Date created: 3/25/2026
 Last Data Uploaded: 3/25/2026 6:01:59 AM

Pike County, GA

Summary

Parcel Number 025 034
 Account/Realkey 1548
 Location Address 6851 GA HWY 362
 Legal Description 6851 GA HWY 362
 (Note: Not to be used on legal documents)
 Class E2-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 30.031
 Acres 1
 Account Number 1548
 Homestead Exemption No (S0)
 Landlot/District 181 / 1

[View Map](#)

Owner

THE HOLLONVILLE CHURCH LLC
 1125 COMMERCE DR STE 300
 PEACHTREE CITY, GA 30269

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	SMALL PARCEL	Rural	1	1

Commercial Improvement Information

Description 16Churches-C
 Value \$164,607
 Actual Year Built 1992
 Effective Year Built 1992
 Square Feet 2198
 Wall Height 18
 Wall Frames Wood
 Exterior Wall Other
 Roof Cover Asphalt Shingles
 Interior Walls Sheetrock
 Floor Construction Wood Joists & Subfloor
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting
 Heating Forced Air Furnace
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Detached Carport	2005	20x30 / 0	0	\$7,028
PAVING, ASPHALT 4"	1992	90x90 / 0	0	\$7,133

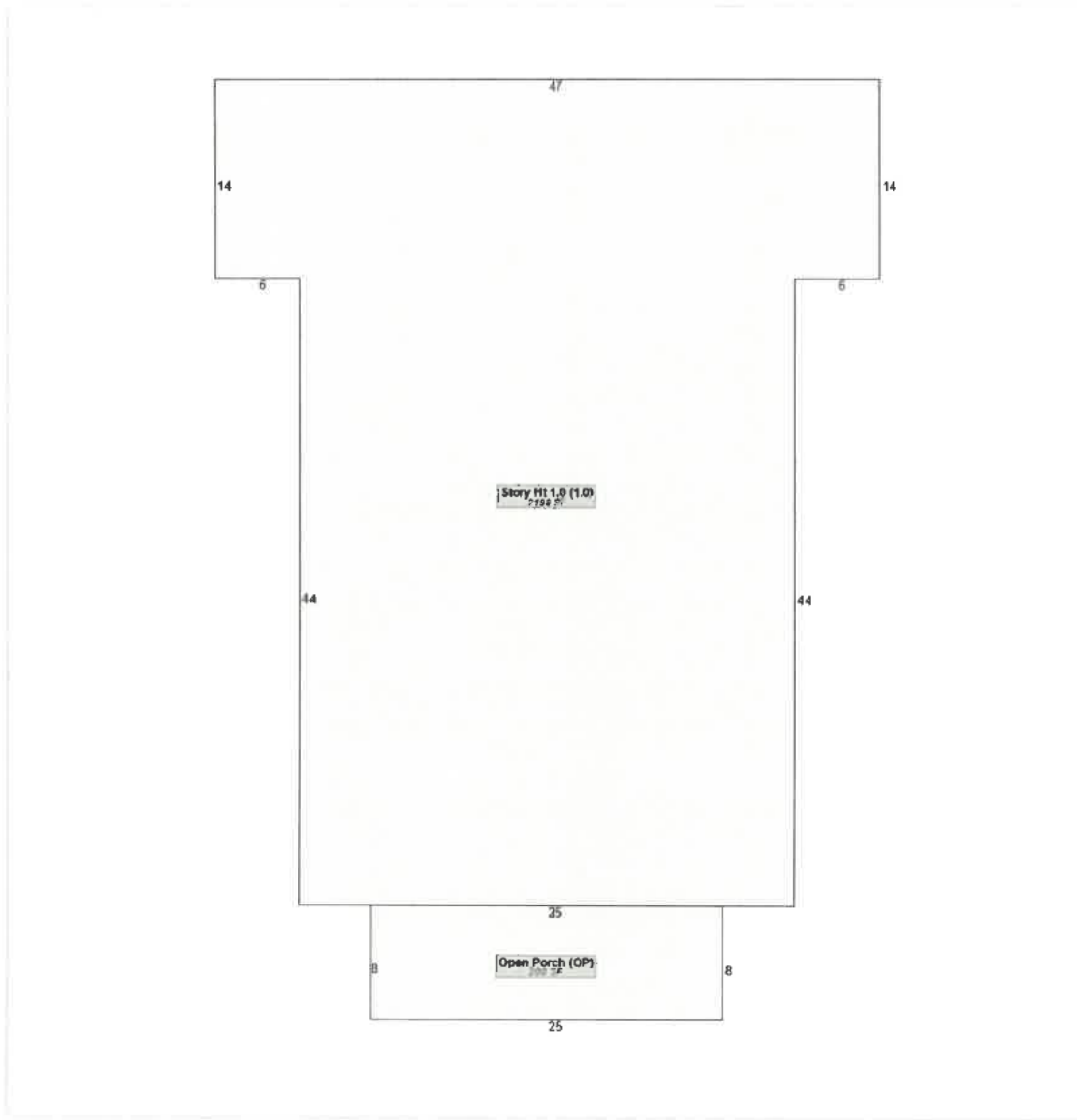
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/29/2023	1459 436		\$75,000	CORPORATION TO CORPORATION	HOLLONVILLE METHODIST	THE HOLLONVILLE CHURCH LLC

