

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, August 13, 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. Approval of the May 14, 2026, and July 9, 2026, Minutes.

VI. Unfinished Business - None

VII. New Business

Public Hearing

- a. **OV26-01-Southern Cousins Properties LLC, Allen Harris Owner and Applicant.** Applicant is requesting application to be heard in accordance with the approval of SUP-25-01. The property is located at 13576 US HWY 19 N Griffin, GA 30224 and consists of 7.44 +/-acres located in LL91 of the 2nd LD of Pike Co. and identified as Parcel 075 111. The subject property is in Commissioner District 4, Commissioner James Jenkins. **THE PUBLIC IS INVITED TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD MAKES THE FINAL DECISION.**

VIII. Discussion

- a. Updating
Parcel
Approvals for
the Zoning

Map.

- b. Updating the
Pike County
Unified
Development
Code.

IX. Adjournment

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Approval of the May 14, 2026, and July 9, 2026, Minutes

SUBJECT:

Approval of the May 14, 2026, and July 9, 2026, Minutes.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	PZB May 14, 2026 Minutes
▣ Exhibit	PZB July 9, 2026 Minutes

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	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 Edwards 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 Edwards 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.) **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 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 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. **Any change in the use requested in the application, the conversion of the existing house into an Office Space for HVAC, will be required to go back to the Board of Commissioners for approval.**

- (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 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 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. Any change in the use requested in the application for using the existing Church for an Office with an attached Warehouse for the storage of tires from the adjacent parcel will be required to go back to the Board of Commissioners for approval.**
- 6. Outdoor storage shall be allowed only in side and rear yards and shall be fully screened from adjacent properties by a vegetative buffer in accordance with Section 1612 of the UDC and shall not be visible from the public right-of-way, masonry walls, or opaque wood fencing. Screening shall be a minimum of two (2) feet higher than the top of the materials being screened and no less than six (6) feet nor more than ten (10) feet in height. Chain-link fencing, with or without slats, shall not be allowed as a screening material.**

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
Planning and Zoning Board
July 9, 2026
6:30 P.M.

MINUTES

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

I. Call to Order

Chairman Leatherman called the meeting to order by sound of the gavel at 6:30 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

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

V. Approval of the May 14, 2026, Minutes.

Vice-Chairman Loggins moved to postpone the approval of the Minutes. Board Member Edwards second the motion. The postponement of the Minutes were approved by a vote of 4-0-0.

VI. Old Business: NONE

VII. New Business:

Public Hearing:

- (1.) **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.**

Chairman Leatherman asked the New Planning and Development Director Cassandra Jones to introduce the Application on the Agenda.

The Planning and Development Director Cassandra Jones introduced the Rezoning Application with her staff recommendation for Approval with three (3) Zoning Conditions. The Conditions are as following:

- 1. A 21-Foot Variance to reduce the Southern side setback from 40 Feet to a minimum of 19 Feet for the subject Parcel.**
- 2. The Applicant has agreed to relocate the adjacent Property Owner's well to a mutually agreed-upon location.**
- 3. Install a Privacy Fence between the properties in lieu of a planted buffer.**

Chairman Leatherman asked whether there was anyone to come forth 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. Jerime Buffington**

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 six (6) Zoning Conditions. Board Member Edwards moved to second the motion. The motion was approved by a vote of 4-0-0. The Conditions are as following:

- 1. A 21-Foot Variance to reduce the Southern side setback from 40 Feet to a minimum of 19 Feet for the subject Parcel.**
- 2. The Applicant has agreed to relocate the adjacent Property Owner's well to a mutually agreed-upon location.**
- 3. Install a Privacy Fence between the properties in lieu of a planted buffer.**
- 4. No Certificate of Occupancy shall be issued until the well and fence have both been completed.**
- 5. A Certified Letter from a Well Company stating that the old well be closed off properly by State Interpretation.**
- 6. The Agency has to have the Pumps installed according to The Georgia Department of Agriculture.**

IX. Discussion: There was discussion from the new Planning and Development Director Cassandra Jones, the County Attorney Rob Morton and the Planning and Zoning Board about updating the Pike County U.D.C. in the month of September and possibly having a workshop in the month of August at the Pike County E.M.S./Storage Facility, 152 Twin Oaks Rd., Williamson, GA., 30292, USA.

Board Member Proctor made a motion to move the Planning and Zoning Board Meetings from 6:30pm to 6:00pm with a contingency subject to Legal Review. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 4-0-0.

