

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, September 10, 2026 - 6:00 PM Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon, Georgia

I. Call to Order

II. Invocation

III. Pledge of Allegiance

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. August 13, 2026 Minutes

VI. Unfinished Business - None

VII. New Business

Public Hearing

- a. VAR-26-06 - Barbara & Jerry Bishop, Owners and Applicant request a Variance to divide their property located at 1226 Watering Hole Pass, Williamson, GA 30292, in Land Lot 189 of the 1st Land District, further identified as Parcel ID: 051 226. The property consists of 9.53 +/- Acres and the request is to divide the Lot into 2 Lots, 1 being 5 Acres and a Variance of .45 Acres for the other to be 4.55 Acres. Commission District 1, Commissioner Tim Daniel. **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.**
- b. REZ-26-05 - Leonard & Margaret Shirley, Owners and Brady Bennett Applicant request a Rezoning for property located on US Hwy. 19 S. Zebulon, GA 30295, in Land Lot 232 of the 8th Land District, further identified as Parcel ID: 069 034. The property consists of 3.51 +/- Acres and the request is to rezone from AR to C3 for the purposed use for an Equipment Rental Business. Commissioner 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.**

VIII. Discussion - None

IX. Adjournment

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

August 13, 2026

SUBJECT:

August 13, 2026 Minutes

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	August 13, 2026 minutes

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.

MINUTES

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

I. Call to Order

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

II. Invocation

Vice-Chairman Loggins 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 5-0-0.

V. Approval of the Minutes.

a. Minutes of May 14, 2026

Board Member Edwards moved to approve the Minutes. Board Member Proctor second the motion. The Minutes were approved by a vote of 5-0-0.

b. Minutes of July 9, 2026

Board Member Proctor moved to approve the Minutes. Vice-Chairman Loggins second the motion. The Minutes were approved by a vote of 5-0-0.

VI. Old Business: NONE

VII. New Business:

- (1.) OV-26-01** – Southern Cousins Properties LLC, Owner and Allen Harris, Applicant is requesting the Application to be heard according with approval of SUP-25-01. The property is located at 13576 US Hwy 19 N, Griffin, GA., 30224, and consists of 7.44 +/- Acres in Land Lot 91 of the 2nd Land District f Pike County, which is further identified as Parcel ID 075 111. The subject property is located in Commission District 4. Commissioner James Jenkins. **THE PLANNING AND ZONING BOARD WILL REVIEW THE REQUEST AND HAVE A FINAL DECISION.**

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

The Planning and Development Director Cassandra Jones introduced the Overlay Application with the staff recommendation for Approval with two (2) Zoning Conditions. The Conditions are as following:

- 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 Completion will be issued.**

The Applicant, Allen Harris came forth to explain the Application and to answer questions from the Board Members.

Board Member Edwards moved to postpone the motion with six (6) Zoning Conditions until next month's Board meeting on Thursday, September 10, 2026, at 6:00pm. Vice-Chairman Loggins second the motion. The postponement of the motion was approved by a vote of 5-0-0. The Conditions are as following:

- 1. Q-Public shows Class: C-4 on their website.**
- 2. Primary and secondary material colors shall be compatible with each other and adjacent properties. Facade colors shall be low reflectance, muted, subdued, neutral or earth tone colors.**

3. **The Buildings are not to be located in the front of the property, but possibly at an angle.**
4. **Materials shall comprise 50 percent or more of the area of each wall and shall be limited to one or a combination of the following: brick, natural stone with weathered, polished, fluted, or broken face, and/or glass. No quarry-faced stone shall be used except in retaining walls. The brick and stone material shall not be painted or defaced in any manner. Building Walls to prevent doors for being seen and materials may comprise no more than 50 percent of the area of each wall and shall be limited to one or a combination of the following: masonry backed stucco, exterior insulation finish system (EIFS), fiber cement boards, shingles, wood, manmade stone or false brick, and/or surface textured and painted poured in place concrete.**
5. **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:**
 - 1.) **A staggered row of evergreen trees a minimum of 6 feet in height at the time of planting;**
 - 2.) **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;**

3.) Two(2) staggered rows of ever-

green 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:

- 1.) 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;**

6. Hard Siding with exception of rear as Metal if requested by the Applicant.

IX. Discussion: The Planning and Development Director Cassandra Jones proposed to prepare a Color-Coded Map to show the updated Zoning within the next two(2) weeks.

The Planning and Development Director Cassandra Jones, the County Attorney Rob Morton and the Planning and Zoning Board discussed about updating the Pike County U.D.C. at a proposed workshop on Wednesday, September 23, 2026, at 1:00pm located at the Pike County E.M.S./Storage Facility, 152 Twin Oaks Rd., Williamson, GA., 30292.

X. Adjournment

Board Member Proctor moved to adjourn the meeting. Vice-Chairman Loggins second the request. The motion was passed by a vote of 5-0-0.

The meeting was closed by the sound of the gavel at 7:19 p.m.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

Public Hearing VAR-26-06

SUBJECT:

VAR-26-06 - Barbara & Jerry Bishop, Owners and Applicant request a Variance to divide their property located at 1226 Watering Hole Pass, Williamson, GA 30292, in Land Lot 189 of the 1st Land District, further identified as Parcel ID: 051 226. The property consists of 9.53 +/- Acres and the request is to divide the Lot into 2 Lots, 1 being 5 Acres and a Variance of .45 Acres for the other to be 4.55 Acres. Commission District 1, Commissioner Tim Daniel. **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-26-06

REVIEWERS:

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



PLANNING AND DEVELOPMENT
OFFICE

*Planning - Zoning - Environmental - Permits & Inspections
Code Enforcement*

P. O. Box 377
77 Jackson Street
Zebulon, GA 30295

Phone: 770-567-2007
Fax: 770-567-2024
cjones@pikcoga.gov

"Fulfilling Citizens' Responsibility"

Case Number: VAR-26-06

Planning and Zoning Board Meeting: September 10, 2026

Mailed Notice: August 19, 2026

Owner and Applicant: Barbara & Jerry Bishop / Marshall Story Jr.

Property Location: 1226 Watering Hole Pass
Land lot: 189
District: 1st
Parcel ID: 051 226

Acreage: 9.53+/- acres

Commission District: District 4. James Jenkins

FEMA Data: No portion of the subject property lies within the 100-year flood zone.

Request: The owner/applicant is requesting a variance to development regulations related to the lot size for an existing home. Applicant owns 9.53 +/- acres and was wanting to use his existing home as a mother-in-suite and build a bigger home for his daughter. The UDC doesn't allow the mother-in-law suite to be built first. The UDC also requires 5 acres for a new home. Therefore, the applicant is asking for a variance of the lot size for the existing home so that he can cut out 5 acres for his daughter to be able to build on.

Code Reference: Article 5 A-R zoning of the UDC

Sec. 408. Variances.

