

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, July 9, 2026 - 6:30 PM

Pike County Courthouse, 2nd Floor; 16001 Barnesville Street, Zebulon, Georgia, 30295

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 May 14, 2026 Regular Meeting.

VI. Unfinished Business - None

VII. New Business

Public Hearing

- a. **VAR-26-05** - Kayla McLeRoy, Owner, and Jerime Buffington, Applicant request a Variance for a reduced side-yard setback from the required 40-foot set back to a 19-foot setback. The property is located at 5900 US Hwy 19, Zebulon, GA., 30295, and consists of 1.45 +/- Acres in Land Lot 231 of the 8th Land District of Pike County, which is further identified as Parcel ID 069 051. The subject property is located in 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 HEAR AND REVIEW THE REQUEST AND HAVE A FINAL DECISION.**

VIII. Discussion

- a. Updating the
Pike County
U.D.C.

IX. Adjournment

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Minutes of the May 14, 2026 Regular Meeting.

SUBJECT:

Minutes of the May 14, 2026 Regular Meeting.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	PZB Meetings 5/14/26

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Parks, Sherlonda	Approved	Item Pushed to Agenda

PIKE COUNTY
Planning and Zoning Board
May 14, 2026
6:30 P.M.

MINUTES

Jason Leatherman, Chairman • Brandy Loggins, Vice-Chairman •
Chad Proctor-**ABSENT** • Edward “Ed” Penland • Kacie Edwards(At Large)

I. Call to Order

Chairman Leatherman called the meeting to order by sound of the gavel at 6:36 pm.

II. Invocation

Chairman Leatherman lead us in the Invocation.

III. Pledge of Allegiance

Chairman Leatherman lead us in the Pledge of Allegiance.

IV. Approval of the Agenda

Vice-Chairman Loggins moved to approve the Agenda with corrections to remove Special Called Meeting. Board Member Proctor second the motion. The Agenda was approved with corrections to remove Special Called Meeting by a vote of 4-0-0.

V. Approval of the March 26, 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-26-03 – 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 Land 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 PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

Chairman Leatherman asked to the County Attorney Rob Morton to introduce the first Application on the Agenda.

The County Attorney Rob Morton 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, Randy Boyd came forth to sign in on the sign in sheet and to explain the Application.

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

Names of people in favor

1. Randy Boyd
2. Jason Mask

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.

Vice-Chairman Loggins moved to approve the motion with five (5) Zoning Conditions. Board Member Penland moved to second the motion. The motion was approved by a vote of 4-0-0. The Conditions are as following:

1. **Buffers must be established in accordance with Article 26 of the Pike County U.D.C. and in accordance with any State and Federal requirements that may be applicable.**
2. **Building permits shall be required to convert the home into a Commercial Building prior to any Business Licenses being issued for Commercial use.**
3. **Parking shall be provided by meeting the standards as outlined in Article 27 of the Pike County U.D.C.**
4. **Variance(s) shall be required for any deviation of any Development Standards.**
5. **The Rezoning is conditioned upon the Specific Use(s) requested by the Applicant and any change from the Stated Use(s) will require further approval from Pike County.**

- (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 Land 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 PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.

Chairman Leatherman asked to the County Attorney Rob Morton to introduce the last Application on the Agenda.

The County Attorney Rob Morton introduced the Rezoning Application with his staff recommendation for Approval with four (4) Zoning Conditions. The Conditions are as following:

- 1. Buffers must be established in accordance with Article 26 of the Pike County U.D.C. and in accordance with any State and Federal requirements that may be applicable.**
- 2. Building permits shall be required to convert the Church into a Commercial Building prior to any Business Licenses being issued for Commercial use.**
- 3. Parking shall be provided by meeting the standards as outlined in Article 27 of the Pike County U.D.C.**
- 4. Variance(s) shall be required for any deviation of any Development Standards, except for lot size since the lot is an existing lawful nonconforming lot of record.**

Chairman Leatherman asked whether there was anyone to come forth and the Owner and the Applicant, Randy Boyd came forth to sign in on the sign in sheet and to explain the Application.