X. Adjournment

Board Member Proctor moved to adjourn the meeting. Vice-Chairman Loggins 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 6:59 p.m.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

OV26-01

SUBJECT:

OV26-01-Southern Cousins Properties LLC, Allen Harris Owner and Applicant. Applicant is requesting application to be heard in accordance with the approval of SUP-25-01. The property is located at 13576 US HWY 19 N Griffin, GA 30224 and consists of 7.44 +/-acres located in LL91 of the 2nd LD of Pike Co. and identified as Parcel 075 111. The subject property is in Commissioner District 4, Commissioner James Jenkins. **THE PUBLIC IS INVITED TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD MAKES THE FINAL DECISION.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	August 13, 2026 PZB Packet

REVIEWERS:

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

PIKE COUNTY
Planning and Zoning Board
August 13, 2026
6:30 P.M.
AGENDA

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

- I. Call to Order
- II. Invocation – Moment of Silence
- III. Pledge of Allegiance
- IV. Approval of the Agenda
- V. Approval of May 14, 2026 Minutes
- V. Approval of **July 9, 2026**, Minutes
- VI. Old Business:
- VII. New Business:

Public Hearing:

- 1. OV26-01 – Southern Cousins Properties LLC, Allen Harris Owner and Applicant.**
Applicant is requesting application to be heard in accordance with the approval of SUP 25-01. The property is located at 13576 US HWY 19 N Griffin GA 30224 and consists of 7.44 +/- acres located in LL91 of the 2nd LD of Pike Co. and identified as Parcel 075 111. The subject property is in Commission District 4, Commissioner James Jenkins. **THE PUBLIC IS INVITED TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD MAKES THE FINAL DECISION.**

- VIII. Discussion: **Updating the Pike County UDC**
- IX. Adjournment:

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 Edwards 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 Edwards 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.) **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 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 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. Any change in the use requested in the application, the conversion of the existing house into an Office Space for HVAC, will be required to go back to the Board of Commissioners for approval.

- (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 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 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. Any change in the use requested in the application for using the existing Church for an Office with an attached Warehouse for the storage of tires from the adjacent parcel will be required to go back to the Board of Commissioners for approval.**
- 6. Outdoor storage shall be allowed only in side and rear yards and shall be fully screened from adjacent properties by a vegetative buffer in accordance with Section 1612 of the UDC and shall not be visible from the public right-of-way, masonry walls, or opaque wood fencing. Screening shall be a minimum of two (2) feet higher than the top of the materials being screened and no less than six (6) feet nor more than ten (10) feet in height. Chain-link fencing, with or without slats, shall not be allowed as a screening material.**

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.

Permit
310

OV-26-1 CK# 1121
R# 297 \$500.00

CA

PIKE COUNTY
US HIGHWAY 19 AND US HIGHWAY 41 OVERLAY DISTRICT
APPLICATION

Planning Commission Meeting Date: 8/13/26
6:30pm



OWNER INFORMATION:

Owner Name: Southern Cousins Properties LLC

Phone: 770 468-2123

Address: 904 N. Hightower Street

Email:

City: Thomaston State: GA Zip: 30286

PROJECT INFORMATION:

Project Name: Zebulon Self Storage Property Address: 13576 US Hwy 19 Griffin, GA 30224

Acreage: 7.44 Current Zoning: C3 Current Use:

Description of Project: The purpose of the project is to construct two sets of mini storage buildings for servicing the community at large. Please refer to the plans for more specific dimensioning and details.

Zonings/uses on adjoining properties (Example R15/Single Family House):

North: Church C3 South: R3 / Vacant Lot AR
East: R3 / Vacant Lot R1 West: R4 / Single Family House R2
Across Hwy

Highway Frontage (check one): ☒ US Hwy 19 ☐ US Hwy 41

Length (feet) of Frontage: 480' # of Proposed Access Points: 1 existing

If project is on US Hwy 41, what is the approximate distance in feet to the nearest median break?

Are there any existing stubouts on adjacent properties to serve this project? ☒ No ☐ Yes

Describe location(s) of existing stubouts:

How many stubouts are proposed on the subject property to serve adjacent parcels? None - Existing

Describe locations of proposed stubouts: Existing concrete driveway to be utilized.

Describe existing above-ground utilities: Overhead power that serves existing building to remain.

After construction, will the project: (check all that apply)

- ☐ Involve outdoor storage?
☐ Include one or more loading docks?

- ☐ Generate smoke, dust, fumes or other gases?
☐ Discharge industrial wastewater or stormwater?

