

PIKE COUNTY PLANNING COMMISSION

P.O. Box 377 • 77 Jackson Street

Zebulon, GA 30295

Brannen Wright, Chairman
William Smith, Vice-Chairman
Sam Bishop
Mark Jones
Windell Peters

Planning Commission AGENDA

Tuesday, November 16, 2021 - 6:30 PM

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

I. Call to Order

a.

II. Approval of the Agenda - (O.C.G A. § 50-14-1 (e) (1))

III. Approval of the Minutes - (O.C.G A. § 50-14-1 (e) (2))

a. Minutes September 9, 2021

IV. Unfinished Business - None

5. New Business

a. REZ-21-05

Leigh Ann Minter ETAL, owner and Tricia Gwyn applicant are requesting to rezone property located on the southwest side of US Highway 19, Meansville GA 30256. The subject property has 5.52 +/-acres and is located in Land Lot 214 in the 8th Land District of Pike County. It is further defined as a portion of Parcel Id 071 059. Applicant and owner are requesting the property to be rezoned from A-R, Agricultural-Residential to R-15 Single-Family Residential to allow for two building lots with a minimum lot size of two acres and a minimum house size of 1,500 square feet. Commission District 3, Commissioner Jason Proctor.

b. REZ-21-06

H. Ray Grizzard, owner and applicant is requesting to rezone property located at 10605 US Highway 19, Zebulon GA 30295. The subject property has 1.52+/-acres and is located in Land Lot 33 in the 2nd Land District of Pike County. It is further defined as a portion of Parcel Id 065 034. Applicant and owner are requesting the property to be rezoned from C-2 General Commercial to C-3 Highway Commercial to allow for the construction of mini warehouses. Commission District 4, Commissioner James Jenkins

c. REZ-21-07

Carrie Johnson, owner and Ronnie Johnson applicant are requesting to rezone property located at 1776 US Highway 41, Milner GA 30257. The subject property has 30.87+/-acres and is located in Land Lot 155 in the 7th Land District of Pike County. It is further defined as a of Parcel Id 087 045 & 087 045 A. The applicant and owner are requesting the property

to be rezoned from A-R, Agricultural-Residential to M-2B Heavy Manufacturing for future industrial development. Commission District 3, Commissioner Jason Proctor.

d. REZ-21-08

Mt. Nebo Baptist Church Trustees, owner and Southern Cousins Properties, LLC applicant are requesting to rezone property located at 13576 US Highway 19, Zebulon GA 30295. The subject property has 7.44+/-acres and is located in Land Lot 91 in the 2nd Land District of Pike County. It is further defined as Parcel Id 075 111 & 075 111 D. Applicant and owner are requesting the property to be rezoned from C-2 General Commercial to C-3 Highway Commercial to allow for the construction of mini warehouses. Commission District 4, Commissioner James Jenkins.

e. REZ-21-09

Frances Chapman, owner and Keith Ballard applicant are requesting to rezone property located at 15177 US Highway 19, Zebulon GA 30295. The subject property has 12.80+/-acres and is located in Land Lot 104 in the 2nd Land District of Pike County. It is further defined as Parcel Ids 074 089 & 074 089 A. Applicant and owner are requesting the property to be rezoned from A-R Agricultural-Residential to C-3 Highway Commercial to allow for the construction of a mixed commercial development including mini warehouses. Commission District 4, Commissioner James Jenkins.

f. REZ-21-10

David Nix, owner and Keith Ballard applicant are requesting to rezone property located at 54 Wilder Road, Zebulon GA 30295. The subject property has 3.89+/-acres and is located in Land Lot 92 in the 2nd Land District of Pike County. It is further defined as Parcel Id 075 112. Applicant and owner are requesting the property to be rezoned from A-R Agricultural-Residential to C-3 Highway Commercial to allow for the construction of a mixed commercial development including mini warehouses. Commission District 4, Commissioner James Jenkins.

g. Text Amendments to Title XV, Land Usage, Chapter 155, Subdivisions and Chapter 156, Zoning Code, the Text Amendments will be to multiple Sections of each Chapter in reference to the Platting Authority of Pike County.

h. Adoption of the Pike County, Georgia Official Zoning

VI. Discussion - None

VII. Adjournment

PIKE COUNTY PLANNING COMMISSION

Minutes September 9, 2021

SUBJECT:
Minutes September 9, 2021

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
 Exhibit	Minutes September 9, 2021

REVIEWERS:

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

PIKE COUNTY
Planning Commission
September 9, 2021
6:30 P.M.

POST AGENDA

Brannen Wright, Chairman • William Smith, Vice-Chairman •
Sam Bishop **ABSENT** • Mark Jones • Windell Peters

I. Call to Order

Chairman Wright called the meeting to order by sound of the gavel at 6:31 pm.

II. Approval of the Agenda

Board Member Peters moved to approve the agenda. Board Member Jones seconded the motion. The agenda was approved by a vote of 4-0-0.

III. Approval of the July 8, 2021, Meeting Minutes

Vice-Chairman Smith moved to approve the minutes from the 7-8-21 Meeting. Board Member Jones seconded the motion. The minutes were approved by a vote of 4-0-0.

IV. Old Business:

None.

V. New Business:

Public Hearing:

- (1) REZ-21-03- McLeRoy Rentals LLC, owner and applicant are requesting to rezone the property located on the west side of Highway 41 South, Griffin GA 30224. The subject property has 75.02 +/-acres and is located in Land Lot 136

in the 2nd Land District of Pike County. It is further defined as Parcel Id 086 052. Applicant and owner are requesting the property be rezoned from A-R, Agricultural-Residential to C-3, Heavy Commercial in preparation to construct a mixture of retail, office warehouse buildings, mini warehouse/self-storage in phase 1 on approximately 6.5 acres and reserving the rest for future development. Commission District: District 3rd. Commissioner District: Jason Proctor. FEMA Data: Does not lie within the flood zone. Code Reference: CH 156, CH 160 and CH 164.

Chairman Wright turned the meeting over to the Planning & Development Director, Jeremy Gilbert, who presented the rezoning application and staff recommendation to the board to allow with conditions. They are as follows:

- 1) The entire site shall be developed in compliance with the US 41 Overlay Ordinance and will be subject to the application process for each phase of development. The developer shall submit an application for each phase of development and approval by the BOC will be needed prior to any permits being issued.**
- 2) A fifty-foot (50') buffer shall be planted or maintained on all property lines that about a residentially zoned property meeting the standards outline in Chapter 164 of the Pike County Code.**

Chairman Wright opened the floor up for public opinion.

Chairman Wright asked if it is all the 75 acres? The Planning & Development Director, Jeremy Gilbert answered that no it is each phase.

Names of people in favor
Dee McLeRoy

Names of people who oppose
Dr. Gore
Howard Mangham(?)

Applicant and owner, Dee McLeRoy spoke in favor and he would like the 400 ft road footage to remain in the overlay, but not the remainder.

There were some citizens who spoke against the rezoning application. The main objections were traffic and commercial uses near residentially zoned properties.

Board Member Jones moved to approve the motion with the two conditions. Vice-Chairman Smith seconded the motion. The motion was passed by vote of 4-0-0.

- (2) REZ-21-04- Pine Valley Concrete Company, Inc./Frank Bahin, Jr, applicant and Howard M. Rawlings, Jr. owner, is requesting to rezone a portion of property located on Rawlins Road, Zebulon, GA 30295. The subject property is located in Land Lot 220 of the 8th land district of Pike County. The subject property is further identified as Parcel ID: 068 027 ZZA and consists of 28.76+/- acres, only 14.36+/- acres is being requested to be rezoned. Applicant and owner are request-

ing the property to be rezoned from A-R, Agricultural-Residential to M-2B, Manufacturing-Heavy for a small concrete batch plant. Commission District: District 1st. Commissioner District: Tim Daniel. FEMA Data: Does not lie within the flood zone. Code Reference: CH 155, CH 156 and CH 164.

The Planning & Development Director, Jeremy Gilbert, introduced the rezoning application and staff recommendation to the board to deny the request. Chairman Wright opened the floor up for public opinion.

Names of people in favor
Attorney Ben Vaughn
Frank Bahin, Jr.

Names of people who oppose
Harvey Booker
Virginia Terry
Jewette Britt

Applicant, Frank Bahin, Jr.'s attorney Ben Vaughn stated that his client has spent about \$42,000.00 to clean up the property with E.P.D. satisfaction and there are no health hazards.

Mr. Bahin went on to say that he has not operated the business for several months.

Vice-Chairman Smith asked if they had a way of getting rid of the dust and Mr. Bahin responded with two ways.

Chairman Wright asked why this location or spot was chosen and not another suitable spot in the County. Mr. Bahin stated that this location or spot was closer to him(his home) and not out of his way.

There was discussion about the property being in the (C.U.V.A.) Conservation Use Value Assessment.

Chairman Wright asked if we(the County) could trust him to rezone this property Honestly since he did not obtain his necessary permits in the beginning when he started running his Concrete Business in disregard.

Harvey Booker spoke against the rezoning application and he asked what the regulations is by D.O.T.(Department of Transportation) for heavy use(loads) by trucks for a concrete business in this location of the County.

Chairman Wright closed the floor and asked the Board to make a motion. Board Member Peters moved to disapprove the motion. Board Member Jones seconded the motion. The motion was passed by vote of 4-0-0.

VI. Discussions: NONE

VII. Adjournment

Board Member Peters moved to adjourn the meeting. Vice-Chairman Smith seconded the request. The motion was passed by vote of 4-0-0.

Chairman Wright closed the meeting by sound of the gavel at 7:24 pm.

PIKE COUNTY PLANNING COMMISSION

REZ-21-05

SUBJECT:

REZ-21-05

Leigh Ann Minter ETAL, owner and Tricia Gwyn applicant are requesting to rezone property located on the southwest side of US Highway 19, Meansville GA 30256. The subject property has 5.52 +/-acres and is located in Land Lot 214 in the 8th Land District of Pike County. It is further defined as a portion of Parcel Id 071 059. Applicant and owner are requesting the property to be rezoned from A-R, Agricultural-Residential to R-15 Single-Family Residential to allow for two building lots with a minimum lot size of two acres and a minimum house size of 1,500 square feet. Commission District 3, Commissioner Jason Proctor.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
 Exhibit	Staff Report

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Gilbert, Jeremy	Approved	Item Pushed to Agenda



PLANNING AND DEVELOPMENT OFFICE

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

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

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

"Serving Citizens Responsibly"

Case Number: REZ-21-05

Applicant: Tricia Gwyn

Owner: Leigh Ann Minter ETAL

Property Location: Highway 19, Meansville GA
Landlot: 214
District: 8th
Parcel ID: 071 059

Acreage: 5.52+/- acres

Commission District: District 3, Jason Proctor

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner are requesting a rezoning of the subject property from A-R, Agricultural-Residential to R-18, Single Family Residential.

Code Reference: CH 156

Staff Analysis:

The subject property is currently zoned A-R, Agricultural-Residential and is a wooded vacant lot. The applicant is wishing to rezone the subject property to R-18, Single Family Residential to create two building lots that are a minimum of two acres each. The applicant/owner is proposing to construct two single family homes a minimum of 1,800 square feet each on the subject property.

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

(1) It must not be contrary to the purpose of this chapter;

The intent of CH 156 is to create zoning classifications that will be compatible bordering one another. The following is the purpose of the R-18 Zoning District as described in Section 156.70 of the Pike County Code:



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R-18 Zoning Districts are intended to establish and preserve quiet, relatively low to medium density neighborhoods of single-family residences as desired by large numbers of people with a required minimum dwelling area of 1,800 square feet. These districts are free from other uses which are incompatible with single-family homes.

This proposal of R-18 zoning would not be contrary to the purpose of this chapter as it allows single family homes in different zoning districts. Based on the character area map that is a part of the 2017 comprehensive plan the property is identified as Rural Residential Development/Agriculture. The description outlined in the comprehensive plan for rural residential development / agriculture this request would be supported to allow the 2 acre minimum lot size.

(2) It must not be detrimental to the use or development of adjacent properties or to the general neighborhood and it must not adversely affect the health or safety of residents or workers;

The general neighborhood is mainly residential with a commercial use in the vicinity and the proposed rezoning would not be detrimental to the development of other nearby properties. The proposed use of this property will not adversely affect the health or safety of residents or workers.

(3) It must not constitute a nuisance or a hazard because of the number of persons who will attend or use such a facility, vehicular movement, noise or fumes generated or type of physical activity;

The proposed use of the property as two single family houses should not create a nuisance or a hazard to the surrounding properties.

(4) It must not adversely affect existing uses;

The proposed use of the property as two single family homes will not adversely affect the existing uses of adjacent properties.



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(5) In addition, the Planning Commission shall also consider whether the applicant for the amendment at the time of submitting the application is in violation of the Zoning Code or any other provision of the Code of Pike County, Georgia. If the applicant is determined to be in violation of the Zoning Code or any other provisions of the Code of Pike County, Georgia, then the Planning Commission shall further consider the circumstances related to such violation(s) as part of the criteria for considering the requested amendment.