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

Names of people in favor

- 1. Randy Boyd**
- 2. Jason Mask**

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 Edwards moved to approve the motion with five (5) Zoning Conditions. Vice-Chairman Loggins moved to second the motion. The motion was approved by a vote of 4-0-0. The Conditions are as following:

- 1. Buffers must be established in accordance with Article 26 of the Pike County U.D.C. and in accordance with any State and Federal requirements that may be applicable.**
- 2. Building permits shall be required to convert the Church into a Commercial Building prior to any Business Licenses being issued for Commercial use.**
- 3. Parking shall be provided by meeting the standards as outlined in Article 27 of the Pike County U.D.C.**
- 4. Variance(s) shall be required for any deviation of any Development Standards, except for lot size since the lot is an existing lawful nonconforming lot of record.**
- 5. The Rezoning is conditioned upon the Specific Use(s) requested by the Applicant and any change from the Stated Use(s) will require further approval from Pike County.**

IX. Discussion: There was some discussion from the County Attorney and the Board about updating the Pike County U.D.C. in the month of June, since there will not be any Applications to be heard.

X. Adjournment

Board Member Edwards 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 7:19 p.m.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

VAR-26-05

SUBJECT:

VAR-26-05 - Kayla McLeRoy, Owner, and Jerime Buffington, Applicant request a Variance for a reduced side-yard setback from the required 40-foot set back to a 19-foot setback. The property is located at 5900 US Hwy 19, Zebulon, GA., 30295, and consists of 1.45 +/- Acres in Land Lot 231 of the 8th Land District of Pike County, which is further identified as Parcel ID 069 051. The subject property is located in 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 HEAR AND REVIEW THE REQUEST AND HAVE A FINAL DECISION.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	VAR-26-05

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Parks, Sherlonda	Approved	Item Pushed to Agenda

PLANNING & DEVELOPMENT STAFF REPORT

STAFF REPORT

Case Number: VAR-26-005

Applicant: Kayla McLeRoy

Request: Southern side variance from 40' to 19.8'

Acreage: 1.45

Zoning District: LL 231 of the 8th

Zoned: C2

Commissioner: Tim Guy

Meeting Date: 7/9/26

I. REQUEST

Applicant is requesting a variance on the South side of property from 40' side setback to 19.8' side setback

II. LOCATION

The subject property is located at:

Address: 5900 US Hwy 19 S

Parcel Number(s): 069 051

III. REVIEW PROCESS

The application was reviewed for completeness and compliance with applicable regulations.

The following procedural requirements were completed:

- Application review
- Publication of legal advertisement in accordance with zoning regulations

VI. AGENCY COMMENTS

Health Department
N/A

GDA – Georgia Department of Agriculture
Must have approval from agency before installation of pumps

VII. STAFF ANALYSIS AND RECOMMENDATION

- Staff recommends approval of a 21-foot variance to reduce the southern side setback from 40 feet to a minimum of 19 feet for the subject parcel. The applicant has agreed to relocate the adjacent property owner's well to a mutually agreed-upon location and install a privacy fence between the properties in lieu of a planted buffer.

ARTICLE 12. C-2 GENERAL COMMERCIAL

Sec. 1201. Purpose.

C-2 zoning districts are intended to establish and preserve business areas that are motor vehicle oriented, rather than pedestrian oriented. C-2 districts provide areas that are convenient and attractive for retail activities, business transactions, and services to the public designed primarily to meet the day-to-day shopping and service needs not only of residents of Pike County, but of surrounding communities as well. Off-street parking and minimum yards are required.

Sec. 1202. Boundaries of C-2 districts.

The official map (Section 2301 of this ordinance) shows the boundaries of all C-2 districts within Pike County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

Sec. 1203. Permitted uses.

A. The following principal uses are permitted in C-2 districts:

1. Any C-1 permitted use.
2. Indoor recreation, including, but not limited to, bowling alleys, theaters, pool rooms and game rooms, excluding indoor shooting ranges.
3. Restaurant.
4. Ambulance service.
5. Auction gallery.
6. Automobile wash.
7. Bus terminal.
8. Business or commercial school.
9. Community or regional shopping center.
10. Department store.
11. Drive-in configurations of any business otherwise permitted in this zoning district meeting the following development standards:
 - (a) Adequate off-street space must be provided for the maneuvering and storage of patrons' vehicles;
 - (b) No loud speaker system is allowed which can be heard at neighboring residential or motel properties;
 - (c) All lighting must be directed and shielded so as to light only the drive-in establishment.
12. Furniture store.
13. Museum and/or heritage center.