- A. A variance is a permit, issued by the planning and zoning board, which allows use of a parcel of land in a way that varies from the requirements for the district in which the property is located. A variance may be granted only in an individual, specific case under such circumstances as will not be contrary to the public interest where, due to special conditions, a literal enforcement of the provisions of this ordinance will result in practical difficulty (as distinguished from mere inconvenience) or unnecessary hardship so that the spirit of this



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"Serving Citizens Responsibly"

ordinance shall be observed, public safety and welfare secured, and substantial justice done.

A variance may not be granted for the use of a parcel, building or structure that is prohibited by this ordinance.

A variance may not be granted based on circumstances created by the applicant, such as:

1. A claim of hardship based on prospective sales; or
2. An expressed economic need, when such need can be met in other ways which would not require a variance.

The planning and zoning board shall, in granting a variance, determine that:

1. There are extraordinary and exceptional conditions pertaining to the particular parcel because of its size, shape, location and topography;
2. Application of this ordinance to the particular parcel would create practical difficulty or unnecessary hardship on the property owner;
3. Such conditions are peculiar and unique to the particular parcel;
4. The variance, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this ordinance;
5. A literal interpretation of this ordinance would deprive the applicant of any rights that others owning property within the same zoning classification are allowed;
6. The variance, if granted, shall not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties within the same zoning classification;
7. The variance may be granted with such conditions imposed as may be necessary to protect the health, safety, welfare and general value of the property in the general neighborhood; and
8. Granting the variance shall not be based on consideration of any existing nonconforming uses on nearby parcels and no permitted use of any parcel in any other zoning classification.



PLANNING AND DEVELOPMENT OFFICE

*Planning Zoning • Environmental • Permit & Inspection
Code Enforcement*

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cjones@pikcoga.gov

"Fostering Citizens' Responsibility"

Staff Analysis:

The planning and zoning board shall, in granting a variance, determine that:

1. *There are extraordinary and exceptional conditions pertaining to the particular parcel because of its size;*

The lot size is not quite enough to split evenly to create two 5 acres tracts.

2. *Application of this ordinance to the particular parcel would create a practical difficulty or unnecessary hardship on the property owner;*

Application of the ordinance could cause a hardship to the applicant as the applicant could not construct a second home on the property and use the current home as a mother-in-law suite.

3. *Such conditions are peculiar and unique to the particular parcel;*

These conditions are unique to this property.

4. *The variance, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this ordinance;*

If approved the variance should not cause any detriment to the public good.

5. *A literal interpretation of this ordinance would deprive the applicant of any rights that others owning property within the same zoning classification are allowed;*

A literal interpretation of this ordinance would not deprive the applicant of any rights that other properties within the same zoning classification are allowed.



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Fax: 770-567-2024
cjones@pikcoga.gov

"Living Citizens Responsibly"

6. *The variance, if granted, shall not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties within the same zoning classification;*

Granting this variance would not grant a special privilege inconsistent with the limitations upon other properties within the same zoning classification.

7. *The variance may be granted with such conditions imposed as may be necessary to protect the health, safety, welfare and general value of the property in the general neighborhood; and*

N/A

8. *Granting the variance shall not be based on consideration of any existing nonconforming uses on nearby parcels and no permitted use of any parcel in any other zoning classification.*

Granting this variance would not be based on any other parcels or uses on nearby properties.

Recommendation:

Staff recommends **APPROVAL** of the requested variance to allow the lot to be split and create a 5 acres lot for the new home and the remaining land for the existing home.

Attachments:

- Application
- Tax Map
- Letter of Explanation
- Plat
- Property Overview Photo
- Legal Ad

PIKE COUNTY
PLANNING AND ZONING BOARD

RECEIVED
7/6/2026

Application # VAR-26-06

Planning and Zoning Board Public Hearing Date: 09-10-2026 1:00 PM

Permit # 318

Board of Commissioners Public Hearing Date:

☐ Special Use Permit ☒ Variance

Property Information: District(s): 1 Land Lot(s): 189 Acres: 9.53
Tax Map Parcel #: 051226 Address if assigned: 1226 Watering Hole Pass

Description of Request:

Request dividing into 2 parcels. The first being 5 acres and
the second being 4.53 acres. As shown on the attached image.

- See Attachment Letter - Asking for a variance
of 4.53 acres

Code Reference(s): Present Zoning: A-R

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: Barbara & Jerry Bishop Applicant: Marshall Story Jr.
Address: 116 Austin Drive Address: 143 Whitfield Bend

City: Williamson State: GA Zip: 30292 City: Zebulon State: GA Zip: 30295

Phone/email: Phone/email:

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

Owner's Signature: Barbara Bishop Date: 06/30/2026

Owner's Printed Name: Barbara Bishop

Sworn to and subscribed before me this 30th day of June, 2026

Notary Public (signature & seal):



f:\Applications\Board of Appeals.docx
Last Revised: 08/23/2022
Page 1 of 3

CLC # 1743410 R# 300

Marshall Story Jr.
143 Whitfield Bend
Zebulon, GA 30295
404-281-5237
marshallstoryjr@gmail.com

June 30, 2026

Planning & Zoning Board
Pike County Board of Zoning Appeals
Pike County Planning & Development
77 Jackson Street
Zebulon, GA 30295

Re: Request for Variance to Divide a 9.53-Acre Parcel

Dear Ms. Jones and Members of the Board,

I respectfully request a variance to allow the division of the 9.53-acre property, located at 1226 Watering Hole Pass in Pike County, Georgia, into two separate parcels consisting of approximately 5.00 acres and 4.53 acres.

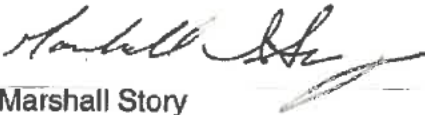
The purpose of this request is to create two lots that can be independently owned and developed while maintaining the character and integrity of the surrounding area. The proposed division will not adversely affect neighboring properties, create safety concerns, or negatively impact access, utilities, or drainage. Each resulting parcel will have adequate access to public roads and will be suitable for its intended use.

The requested variance will allow for the reasonable use of the property while maintaining the intent of the Pike County zoning regulations. The division represents the minimum variance necessary to accomplish the proposed lot split, and approval will not be detrimental to adjacent property owners or the public welfare.

I respectfully ask the Board to consider this request favorably. I appreciate your time and consideration and will be available to answer any questions or provide any additional information that may assist in your review.

Thank you for your consideration.

Respectfully,


Marshall Story

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: Jerry Bishop Date: 06/30/2026

Owner's Printed Name: Jerry Bishop

Sworn to and subscribed before me this 30th day of June, 2026

Notary Public (signature & seal): [Signature]



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: Barbara Bishop Date: 06/30/2026

Owner's Printed Name: Barbara Bishop

Sworn to and subscribed before me this 30th day of June, 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 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 30th day of June, 2026

Marshall Story Jr.

Applicant's Name - Printed


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 30th day of June, 2026



*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.

00724
00114

DOC# 003441
FILED IN OFFICE
10/02/2007 09:20 AM
BK: 724 PG: 114-115
CAROLYN WILLIAMS
CLERK OF SUPERIOR
COURT
PIKE COUNTY
Carolyn Williams
REAL ESTATE TRANSFER TAX
PAID: \$0 00

THIS INSTRUMENT IS TO BE
RETURNED TO THE FOLLOWING:
Name: Hendrix & Bralandine
Address: P. O. Box 632
Zebulon, GA 30295

WARRANTY DEED

(For Life with Remainder to Survivor)

STATE OF GEORGIA,
COUNTY OF PIKE.