Staff can find no record of violations for the subject property.

Recommendation: Staff recommends **APPROVAL** of the request to rezone.

Attachments:

- Rezoning Application
- Letter of Explanation
- Impact Analysis
- Tax Map
- Plat
- Deed
- Proposed Survey

PIKE COUNTY
REZONING APPLICATION

RECEIVED
9-13-21
JP

Application # Rez-21-05

Planning Commission Public Hearing: 10-14-21 6:30

Board of Commissioners Public Hearing: 10-26-21 6:30

Property Information: District(s): 8 Land Lot(s): 214 Acres: 5.52

Street Frontage: 695 feet on the Front side of Hwy 19 S

Tax Map Parcel #: 071 059 Address if assigned: _____

Existing Zoning Classification: AR Proposed Zoning Classification: R15 R1B

Summary of Proposed Project: Request for 5.52 acre tract
to be divided into two separate tract
with 1000 sqft minimum to remain. re: 156.79

Code Reference(s): _____

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed ☒ Impact Analysis*

☒ Letter of Explanation* [] Health Department Letter of Approval ☒ Site Plan*

☒ Agent Authorization (if needed) [] Other _____

Property Owner: Leigh Ann Minter Applicant: Tricia Gwyn

Address: 122 Minter Drive ETAL Address: 196 Buchanan R

City: Mearnsville State: GA Zip: 30256 City: Griffin State: GA Zip: 30224

Phone/email: 770-584-5324 Phone/email: 770-480-1507

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 Commission and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: Leigh Ann Minter Date: 9/13/21

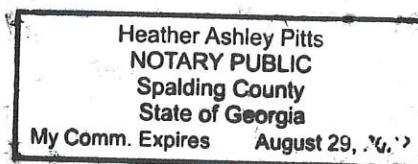
Owner's Printed Name: Leigh Ann Minter

Sworn to and subscribed before me this 13 day of September, 2021.

Notary Public (signature & seal): [Signature]

*See instructions for more information.

f:\Applications\Rezoning Application.docx
Last Revised: 06/01/09
Page 1 of 3



Application # _____

Planning Commission Public Hearing:

Board of Commissioners Public Hearing:

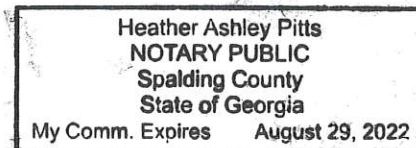
Property Owner Authorization for Applicant (if Applicant is Different From Property Owner): I swear and affirm that I am the sole owner or own at least 51% of the property described on this application, and further authorize the person named as applicant to file this application and act as my agent. Further, I hereby authorize the staff of the Department of Planning and Development, members of the Planning Commission and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: Heidi Minter Date: 9/13/21

Owner's Printed Name: _____

Sworn to and subscribed before me this 13 day of September, 2021.

Notary Public (signature & seal): [Signature]



Letter of Explanation for Rezoning

5.52 Acre Tract Hwy 19

9.10.2021

To whom this letter concerns,

The sellers of the property referenced in this zoning are seeking to divide the 5.52-acre tract into two separate lots. The first lot being 2.60 acres and the second being 2.93 acres. They would like to keep the 1500 square foot minimum they have available to them under the current zoning, and which is allowed in the code 156.79. ^{1800 -}73

Sincerely,



Tricia P Gwyn

I have reviewed this response and I agree.



Leigh Ann Minter

Impact Analyst for rezoning of Parcel #071059

The rezoning proposal will permit suitable use and development of adjacent and nearby properties. The current zoning is for AR. We are requesting the current parcel of 5.52 acres be subdivided to two tracts. One tract of 2.60 acres and the other 2.93 acres, keeping the minimum square footage of 1500 per code 156.79.73 1800

The zoning proposal will not adversely affect the existing use or usability of the adjacent or nearby property.

Allowing the rezoning will positively affect the reasonable economic currently zoned by allowing a residential home site in an agricultural setting.

The zoning proposal will not result in use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

The rezoning proposal is in conformity with the policy and intent of the land use plan.

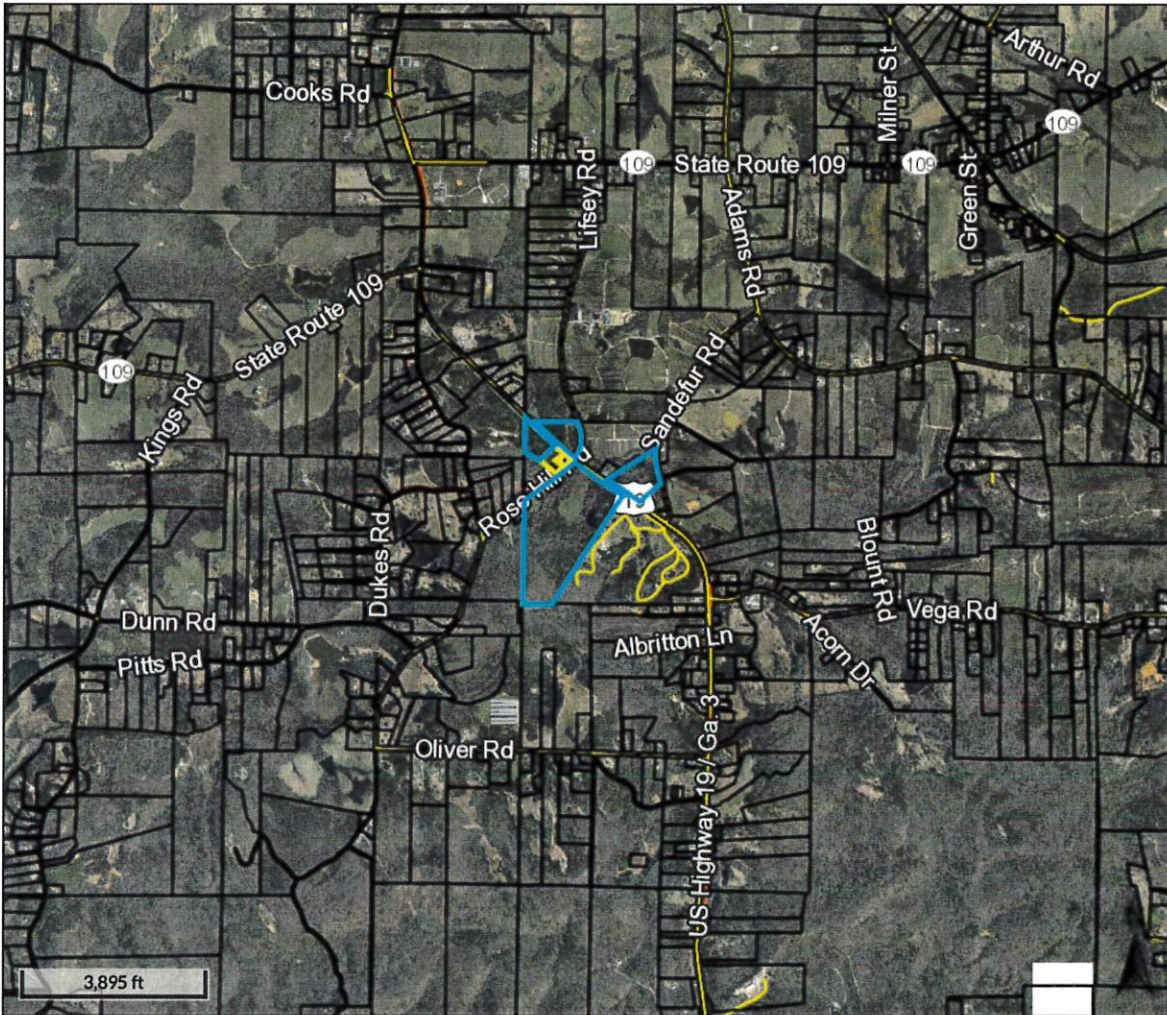
Grounds for the rezoning approval support the perspective growth of Pike County. No grounds known to disapprove.

This property is vacant and has been since the current owners acquired it. If there were previous structures the sellers have no knowledge.

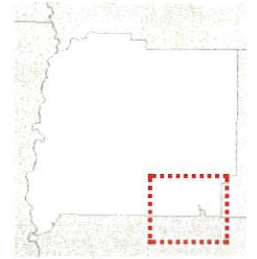
There is no threat to the public health, safety, or welfare of the surrounding properties if this zoning passes.

The sellers would experience a hardship if the zoning doesn't pass due to the current homes and lots within ½ mile from the subject property. They are a mixture of lot sizes and square footages. The lots are from .92 acres up to 96 acres. Home sizes range from 1000 square feet up to 2300 square feet. This zoning will complement the area.

There are no unknown existing violations within the code or any other provision of code of Pike County.



Overview



Legend

-  Parcels
-  Roads

Parcel ID 071059
 Class Code Commercial
 Taxing District UNINCORPORATED
 Acres 96.5

Owner MINTER LEIGH ANN ETAL
 122 MINTER RD
 MEANSVILLE, GA 30256
 Physical Address U S HWY 19
 Assessed Value Value \$215725

Last 2 Sales			
Date	Price	Reason	Qual
1/10/2005	\$193300	FM	Q
8/24/2000	0	QC	U

(Note: Not to be used on legal documents)

Date created: 10/7/2021
 Last Data Uploaded: 10/7/2021 6:04:16 AM

Developed by  **Schneider**
 GEOSPATIAL

00757

FILED & RECORDED, CLERK
SUPERIOR/JUVENILE COURT
PIKE COUNTY, GEORGIA

05 MAR 1 PM 2:35

BY: *[Signature]*
CAROLYN WILLIAMS, CLERK

114 - 2005 - 000149

Georgia Transfer Tax Paid
\$ 193.30
Date: 3-1-05

Carolyn Williams
Carolyn Williams
Clerk, Superior Court,
Pike County, GA

**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 10th day of January in the Year of Our Lord Two Thousand and Five between LEIGH ANN MINTER AS TRUSTEE OF ESTELLE G. BANKSTON TRUST AND AS GUARDIAN OF PROPERTY FOR ESTELLE G. BANKSTON of the State of Georgia and County of Pike of the first part, and LEIGH ANN MINTER, individually, MICHAEL GLENN BUFFORD, CHARLES E. BANKSTON, AND BETH BANKSTON* of the State of Georgia and County of Pike of the second part, (* n/k/a BETH BANKSTON TURNER)

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, their 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 parties of the second part, their heirs and assigns, forever, in fee simple.

AND THE SAID party of the first part, for its heirs, assigns, 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, their heirs and assigns against the claims of all persons whomsoever.

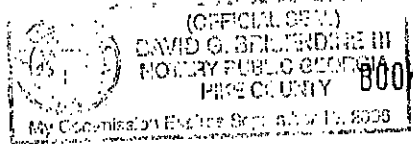
IN WITNESS WHEREOF, the said party of the first part, has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of:

Kimberly Bankston
Witness

[Signature]
Notary Public
My comm. expires: 9/16/06

Leigh Ann Minter, Trustee (SEAL)
LEIGH ANN MINTER AS TRUSTEE OF
ESTELLE G. BANKSTON TRUST AND
AS GUARDIAN OF PROPERTY FOR
ESTELLE G. BANKSTON



BOOK

570 PAGE 191

DIMENSIONS SHOWN ARE PER PLAT BOOK 53 PAGE 187

PIKE COUNTY PLANNING COMMISSION

REZ-21-06

SUBJECT:

REZ-21-06
H. Ray Grizzard, owner and applicant is requesting to rezone property located at 10605 US Highway 19, Zebulon GA 30295. The subject property has 1.52+/-acres and is located in Land Lot 33 in the 2nd Land District of Pike County. It is further defined as a portion of Parcel Id 065 034. Applicant and owner are requesting the property to be rezoned from C-2 General Commercial to C-3 Highway Commercial to allow for the construction of mini warehouses. Commission District 4, Commissioner James Jenkins

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
 Exhibit	Staff Report

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Gilbert, Jeremy	Approved	Item Pushed to Agenda



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jgilbert@pikecoga.com

“Serving Citizens Responsibly”

Case Number: REZ-21-06

Applicant/Owner: H. Ray Grizzard

Property Location: 10605 Highway 19, Zebulon, GA
Landlot: 33
District: 2nd
Parcel ID: 065 034

Acreage: 1.52+/- acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner is requesting a rezoning of the subject property from C-2 General Commercial to C-3 Highway Commercial.

Code Reference: CH 156, CH 160, and CH 164

Staff Analysis:

The subject property is currently zoned C-2, General Commercial and is currently developed with an abandoned single-family home. The applicant is wishing to rezone the subject property to C-3, Highway Commercial to construct a self-storage facility. This site is located in the Highway 19 Overlay district and will require a special exception to allow the self-storage facility should this zoning be approved. According to the applicants site plan the project would consist of 4 storage units and an office.