ARTICLE 11. C-1 NEIGHBORHOOD COMMERCIAL

Sec. 1101. Purpose.

C-1 zoning districts are intended to establish and preserve small business areas of a limited nature that serve primarily the residential neighborhood in which they are located. Development standards for C-1 districts are designed to promote compatibility with the surrounding residential neighborhood.

Sec. 1102. Boundaries of C-1 districts.

The official map (section 2301 of this ordinance) shows the boundaries of all C-1 districts within Pike County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

Sec. 1103. Permitted uses.

- A. The following principal uses are permitted in C-1 districts, provided such use shall not have any outside storage of any product for sale or raw materials:
1. Appliance sale and repair.
 2. Art Studio.
 3. Auto parts retail store.
 4. Automobile service station meeting the following development standards:
 - a. Petroleum derivatives must be stored in accordance with safety requirements of existing county resolutions
 - b. All pumps and structures must be placed at least twenty (20) feet from all right-of-way line of any street or road
 - c. Where any lot line of a service station property abuts other property of any residential zoning district, a minimum setback of 40 feet is required
 - d. It must have frontage on an arterial or collector road as defined in the Pike County Land Use Plan
 - e. It's lot width on an arterial or collector road must be at least one hundred (100) feet wide at the right-of-way line.
 5. Bakery.
 6. Bank or financial institution.
 7. Barber/Beauty shop, nail salon, tanning salon, or similar personal service establishment.
 8. Catering service.
 9. Clothing store.
 10. Confectionary (candy) store
 11. College or university.

E. All accessory uses must meet the following standards:

1. They may not be located closer than five (5) feet to any property line.
 2. Accessory buildings must be located at least ten (10) feet from the principal building on the lot.
- F. Any use similar or compatible not listed within the permitted uses section will at the discretion of the Zoning Administrator be presented as a special use permit and follow the procedures for a special use permit.

Sec. 1204. Development standards for C-2 districts.

In addition to the development standards contained in Article 12 of this ordinance, the following standards are required within C-2 districts:

A.	<i>Minimum heated floor area for buildings:</i>	One thousand (1,000) square feet.
B.	<i>Minimum lot area:</i>	
	1. <i>Unsewered areas:</i>	One (1) acre
	2. <i>Sewered areas:</i>	Twenty-one thousand seven hundred eighty (21,780) square feet
C.	<i>Minimum lot width at right-of-way:</i>	One hundred (100) feet.
D.	<i>Minimum front-yard setback:</i>	Fifty (50) feet.
E.	<i>Minimum side-yard setback:</i>	Fifteen (15) feet, but thirty (30) feet if a corner lot.
F.	<i>Minimum rear-yard setback:</i>	Twenty (20) feet.
G.	<i>Maximum building height:</i>	Three (3) Stories

- H. *Sight distance:* Within thirty (30) feet of the pavement edge, plants cannot be of a type which will exceed a height of thirty (30) inches at maturity and/or a trunk diameter of four (4) inches. There may be some flexibility in regard to the maximum trunk diameter when protected by a guardrail or some other suitable type barrier beyond thirty (30) feet from pavement edge. Almost any type of planted vegetation is permissible.
- I. *Applicability to land and buildings:* No building, structure or land may be used or occupied, and no building or structure or part of a building or structure may be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations specified for the district in which it is located.
- J. *Every use must be on a lot:* No building or structure may be erected or use established unless upon a lot as defined by this ordinance.
- K. *Only one principal building per lot:* Only one (1) principal building and its accessory buildings may be erected on any lot, except for planned developments or as otherwise provided.
- L. *Open space not to be encroached upon:* No open space may be encroached upon or reduced in any manner except in conformity with the yard, setback, off-street parking spaces, and other such required development standards contained in the ordinance. Shrubbbery, driveways, retaining walls, fences, curbs, and buffers (see definition in Article 2) are not considered to be encroachments of yards. Open space areas as required by this



PIKE COUNTY PLANNING AND ZONING BOARD

\$300.00

Application # VAR-26-05 26/01/2026
Permit # 293 Planning and Zoning Board Public Hearing Date: 6-11-2026 6:30pm
Board of Commissioners Public Hearing Date: N/A

☐ Special Use Permit ☒ Variance

Property Information: District(s): B-4 Land Lot(s): 231 Acres: 1.45
Tax Map Parcel #: 069051 Address if assigned: 5900 US HWY 19

Description of Request: THE APPLICANT REQUESTS A REDUCTION
OF THE REQUIRED SIDEYARD SETBACK FROM
40' TO 19'.