114-2087-000833

THIS INDENTURE, Made this 12th day of June in the Year of Our Lord Two Thousand and Seven between **BARBARA BISHOP** of the State of Georgia and County of Pike of the first part, and **JERRY BISHOP AND BARBARA BISHOP** of the State of Georgia and County of Pike of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

(See legal description on Exhibit "A" attached hereto and made a part hereof as fully as if copied at length herein.)

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 parties of the second part, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

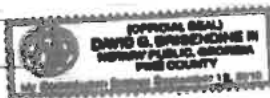
AND THE SAID party of the first part, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered Barbara Bishop (SEAL)
in the presence of: BARBARA BISHOP

Kimberly Burchett
Witness

Notary Public
My comm. expires: _____



00724
00115

BK: 774 PG: 115

EXHIBIT "A"

All that tract or parcel of land containing 9.53 acres, more or less, lying and being in Landlot 164 & 189 of the 1st Land District of Pike County, Georgia, and being more particularly shown and designated as LOT 26 9.53 acres according to that certain plat of survey entitled "Ranchland Estates Unit-3 Phase 3 (Block "H" Final Plat", dated October 2, 2001, prepared by Angel M. Marrero, Georgia Registered Professional Land Surveyor, a copy of which said plat is recorded in Plat Book 19, Page 202, Clerk's Office, Superior Court, Pike County, Georgia, and which said plat, together with the mates, bounds, courses and distances as shown thereon with respect to the said 9.53 acres, is by this reference incorporated herein in aid of this description as fully as if copied at length herein.

00601
00282

DOC# 002342
FILED IN OFFICE
08/07/2005 03:58 PM
BK:1501 PG:282 283
CAROLYN WILLIAMS
CLERK OF SUPERIOR
COURT
PIKE COUNTY
Seal of the Office
REAL ESTATE TRANSFER TAX
PAID \$40.00

114-2005-000842

THIS INSTRUMENT IS TO BE
RETURNED TO THE FOLLOWING:
Name: Hendrix & Brisendine
Address: P. O. Box 632
Zebulon, GA 30295

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF PIKE.

THIS INDENTURE, Made this 26th day of August in the Year of Our Lord Two Thousand and Five between **RANCHLAND ESTATES, A GEORGIA GENERAL PARTNERSHIP** of the State of Georgia and County of Pike of the first part, and **BARBARA A. BISHOP** of the State of Georgia and County of Clayton of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns, the following described property:

(See legal description on Exhibit "A" attached hereto and made a part hereof as fully as if copied at length herein.)

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 party of the second part, her heirs and assigns, forever, in fee simple.

AND THE SAID parties of the first part, for their heirs, assigns, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, her heirs and assigns against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hands and seals, the day and year above written.

Signed, sealed and delivered
in the presence of:

Kimberly Baskett
Witness

Notary Public
My comm. expires: _____

RANCHLAND ESTATES A GEORGIA GENERAL
PARTNERSHIP.

H. M. Bradford, Sr.
H. M. BRADFORD, SR.

John Glustrom
JOHN GLUSTROM, By his Attorney in
Fact, H. M. Bradford, Sr., by Power
Of Attorney recorded at Deed Book
520, Page 65, Pike County, GA

00601
00283



BK: 601 PG: 283

EXHIBIT "A"

All that tract or parcel of land containing 9.53 acres, more or less, lying and being in Landlot 164 & 189 of the 1st Land District of Pike County, Georgia, and being more particularly shown and designated as LOT 26 9.53 acres according to that certain plat of survey entitled "Ranchland Estates Unit-3 Phase 3 (Block "H" Final Plat", dated October 2, 2001, prepared by Angel M. Marrero, Georgia Registered Professional Land Surveyor, a copy of which said plat is recorded in Plat Book 19, Page 202, Clerk's Office, Superior Court, Pike County, Georgia, and which said plat, together with the metes, bounds, courses and distances as shown thereon with respect to the said 9.53 acres, is by this reference incorporated herein in aid of this description as fully as if copied at length herein.

Permit #: 318

Permit Type: Variance

Address: 1226 WATERING HOLE PASS

City: WILLIAMSON

State: GA

Zip: 30292

Owner: BISHOP JERRY & BARBARA

Owner Address: 116 AUSTIN DRIVE

Owner City: WILLIAMSON

Owner State: GA

Owner Zip: 30292

Owner Phone:

Owner Email:

Receipt #: 300

Date: 07/06/2026

Paid By: STORY JR/MARSHALL

Description: 1743410

Payment Type: IBX CC

Payment Type Description:

Accepted By:

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Variance or Appeal-Application Fee	Land Use		0.00	300.00	300.00
				Total:	\$300.00

Pike County, GA

Summary

Parcel Number 051 226
 Account/Realkey 8258
 Location Address 1226 WATERING HOLE PASS
 Legal Description 1226 WATERING HOLE PASS BLOCK H UNIT 3 LOT 26
(Status: Not Yet Under Legal Encumbrance)
 Class R4-Residential
(Reason: 1 bed/1 bath/1.5 carport - 1200 sq. ft. - 1200 sq. ft. - 1200 sq. ft.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 30.031
 Acres 9.53
 Account Number 8258
 Homestead Exemption Yes (L4)
 Landlot/District 189 / 1

[View Map](#)



Owner

BISHOP JERRY &
 BISHOP BARBARA
 116 AUSTIN DR
 WILLIAMSON, GA 30292-6627

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	RANCHLAND III 5-10 ACRES	Acres	415.127	0	0	9.53	1

Residential Improvement Information

Style One Family
 Heated Square Feet 1218
 Interior Walls Sheetrock
 Exterior Walls Alum/Vinyl Siding
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2006
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Hardwood
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$236,960
 Condition Average
 House Address 1226 WATERING HOLE PASS

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Metal Carport	2010	24x18 / 0	0	\$774

Permits

Permit Date	Permit Number	Type	Description
05/02/2006	0605174	NEW CONSTRUCT	SLAB VINYL SIDING 1 BATH 2 STRY FIRST FLOOR HAS 1105 SQ. FT. SECOND FLOOR HAS 1350 SQ. FT. PORCH HAS 65 SQ. FT.