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

(1) It must not be contrary to the purpose of this chapter;

The intent of CH 156 is to create zoning classifications that will be compatible bordering one another. The following is the purpose of the C-3 Zoning District as described in Section 156.215 of the Pike County Code:



PLANNING AND DEVELOPMENT OFFICE

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Code Enforcement*

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C-3 Zoning 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.

This proposal of C-3 zoning would not be contrary to the purpose of this chapter as it located on a 5 lane Highway that is designated as a major arterial road. Based on the character area map that is a part of the 2017 comprehensive plan the property appears to be in a commercial node. Therefore, the proposed zoning would be supported.

- (2) It must not be detrimental to the use or development of adjacent properties or to the general neighborhood and it must not adversely affect the health or safety of residents or workers;***

The general neighborhood is a mixture of commercial and residential zoning classifications and would not be detrimental to the development of other nearby properties. The proposed use of this property will not adversely affect the health or safety of residents or workers.

- (3) It must not constitute a nuisance or a hazard because of the number of persons who will attend or use such a facility, vehicular movement, noise or fumes generated or type of physical activity;***

The proposed use of the property as a self-storage facility should not create a nuisance or a hazard to the surrounding properties.

- (4) It must not adversely affect existing uses;***

The proposed use of the property as a self-storage facility will not adversely affect the existing uses of adjacent properties. Provided that adequate buffers are provided to separate the non-residential use from the residential uses.



PLANNING AND DEVELOPMENT
OFFICE

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(5) In addition, the Planning Commission shall also consider whether the applicant for the amendment at the time of submitting the application is in violation of the Zoning Code or any other provision of the Code of Pike County, Georgia. If the applicant is determined to be in violation of the Zoning Code or any other provisions of the Code of Pike County, Georgia, then the Planning Commission shall further consider the circumstances related to such violation(s) as part of the criteria for considering the requested amendment.

Staff can find no record of violations for the subject property.

Recommendation: Staff recommends **APPROVAL** of the request to rezone with the following conditions:

1. A special exception will be required to allow a self-storage facility.
2. All requirements of the Overlay shall be met including a review by the Planning Commission prior to any permits being issued.
3. All parking shall be paved and meet the requirements outlined in the Pike County Code regarding required number of spaces.

Attachments:

- Rezoning Application
- Letter of Explanation
- Impact Analysis
- Tax Map
- Plat
- Deed
- Proposed Site Plan

RECEIVED
9-15-21

PIKE COUNTY REZONING APPLICATION

Application # Rez-21-06

Planning Commission Public Hearing: 10-14-21 6:30pm

Board of Commissioners Public Hearing: 10-26-21 6:30pm

Property Information: District(s): 2nd Land Lot(s): 33 Acres: _____

Street Frontage: 168.81' feet on the 377.12' side of 378.33'

Tax Map Parcel #: 065034 Address if assigned: 10605 US Highway 19

Existing Zoning Classification: C2 Proposed Zoning Classification: C3

Summary of Proposed Project: Miami Storage

Code Reference(s): _____

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed ☐ Impact Analysis*

☒ Letter of Explanation* ☐ Health Department Letter of Approval ☒ Site Plan*

☐ Agent Authorization (if needed) ☐ Other _____

Property Owner: H. Ray Grizzard Applicant: _____

Address: PO Box 143 Address: _____

City: Coacoe State: GA Zip: 30206 City: _____ State: _____ Zip: _____

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 Commission and Board of Commissioners to inspect the property which is the subject of this application.

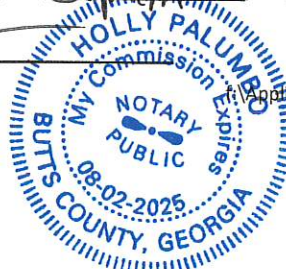
Owner's Signature: H. Ray Grizzard Date: 9-15-21

Owner's Printed Name: H. Ray Grizzard

Sworn to and subscribed before me this 15th day of September, 2021.

Notary Public (signature & seal): Holly Palumbo

*See instructions for more information.



Parcel ID 065 034

Class Code COM

Taxing District UNIC

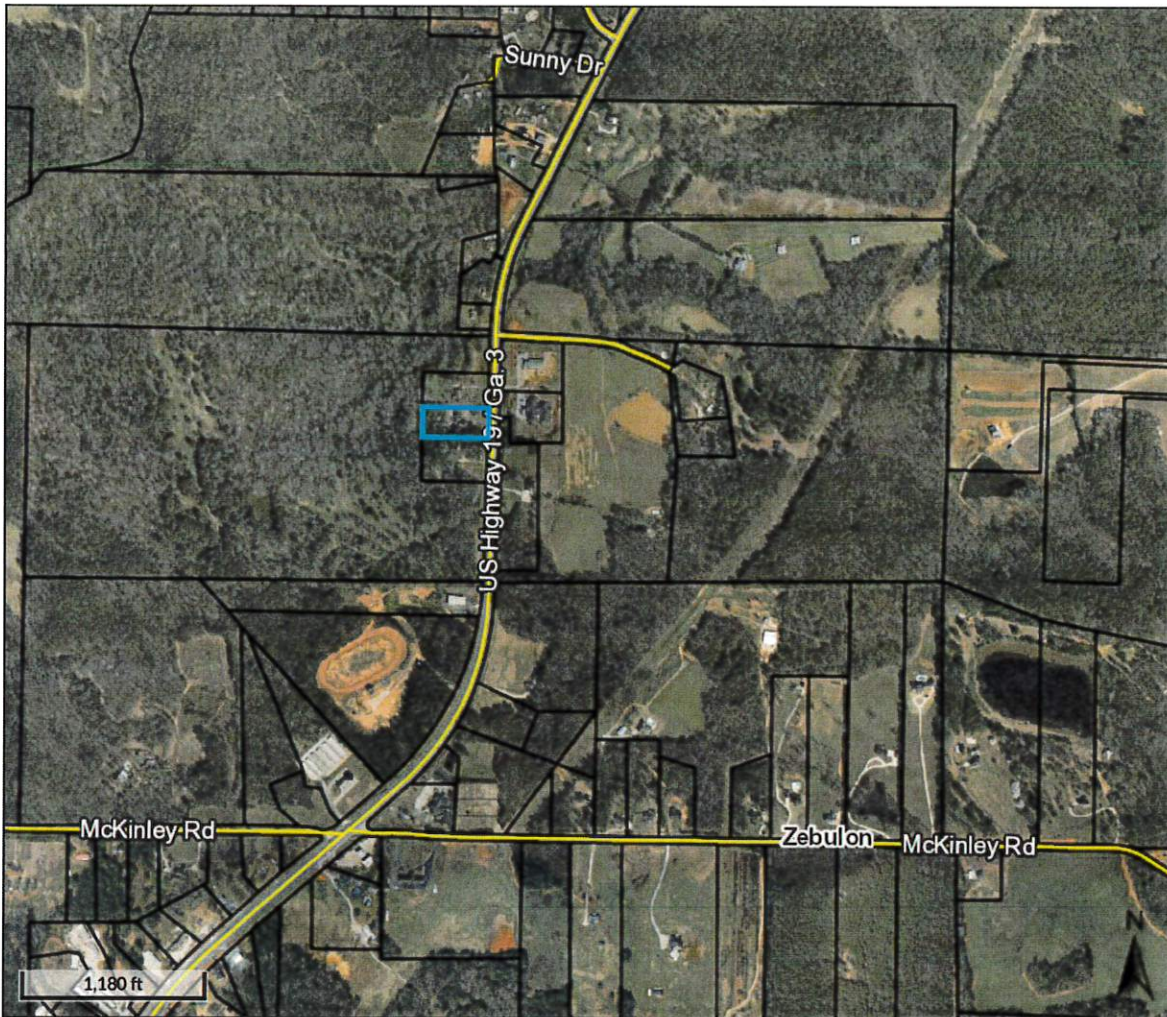
Acres 1.52

I would like to rezone from C2 to C3 For the purpose of putting mini storage units on my commercial property.

Regards,

H. Ray Grizzard



1. Yes
2. No
3. Yes
4. No
5. Yes
6. No
7. 15 yrs.
8. None
9. Purchased commercial for the reason of a business.
10. None



Overview



Legend

-  Parcels
-  Roads

Parcel ID 065 034
 Class Code Commercial
 Taxing District UNINCORPORATED
 Acres 1.52

Owner GRIZZARD RAY &
 GRIZZARD DEIDRE
 P O BOX 143
 CONCORD, GA 30206
 Physical Address 10605 U S HWY 19
 Assessed Value Value \$38000

Last 2 Sales			
Date	Price	Reason	Qual
6/21/2007	\$105000	NF	U
9/28/2006	\$51500	PT	U

(Note: Not to be used on legal documents)

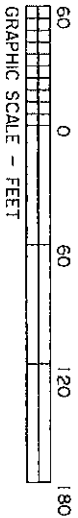
Date created: 10/7/2021
 Last Data Uploaded: 10/7/2021 6:04:16 AM

Developed by  **Schneider**
 GEOSPATIAL

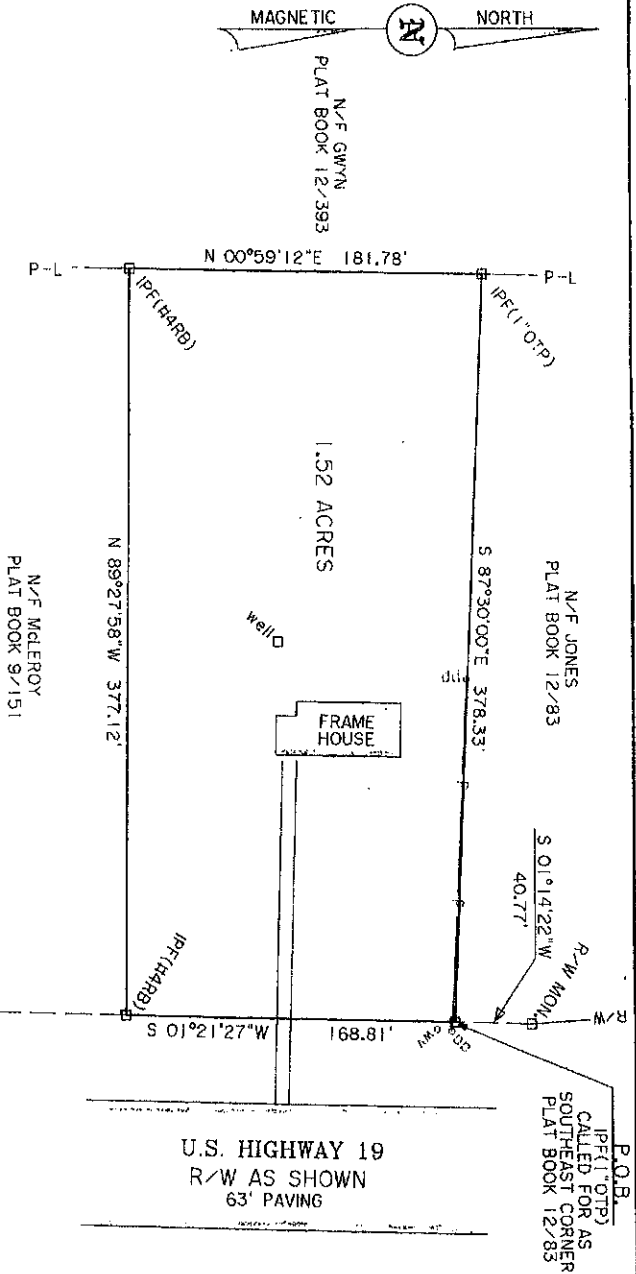
FILED & RECORDED, CLERK
SUPERIOR JUVENILE CT.
PIKE COUNTY, GA 30295
PL. B.K. 24 PG. 68
06 APR 28 AM 9:53

BY COB
CAROLYN WILLIAMS, CLERK

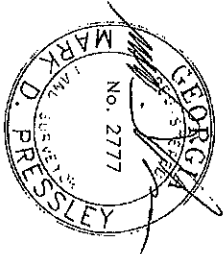
LEGEND
IPF IRON PIN FOUND
IPS IRON PIN SET (H3R8)
LLL LAND LOT LINE
C-L CENTERLINE
R-W RIGHT-OF-WAY
P-L PROPERTY LINE
N-F NOW OR FORMERLY
P-P POWER POLE
F FENCE
OTF OPEN TOP PIPE
CTP CRIMP TOP PIPE
RB REBAR



This property represented
on this plat complies
with applicable zoning
codes and ordinances
as of this date.
[Signature]
Zoning Official
Date 4-26-06
Zoning Designation R-2-C



- NOTES**
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN +10,000 FEET, AND AN AVERAGE ANGULAR ERROR OF 0.3
 2. ANGULAR AND LINEAR FIELD MEASUREMENTS WERE MADE WITH A TOPCON SITE TOTAL STATION.
 3. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP.
 4. THE EXTERIOR BOUNDARY OF THIS PROPERTY HAS A CLOSURE PRECISION OF ONE FOOT IN +100,000 FEET.
 5. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS. ALL MATTERS OF TITLE EXCEPTED.
- IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
- THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.