Code Reference(s): _____ Present Zoning: HIGHWAY COMMERCIAL
Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed
☒ Letter of Explanation ☐ Health Department Letter of Approval ☒ Sketch or site plan (preferable)
☐ Agent Authorization (if needed) ☒ Campaign Disclosure Form ☐ Other _____

Property Owner: Kayla McLeRoy Applicant: JELENE BUFFINGTON
Address: 671 HERITAGE LAKE DR Address: 200 PLAZA DR

City: GRIFFIN State: GA zip: 30224 City: DEBUN State: GA zip: 30295

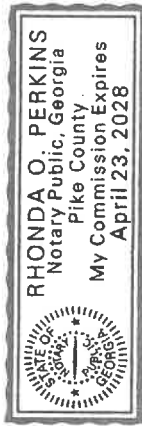
Phone/email: _____ Phone/email: _____
KaylaMcLeRoyInc.com JBuffington@McLeRoyInc.com
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, 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: Kayla McLeRoy Date: 03/02/26

Owner's Printed Name: Kayla McLeRoy

Sworn to and subscribed before me this 2 day of MARCH 2026.

Notary Public (signature & seal): Rhonda O. Perkins



CK. # 43180 R. # 280

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: Kari Colwell Date: 3/3/26

Owner's Printed Name: Kari Colwell

Sworn to and subscribed before me this 3 day of March, 2026.

Notary Public (signature & seal): Rhonda O. Perkins



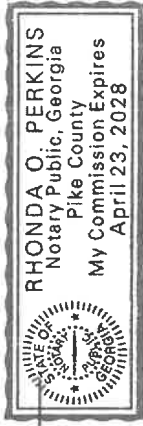
Property Owner Authorization I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning and Zoning Board and Board of Commissioners to inspect the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

Owner's Signature: J. Kevin Colwell Date: 3/3/26

Owner's Printed Name: J. Kevin Colwell

Sworn to and subscribed before me this 3 day of March, 2026.

Notary Public (signature & seal): Rhonda O. Perkins



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: _____ Date: _____

Owner's Printed Name: _____

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

Notary Public (signature & seal): _____

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 X

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 2 day of MARCH, 2026

JEROME BUFFINGTON
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 2

day of March, 2026

Rhonda O. Perkins
Notary Public



* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a Special Use Permit, or Variance.



Parcel ID	069 051	Owner	KAYLA MCLEROY BENEFICIARY IRA &	Last 2 Sales	
Class Code	Commercial		505 S HILL STREET	Date	Price
Taxing District	UNINCORPORATED		GRIFFIN, GA 30224	8/17/2022	0
Acres	1.45	Physical Address	5900 US HWY 19	8/17/2022	0
		Assessed Value	Value \$332524		Reason
					ET
					U

(Note: Not to be used on legal documents)