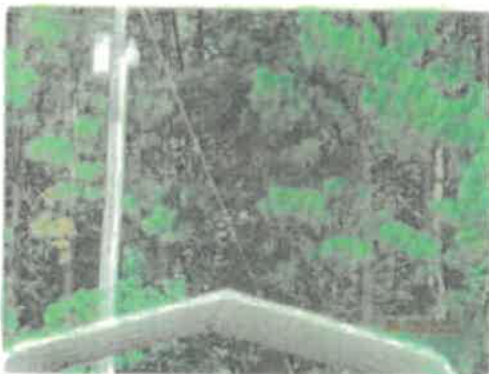
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/12/2007	724 114	019 201	\$0	JOINT TENANCY	BISHOP BARBARA A	BISHOP JERRY & BARBARA A
8/26/2005	601 282	019 201	\$90,000	LAND MARKET SALE	RANCHLAND ESTATES	BISHOP BARBARA A
4/10/2003		019 201	\$0	DEVELOPER		RANCHLAND ESTATES

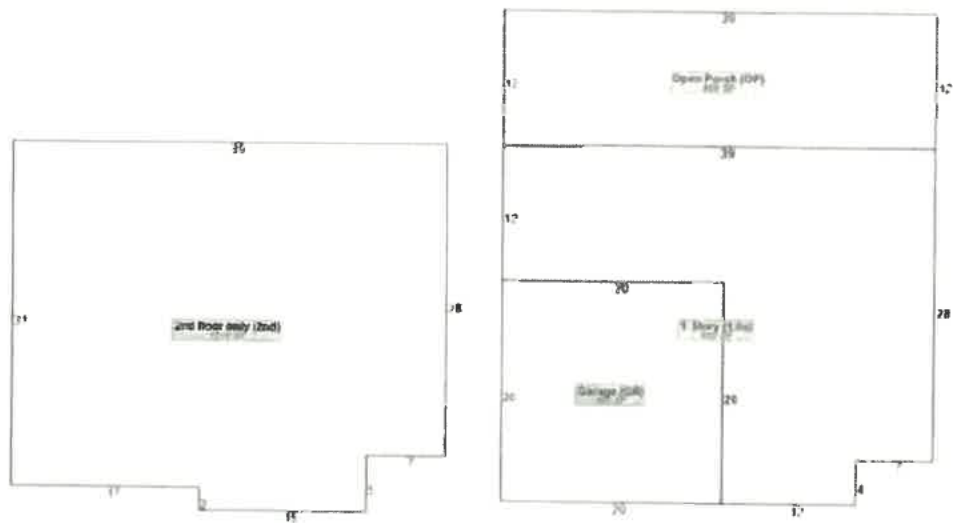
Valuation

	2026	2025	2024	2023	2022
Previous Value	\$407,976	\$311,653	\$267,909	\$213,421	\$213,421
Land Value	\$87,701	\$87,701	\$87,701	\$87,701	\$87,701
+ Improvement Value	\$236,960	\$269,542	\$223,951	\$178,066	\$123,578
+ Accessory Value	\$774	\$774	\$1	\$2,142	\$2,142
▪ Current Value	\$325,435	\$358,017	\$311,653	\$267,909	\$213,421

Photos



Sketches



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



[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Updated: 7/6/2024 5:07:10 AM



Overview



Legend

- Parcels
- Roads

Parcel ID 051 226
Class Code Residential
Taxing District UNINCORPORATED
Acres 9.53

Owner BISHOP JERRY &
 BISHOP BARBARA
 116 AUSTIN DR
 WILLIAMSON, GA 302926627
Physical Address 1226 WATERING HOLE PASS
Assessed Value Value \$358017

Last 2 Sales

Date	Price	Reason	Qual
6/12/2007	0	JT	U
8/26/2005	\$90000	LM	Q

(Note: Not to be used on legal documents)

Date created: 5/12/2026

Last Data Uploaded: 5/12/2026 6:00:42 AM

Developed by  **SCHNEIDER**

-
- P. **Mobile home:** An obsolete term used to describe a manufactured home.
- Q. **Mobile home park:** An obsolete term used to describe a planned manufactured home park. See definition of planned manufactured home community.
- R. **Modular home:** A factory-fabricated single-family dwelling that is constructed in one (1) or more sections and complies with the definition of industrialized home.
- S. **Mother-in-law suite/Guest Quarters:** An accessory structure to a dwelling, single-family detached that meets the following development standards:
1. Shall be located in the rear yard only, unless on a parcel larger than 10 acres
 2. Shall be a maximum of 1500 square feet or 50% of the primary resident, whichever is less
 - a. Square footage is measured using heated floor area.
 3. Only one mother-in-law suite/guest quarters is allowed per parcel.
 4. Shall not be rented.
 5. Garage/Carport are not allowed in the following zoning districts R-1, and R-2.
 6. Shall be ancillary to an existing principle dwelling and built after or during construction of the principal dwelling
- T. **National Manufactured Home Construction and Safety Standards:** The national building code for all manufactured homes built since June 15, 1976, written and administered by the U.S. Department of Housing and Urban Development; also known as the "HUD Code."
- U. **Pre-fabricated home:** A general term used to describe any home constructed in a factory setting including manufactured homes, modular homes, and industrialized homes
- V. **Recreational vehicle:** A vehicle designed as a temporary dwelling for travel or recreational uses. Also referred to as, camping trailers, travel trailers, camper pick-up coaches, and motorized homes.
- W. **Residential occupancy:** Stay at a dwelling, for any length of time, when such dwelling is the occupant's primary address of domicile.
- X. **Sectional home:** A general term used to describe any home constructed in a factory setting, especially manufactured homes.
- Y. **Single-wide:** An obsolete term used to describe a mobile home or manufactured home having a width of between eight (8) and sixteen (16) feet
- Z. **Site-built home:** See definition of conventional construction.
- AA. **Stick-built home:** See definition of conventional construction.
- BB. **Trailer:** An obsolete term used to describe a manufactured home
- CC. **Trailer court:** An obsolete term used to describe a planned manufactured home community. See definition of planned manufactured home community.
- DD. **Trailer park:** An obsolete term used to describe a planned manufactured home community. See definition of planned manufactured home community
-





PLANNING AND DEVELOPMENT
OFFICE

*Planning Zoning Environmental - Permits & Inspection
Code Enforcement*

P. O. Box 377
77 Jackson Street
Zebulon, GA 30295

Phone: 770-567-2007
Fax: 770-567-2024
cjones@pikecoga.gov

"Young Citizens Responsibility"