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$135,655	\$43,516	\$43,516	\$34,916	\$34,916
Land Value	\$18,750	\$15,000	\$15,000	\$15,000	\$6,400
+ Improvement Value	\$164,607	\$113,522	\$27,342	\$27,342	\$27,342
+ Accessory Value	\$14,161	\$7,133	\$1,174	\$1,174	\$1,174
= Current Value	\$197,518	\$135,655	\$43,516	\$43,516	\$34,916

Sketches



No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Photos.

The Wake County Assessor's Office makes every effort to provide the most accurate information possible. No warranty or representation is implied or provided for the data herein. All data is subject to change. The data information shown on this site should always be verified with the proper authorities before being relied upon.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 3/25/2026, 6:01:59 AM

© 2025 WCC

Powered by
 SCHNEIDER
 GEOSPATIAL

Permit #: 292

Permit Type: Re-Zoning

Address: 6851 GA HWY 362

City: WILLIAMSON

State: GA

Zip: 30292

Owner: JASON PIKE, LLC

Owner Address: 6851 GA HWY 362

Owner City: WILLIAMSON

Owner State: GA

Owner Zip: 30292

Owner Phone:

Owner Email:

Receipt #: 279

Date: 03/25/2026

Paid By: Jason Pike LLC

Description: REZ-26-04

Payment Type: Check

Payment Type Description: 1514

Accepted By: Sherlonda Parks

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Application Fee	General	Enter reliant Application Fee amount.	750.00	750.00	750.00
Rezoning- Non-Residential- Amendment to Official Zoning Map	Land Use	per acre	1.00	25.00	25.00
				Total:	\$775.00