Date created: 4/1/2026
Last Data Uploaded: 4/1/2026 6:04:53 AM

Developed by  SCHNEIDER
GEOSPATIAL

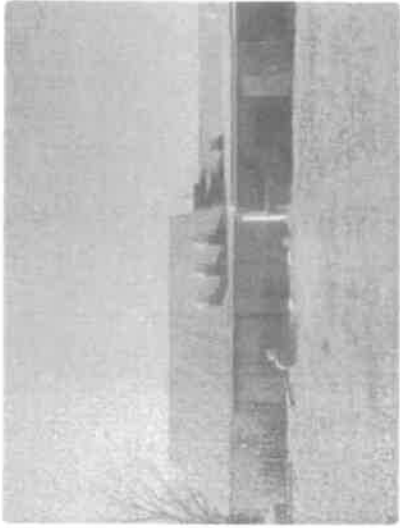
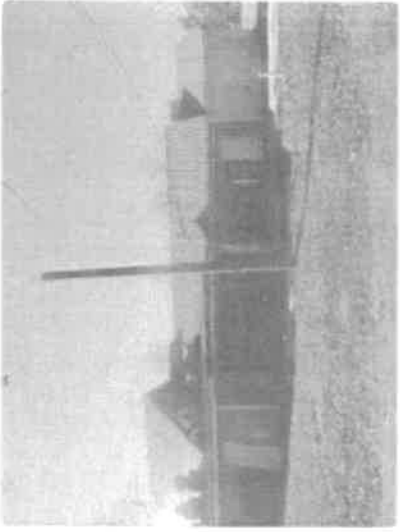
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/8/2014	971 186	015 091	\$69,000	BANK SALE	SOUTHEASTERN REAL ESTATE DEVELOPMENT LLC	COLWELL JERRY C SELF DIRECTED IRA
12/3/2013	951 338	015 091	\$0	FORECLOSURE	JACKSON KAREN M & DAVID C	SOUTHEASTERN REAL ESTATE DEVELOPMENT LLC
6/11/2007	709 064	015 091	\$200,000	FAIR MARKET VALUE - IMPROVED	SAUBUCK INC	JACKSON DAVID & KAREN
3/5/1999	253 061	015 091	\$125,000	FAIR MARKET VALUE - IMPROVED	JONES DELORES SULLIVAN	SAUBUCK INC
5/14/1998	224 128		\$0	FAMILY SALE	SULLIVAN THELMA	JONES DELORES SULLIVAN
5/14/1998	224 126		\$0	ESTATE	ESTATE OF PIERRE SULLIVAN	SULLIVAN THELMA
11/7/1977	068 289		\$22,500	FAIR MARKET VALUE - IMPROVED	PHILLIPS CHARLIE	SULLIVAN PIERRE & THELMA
1/15/1965	032 463		\$12,500	QUIT CLAIM		PHILLIPS CHARLIE

Valuation

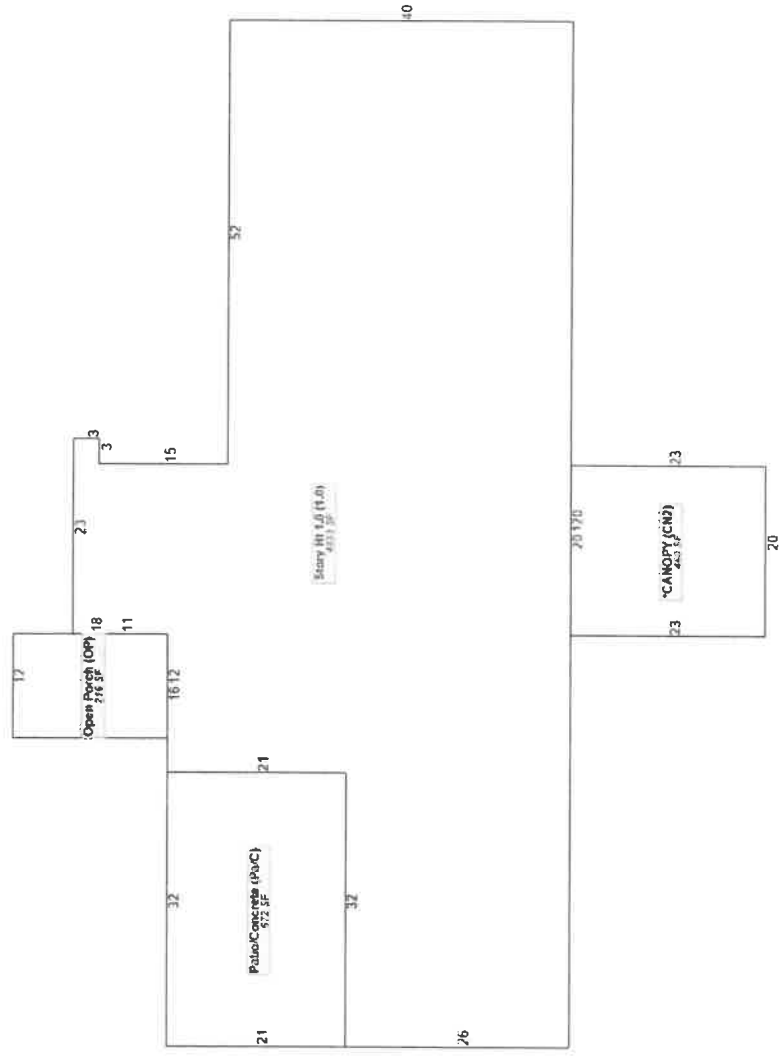
Previous Value	2025	2024	2023	2022	2021
Land Value	\$332,524	\$332,524	\$332,524	\$238,864	\$332,524
+ Improvement Value	\$27,848	\$27,848	\$27,848	\$27,848	\$27,848
+ Accessory Value	\$300,352	\$300,352	\$300,352	\$300,352	\$300,352
= Current Value	\$4,324	\$4,324	\$4,324	\$4,324	\$4,324
	\$332,524	\$332,524	\$332,524	\$332,524	\$332,524