August 19, 2026

Marshall Story Jr.
143 Whitfield Bend
Zebulon GA 30295

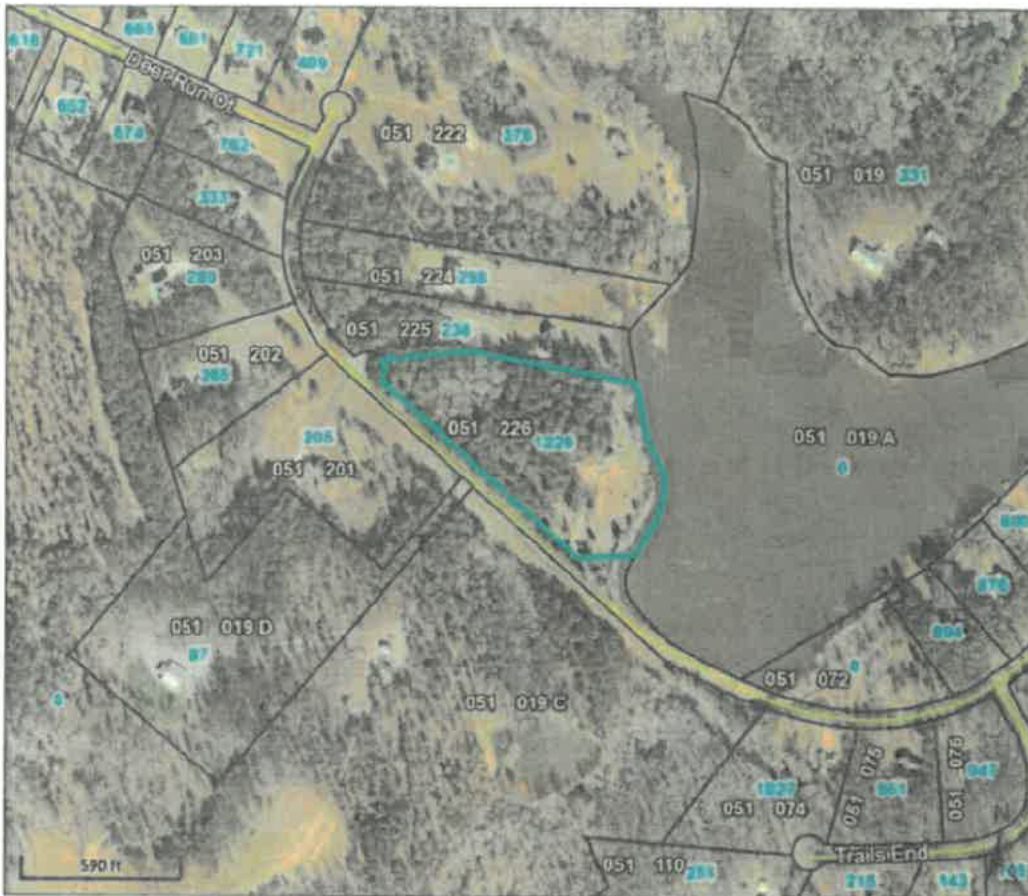
The purpose of this letter is to notify you that the Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on September 10, 2026, at 6:00 p.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The Board will conduct a **PUBLIC HEARING** on the following item:

VAR-26-06 - Barbara & Jerry Bishop, owners and applicants request a variance to divide their property located at 1226 Watering Hole Pass, Williamson, GA., 30292, in Land Lot 189 of the 1st Land District, further identified as Parcel ID 051 226. The property consists of 9.53 +/- acres and the request is to divide the lot into 2 lots, 1 being 5 acres and a VARIANCE of .45 acres for the other to be 4.55. Commission District 1, Commissioner Tim Daniels. 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.**

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

Regards,

Cassandra Jones
Director



Overview



Legend

- Parcels
- 1226 Address Numbers
- Roads

Parcel ID 051 226
Class Code Residential
Taxing District UNINCORPORATED
Acres 9.53

Owner BISHOP JERRY &
 BISHOP BARBARA
 116 AUSTIN DR
 WILLIAMSON, GA 302926627
Physical Address 1226 WATERING HOLE PASS
Assessed Value Value \$325435

Last 2 Sales

Date	Price	Reason	Qual
6/12/2007	0	JT	U
8/26/2005	\$90000	LM	Q

(Note: Not to be used on legal documents)

Date created: 7/6/2026

Last Data Uploaded: 7/6/2026 6:07:10 AM

Developed by  **SCHNEIDER**

**PIKE COUNTY PLANNING AND ZONING BOARD
NOTICE OF PUBLIC HEARING
September 10, 2026 • 6:00 p.m.**

The Pike County Planning and Zoning Board (PZB) will conduct its scheduled monthly meeting on September 10, 2026 at 6:00 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) **VAR-26-06** - Barbara & Jerry Bishop, owners and applicants request a variance to divide their property located at 1226 Watering Hole Pass, Williamson, GA., 30292, in Land Lot 189 of the 1st Land District, further identified as Parcel ID 051 226. The property consists of 9.53 +/- acres and the request is to divide the lot into 2 lots, 1 being 5 acres and a VARIANCE of .45 acres for the other to be 4.55. Commission District 1, Commissioner Tim Daniels. 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.
- (2) **REZ-26-05** - Leonard & Margaret Shirley, owners and Brady Bennett applicant is requesting rezoning for property located on US Hwy 19 S, Zebulon, GA., 30295, in Land Lot 232 of the 8th Land District, further identified as Parcel ID 069 034. The property consists of 3.51 +/- acres and the request is to rezone from AR to C3 for the purposed use for equipment rental business. 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.

PIKE COUNTY PIKE COUNTY PLANNING AND ZONING BOARD

REZ-26-05

SUBJECT:

REZ-26-05 - Leonard & Margaret Shirley, Owners and Brady Bennett Applicant request a Rezoning for property located on US Hwy. 19 S. Zebulon, GA 30295, in Land Lot 232 of the 8th Land District, further identified as Parcel ID: 069 034. The property consists of 3.51 +/- Acres and the request is to rezone from AR to C3 for the purposed use for an Equipment Rental Business. Commissioner 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.**

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Exhibit	REZ-26-05

REVIEWERS:

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



PLANNING AND DEVELOPMENT
OFFICE

*Planning – Zoning – Environmental – Permits & Inspections
Code Enforcement*

P. O. Box 377
77 Jackson Street
Zebulon, GA 30295

Phone: 770-567-2007
Fax: 770-567-2024
cjones@pikecoga.com

"Serving Citizens Responsibly"

Case Number: REZ-26-05

Planning and Zoning Board: 9/10/2026

Board of Commissioners Meeting: 9/29/2026

Mailed Notices: August 19, 2026

Signs Posted: August 19, 2026

Owner/Applicant: Leonard and Margaret Shirley (Brandy Bennett)

Property Location: US Highway 19, Zebulon, GA 30295

Land lot: 232
District: 8th
Parcel ID:069 035

Acreage: 3.51 +/- acres

Commission District: District 2, Tim Guy

FEMA Data: Does not lie within a flood zone.

Request: Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial)

Code Reference: Article 14 and Article 13 of the UDC

Staff Analysis: Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial). The subject property is located within the Highway 19 Overlay District, and it would be required to go through the overlay review should the applicant trigger the requirements as outlined in Article 16. The applicant is proposing to build a 6000 SF building for the intended use as a equipment rental facility.



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cjones@pikecoga.com

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

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

The subject property is currently zoned A-R (Agricultural-Residential) and is used as a single-family residence. The area is comprised of zoning mainly A-R (Agricultural-Residential) and a few properties zoned C-3 (Heavy Commercial). The proposed use of the property is consistent with the character of the area as well as consistent with the character area map, which designates this portion of the property in Arterial Overlay Corridor which supports commercial development.

(2) The suitability of the property for the proposed purpose.

The property appears to be suitable for the proposed development. There appears to be adequate space to provide the necessary parking needed for the proposed use of the property as an equipment rental facility.

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

The property is vacant. The property was a duplex-family home but burned and removed.

(4) The threat to the public health, safety, and welfare if rezoned.

There is no potential threat to the health, safety or welfare of the public if the proposed zoning is approved. As there are currently other commercially zoned properties and uses in the area.