TOTAL AREA = 1.52 ACRES

SURVEY FOR	
BRISENDINE INVESTMENTS, L.L.C.	
AND	
ROBERT SHEDD	
LAND LOT 33	
2ND DISTRICT	
PIKE COUNTY, GEORGIA	
DATE: 4/20/06	SCALE: 1" = 30'
Countryland Surveyors, Ltd.	
832 Campground Road	
Zebulon, Georgia 30295	
(770) 567-8553 fax 567-8554	
SHEET 1 OF 1	

DOC# 002433
FILED IN OFFICE
06/29/2007 02:15 PM
BK: 711 PG: 180-181
CAROLYN WILLIAMS
CLERK OF SUPERIOR
COURT
PIKE COUNTY
Carolyn Williams
REAL ESTATE TRANSFER TAX
PAID: \$105.00

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

WARRANTY DEED

(For Life with Remainder to Survivor)

STATE OF GEORGIA,
COUNTY OF PIKE.

114 - 2007 - 000585

THIS INDENTURE, Made this 21st day of June in the Year of Our Lord Two Thousand and Seven between **BRISENDINE INVESTMENTS, LLC** of the State of Georgia and County of Pike of the first part, and **RAY GRIZZARD AND DEIDRE GRIZZARD** 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 DOLLARS AND NO/100 (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, 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 its 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 its hand and seal, the day and year above written.

BRISENDINE INVESTMENTS, LLC

Signed, sealed and delivered
in the presence of:

David G. Brisendine, III (SEAL)
Title: DAVID G. BRISENDINE, III

Jessie Durr
Witness

Kekafina
Notary Public

My comm. expires

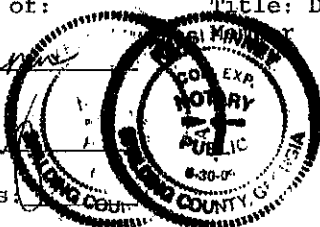
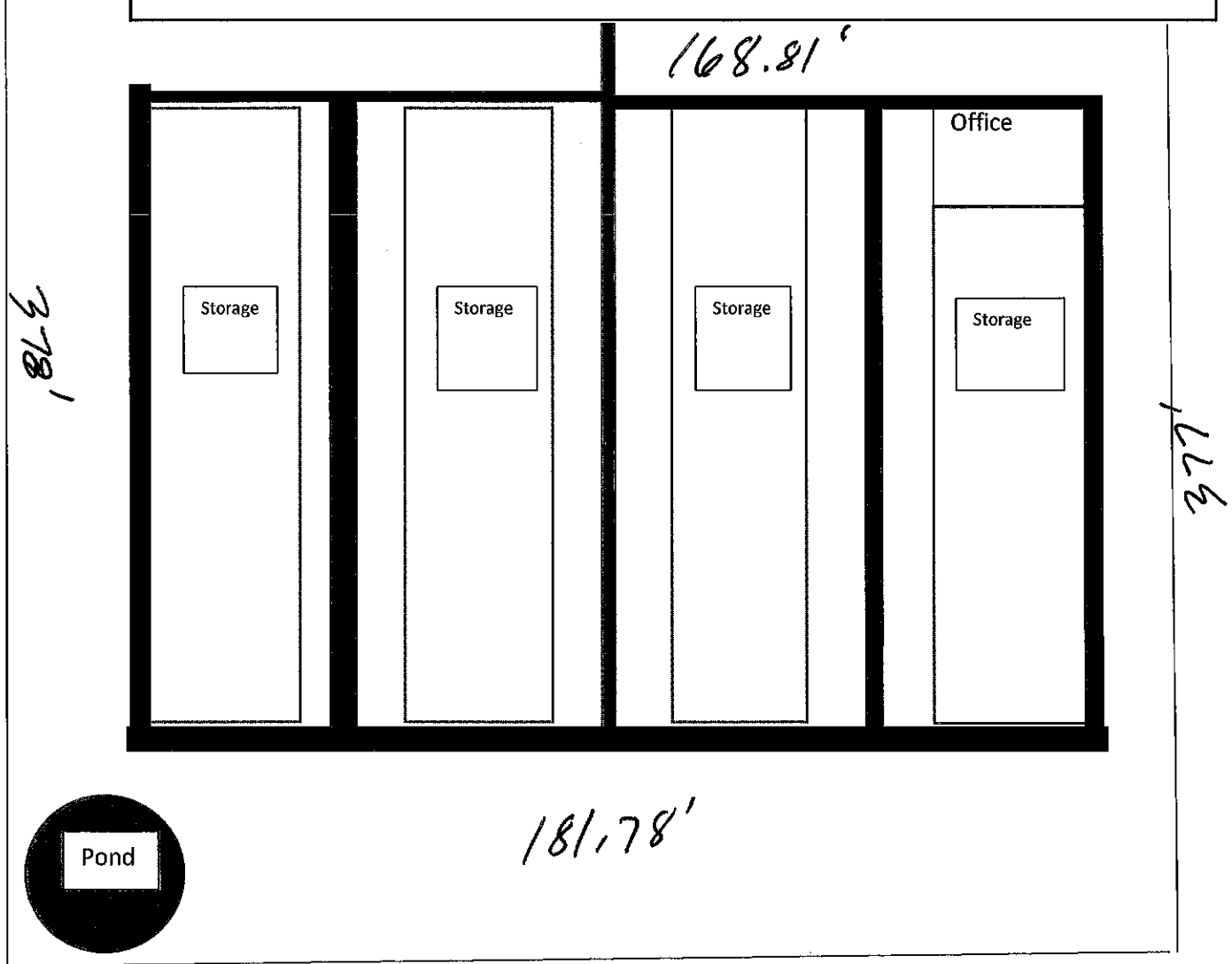
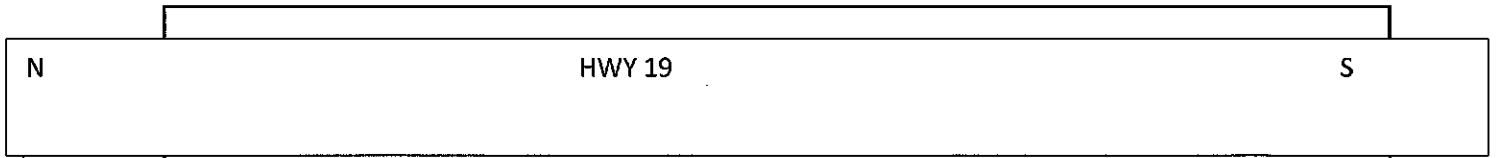


EXHIBIT "A"

All that tract or parcel of land containing 1.52 acres, more or less, lying and being in Landlot 33 of the Second Land District of Pike County, Georgia, and being more particularly shown and designated as 1.52 ACRES according to that certain plat of survey entitled "Survey for Brisendine Investments, LLC and Robert Shedd", dated April 20, 2006, prepared by Mark D. Pressley, Georgia Registered Professional Land Surveyor #2777, a copy of which said plat is recorded in Plat Book 24, Page 68, 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 1.52 acres, is by this reference incorporated herein in aid of this description as fully as if copied at length herein.



Not to Scale

PIKE COUNTY PLANNING COMMISSION

REZ-21-07

SUBJECT:

REZ-21-07

Carrie Johnson, owner and Ronnie Johnson applicant are requesting to rezone property located at 1776 US Highway 41, Milner GA 30257. The subject property has 30.87+/-acres and is located in Land Lot 155 in the 7th Land District of Pike County. It is further defined as a of Parcel Id 087 045 & 087 045 A. The applicant and owner are requesting the property to be rezoned from A-R, Agricultural-Residential to M-2B Heavy Manufacturing for future industrial development. Commission District 3, Commissioner Jason Proctor.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
 Exhibit	Staff Report

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Gilbert, Jeremy	Approved	Item Pushed to Agenda



PLANNING AND DEVELOPMENT
OFFICE

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

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

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

"Serving Citizens Responsibly"

Case Number: REZ-21-07

Owner: Carrie Johnson

Applicant: Ronnie Johnson

Property Location: 1776 Highway 41, Milner, GA 30257
Landlot: 155
District: 2nd
Parcel ID: 087 045 & 087 045A

Acreage: 30.87+/- acres

Commission District: District 3, Jason Proctor

FEMA Data: Does not lie within a flood zone.

Request: Applicant & Owner are requesting a rezoning of the subject property from A-R, Agricultural Residential to M-2B, Heavy Manufacturing.

Code Reference: CH 156, CH 160, and CH 164

Staff Analysis:

The subject property is currently zoned A-R, Agricultural Residential and is currently developed as a single-family residence. The applicant is wishing to rezone the subject property to M-2B, Heavy Manufacturing for future industrial uses that match the surrounding properties in the area. This site is located in the US 41 Overlay district that will have some additional design and landscape regulations beyond that of the base zoning district. In reviewing the US 41 Overlay the boundaries are 400 feet from the center of the right-of-way of Hwy 41 both directions. Based on the right-of-way of Hwy 41 being 250 feet only the first 275 feet of the subject property would be located in the Overlay and bound by the supplemental standards of the Overlay. With the aforementioned information it is likely that no buildings will be constructed within that area and will not have to meet the requirements of the Overlay it will only be the additional landscaping requirements that would apply to the first 275 feet of the property.

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



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Fax: 770-567-2024
jgilbert@pikecoga.com

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(1) It must not be contrary to the purpose of this chapter;

The intent of CH 156 is to create zoning classifications that will be compatible bordering one another. The following is the purpose of the M-2B Zoning District as described in Section 156.260 of the Pike County Code:

M-2B Zoning Districts are intended to provide for the broadest range of manufacturing uses. The M-2B zones are for the location of those industries which have not reached a technical stage which renders them free of all nuisance factors. These lands are suited for industrial use due to marginal agricultural soils, the availability of urban services, proximity to transmission line corridors or proximity to markets or resources. The M-2B zone may be appropriate at the intersections of arterial and major collector road thoroughfares.

This proposal of M-2B zoning would not be contrary to the purpose of this chapter as it located on a 4-lane divided Highway that is designated as a major arterial road. Based on the character area map that is a part of the 2017 comprehensive plan a portion of the property appears to be in the arterial overlay corridor designation of the character area map as well as the previous future land use map identify the property in the arterial overlay which supports commercial and industrial land uses. Therefore, the proposed zoning would be supported by that designation on the future land use map.

(2) It must not be detrimental to the use or development of adjacent properties or to the general neighborhood and it must not adversely affect the health or safety of residents or workers;

The general neighborhood is a mixture of industrial uses to the north and Agricultural Residential zoning classifications to the east, west and south and should not be detrimental to the development of other nearby properties. The proposed use of this property will not adversely affect the health or safety of residents or workers.



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Fax: 770-567-2024

jgilbert@pikecoga.com

"Serving Citizens Responsibly"

- (3) It must not constitute a nuisance or a hazard because of the number of persons who will attend or use such a facility, vehicular movement, noise or fumes generated or type of physical activity;***

The proposed use of the property as M-2B permitted uses should not create a nuisance or a hazard to the surrounding properties as there is a heavy presence of industrial uses currently in the area.

- (4) It must not adversely affect existing uses;***

The proposed use of the property as M-2B permitted uses will not adversely affect the existing uses of adjacent properties. Provided that adequate buffers are provided to separate the non-residential use from the residential uses.

- (5) In addition, the Planning Commission shall also consider whether the applicant for the amendment at the time of submitting the application is in violation of the Zoning Code or any other provision of the Code of Pike County, Georgia. If the applicant is determined to be in violation of the Zoning Code or any other provisions of the Code of Pike County, Georgia, then the Planning Commission shall further consider the circumstances related to such violation(s) as part of the criteria for considering the requested amendment.***

Staff can find no record of violations for the subject property.

Recommendation: Staff recommends **APPROVAL** of the request to rezone with the following conditions:

- 1) The developer shall submit an application for each phase of the development and approval by the Board of Commissioners will be needed prior to any permits being issued.
- 2) A fifty-foot (50') buffer shall be planted or maintained on all property lines that abut a residentially zoned property meeting the standards outline in Chapter 164 of the Pike County Code.



PLANNING AND DEVELOPMENT
OFFICE

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Fax: 770-567-2024
jgilbert@pikecoga.com

"Serving Citizens Responsibly"

Attachments:

- Rezoning Application
- Letter of Explanation
- Impact Analysis
- Tax Map
- Plat/Proposed Site Plan
- Deed

PIKE COUNTY
REZONING APPLICATION

RECEIVED
10-20-21
HP

Application # Rez-21-07

Planning Commission Public Hearing: 11-16-21

Board of Commissioners Public Hearing: 11-18-21

Property Information: District(s): 2 Land Lot(s): 155 Acres: 30.87
Street Frontage: 1021.03 feet on the LIBERTY RD side of PROPERTY - 1776 HWY 41 MILNER, GA.
1841.55
904.95 SE 11th Rd
Tax Map Parcel #: 087 045 + 087 045 A Address if assigned: _____

Existing Zoning Classification: A-R Proposed Zoning Classification: M-2B HEAVY MANUFACTURING

Summary of Proposed Project: I want my property to match the zoning of the existing businesses that surround me.