If yes to any of the above, please explain: _____

SITE PLAN PREPARED BY:

Name: Wade Stroud, PE Company: LJA Engineering, Inc.
Address: 350 Airport Road Phone: 770.412.7700
City: Griffin State: GA Zip: 30224 Email: wstroud@lja.com

LANDSCAPE PLAN PREPARED BY:

Name: Wade Stroud, PE Company: LJA Engineering, Inc.
Address: 350 Airport Road Phone: 770.412.7700
City: Griffin State: GA Zip: 30224 Email: wstroud@lja.com

APPLICATION REQUIREMENTS:

Date of pre-application meeting with Planning & Development: _____

Date of concept meeting with Georgia Department of Transportation (GDOT): None required

Seven (7) copies of each of the following are required at the time of the filing of this application:

- ☒ Site Plan ☒ Narrative Description of Project
☒ Landscape Plan ☒ Building Renderings or Photographs

PROPERTY OWNER AUTHORIZATION:

I affirm that I am the sole or majority interest owner of record of this property and declare to the best of my knowledge that the information provided on this application is true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning Commission and Board of Commissioners to inspect the property which is the subject of this application.

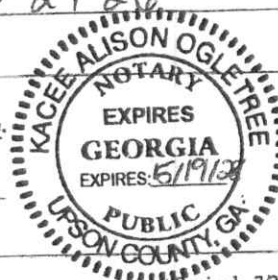
Owner's Signature: _____

Date: 5-29-21

Owner's Printed Name: Amy Harris

Sworn to and subscribed before me this 29 day of May, 2021

Notary Public (signature & seal): Kacey Alison Ogletree



Case Overview – Case #OV-26-01

- **Applicant:** Southern Cousins
 - **Case Number:** OV-26-01
 - **Location:** US Hwy 19 N (parcel 075 111D)
 - **Property Size:** 3.0
 - **Zoned:** C3
 - **Commissioner:** James Jenkins
 - **Request:** Review of plans per approval of SUP-25-01
 - **Meeting Date:** 8/13/26
-

Proposed Uses

- Self-Storage Buildings
-

Review Process

- **Application: Completed** and reviewed
 - **Publication:** Legal advertisement in accordance with zoning regulations by signage, mail and legal organ.
-

STAFF ANALYSIS AND RECOMMENDATION(S)

The following were the conditions set forth by the Board of Commissioners when the special use was approved on 2/25/2025.

1. **All requirements of the Highway 19 Overlay shall be met.** *Plans show to be following the requirements of the overlay district requirements.*
2. **No metal rollup doors on the storage buildings shall be visible from any public right-of-way.** *Plans show the storage building doors to be facing North with the back facing the South property line.*
3. **The site shall be subject to the approval of an overlay review by the Planning and Zoning Board prior to any development.** *This is the reason for the application, review of current plans for development.*
4. **Self-storage buildings shall be limited to back half of the property only.** *(Not sure if that means from middle towards the east property line or not). Upon review of the plans show the building to be on the south side property line and not the rear property line. The plans do indicate that the building will not be towards the front but more in the middle.*
5. **A 25' planted buffer shall be required along the Northern property line for the back half of the property approved for self-storage building.** *Plans show 50' landscaped buffer on all four sides of the property.*
6. **There shall be no outside storage.** *Plans do not show any outside storage.*

Conclusion

Staff supports **overlay approval** to allow the development of the storage buildings to be built in the middle, on the south property line with the 50' landscape buffer and detention pond as indicated on the plans. This approach balances economic development opportunities with community impact on surrounding neighbors. Staff also recommends:

1. That any other buildings for future development be brought back to the Planning and Zoning board for consideration.
2. Asphalt or paving indicated on plans to be completed and landscaping installed before Certificate of Certificate will be issued.

PIKE COUNTY
Planning and Zoning Board
August 13, 2026
6:30 P.M.
AGENDA

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

- I. Call to Order
- II. Invocation – Moment of Silence
- III. Pledge of Allegiance
- IV. Approval of the Agenda
- V. Approval of **July 9, 2026**, Minutes
- VI. Old Business:
- VII. New Business:

Public Hearing:

- 1. **OV26-01 – Southern Cousins Properties LLC, Allen Harris Owner and Applicant.**
Applicant is requesting application to be heard in accordance with the approval of SUP 25-01. The property is located at 13576 US HWY 19 N Griffin GA 30224 and consists of 7.44 +/- acres located in LL91 of the 2nd LD of Pike Co. and identified as Parcel 075 111. The subject property is in Commission District 4, Commissioner James Jenkins. **THE PUBLIC IS INVITED TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD MAKES THE FINAL DECISION.**

- VIII. Discussion: **Updating the Pike County UDC**

- IX. Adjournment:

PIKE COUNTY
Planning and Zoning Board
July 9, 2026
6:30 P.M.

MINUTES

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

I. Call to Order

Chairman Leatherman called the meeting to order by sound of the gavel at 6:30 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

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

V. Approval of the May 14, 2026, Minutes.

Vice-Chairman Loggins moved to postpone the approval of the Minutes. Board Member Edwards second the motion. The postponement of the Minutes were approved by a vote of 4-0-0.

VI. Old Business: NONE

VII. New Business:

Public Hearing:

- (1.) **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.**

Chairman Leatherman asked the New Planning and Development Director Cassandra Jones to introduce the Application on the Agenda.