DAILEY CLAYTON &, DAILEY RHONDA A
7162 GA HWY 362
CONCORD, GA 30206

DUFFEY DEREK
6855 HWY 326
WILLIAMSON, GA 30292

FRANKS FILLING STATION LLC
6764 GA HWY 362
CONCORD, GA 30206

GREGG FAMILY PARTNERSHIP LLLP
5802 CONCORD RD
CONCORD, GA 30206

GREGG FAMILY PARTNERSHIP
5802 CONCORD RD
CONCORD, GA 30206

GREGG PATRICIA E
5802 CONCORD RD
CONCORD, GA 30206

HARPS CROSSING BAPTIST CHURCH II
1183 HWY 92 S
FAYETTEVILLE, GA 30215

JASON PIKE LLC
122 HUFF CREEK RD
WILLIAMSON, GA 30292

JASON PIKE LLC
6758 GA HWY 362
WILLIAMSON, GA 30292

JASON PIKE LLC
6834 GA HWY 362
CONCORD, GA 30206

KOON BETHANY ANN
6717 GA HWY 362
WILLIAMSON, GA 30292

LEE, IAN LANE &, LEE, KATHERINE
5561 HOLLONVILLE RD
WILLIAMSON, GA 30292

MASK JASON
P O BOX 263
BROOKS, GA 30205

RICE NITA B
7090 GA HWY 362
CONCORD, GA 30206

RIDGEWAY AUSTIN L
122 HUFF CREEK RD
WILLIAMSON, GA 30292

SWORD CHARLES E &, SWORD NORMA
545 SCOTT RD
WILLIAMSON, GA 30292

THE HOLLONVILLE CHURCH LLC
1125 COMMERCE DR STE 300
PEACHTREE CITY, GA 30269

THE OLE OPRY HOUSE LLC
6758 GA HWY 362
WILLIAMSON, GA 30292

WOOD J R & WOOD SHERON H
5785 CONCORD RD
CONCORD, GA 30206

WOOD, JR & WOOD, SHARON H.
5785 Concord Rd
CONCORD, GA 30206



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.gov

"Serving Citizens Responsibly"

April 16, 2026

Dear Landowner,

The purpose of this letter is to notify you The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on May 14, 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 a **PUBLIC HEARING** on the following items:

- (1) REZ-26-03 Jason Pike, LLC Owner, and Randy Boyd applicant request a rezoning from AR (Agricultural Residential) to C-3 (Heavy Commercial) for property located at 6807 GA Highway 362, Williamson, GA 30292. The property consists of 1.365+/- acres in Land lots 181 & 182 of the 1st District, further identified as parcel ID 025 032. The request is to rezone the property for the purpose of converting the existing house into rental office space. 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.**

- (2) REZ-26-04 Jason Pike, LLC Owner, and Randy Boyd applicant request a rezoning from AR (Agricultural Residential) to C-3 (Heavy Commercial) for property located at 6851 GA Highway 362, Williamson, GA 30292. The property consists of 0.828+/- acres in Land lot 181 of the 1st District, further identified as parcel ID 025 034. The request is to rezone the property for the purpose of converting the existing church into an office and to construct an auxiliary warehouse space for tire storage for tire store on the adjacent parcel. 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 May 26, 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 in opposition of the request.**

If you have any questions or concerns, feel free to contact me at 770-567-2007.

Regards,

Planning and Development Staff

PIKE COUNTY PLANNING AND ZONING BOARD

May 14, 2026

6:30 p.m.