Code Reference(s): _____

Documentation Required: ☐ Copy of Recorded Plat ☐ Copy of Recorded Deed ☐ Impact Analysis*

☐ Letter of Explanation* ☐ Health Department Letter of Approval ☐ Site Plan*

☐ Agent Authorization (if needed) ☐ Other _____

Property Owner: CARRIE JOHNSON Applicant: RONNIE JOHNSON

Address: 1776 HWY 41 Address: 137 PINE BLUFF TRAIL

City: MILNER State: GA Zip: 30257 City: JACKSON State: GA Zip: 30233

Phone/email: _____ Phone/email: 770-855-9975

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 Commission and Board of Commissioners to inspect the property which is the subject of this application.

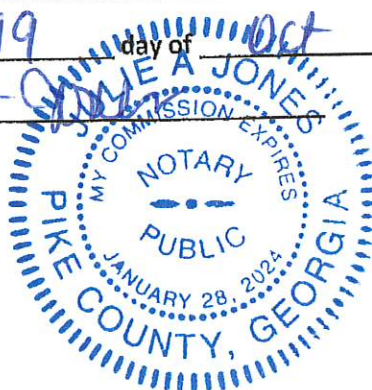
Owner's Signature: Carrie Johnson Date: 10-19-21

Owner's Printed Name: CARRIE JOHNSON

Sworn to and subscribed before me this 19 day of OCT, 2021.

Notary Public (signature & seal): Julie A. Jones

*See instructions for more information.



Additional Property Owners (attach additional sheets as needed):

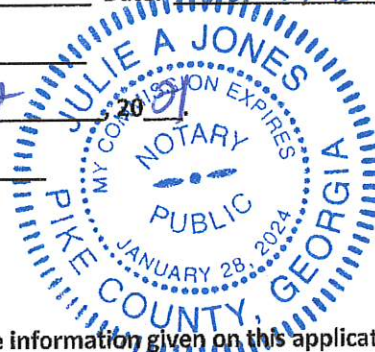
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning Commission and Board of Commissioners to inspect the property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

Owner's Signature: Carrie Johnson Date: 12-19-21

Owner's Printed Name: CARRIE JOHNSON

Sworn to and subscribed before me this 19 day of OCT, 2021

Notary Public (signature & seal): Julie A Jones



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 Commission and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: _____ Date: _____

Owner's Printed Name: _____

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

Notary Public (signature & seal): _____

Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning Commission 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): _____

Carrie Johnson
1776 Highway 41
Milner Ga 30257

October 20, 2021

Reference: Letter of Explanation

To whom it may concern:

The above property listed is currently zoned for Residential AR and the surrounding parcels are approved for M-2B Heavy Manufacturing. We currently asking that is parcel be zoned to match. We feel that this will benefit us, as landowners and the county for producing revenue in the future.

Thank you
Carrie Johnson

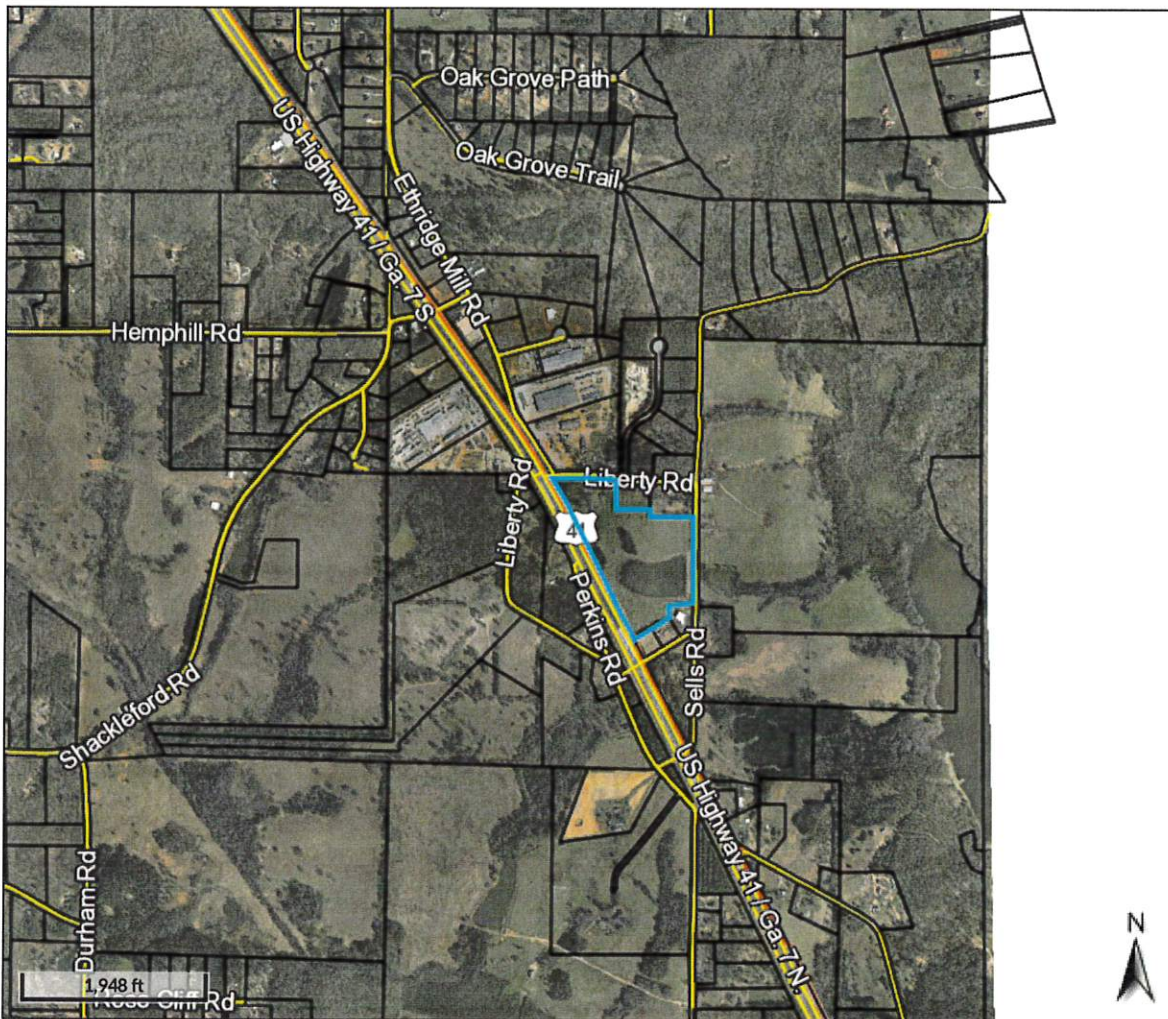
Carrie Johnson
1776 Highway 41
Milner Ga 30257

October 20, 2021

Impact Analysis:

1. Yes, we are bonded by 3 roads
2. We are rezoning the entire 30 acres. Only adjacent parcels are a church and (2) 1 acre lots. Buffers will be installed between our parcel to the adjacent lots.
3. Our 30-acre lot is zoned residential, I feel that it is not being used to its potential. Surrounding parcels are zoned commercial with economic growth for the county.
4. This being rezoned will not be burdensome for excessive for the streets etc., due to the fact it is has a road frontage of a State Highway and Liberty Road is paved for the adjacent parcels use.
5. We are not aware of a master plan for the county.
6. No existing conditions. This will be prime real estate for commercial use to bring Industry to the county.
7. Property is currently a residential structure. After the passing of the current owner, the property will not be used for residential.
8. There is zero threat to the public health.
9. If not rezoned, it would be a hardship as the commerce of industry and the revenue not being brought to our county.
- 10 There are no apparent violations of the zoning code or any other provision of the code of Pike County.



Carrie Johnson



Overview



Legend

-  Parcels
-  Roads

Parcel ID 087 045
 Class Code Consv Use
 Taxing District UNINCORPORATED
 Acres 34.92

Owner JOHNSON CARRIE LOU &
 JOHNSON MARVIN EDWARD
 1776 U S HWY 41
 MILNER, GA 30257
 Physical Address 1776 U S HWY 41
 Assessed Value Value \$283014

Last 2 Sales			
Date	Price	Reason	Qual
4/24/2012	0	CU	U
4/20/2012	0	CU	U

(Note: Not to be used on legal documents)

Date created: 11/6/2021
 Last Data Uploaded: 11/5/2021 10:26:16 PM

Developed by  **Schneider**
 GEOSPATIAL

EXISTING A-R ZONING:
FRONT YARD SETBACK - (UNLESS NOTED OTHERWISE)
LOCAL - 80' FROM CAL
REAR YARD SETBACK - 30 Feet
SIDE YARD SETBACK - 30 Feet
MIN. LOT AREA - 3000 SQ FT
MIN. LOT WIDTH - 300 Feet
MIN. STREET FRONTAGE - 40 Feet

[illegible]

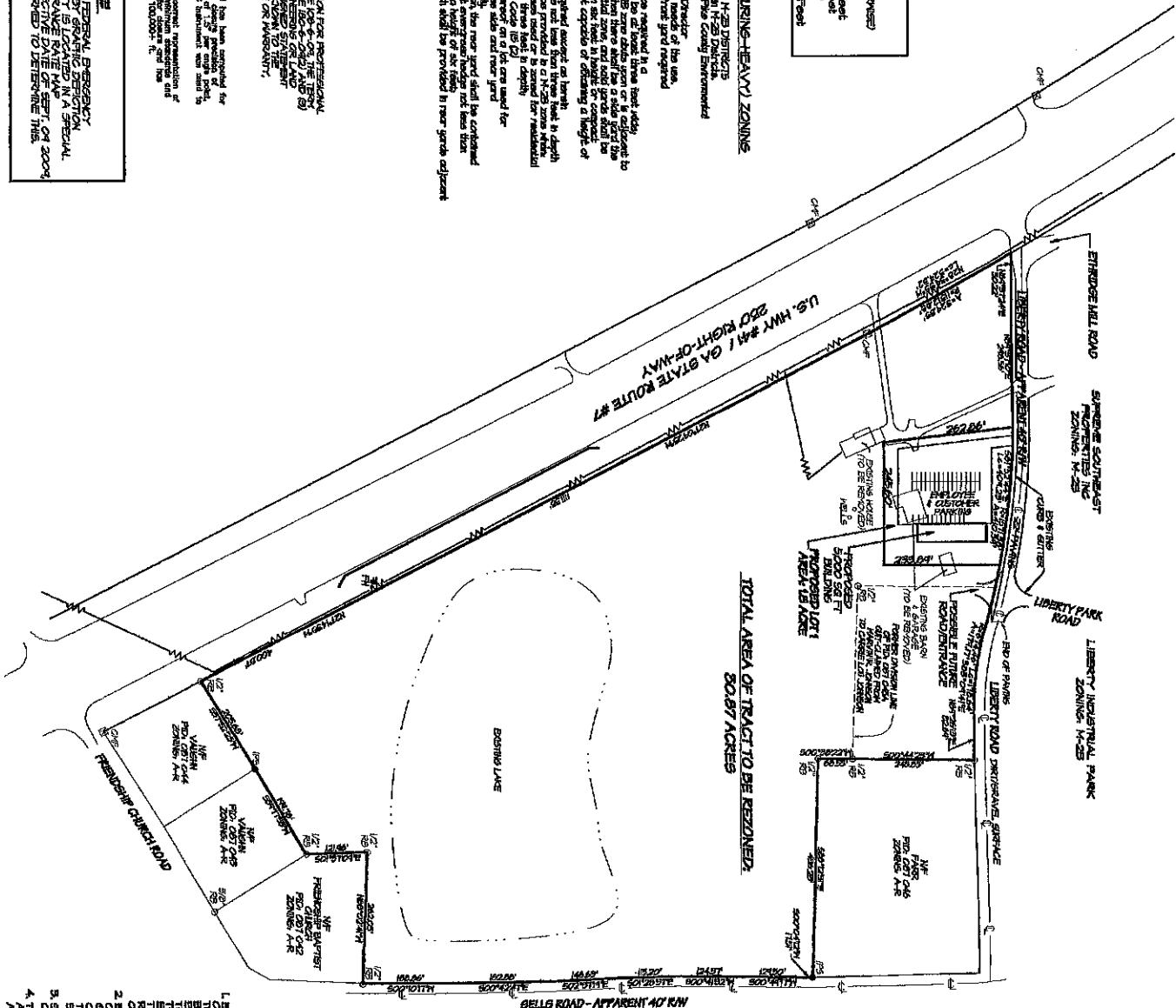
BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRANTING DEFECTION FROM, NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER 2235-C-0103 WITH AN EFFECTIVE DATE OF SEPT. 04 2004. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

The first item upon which this survey is based has been employed for scores by individuals and departments and has a known production of one foot in 100,000 ft. and an equivalent error of 1.5 per cent point, and was not selected.