Photos





Sketches



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

Pike County, GA

Summary

Parcel Number	069051
Account/Realkey	2482
Location Address	5900 US HWY 19
Legal Description	5900 US HWY 19 TRACT A
Class	(Note: Not to be used on legal documents) C3-Commercial
Tax District	(Note: This is for tax purposes only. Not to be used for zoning.) UNINCORPORATED (District 01)
Millage Rate	30.031
Acres	1.45
Account Number	2482
Homestead Exemption	No (50)
Landlot/District	231 / 8
View Map	



Owner

KAYLA MCLEROY BENEFICIARY IRA &
505 S HILL STREET
GRIFFIN, GA 30224

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	COUNTY COMMERCIAL (NEW)	Acres	63,162	0	0	1.45	0

Commercial Improvement Information

Description	13Restaurant-C
Value	\$300,352
Actual Year Built	1970
Effective Year Built	2007
Square Feet	4833
Wall Height	8
Wall Frames	Bearing Wall
Exterior Wall	Brick On Concrete Block
Roof Cover	Asphalt Shingles
Interior Walls	Painted Masonry
Floor Construction	Reinforced Concrete
Floor Finish	Concrete
Ceiling Finish	Plywood
Lighting	Standard F.F.
Heating	Central Refrigeration W/Ducts
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
STORAGE BUILDING	2003	6x10 / 0	0	\$2,500
PAVING ASPHALT 2"	2003	0X0 / 4000	0	\$1,824

Permits

Permit Date	Permit Number	Type	Description
05/15/2025	2500202	SIGN	
05/12/2025	25002014	SIGN	
05/12/2025	2500203	SIGN	
02/17/2025	2500044	ELECTRIC	ELECTRICAL INSTALL
11/15/2024	2400459	NEW CONSTRUCT	INTERIOR WALLS, ELECTRICAL, HVAC, FLOORING, ETC... DOORS, COUNTER TOP
11/05/2007	0710317	PERMIT RENEWAL	FIRST FLOOR HAS 2080 SQ. FT.
04/23/2007	0704120	ELECTRIC	REMODEL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/17/2022	1419 168		\$0	ESTATE	COLWELL KARRIANNE TRUST &	KAYLA MCLEROY BENEFICIARY IRA &
8/17/2022	1419 164		\$0	ESTATE	COLWELL JERRY C SELF DIRECTED IRA	COLWELL KARRIANNE TRUST &

FILED IN OFFICE
CLERK OF COURT
09/13/2022 11:13 AM
PAM THOMPSON, CLERK
SUPERIOR COURT
PIKE COUNTY, GA

Return to: The English Law Group, LLC
1436 Hwy 19 North
Thomaston, GA 30286
DPO/NTC



REAL ESTATE
TRANSFER TAX
PAID: 50.00

LIMITED WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF UPSON

THIS INDENTURE made this the 17 day of AUGUST, 2022 between UNITED BANK, AS CUSTODIAN FOR THE JERRY C. COLWELL SELF DIRECTED IRA, of the County of Pike, State of Georgia, as Party of the First Part, (GRANTOR) and UNITED BANK, AS CUSTODIAN FOR KAYLA C. McLeROY BENEFIICIARY IRA, of the County of Pike, State of Georgia, as Party of the Second Part (GRANTEE):

WITNESSETH: That Grantor, for and in consideration of \$10.00 AND OTHER GOOD AND VALUABLE CONSIDERATION does hereby grant, bargain, sell and convey unto the Grantee, her successors and assigns, a 1/3 undivided interest in the following described real estate:

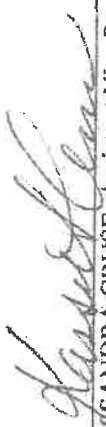
All that tract or parcel of land containing 4.447 acres, more or less, lying and being in Land Lot 231 of the 8th Land District of Pike County, Georgia, and being more particularly designated as Tract "A" 4.447 acres according to that plat of survey entitled "Boundary Survey for Andrew C. York and John E. Lollar", dated February 6, 1999, prepared by Marvin Douglas Gordon, Jr., Georgia Registered Land Surveyor #2395, a copy of which said plat is recorded in Plat Book 15, Page 91, Pike County, Georgia Records, and which said plat together with the metes, bounds, courses, and distances as shown thereon is incorporated herein and made a part of this description.

LESS AND EXCEPT: All that tract or parcel of land containing 3.00 acres, more or less, lying and being in Land Lot 231 of the 8th Land District of Pike County, Georgia, and being more particularly shown and designated as 3.00 acres according to that plat of survey entitled "Survey for Ark Builder, Inc.", dated June 25, 2004, prepared by Mark D. Pressley, Georgia Registered Land Surveyor #2777, a copy of which said plat is recorded in Plat Book 22, Page 106, Pike County, Georgia Records, and which said plat together with the metes, bounds, courses, and distances as shown thereon is incorporated herein and made a part of this description.

This is that same property conveyed to Grantor herein by Limited Warranty Deed of Southeastern Real estate Development, LLC, on August 8, 2014, and filed for record on August 8, 2014, at Deed Book 971, Pages 186-187, Official Records of the Clerk of Superior Court of Pike County, Georgia.

TO HAVE AND TO HOLD, the said described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of said Grantee, their heirs, legal representatives, successors and assigns, in fee simple; and the said Grantor shall, by virtue of these presents, forever warrant and defend unto the Grantee, the said bargained property against all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor, acting by and through its duly authorized officers has hereunto set its hand, and affixed its seal, and delivered these presents, the day and year first above written.


KASSANDRA CRUSE, Assistant Vice President
UNITED BANK

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public



PIKE COUNTY PLANNING AND ZONING BOARD NOTICE OF PUBLIC HEARING JULY 9, 2026 - 6:30 P.M.

The Pike County Planning and Zoning Board (PZB) will conduct a public hearing in consideration of an application for Variance at its scheduled monthly meeting on July 9, 2026 at 6:30 p.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The public hearing will be concerning the following item:

VAR-26-05, Kayla McLeRoy, Owner, and Jerime Buffington, applicant request a variance for a reduced side-yard set back from the required 40-foot set back to a 19-foot setback. The property is located at 5900 US Hwy 19, Zebulon, GA and consists of 1.45 +/- acres in Land Lot 231 of the 8th Land District of Pike County, which is further identified as parcel ID 069 051. The subject property is located in Pike County District 2, Commissioner Tim Guy. **The PZB will hear and review the request and have a final decision.**

ES AROUND IN PIKE

- 19, Joyful Tabernacle of Praise Inc.
Church, 8 Church Street, Concord, 470-
08, 223-5053, pastor R. Marquis Belcher,
34 jtpchurch.inc@gmail.com
- Mountain View Holiness Church, 3411
Kings Rd., Meansville, 706-648-4342
Pine Mountain Holiness Church, 1754
Hwy. 19 S. (Pine Mountain Holiness
Campground), 770-550-5815
- 113 True Solid Faith Holiness Church,
pe Second Street, Concord
- Victory Temple Holiness Church of the
Apostolic Faith, 7767 Hwy. 19 S., Zebulon,
16 404-217-2440, Pastor Darry L. Coverson Sr.
10-
- Rehoboth Nazarene Church, Kings
Road, Molena, 770-412-3109
- NON-DENOMINATIONAL
Bush Chapel, 398 Pullians Road,
Concord, 770-884-5560
Christ Chapel Community Church, 115
Sullivan Rd., Zebulon, 770-567-1141
Church of Joy, 754 Hwy. 362 W.,
Williamson, 770-227-1671
True Believers in Christ Tabernacle,
5800 Hwy. 109 W., Molena, 770-884-
9100, Rev. Fred Blackmon
Fairfield CME Church, Highway 362,
Concord, 770-412-6875