The Planning and Development Director Cassandra Jones introduced the Rezoning Application with her staff recommendation for Approval with three (3) Zoning Conditions. The Conditions are as following:

- 1. A 21-Foot Variance to reduce the Southern side setback from 40 Feet to a minimum of 19 Feet for the subject Parcel.**
- 2. The Applicant has agreed to relocate the adjacent Property Owner's well to a mutually agreed-upon location.**
- 3. Install a Privacy Fence between the properties in lieu of a planted buffer.**

Chairman Leatherman asked whether there was anyone to come forth 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. Jerime Buffington**

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 six (6) Zoning Conditions. Board Member Edwards moved to second the motion. The motion was approved by a vote of 4-0-0. The Conditions are as following:

- 1. A 21-Foot Variance to reduce the Southern side setback from 40 Feet to a minimum of 19 Feet for the subject Parcel.**
- 2. The Applicant has agreed to relocate the adjacent Property Owner's well to a mutually agreed-upon location.**
- 3. Install a Privacy Fence between the properties in lieu of a planted buffer.**
- 4. No Certificate of Occupancy shall be issued until the well and fence have both been completed.**
- 5. A Certified Letter from a Well Company stating that the old well be closed off properly by State Interpretation.**
- 6. The Agency has to have the Pumps installed according to The Georgia Department of Agriculture.**

IX. Discussion: There was discussion from the new Planning and Development Director Cassandra Jones, the County Attorney Rob Morton and the Planning and Zoning Board about updating the Pike County U.D.C. in the month of September and possibly having a workshop in the month of August at the Pike County E.M.S./Storage Facility, 152 Twin Oaks Rd., Williamson, GA., 30292, USA.

Board Member Proctor made a motion to move the Planning and Zoning Board Meetings from 6:30pm to 6:00pm with a contingency subject to Legal Review. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 4-0-0.

X. Adjournment

Board Member Proctor moved to adjourn the meeting. Vice-Chairman Loggins 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 6:59 p.m.

Sec. 1612. Landscape Plan

- A. All applications shall include a landscape plan prepared by a licensed Georgia registered landscape architect (RLA). The landscape plan shall illustrate all required landscape and buffer areas along with materials, sizes and quantities of planting materials. The plan shall be fully implemented prior to the issuance of a Certificate of Occupancy except as may be approved by the Director of Planning & Development due to inclement weather conditions. Delay of the implementation of the landscaping plan shall not exceed a period of 6 months and the property owner/applicant shall be required to post a performance bond in the amount of 110% of the estimated cost of the delayed landscaping improvements.
- B. Landscape plans shall not be required for development solely involving interior renovations.
- C. The minimum standards for landscape strips, landscape islands and buffers shall be as follows:
 - 1. Landscape strips. A landscape strip is an area measured from a property line reserved for the planting of trees, shrubs, grass and/or ground cover except for approved access and utility crossings. Landscape strips shall be designed with at least 60 % coverage in trees and shrubs and no more than 40 % in grass (sod), or ground cover. At the time of planting, trees shall be a minimum of 2" in caliper and not less than 6ft. in height; shrubs shall be a minimum of 3ft. in height (or minimum 3 gallon containers); and ground cover shall be a minimum of 1 ft. in height (or minimum 1 gallon containers). Mature and native vegetation should be preserved in landscape strips. Where applicable, landscape strips shall be designed so as to conform to GDOT sight distance requirements.
 - a. Landscape strips along public rights-of-way. Landscape strips along public rights-of-way shall be measured from the front property line and shall be a minimum of 25 feet wide along the property's entire public street frontage(s) except at points of ingress/egress or within existing easements of various purposes.
 - b. Landscape strips alongside and rear property lines adjacent to nonresidential uses. A minimum 15 foot wide landscape strip shall be provided along the property's side and rear property lines adjacent to nonresidential zonings and/or uses.
 - c. Landscaping in the rights-of-way of US Highway 19 and US Highway 41 shall be subject to the approval of GDOT. Written authorization or denial by GDOT shall be provided to the Department of Planning and Development as an attachment to the required landscape plan.
 - 2. Landscaping in Parking Areas.
 - a. Landscaped islands shall be provided for every 10 parking spaces and at the ends of each row of parking spaces. The landscaped islands shall be a minimum of 10 feet wide and 18 feet in length and shall include a minimum of 1 canopy tree, 2 evergreen shrubs, and ground cover. Trees shall be a minimum of 2" in caliper and not less than 6 feet in height at time of planting. Shrubs shall be a minimum of 3 feet in height (or minimum 3 gallon containers). Ground cover shall be a minimum of 1 foot in height (or minimum 1 gallon containers). The remaining area of landscaping islands shall be planted with additional trees, shrubs, ground cover and/or grass (sod).