A DECCA LTD. RUSSELL instrument was used to obtain linear and angular measurements.

It is my opinion that this plot is a true and correct representation of the land pattern, has been prepared to meet minimum standards and requirements of law, and it has been compared to documents and has been found to be accurate within one foot in 100,000-ft.

1"=150'



GA NES

1. TOTAL AREA 30.37 ACRES INCLUDES TAX PLOT 08T 04B AND 08T 05A
2. CURRENT ADDRESS: 1776 U.S. HWY 41 MILLER GA 30025
3. CURRENT ZONING: A-R
4. PROPOSED ZONING: M-2B (MANUFACTURING - HEAVY)

- [illegible]

[illegible]

TERRA SERVICES
COMPANY, LLC
Randy Davis
Georgia Registered Professional
Land Surveyor # 3448
Randy.tcllc@gmail.com
770-460-9330

REZONING PLAT FOR:
RON JOHNSON

LAND LOT 15B	2ND DISTRICT	PIKE COUNTY
DATE OF FIELD WORK: 10/10/2021	DATE OF SURVEY PLAT: 10/19/2021	CITY: N/A

REV.	DATE:	DESCRIPTION:
SCALE: 1" = 150'		DRAWN BY: JRD

Jim Connally
to
Henry G. Jones

STATE OF GEORGIA, PIKE COUNTY.

Warranty Deed

THIS INDENTURE, Made the 5th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-four, between JIM CONNALLY of the County of PIKE, of the one part, and HENRY G. JONES of the County of PIKE, of the other part, Witnesseth: That the said JIM CONNALLY, for and in consideration of the sum of Seventy Five Dollars (\$75.00) in hand paid at or 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 HENRY G. JONES, his heirs and assigns, all that tract or parcel of land lying and being in the Ninth (9th) District of Pike County, Georgia in Land Lot _____ of said district and containing one (1) acre more or less, and being bounded now or formerly as follows: On the North and West by the Public Road running from Highway 109 to Lifsey Springs; East by land of Gregg Barker; South by the lands of the Grantee herein. The property herein conveyed is also bounded on the Northeast by an old field road.

TO HAVE AND TO HOLD the said bargained premises, with all and singular the rights, members, and appurtenances thereto appertaining to the only proper use, benefit and behoof of him, the said HENRY G. JONES, his heirs, executors, administrators, and assigns in fee simple. And the said JIM CONNALLY the said bargained premises unto the said HENRY G. JONES, his heirs, executors, administrators, and assigns against the said JIM CONNALLY, his heirs, executors, and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents.

IN WITNESS WHEREOF, The said JIM CONNALLY has hereunto set his hand, and affixed his seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:
Virginia J. Tucker
Robert F. Jones
Notary Public, State of Florida at Large
My Comm. expires: 1/14/66
(N.P. SEAL)

Jim Connally

(SEAL)

Filed for record Feb. 23, 1965 @ 9 AM
Recorded Feb. 24, 1965
J. W. Storey, C.S.C.

DEED Book 37 Page 213

Marvin E. Johnson
to

Carrie Lou Johnson

STATE OF GEORGIA, PIKE COUNTY.

Warranty Deed

THIS INDENTURE, made this 12th day of February in the year of our Lord One Thousand Nine Hundred and Sixty-five Between Marvin E. Johnson of the State of Georgia and County of Pike of the first part and Carrie Lou Johnson 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 Love and Affection----Dollars in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns, all that tract or parcel of land lying and being in the north portion of Land Lot 155 of the Second District of Pike County, Georgia, bounded as follows: North by Will Hill Newton Place and property of O. E. Sells; east by property of O. E. Sells and a public road; south by public road leading to Friendship Baptist Church and other lands of W. D. Cauthen, and west by Marion English and property of W. D. Cauthen.

The above 50 acres has been carved out of a 100 acre tract of land conveyed by James A. Moore to W. D. Cauthen on November 23, 1912, recorded in Deed Book 7, page 187, Clerk of

PIKE COUNTY PLANNING COMMISSION

REZ-21-08

SUBJECT:

REZ-21-08

Mt. Nebo Baptist Church Trustees, owner and Southern Cousins Properties, LLC applicant are requesting to rezone property located at 13576 US Highway 19, Zebulon GA 30295. The subject property has 7.44+/-acres and is located in Land Lot 91 in the 2nd Land District of Pike County. It is further defined as Parcel Id 075 111 & 075 111 D. Applicant and owner are requesting the property to be rezoned from C-2 General Commercial to C-3 Highway Commercial to allow for the construction of mini warehouses. Commission District 4, Commissioner James Jenkins.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
 Exhibit	Staff Report

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Gilbert, Jeremy	Approved	Item Pushed to Agenda



PLANNING AND DEVELOPMENT OFFICE

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

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

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

"Serving Citizens Responsibly"

Case Number: REZ-21-08

Owner: Mt. Nebo Baptist Church Trustees

Applicant: Southern Cousins Properties, LLC

Property Location: 13576 Hwy 19 N
Landlot: 191
District: 2nd
Parcel ID: 075 111 & 075 111D

Acreage: 7.44 acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner are requesting a rezoning of the subject property from C-2 General Commercial and A-R Agricultural Residential to C-3, Heavy Commercial.

Code Reference: CH 156, CH 160 and CH 164

Staff Analysis:

The subject property is currently zoned C-2, General Commercial and A-R Agricultural Residential and is currently a vacant lot that used to be operated as a plant nursery. The applicant is wishing to rezone the subject property to construct a mini-warehouse development on the 7.44 acres. The site is located in the US 19 Overlay district and will be required to go through the overlay review process before the development can be constructed. Based on the overlay only the first 400 feet of the property from the center of the right-of-way is located in the overlay and bound by the requirements. Based on the survey submitted approximately the first 320 feet of the property would be bound by the overlay requirements. It will be extremely close to the code requirement of if 50% of the site is located in the overlay the entire property shall be bound by the overlay.

According to the proposed site plan the applicant is proposing 8 storage buildings and a gravel vehicle storage area. However, according to the zoning code outside storage is not allowed as a permitted use in the C-3 zoning district and would require a special exception approval to allow the outside storage.



PLANNING AND DEVELOPMENT
OFFICE

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Fax: 770-567-2024
jgilbert@pikecoga.com

"Serving Citizens Responsibly"

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

(1) It must not be contrary to the purpose of this chapter;

The intent of CH 156 is to create zoning classifications that will be compatible bordering one another. The following is the purpose of the C-3 Zoning District as described in Section 156.215 of the Pike County Code:

C-3 Zoning 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.

This proposal of C-3 zoning would not be contrary to the purpose of this chapter as it located on a 5 lane Highway that is designated as a major arterial road. Based on the character area map that is a part of the 2017 comprehensive plan a portion of the property appears to be in the arterial overlay corridor designation of the character area map as well as the previous future land use map identify the property in the arterial overlay which supports commercial and industrial land uses. Therefore, the proposed zoning would be supported by that designation on the future land use map.

(2) It must not be detrimental to the use or development of adjacent properties or to the general neighborhood and it must not adversely affect the health or safety of residents or workers;

The general neighborhood is a mixture of commercial and residential zoning classifications and would not be detrimental to the development of other nearby properties. The proposed use of this property should not adversely affect the health or safety of residents or workers.

(3) It must not constitute a nuisance or a hazard because of the number of persons who will attend or use such a facility, vehicular movement, noise or fumes generated or type of physical activity;

The proposed use of the property as a mini warehouse development should not



PLANNING AND DEVELOPMENT OFFICE

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

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77 Jackson Street
Zebulon, GA 30295

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

"Serving Citizens Responsibly"

create a nuisance or a hazard to the surrounding properties.

(4) It must not adversely affect existing uses;

The proposed use of the property as a mini warehouse development should not adversely affect the existing uses of adjacent properties. Provided that adequate buffers are provided to separate the non-residential use from the residential uses.

(5) In addition, the Planning Commission shall also consider whether the applicant for the amendment at the time of submitting the application is in violation of the Zoning Code or any other provision of the Code of Pike County, Georgia. If the applicant is determined to be in violation of the Zoning Code or any other provisions of the Code of Pike County, Georgia, then the Planning Commission shall further consider the circumstances related to such violation(s) as part of the criteria for considering the requested amendment.

Staff can find no record of violations for the subject property.

Recommendation: Staff recommends **APPROVAL** of the request to rezone with the following conditions:

- 1) The entire site shall be developed in compliance with the US 19 Overlay Ordinance.
- 2) No rollup doors on any storage building shall be visible from the public right-of-way.
- 3) A special exception will be required for outside storage to be permissible.
- 4) A fifty-foot (50') buffer shall be planted or maintained on all property lines that abut a residentially zoned property meeting the standards outline in Chapter 164 of the Pike County Code.

Attachments:

- Rezoning Application
- Tax Map
- Plat
- Deed
- Proposed Site Plan

PIKE COUNTY
REZONING APPLICATION

Fee - \$200.00

RECEIVED
10-20-21
DP

Application # Rez-21-08

Planning Commission Public Hearing: 11-16-21

Board of Commissioners Public Hearing: 11-18-21

Property Information: District(s): 2nd Land Lot(s): 91 Acres: 7.44

Street Frontage: 480 feet on the East side of U.S. Hwy 19 N

Tax Map Parcel #: 075 111 & 075 111D Address if assigned: 13576 U.S. Hwy 19 N

Existing Zoning Classification: C-2 Proposed Zoning Classification: C-3

Summary of Proposed Project: STORAGE UNITS

Code Reference(s): _____

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed ☒ Impact Analysis*

☒ Letter of Explanation* ☐ Health Department Letter of Approval ☒ Site Plan*

☒ Agent Authorization (if needed) ☐ Other _____

Property Owner: Mt. Nebo Baptist Church Trustees Applicant: Southern Cousins Properties, LLC

Address: PO Box 346 Address: 1149 Barnesville St.

City: Meansville State: Ga. Zip: 30256 City: Thomaston State: Ga. Zip: _____

Phone/email: Davis pfs @yahoo.com Phone/email: 770-550-3272 / Kmwoodconstruction@gmail.com

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

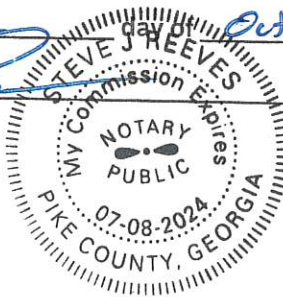
Owner's Signature: Charles L. Davis Date: 10/21/21

Owner's Printed Name: Charles L. Davis

Sworn to and subscribed before me this 12 day of Oct, 2021.

Notary Public (signature & seal): [Signature]

*See instructions for more information.



Application # _____

Planning Commission Public Hearing:

Board of Commissioners Public Hearing:

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 Commission and Board of Commissioners to inspect the property which is the subject of this application.