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

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



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

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

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

N/A

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

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

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

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

Recommendation: Staff recommends Approval of the requested rezoning from A-R to C-3 with the following conditions:

1. An application for an overlay review shall be required if the proposed development triggers the requirements for said review in accordance with Article 16 of the UDC.
2. Buffers must be established in accordance with Article 26 of the UDC.
3. Building permits shall be required to convert the home into a commercial building prior to any business licenses being issued for commercial use.



**PLANNING AND DEVELOPMENT
OFFICE**

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77 Jackson Street
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"Serving Citizens Responsibly"

4. Parking shall be provided by meeting the standards for a personal service establishment as outlined in Article 27, Section 2703 of the UDC
5. If the request is approved, it should be stated that if not developed as the proposed request any other

Attachments:

- Rezoning Application
- Detailed Drawing
- Tax Map
- Plat
- Letter of Intent
- Legal Ad
- Sign Photo



PIKE COUNTY REZONING APPLICATION

Application # REZ-26-05
Permit # 324

Planning and Zoning Board Public Hearing: 9/10/26 6:30p
Board of Commissioners Public Hearing: 9/29/26 6:30p

Property Information: District(s): 8th Land Lot(s): 232 Acres: 3.51
Tax Map Parcel #: 069 035 Address if assigned: _____

Existing Zoning Classification: A-R Proposed Zoning Classification: C-3

Summary of Proposed Project: The proposed project is to be the construction of an 1,000 S.F. building and it associated infrastructure. The intend of the location to to be an equipment rental facility.

Code Reference(s): _____

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

Property Owner: Leonard W. & Margaret B. Shirley Applicant: Brady Bennett

Address: 606 Oliver Rd. Address: 920 Turner Rd.

City: Meansville State: Ga Zip: 30256 City: Concord State: Ga Zip: 30206

Phone/email: [REDACTED]

Phone/email: [REDACTED]

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: Margaret B. Shirley

Owner's Printed Name: Margaret B. Shirley

Sworn to and subscribed before me this 23rd day of July, 2026

Notary Public (signature & seal): [Signature]

See instructions



Applications\Rezoning Application doc
Last Revised: 8/23/2022
Page 1 of 4

CK # 815

R. # 305

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: Leonard W. Shirley - Margaret B. Shirley Date: 7/23/26

Owner's Printed Name: LEONARD W. Shirley - Margaret B. Shirley

Sworn to and subscribed before me this 23rd day of July, 2026

Notary Public (signature & seal): [Signature]



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: Margaret B. Shirley Date: 7/23/26

Owner's Printed Name: Margaret B. Shirley

Sworn to and subscribed before me this 23rd day of July, 2026

Notary Public (signature & seal): [Signature]



INSTRUCTIONS FOR REZONING APPLICATION

Letter of Explanation

The Letter of Explanation shall include pertinent and factual information, for example, the number and square footages of buildings, number of residential lots, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and students in schools, days and hours of operation, and number and use of playing fields.

Site Plan (required)

All site plans shall include the following:

1. Vicinity map;
2. Correct scale;
3. The proposed land use and building outline as it would appear should the rezoning be approved;
4. The present zoning classification of all adjacent property;
5. The building outline and maximum proposed height of all buildings;
6. The proposed locations of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
7. The location of all required off street parking and loading areas;
8. Required yard setbacks appropriately dimensioned;
9. The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation, if required;
10. Topography at twenty (20) foot contour intervals (USGS Quad sheets may be used);
11. Location and elevation of the 100 year flood plain on the property which is the subject of the proposed zoning;
12. Delineation and dimensions of the boundary of the proposed district;
13. Date, north arrow and datum;
14. Location and acreage of all major utility easements greater than twenty (20) feet in width;
15. Approximate location (outline), height, and use of all other proposed drives, parking areas, buildings, structures and other improvements;
16. For all property for which ingress and egress must be obtained by access from a road within the state highway system, a permit from the Georgia Department of Transportation for access to the state highway system.

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 _____ day of _____, 20____

Brady Bennett
Applicant's Name Printed

Bennett
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 July 23rd day of July, 2021

Christie Oneal
Notary Public



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

Sec. 1301. Purpose.

C-3 districts are intended to provide for heavier commercial uses and to facilitate the effective use of land situated in relationship to major thoroughfares, highway intersections and interchange areas. Such uses must be located on a thoroughfare having a minimum classification of arterial.

Sec. 1302. Boundaries of C-3 districts.

A. The official map (section 2301 of this ordinance) shows the boundaries of all C-3 districts within Pike County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

Sec. 1303. Permitted uses.

A. The following principal uses are permitted in C-3 districts:

1. Any C-1 or C-2 permitted use.
2. Automobile and truck sales.
3. Automobile service station which conducts major automotive repair; Automobile service station meeting the following standards:
 - (a) Major repair, body and fender work and painting are permitted.
 - (b) All structures and buildings, including storage tanks, but not including signs, must be set back at least 25 feet from all side and rear property lines which do not abut a public road right-of-way.
 - (c) All pumps, buildings and structures, including storage tanks, but not including signs, must be placed so as to maintain the minimum required front yard along the right-of- way line of any abutting road.
 - (d) Driveway curb cuts must be located at least 20 feet from the intersection of right-of- way lines of any road intersection.
 - (e) Driveway curb cuts must be designed and located so as to minimize interference with the flow of vehicular or pedestrian traffic.
4. Boat sales.
5. Commercial kennels, all structures must be set back a minimum 200 feet from all property lines adjacent to residentially zoned properties.
6. Dry cleaning plants not employing more than twenty (20) persons.
7. Farmers' markets.
8. Feed and seed stores.
9. Heavy equipment sales, service, or rental.
10. Major automotive repair.