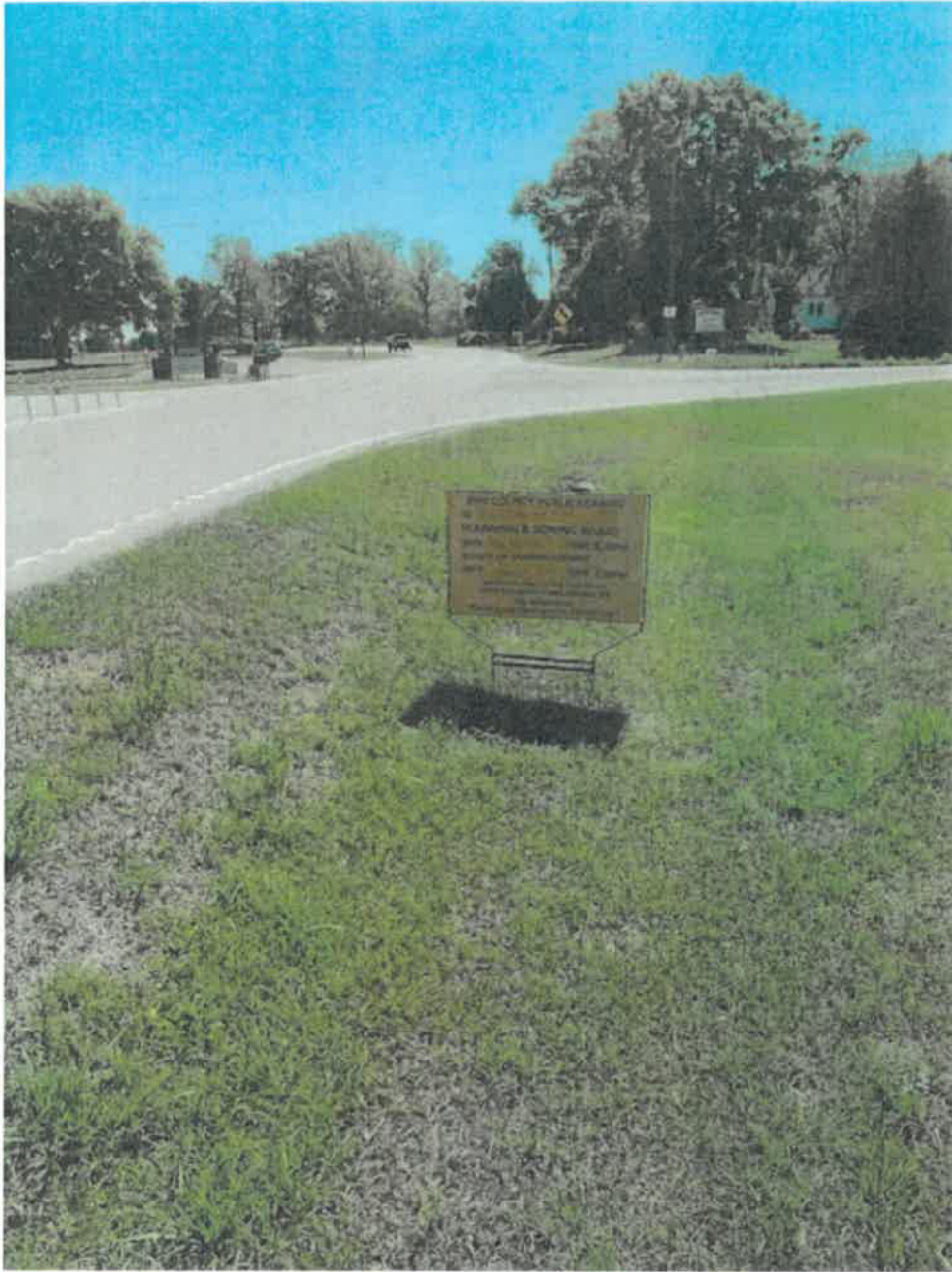
The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on May 14, 2026, at 6:30 p.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The Board will conduct **PUBLIC HEARINGS** on the following item:

- (1) REZ-26-03 Jason Pike, LLC Owner, and Randy Boyd applicant request a rezoning from AR (Agricultural Residential) to C-3 (Heavy Commercial) for property located at 6807 GA Highway 362, Williamson, GA 30292. The property consists of 1.365+/- acres in Land lots 181 & 182 of the 1st District, further identified as parcel ID 025 032. The request is to rezone the property for the purpose of converting the existing house into rental office space. 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.**

- (2) REZ-26-04 Jason Pike, LLC Owner, and Randy Boyd applicant request a rezoning from AR (Agricultural Residential) to C-3 (Heavy Commercial) for property located at 6851 GA Highway 362, Williamson, GA 30292. The property consists of 0.828+/- acres in Land lot 181 of the 1st District, further identified as parcel ID 025 034. The request is to rezone the property for the purpose of converting the existing church into an office and to construct an auxiliary warehouse space for tire storage for tire store on the adjacent parcel. 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 May 26, 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.**











PINK COUNTY PUBLIC HEARING
BY
PLANNING & ZONING BOARD
DATE: 11/11/2025 TIME: 7:00 AM
BOARD OF COMMISSIONERS
DATE: 11/11/2025 TIME: 8:00 AM
COURT HOUSE, 1001 LINDSEY COURT, WOODBRIDGE, GA 30188
COUNTY CLERK'S OFFICE, 1001 LINDSEY COURT, WOODBRIDGE, GA 30188
PLANNING & ZONING BOARD, 1001 LINDSEY COURT, WOODBRIDGE, GA 30188