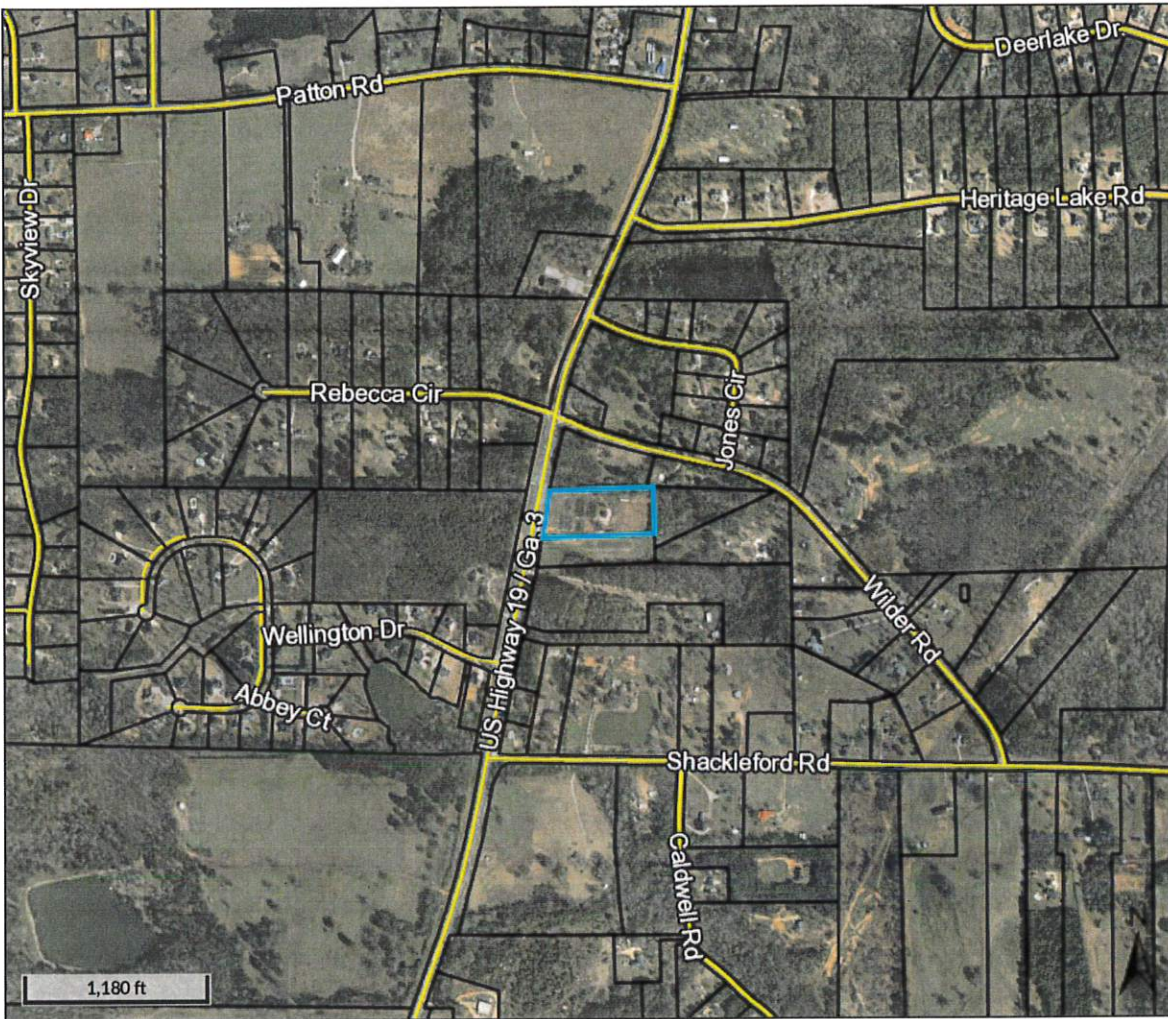
Owner's Signature: Charles L. Davis Date: 10/2/21

Owner's Printed Name: Charles L. Davis

Sworn to and subscribed before me this 12th day of Dec, 2021

Notary Public (signature & seal): [Signature]





Overview



Legend

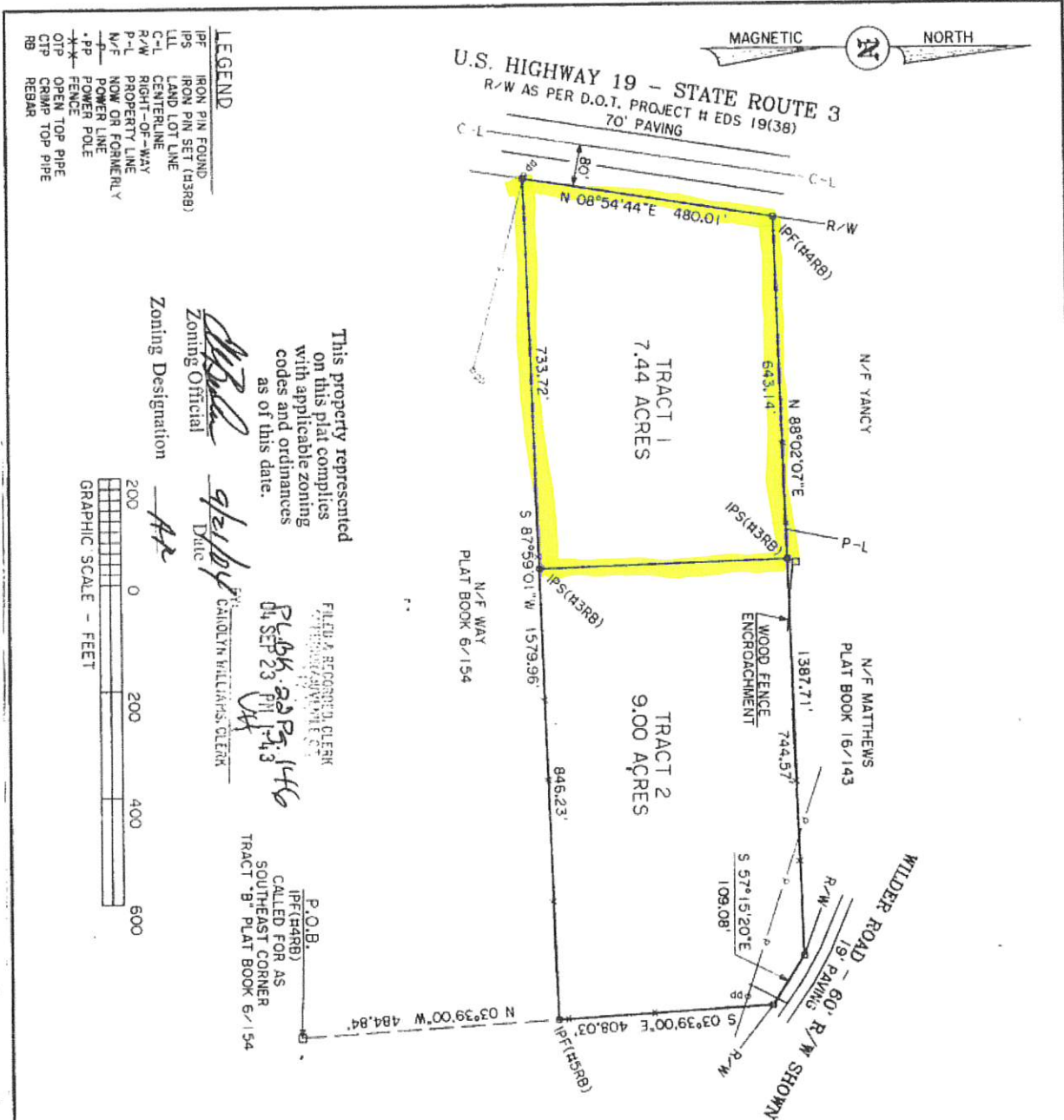
-  Parcels
-  Roads

Parcel ID	075 111	Owner	MT NEBO BAPTIST CHURCH TRUSTEES	Last 2 Sales			
Class Code	Commercial		P O BOX 346	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		MEANSVILLE, GA 30256	5/4/2018	\$152250	FM	Q
Acres	4.44	Physical Address	13576 U S HWY 19	7/2/2009	\$285000	LM	Q
		Assessed Value	Value \$248889				

(Note: Not to be used on legal documents)

Date created: 11/6/2021
Last Data Uploaded: 11/5/2021 10:26:16 PM

Developed by  **Schneider**
GEOSPATIAL



This property represented on this plat complies with applicable zoning codes and ordinances as of this date.

[Signature]
Zoning Official

Zoning Designation **AR**

[Signature]
Date **04 SEP 23 PM 1:43**
CANOLYN WILLIAMS, CLERM

FILED & RECORDED, CLERM
CALLED FOR AS
SOUTHEAST CORNER
TRACT "B" PLAT BOOK 6/154



TOTAL AREA = 16.44 ACRES

SURVEY FOR

SOUTHERN VENTURES, L.L.C.

**LAND LOT 91
2ND DISTRICT, SECTION,
PIKE COUNTY, GEORGIA**

DATE: 12/18/03 SCALE: 1" = 200'
REVISED: 8/01/04 - TWO TRACTS

Countryland Surveyors, Ltd.
214 A Compground Road
Zebulon, Georgia 30295
(770) 567-8553 fax 567-8554

SHEET 1 OF 1

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,305 FEET, AND AN AVERAGE ANGULAR ERROR OF 02" PER ANGLE POINT. TRAVERSE WAS ADJUSTED BY LEAST SQUARES.
2. ALL LAP AND NEAR FIELD MEASUREMENTS WERE MADE WITH A TOPCON 312 TOTAL STATION.
3. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SCALED FROM PIKE COUNTY FIRM #
4. THE EXTERIOR BOUNDARY OF THIS PROPERTY HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET.
5. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS. ALL MATTERS OF TITLE EXCEPTED.

DBCH 001344
RECORDED IN OFFICE
5/23/2018 10:03:00 AM
BK:1125 PG:210-211
CAROLYN WILLIAMS
CLERK OF SUPERIOR
COURT
PIKE COUNTY

Carolyn Williams

REAL ESTATE TRANSFER TAX
PAID: \$175.00

PT-61 114-2018-000376

FILED & RECORDED: CLERK
SUPERIOR/JUVENILE CT.
PIKE COUNTY, GA 30295

2018 MAY 18 PM 4:20

BY: *[Signature]*
CAROLYN WILLIAMS, CLERK

THIS INSTRUMENT IS TO BE
RETURNED TO THE FOLLOWING:
Name: David G. Brundage, III P.C.
Address: P. O. Box 632
Zebulon, GA 30295

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF PIKE.

THIS INDENTURE, Made this 4th day of May in the Year of Our Lord Two Thousand and Eighteen between TERAMAR HOLDINGS, LLC of the State of Georgia and County of Cobb of the first part, and the TRUSTEES OF MT. NEBO BAPTIST CHURCH 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, their successors 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 parties of the second part, their heirs and assigns, forever, in fee simple.

AND THE SAID party of the first part, for its successors, assigns, 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, their successors and assigns against the claims of all persons whomsoever.

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

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

My comm. expires: _____

TERAMAR HOLDINGS, LLC

[Signature]
(SEAL)
LINDA YOUNG
MANAGING MEMBER

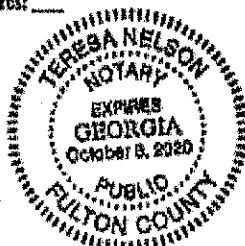


EXHIBIT "A"

All that tract or parcel of land containing 7.44 acres, more or less, lying and being in Land Lot 91 of the 2nd Land District of Pike County, Georgia, and being more particularly shown and designated as TRACT 1 - 7.44 ACRES according to that certain plat of survey entitled "Survey for Southern Ventures, L.L.C.", dated December 18, 2003, prepared by Mark D. Pressley, Georgia Registered Professional Land Surveyor #2777, a copy of which said plat is recorded in Plat Book 22, Page 146, Clerk's Office, Superior Court, Pike County, Georgia, and which said plat, together with the metes, bounds, corner and distances as shown thereon with respect to the said 7.44 acres, is by this reference incorporated herein in aid of this description as fully as if copied at length herein.



GSWCO
STEVE J. REEVES, PLS #2768
000003647
LEVEL II CERTIFIED
DESIGN PROFESSIONAL

PROJECT: PROPOSED STORAGE UNITS
SHEET: CONCEPT PLAN
LAND LOT #1
2ND DISTRICT
PIKE COUNTY, GA
SCALE: 1" = 40'
DATE: 10/20/2021
CITY: N/A