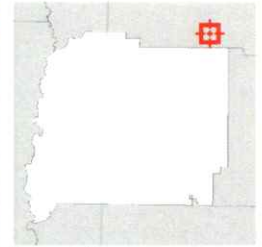
- b. The perimeter of landscaped islands shall be surrounded by a continuous raised concrete or asphalt curb. The width and length of landscaped islands shall be measured from the inside edge of the curb. Trees planted in landscaped islands shall be allowed to grow to maturity and shall not be pruned beyond the requirements of basic maintenance.
- 3. Other required landscaping. All land surfaces other than those covered by buildings, other structures, paving, required landscaped areas, buffers and other site features shall be landscaped with well-maintained grass (sod), flowers, shrubs, etc. The location and details of all other landscaped areas, including designated natural areas, shall be depicted on the required landscape plan.
- 4. Buffers. A buffer is a natural, undisturbed portion of a lot, except for approved access and utility crossings, which is set aside to achieve a vegetative visual barrier alongside the rear property lines between nonresidential zonings/uses and agricultural and/or residential uses. Buffers should be achieved with existing natural vegetation; however, where vegetation does not exist or buffer area is sparsely vegetated, replanting shall be subject to the approval of the Director of Planning and Development.
 - a. Replanted buffers shall consist of a combination of evergreen trees, evergreen shrubs and deciduous shade trees as follows:
 - (i) A staggered row of evergreen trees a minimum of 6 feet in height at the time of planting; or
 - (ii) A single row of deciduous shade trees at least 2 inches in caliper at breast height at the time of planting which are expected at maturity to reach a height of no less than 30 feet; and
 - (iii) 2 staggered rows of evergreen shrubs, at least 3 feet in height, planted a maximum of 4 feet on center.
 - b. Buffers shall be measured from the property line and provided in the following widths:
 - (i) A minimum 50 foot wide buffer shall be provided along the side and rear property lines of all industrially zoned properties adjacent to agricultural and/or residential (including planned and multi-family) zoned properties;
 - (ii) A minimum 25 foot wide buffer shall be provided along the side and rear property lines of all nonresidential zonings/uses (except industrially zoned properties) adjacent to agricultural and/or residential (including planned and multi-family) zoned properties;
 - (iii) Buffers shall not be required between nonresidential and residential uses within a planned or multi-family residential development.
 - (iv) Although a fence, wall, berm or other visual barrier may be substituted for a natural, vegetative buffer if approved through the variance process detailed in Section 1616, under no circumstances shall said fence, wall, berm or other visual barrier be termed a "buffer."
 - (v) Maintenance of Landscaped Areas and Buffers. All landscaped areas and buffers shall be maintained by the property owner. Should vegetation be removed or die, it shall be the responsibility of the property owner to replace it in accordance with the standards herein subject to the approval of the Director of Planning and Development.

Sec. 1613. Narrative

All applications shall include a narrative description of the proposal's consistency with the development and design standards.



Overview



Legend

- Parcels
- Roads

Parcel ID 075 111 D
 Class Code Residential
 Taxing District UNINCORPORATED
 Acres 3.0

Owner SOUTHERN COUSINS PROPERTIES LLC
 904 N HIGHTOWER STREET
 THOMASTON, GA 30286
 Physical Address U S HWY 19
 Assessed Value Value \$75000

Last 2 Sales			
Date	Price	Reason	Qual
2/23/2022	\$66000	DE	U
5/4/2018	\$22750	LM	Q

(Note: Not to be used on legal documents)

Date created: 7/17/2026
 Last Data Uploaded: 7/17/2026 6:03:08 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

already a cleanup bill to HB 581 and in 2026 there may be a clean up to the cleanup bill. Commissioner Pullin stated he supports opting out, but he does not support local legislation being open ended.

Motion/second by Commissioners Guy/Daniel to opt out of HB 581 with the intent to present a local legislation note no later than January 2026, motion carried 4-1, with Commissioner Ken Pullin opposing.

- d. **PUBLIC HEARING:** To receive public input regarding SUP-25-01 Amy Harris, owner and Whitley Engineering, applicant request a special use permit to allow a self-storage facility in the US Highway 19 and 41 Overlay District, for property located at 13576 US Highway 19, Griffin GA, 30224. The subject property is further identified as Parcel ID numbers 075 111 and 075 111 D and is in Land Lot 91 of the 2nd District. The property consists of 7.44+/- acres. Commission District 4, Commissioner James Jenkins.