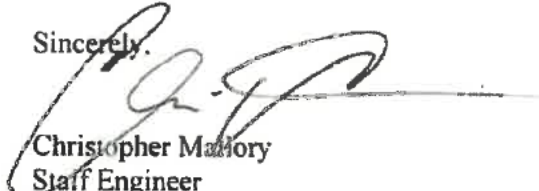
July 24, 2026

Pike County Board of Commissioners
331 Thomaston Street
Zebulon, GA 30295

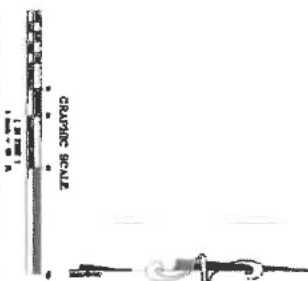
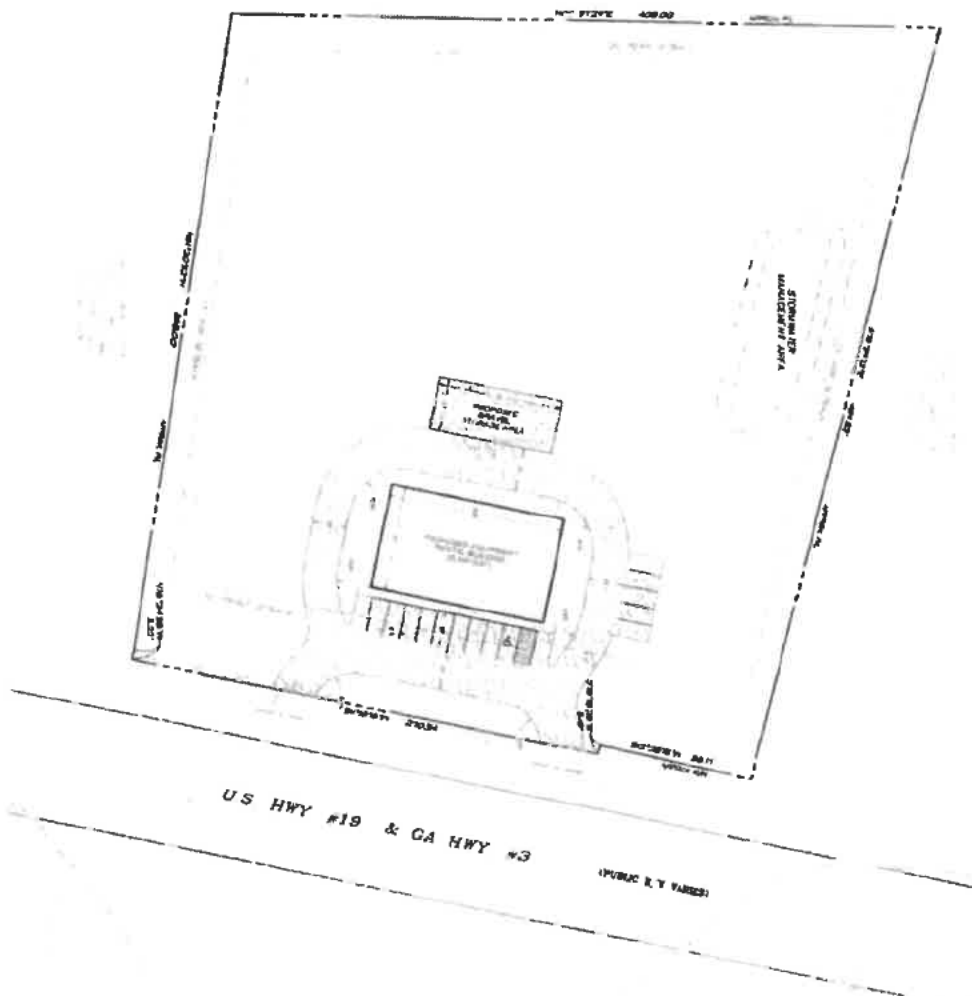
Re: Re-Zoning for 3.51 Acre Parcel at along U.S. Hwy 19 S (Parcel # 069 035)

Please accept this letter as a "Letter of Explanation" for the re-zoning of the property referenced above. The subject property is owned by Leonard and Margaret Shirley and the applicant for this re-zoning is Brady Bennett. This 3.51-acre tract is being proposed to be the location of an equipment rental facility with a proposed 4,400 square foot building and relevant infrastructure for the project. The current zoning for this property is A-R and with this package we are requesting a zoning of C-3. Thank you for your time and attention of this matter.

Sincerely,



Christopher Matlory
Staff Engineer

[illegible][illegible]

SANITARY SEWER NOTE
 ALL LAYERS OF PIPE SHALL BE 15' FROM THE
 DRYWELL OR 10' FROM THE 100' DEPTH

WATER NOTE
WATER TESTS IN 1979 AND 1980
ALL BY SANITARIUM WELL

SOILS INFORMATION
THE EXISTING SOILS ON SITE CONSIST OF:
**AREA 1: SANDY LOAM TO BROWN SILTY CLAY
MODERATELY BROKEN.**
**CYD: CRICK SANDY LOAM TO BROWN SILTY CLAY
MODERATELY BROKEN.**
**CDD: CRICK SANDY CLAY LOAM & IS IN PERCENT
96.0% SILT/CLAY BROKEN**

BENNETT EQUIPMENT RENTAL (LAND LOT 5, P. 2) 8TH DISTRICT 318115 1000 105 CONCEPTUAL SITE PLAN SCALE: 1" = 30' DATE: 6/2/2009 THESE DRAWINGS ARE THE PROPERTY OF WHITLEY ENGINEERING, INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE DESIGN PROFESSIONAL. New Three-lane Four-Seasonal Roadway For Construction	REV. DATE DESCRIPTION 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491
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Kathleen Toomey, MD, MPH, Commissioner | Brian Kemp, Governor

Beverley A. Townsend, MD, MBA, FAAP
Acting District Health Director

Pike County Environmental Health Department
PO Box 342, 541 Griffin Street, Zebulon, GA 30295
Phone: (770) 567-8972 • Fax: (770) 567-3531
www.district4health.org



July 23, 2026

To: Pike County Office of Planning and Development

From: Benjamin T. Trotter, Env. Health County Manager *BT* 7/23/26

Re: BCB Land Enterprises; Parcel # 069 035 Rezoning- Env. Health comments

To Whom It May Concern:

The parcel referenced above that is being considered for rezoning will be served by an onsite sewage management system (OSSMS) and individual well as the primary water source. If approved, this parcel is subject to current requirements for commercial OSSMS and may require outside agency review prior to issuing the permit. Furthermore, a level 3 soil report and other supporting information will be required at the time of application. If there are any questions regarding this, please feel free to contact our office.

Cc: Dept file

03627

04 SEP -7 PM 1:09

BY: *CA*
CAROLYN WILLIAMS, CLERK

Georgia Transfer Tax Paid
\$ 105.90
Date: 9-7-04
Carolyn Williams
Carolyn Williams
Clerk, Superior Court,
Pike County, GA

Return to:
David G. Brisendine, III
Attorney at Law
P. O. Box 632
Zebulon, Georgia 30295

JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF PIKE,

This Indenture made this 25th day of June, in the year Two Thousand Four, between DONALD W. SNOWDEN and LORETTA N. SNOWDEN, of the County of Pike, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and LEONARD W. SHIRLEY and MARGARET B. SHIRLEY, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 AND 00/100'S (\$10.00) Dollars and other good and valuable considerations 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property

SEE EXHIBIT "A" ATTACHED

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-5-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever

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

Signed, sealed and delivered in the presence of:

David G. Brisendine III
Witness

Donald W. Snowden (Seal)
DONALD W. SNOWDEN

David G. Brisendine III
Notary Public

Loretta N. Snowden (Seal)
LORETTA N. SNOWDEN

My commission expires



BOOK 540 PAGE 054

(Seal)

EXHIBIT "A"

All that tract or parcel of land containing 3.508 acres, more or less, lying and being in Landlot 232 of the 8th Land District of Pike County, Georgia, and being more particularly shown and designated as 3.508 acres - Tract "A" according to that certain plat of survey entitled "PLAT FOR LEONARD W. SHIRLEY, JR.", dated June 19, 2004, prepared by Gary Fred Self, Georgia Registered Professional Land Surveyor #1922, a copy of which said plat is recorded in Plat Book 22, Page 134, Clerk's Office, Superior Court, Pike County, Georgia, and which said plat, together with the metes, bounds, courses and distances as shown thereon with respect to the said 3.508 acres - Tract "A", is by this reference incorporated herein in aid of this description as fully as if copied at length herein