Jeremy Gilbert, Director of Planning and Development, addressed the Board stating that the application before them is requesting a special use permit to allow the property located at 13576 US Highway 19 to be used as a self-storage facility. The subject property is located within the Highway 19 Overlay District and will require the property to go through the overlay review prior to any development or use of the property can be done. Staff recommended approval with conditions. The Planning and Zoning Board recommended approval with six conditions, three of the conditions were the Staff's conditions with an amendment to one. The six conditions are 1) All requirements of the Highway 19 Overlay shall be met, 2) No metal rollup doors on the storage building shall be visible from any public right-of-way, 3) The site shall be subject to the approval of an overlay review by the Planning and Zoning Board prior to any development, 4) Self-storage buildings shall be limited to the back half of the property only, 5) A 25' planted buffer shall be required along the northern property line for the back half of the property approved for self-storage building, 6) There shall be no outside storage. The applicant's representative has another conceptual plan he would like to present that meets all the guidelines, the storage buildings on that plan are turned parallel to the highway on the back of the property and the front property is split into three proposed future commercial development lots.

In Favor
Mark Whitley
Allen Harris

Opposition
No one came forth.

Chairman Briar Johnson asked about the condition that states no metal rollup doors on the storage building shall be visible from any public right-of-way, why does it specify metal. Jeremy Gilbert replied metal is not a permissible building material in the overlay district. The storage buildings will still have to go through the design requirements. Jeremy Gilbert noted the storage buildings will be the maxi storage, bigger garage style doors that a car can fit in. The building shown in the picture of the Board's packet is for reference only to indicate the size of the storage buildings. The materials depicted are not the materials chosen by the applicant.

Motion/second by Commissioners Pullin/Guy to approve SUP-25-01 with six conditions, motion carried 4-1, with Commissioner James Jenkins opposing. Conditions are as follows:

- 1) All requirements of the Highway 19 Overlay shall be met.
- 2) No metal rollup doors on the storage building shall be visible from any public right-of-way.
- 3) **The site shall be subject to the approval of an overlay review by the Planning and Zoning Board prior to any development.**
- 4) Self-storage buildings shall be limited to the back half of the property only.
- 5) A 25' planted buffer shall be required along the northern property line for the back half of the property approved for self-storage building.
- 6) **There shall be no outside storage.**

- e. **PUBLIC HEARING:** To receive public input regarding REZ-25-01 Larry W Lillard owner and John Childree applicant request a rezoning from A-R (Agricultural-Residential) and C-2 (General Commercial) to RR (Rural Residential) for property located at 3838 GA Hwy 362, Williamson, GA 30292 in Land Lot 166 of the 1st District, further identified as part of Parcel ID numbers 038 026 and part of 038 026 B. The property consists of 8.40 +/- acres and the request is to create two lots that are a minimum of 3 acres. Commission District 4, Commissioner James Jenkins.

Jeremy Gilbert, Director of Planning and Development, addressed the Board stating that the application before them is for a rezoning that is currently zoned A-R (Agricultural-Residential) and C-2 (General Commercial). The applicant wants to create two residential lots and reconfigure the existing commercial property, to allow for the construction of a single-family home. The applicant is requesting to rezone the property to the RR(Rural Residential) zoning district to allow for a minimum lot size of 3 acres. Staff and the Planning and Zoning Board recommended approval of the requested rezoning from A-R and C-2 to RR for the development of one additional building lot.

In Favor
John Childree

Opposition
No one came forth.

Motion/second by Commissioners Jenkins/Daniel to approve REZ-25-01, motion carried 5-0.

- f. **PUBLIC HEARING:** To receive public input regarding REZ-25-02 Small Asset Holdings, LLC owner and John Childree applicant request a rezoning from A-R (Agricultural-Residential) and C-2 (General Commercial) to C-2 (General Commercial) for property located on GA Hwy 362, west of Bledsoe Farms Road, Williamson, GA 30292 in Land Lot 166 of the 1st District, further identified as





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
cjones@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 August 13, 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) SUP-25-01 Amy Harris, Owner, is coming before the planning commission as per an approved condition to have the Overlay review plans approved by the planning board prior to any development. **The public is invited to attend to speak in favor or in opposition of the request. The PZB will have final decision.**

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

Regards,

Cassandra Jones
Cassandra Jones - Director
Planning and Development

h Leadership pes future leaders

legis-
tals.
t be
pecific
wn as
lere,
he
al
get.
n
iblic
s and
e from
und-
stress
ion.
icies
county
month
e of
ndle
ns. By
emergency
led to
nough
y opera-

computerized appraisals trigger valuation spikes. In May 2026, residential values jumped 6.29% and agricultural tracts surged 17%, bringing on panic.

This drives citizens to the podium at meetings. An elderly resident, voice trembling, gripped the microphone and said, "I am on a fixed income. I cannot pay this. You are taxing us out of our family homes." Another resident shouted, "We are giving away tax breaks to encourage corporate entities to move here while telling senior citizens on fixed incomes that they have to pay double-digit increases to fund a deficit."

A new chief appraiser or tax commissioner will walk directly into the exact same trap. They will have no legal authority to change budgets, adjust appraisals or close state-level tax loopholes written by legislators.

The structural weight of the bridge remains unchanged, some interests remain shielded and the individual property owners are left carrying the load.

The author may be contacted at campaignsthatbuzz@gmail.com

Proceeds from sales of the signs will benefit all fire department personnel with disaster assistance.

Public meetings

The next scheduled meetings in Pike County are:
• **Pike County Agribusiness Authority**, Monday, Aug. 20 at 7 p.m., Chestnut Oak.

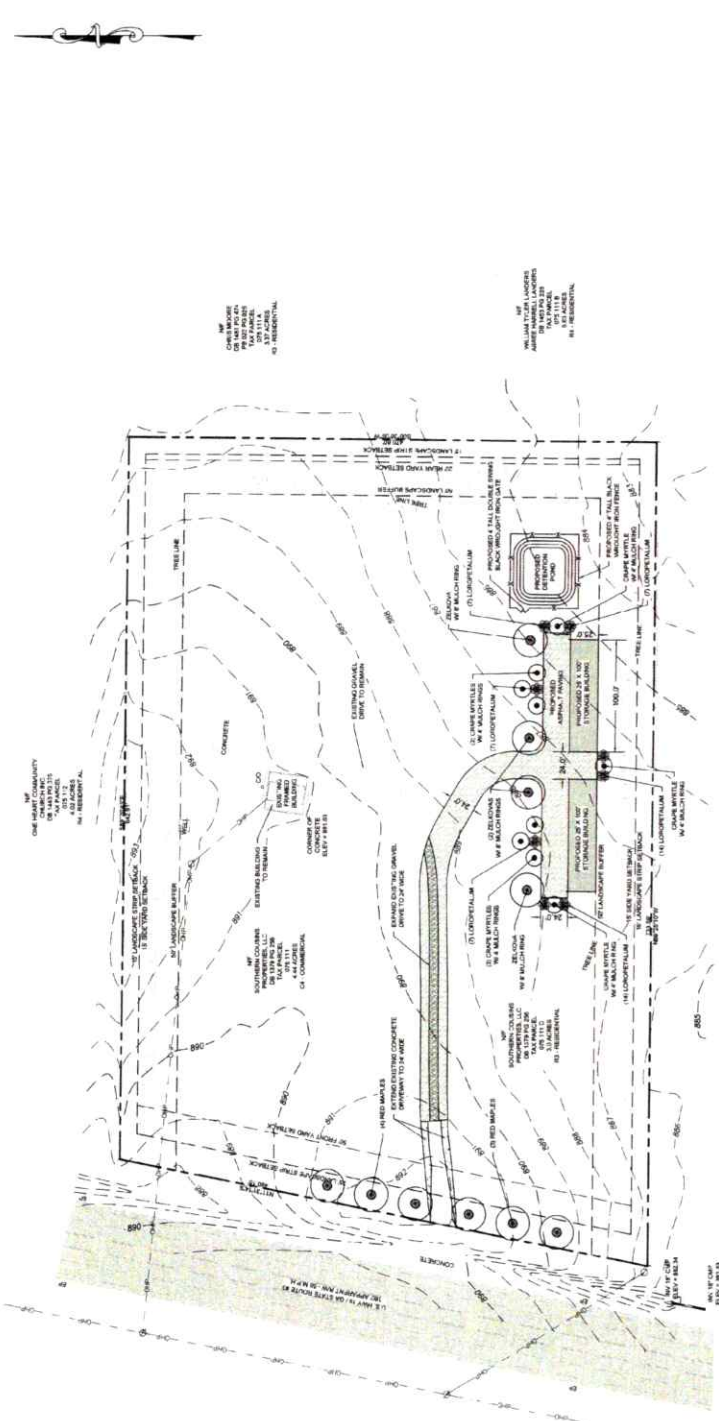
James Sue Stewart died June 5, 2026.
Jennifer Lynn Warren of Griffin died June 5, 2026.
James Charles Weston of Concord died June 25, 2026.
Virgil Leon Winkler of Meansville died June 23, 2026.

PIKE COUNTY PLANNING AND ZONING BOARD NOTICE OF PUBLIC HEARING AUGUST 13, 2026 6:30 P.M.

The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on August 13, 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 items:

1. **OV-26-01**, Southern Cousins Properties LLC, Owner, and Amy Harris, applicant request a review for property located at 13576 US Hwy 19 N. Griffin GA 30224. The property consists of 7.44 +/- acres in Land Lot 91 of the 2nd Land District of Pike County, which is further identified as parcels #075-111 & 075-111D and in the Pike County Overlay district. The subject property is in Pike County Commission District 4, Commissioner James Jenkins. **The PZB will hear and review the request and have the final decision.**

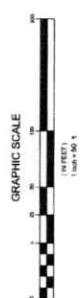
The public is invited to attend the public hearing to speak in favor or in opposition of the variance request. The PZB will make the final decision concerning this variance Application.