Pike County, GA

Summary

Parcel Number 069 035
Account/Realkey 2446
Location Address U S HWY 19
Legal Description 5341 & 5343 U S HWY 19 TRACT A
(Note: Not to be used on legal documents.)
Class R3-Residential
(Note: This is the full description code that is used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 30.031
Acres 3.5
Account Number 2446
Homestead Exemption No (50)
Landlot/District 232 / 8

[View Map](#)

Owner

[SHIRLEY LEONARD W &](#)
 SHIRLEY MARGARET B
 606 OLIVER RD
 MEANSVILLE, GA 30256

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	SMALL PARCELS	Rural	1	3.5

Permits

Permit Date	Permit Number	Type	Description
04/21/2021	04-202	DEMOLITION	REMOVAL OF BURNT DUPLEX

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/25/2004	540 054	022 134	\$105 900	FAIR MARKET VALUE - IMPROVED	SNOWDEN DONALD & LORETTA	SHIRLEY LEONARD W & MARGARET
8/6/1987	106 708		\$35,000	FAIR MARKET VALUE - IMPROVED	PRYOR HAZEL C	SNOWDEN DONALD & LORETTA
	027 577		\$0	QUIT CLAIM		PRYOR HAZEL C

Valuation

	2026	2025	2024	2023	2022
Previous Value	\$57,181	\$47,747	\$47,747	\$47,747	\$81,310
Land Value	\$61,688	\$57,181	\$47,747	\$47,747	\$47,747
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$61,688	\$57,181	\$47,747	\$47,747	\$47,747

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





Overview



Legend

- ☐ Parcels
- ☐ Address Numbers
- ☐ Roads

Parcel ID 069 035
 Class Code Residential
 Taxing District UNINCORPORATED
 Acres 3.5

Owner SHIRLEY LEONARD W &
 SHIRLEY MARGARET B
 606 OLIVER RD
 MEANSVILLE, GA 30256
 Physical Address US HWY 19
 Assessed Value Value \$61688

Last 2 Sales			
Date	Price	Reason	Qual
6/25/2004	\$105900	FM	Q
8/6/1987	\$35000	FM	Q

(Note: Not to be used on legal documents.)

Date created: 7/24/2026

Last Data Uploaded: 7/24/2026 6:04:09 AM

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 INFORMATION



PLANNING AND DEVELOPMENT
OFFICE

Planning / Zoning / Development / Permitting / Inspection
Code Enforcement

P. O. Box 377
77 Jackson Street
Zebulon, GA 30295

Phone: 770-567-2007
Fax: 770-567-2024
cjones@pikecoga.gov

"We're All in This Together"

August 19, 2026

Leonard W & Margaret B. Shirley
606 Oliver Rd.
Meansville GA 30256

The purpose of this letter is to notify you that the Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on September 10, 2026, at 6:00 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 item:

REZ-26-05 - Leonard & Margaret Shirley, owners and Brady Bennett applicant is requesting rezoning for property located on US Hwy 19 S, Zebulon, GA., 30295, in Land Lot 232 of the 8th Land District, further identified as Parcel ID 069 034. The property consists of 3.51 +/- acres and the request is to rezone from AR to C3 for the proposed use for equipment rental business. 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.**

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

Regards,

Cassandra Jones
Director

Professional Attorney
Get the Help You
Deserve 855-968-5222

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PIKE COUNTY PLANNING AND ZONING BOARD NOTICE OF PUBLIC HEARING September 10, 2026 • 6:00 p.m.

Pike County Planning and Zoning Board (PZB) will conduct its
scheduled monthly meeting on September 10, 2026, at 6:00 p.m. on the
second floor of the Pike County Courthouse located at 16001 Barnesville
Ave., Zebulon, Georgia. The Board will conduct PUBLIC HEARINGS on
allowing items

AR-26-06 - Barbara & Jerry Bishop, owners and applicants request
permission to divide their property located at 1226 Watling Hole Pass,
Lawson, GA., 30292, in Land Lot 189 of the 1st Land District, further
divided as Parcel ID 051 226. The property consists of 9.53 +/- acres.
The request is to divide the lot into 2 lots, 1 being 5 acres and a
portion of .45 acres for the other to be 4.55. Commission District 1,
Commissioner Tim Daniels. The public is invited to attend to speak in
support or in opposition of the request. The Planning and Zoning Board
will hear and review the request and have a final decision.

IZ-26-05 - Leonard & Margaret Shirley, owners and Brady Bennett
are requesting rezoning for property located on US Hwy 19 S
Lawson, GA., 30295, in Land Lot 232 of the 8th Land District, further
divided as Parcel ID 069 034. The property consists of 3.51 +/- acres.
The request is to rezone from AR to C3 for the proposed use for
rental business. Commission District 3, Commissioner

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*Planning Zoning Environmental Permit & Inspection
Code Enforcement*

P. O. Box 377
77 Jackson Street
Zebulon, GA 30295

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Fax: 770-567-2024
cjones@pikecoga.gov

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JOSEPH CRAIG DARSEY
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GRIFFIN, GA 30223

WILLIAM A III MARTIN
322 ROLLING LAKE COURT
MANAKIN SABOT, VA 23103

THOMAS E & MARLENE D PROCTOR
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WILLIAMSON, GA 30292
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2131 WEST MCINTOSH
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ABBIE V GARDNER
5444 U S HWY 19
ZEBULON, GA 30295

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PLANNING AND DEVELOPMENT
OFFICE

*Planning Zoning Environmental Permitting Inspections
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ZEBULON, GA 30295

DEREK & ERIN SEVERS
5299 US HIGHWAY 19
ZEBULON, GA 30295

RONALD RAY SNOWDEN
5417 U S HWY 19
ZEBULON, GA 30295

JIM & BETTY MCDANIEL
5419 U S HWY 19
ZEBULON, GA 30295

**PIKE COUNTY PLANNING AND ZONING BOARD
NOTICE OF PUBLIC HEARING
September 10, 2026 • 6:00 p.m.**

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- (1) VAR-26-06** - Barbara & Jerry Bishop, owners and applicants request a variance to divide their property located at 1226 Watering Hole Pass, Williamson, GA., 30292, in Land Lot 189 of the 1st Land District, further identified as Parcel ID 051 226. The property consists of 9.53 +/- acres and the request is to divide the lot into 2 lots, 1 being 5 acres and a VARIANCE of .45 acres for the other to be 4.55. Commission District 1, Commissioner Tim Daniels. **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.**
- (2) REZ-26-05** - Leonard & Margaret Shirley, owners and Brady Bennett applicant is requesting rezoning for property located on US Hwy 19 S, Zebulon, GA., 30295, in Land Lot 232 of the 8th Land District, further identified as Parcel ID 069 034. The property consists of 3.51 +/- acres and the request is to rezone from AR to C3 for the purposed use for equipment rental business. 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.**