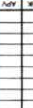


- SITE NARRATIVE**
1. PROPERTY LOCATED IN LAND LOT 81 OF THE 2ND DISTRICT
 2. PROPERTY OWNER: SOUTHERN COUSINS PROPERTIES, LLC
 3. CONTACT PHONE NUMBER: (708) 671-3014
 4. CURRENT ZONING: C-4 COMMERCIAL
 5. SITE ADDRESS: 13576 US HWY 19, GRIFFIN, GA 30224
 6. 2 - 25' X 100' STORAGE BUILDINGS
 7. TOTAL SITE: 7.44 ACRES
 8. TOTAL IMPROVEMENTS: 1.81 ACRES
 9. PERCENTAGE OF IMPROVEMENTS ALLOWED: 80%
 10. MINIMUM STREET FRONTAGE: 100'
 11. REAR YARD SETBACK: 25'
 12. TOPOGRAPHICAL DATA TAKEN FROM TERRA SERVICES COMPANY, LLC

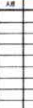
PLANTING SCHEDULE		PLANTING SIZE	QUANTITY	REMARKS
LANDSCAPING	MAHONIA	2" GAL.	7	AS SHOWN
LANDSCAPING	MAHONIA	2" GAL.	4	AS SHOWN
LANDSCAPING	MAHONIA	2" GAL.	4	AS SHOWN
LANDSCAPING	MAHONIA	2" GAL.	4	AS SHOWN
LANDSCAPING	MAHONIA	2" GAL.	4	AS SHOWN
LANDSCAPING	MAHONIA	2" GAL.	4	AS SHOWN
LANDSCAPING	MAHONIA	2" GAL.	4	AS SHOWN
LANDSCAPING	MAHONIA	2" GAL.	4	AS SHOWN
LANDSCAPING	MAHONIA	2" GAL.	4	AS SHOWN
LANDSCAPING	MAHONIA	2" GAL.	4	AS SHOWN

CONCEPTUAL SITE DEVELOPMENT PLAN
FOR
ZEBULON SELF STORAGE
13576 US HWY 19
GRIFFIN, GEORGIA 30224

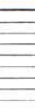




SECURE STORAGE SOLUTIONS, LLC
384 N. HIGHTOWER STREET
THAMSTON, GA 30286
770.961.3014



LJA ENGINEERING
1400 HARTWELL ROAD
SUITE 100
GRIFFIN, GA 30224
770.961.3014



CITY OF GRIFFIN, GEORGIA
1400 HARTWELL ROAD
SUITE 100
GRIFFIN, GA 30224
770.961.3014

CONCEPTUAL SITE DEVELOPMENT PLAN FOR

ZEBULON SELF STORAGE

LOCATED IN LAND LOT 81 OF THE 2ND DISTRICT, PIKE COUNTY

PROJECT NUMBER: GGRS032-26073

SHEET NAME: SITE PLAN

SHEET NUMBER: 01

SHEET 01 OF 02

OFFICE WORK - NUMBER PAGES	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

1. Introduction The purpose of this study is to investigate the effects of various factors on the performance of a system. The study is organized as follows: Section 2 discusses the background and motivation. Section 3 describes the methodology. Section 4 presents the results. Section 5 discusses the conclusions and future work.	2. Background and Motivation The system under study is a complex system that involves multiple components and interactions. The performance of the system is affected by various factors, including hardware, software, and human factors. Understanding these factors is crucial for improving the system's performance and reliability.	3. Methodology The study uses a combination of experimental and analytical methods. The experimental part involves running the system under different conditions and measuring its performance. The analytical part involves modeling the system and analyzing the results of the experiments.	4. Results The results of the study show that the performance of the system is significantly affected by the factors studied. The experimental results are presented in Table 1, and the analytical results are presented in Table 2.	5. Conclusions and Future Work The study concludes that the factors studied have a significant impact on the system's performance. Future work should focus on identifying more factors and developing strategies to improve the system's performance.
---	--	---	--	---

DRAGON PAPER, BUILT-TO-ORDER

FAHRELEHN, T. N., KAZUO

02 SHEET 02 OF 02

PROJECT NUMBER
GAGR5932-25073

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER



FROM JOURNAL SOURCES

**SECURE STORAGE
SOLUTIONS, LLC**
504 N. HIGHTOWER STREET
THOMASTON, GA 30286
706-861-3014

LIB INDICATING

[illegible]