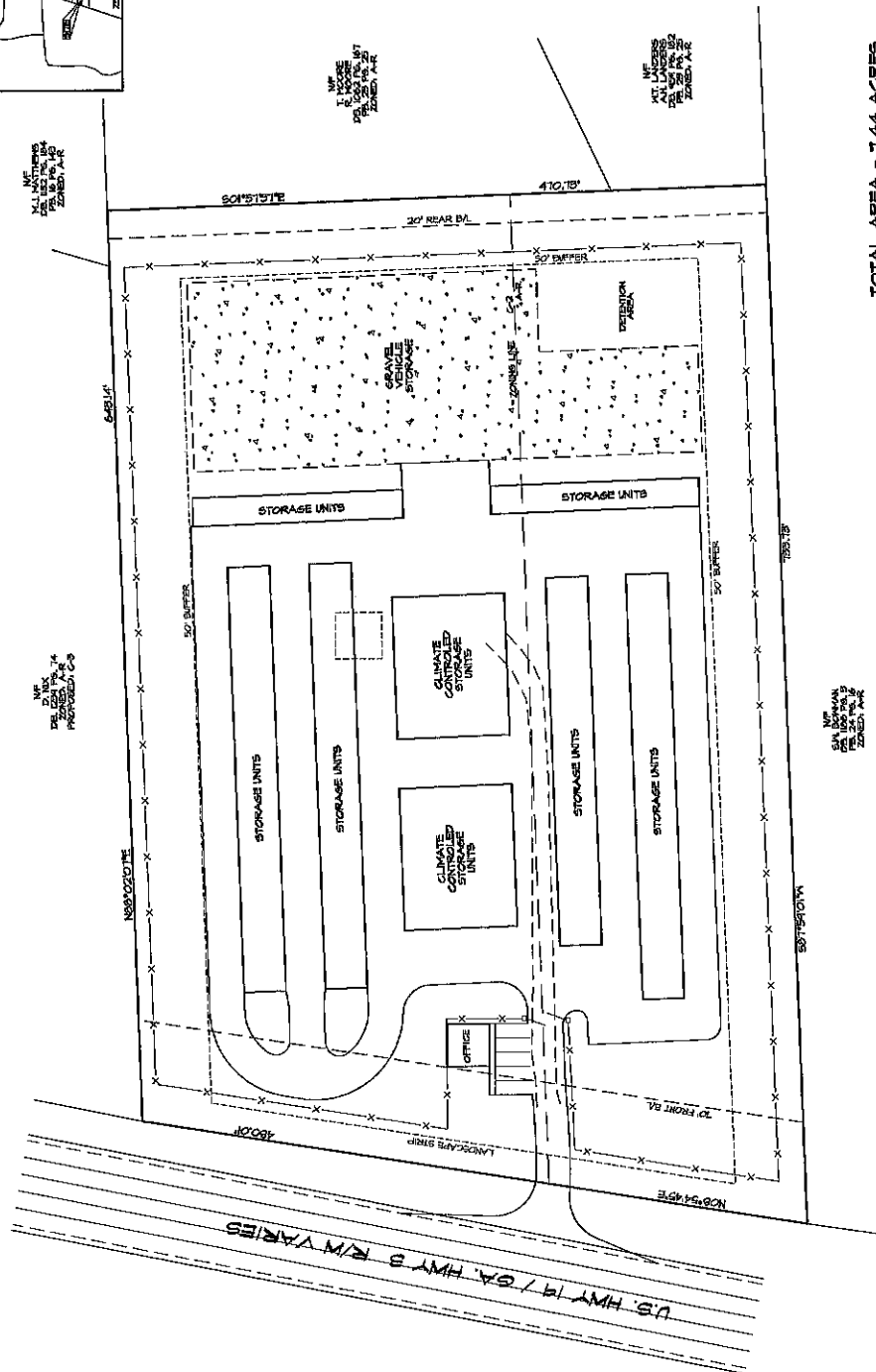
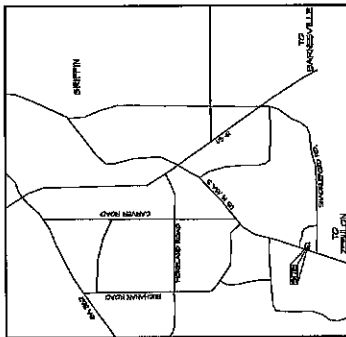
PREPARED BY:
S.J. Reeves Land Surveying
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN
P.O. BOX 688 • 11491 HIGHWAY 19 N • ZEBULON, GA 30258
770-584-5209 • sjreeveslandsurveying@gmail.com (EMAIL)



SHEET
1

REV.	DATE	DESCRIPTION	REQUESTED BY

DRAWN BY: SJR
DRAWING NO.:



TOTAL AREA - 7.44 ACRES
EXISTING ZONING: C-2, A-R

PROPOSED ZONING - C-3
BUILDING SETBACKS
FRONT - 10'
SIDE - 0'
REAR - 20'

OWNER:
MT. NEEBO BAPTIST CHURCH
MEANSVILLE, GA 30256



PIKE COUNTY PLANNING COMMISSION

REZ-21-09

SUBJECT:

REZ-21-09

Frances Chapman, owner and Keith Ballard applicant are requesting to rezone property located at 15177 US Highway 19, Zebulon GA 30295. The subject property has 12.80+/-acres and is located in Land Lot 104 in the 2nd Land District of Pike County. It is further defined as Parcel Ids 074 089 & 074 089 A. Applicant and owner are requesting the property to be rezoned from A-R Agricultural-Residential to C-3 Highway Commercial to allow for the construction of a mixed commercial development including mini warehouses. Commission District 4, Commissioner James Jenkins.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
 Exhibit	Staff Report

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Gilbert, Jeremy	Approved	Item Pushed to Agenda



PLANNING AND DEVELOPMENT
OFFICE

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

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

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

"Serving Citizens Responsibly"

Case Number: REZ-21-09

Owner: Frances Chapman

Applicant: Keith Ballard

Property Location: 15177 Hwy 19
Landlot: 104
District: 2nd
Parcel ID: 074 089 & 074 089A

Acreage: 12.80 acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner are requesting a rezoning of the subject property from A-R Agricultural Residential to C-3, Heavy Commercial.

Code Reference: CH 156, CH 160 and CH 164

Staff Analysis:

The subject property is currently zoned A-R Agricultural Residential and is currently a vacant lot wooded lot. The applicant is wishing to rezone the subject property to construct a mixed commercial use development consisting of 3 retail/office buildings and 8 mini-warehouse on the 12.80 acres. The site is located in the US 19 Overlay district and will be required to go through the overlay review process before the development can be constructed. Based on the overlay only the first 400 feet of the property from the center of the right-of-way is located in the overlay and bound by the requirements. Based on the survey submitted approximately the first 340 feet of the property would be bound by the overlay requirements. Based on the calculations of the property it appears that the first 400 feet of the property would exceed the 50% requirement in the code to require the entire site to meet the overlay requirements.

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



PLANNING AND DEVELOPMENT OFFICE

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

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77 Jackson Street
Zebulon, GA 30295

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

"Serving Citizens Responsibly"

(1) It must not be contrary to the purpose of this chapter;

The intent of CH 156 is to create zoning classifications that will be compatible bordering one another. The following is the purpose of the C-3 Zoning District as described in Section 156.215 of the Pike County Code:

C-3 Zoning 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.

This proposal of C-3 zoning would not be contrary to the purpose of this chapter as it located on a 5 lane Highway that is designated as a major arterial road. Based on the character area map that is a part of the 2017 comprehensive plan a portion of the property appears to be in the arterial overlay corridor designation of the character area map as well as the previous future land use map identify the property in the arterial overlay which supports commercial and industrial land uses. Therefore, the proposed zoning would be supported by that designation on the future land use map.

(2) It must not be detrimental to the use or development of adjacent properties or to the general neighborhood and it must not adversely affect the health or safety of residents or workers;

The general neighborhood is a mixture of commercial and residential zoning classifications and would not be detrimental to the development of other nearby properties. The proposed use of this property should not adversely affect the health or safety of residents or workers.

(3) It must not constitute a nuisance or a hazard because of the number of persons who will attend or use such a facility, vehicular movement, noise or fumes generated or type of physical activity;

The proposed use of the property as a mixed commercial development including retail/ office building and mini warehouses should not create a nuisance or a hazard to the surrounding properties.



PLANNING AND DEVELOPMENT OFFICE

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77 Jackson Street
Zebulon, GA 30295

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

"Serving Citizens Responsibly"

(4) It must not adversely affect existing uses;

The proposed use of the property as a mixed commercial development should not adversely affect the existing uses of adjacent properties. Provided that adequate buffers are provided to separate the non-residential use from the residential uses.

(5) In addition, the Planning Commission shall also consider whether the applicant for the amendment at the time of submitting the application is in violation of the Zoning Code or any other provision of the Code of Pike County, Georgia. If the applicant is determined to be in violation of the Zoning Code or any other provisions of the Code of Pike County, Georgia, then the Planning Commission shall further consider the circumstances related to such violation(s) as part of the criteria for considering the requested amendment.

Staff can find no record of violations for the subject property.

Recommendation: Staff recommends **APPROVAL** of the request to rezone with the following conditions:

- 1) The entire site shall be developed in compliance with the US 19 Overlay Ordinance.
- 2) No rollup doors on any storage building shall be visible from the public right-of-way.
- 3) A fifty-foot (50') buffer shall be planted or maintained on all property lines that abut a residentially zoned property meeting the standards outline in Chapter 164 of the Pike County Code.

Attachments:

- Rezoning Application
- Tax Map
- Plat
- Deed
- Proposed Site Plan

RECEIVED Fee - \$200.00
10-20-21
dp

**PIKE COUNTY
REZONING APPLICATION**

Application # Re2-21-09

Planning Commission Public Hearing: 11-16-21

Board of Commissioners Public Hearing: 11-18-21

Property Information: District(s): 2nd Land Lot(s): 104 Acres: 12.80

Street Frontage: 1,071.35 feet on the Northwest side of U.S. Hwy 19 N

Tax Map Parcel #: 074 089 074 089A Address if assigned: 15177 U.S. Hwy 19 N

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

Summary of Proposed Project: MIXED COMMERCIAL USE

Code Reference(s): _____

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed ☒ Impact Analysis*

☒ Letter of Explanation* ☐ Health Department Letter of Approval ☒ Site Plan*

☒ Agent Authorization (if needed) ☐ Other _____

Property Owner: Frances Chapman Applicant: Keith Ballard

Address: 831 Gresham Rd. Address: 831 gresham rd

City: Zebulon State: Ga. Zip: 30295 City: Zebulon State: Ga Zip: 30295

Phone/email: gkballard@rocketmail.com Phone/email: 7702941828132

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 Commission and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: [Signature] Date: 10-20-2021

Owner's Printed Name: Gerald Keith Ballard

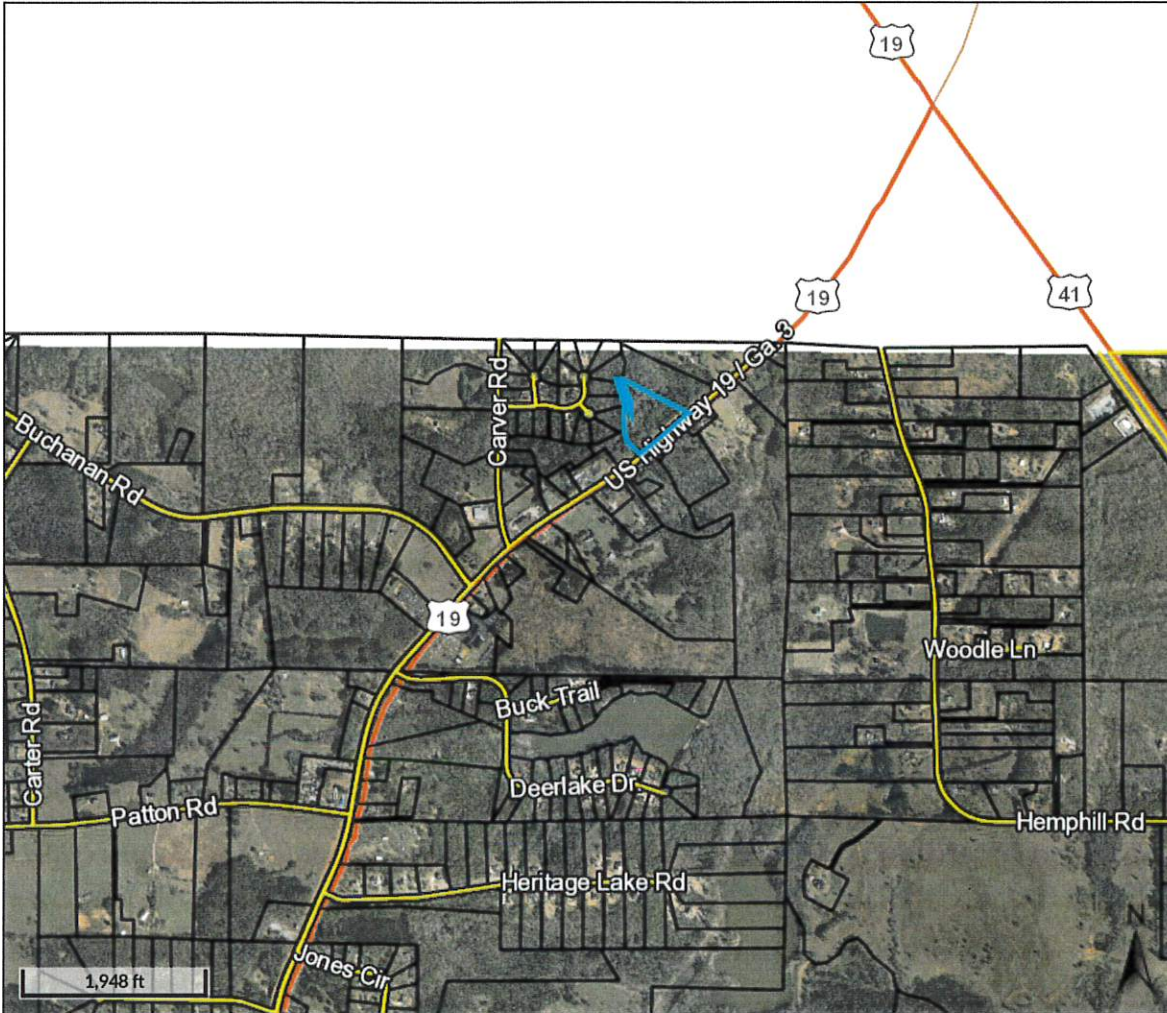
Sworn to and subscribed before me this 20 day of October, 2021.

Notary Public (signature & seal): [Signature]

*See instructions for more information.

f:\Applications\Rezoning Application.docx
Last Revised: 06/01/09
Page 1 of 3

**Rebekah Thurman
NOTARY PUBLIC
Fayette County, GEORGIA
My Commission Expires 06/14/2025**



Overview



Legend

-  Parcels
-  Roads

Parcel ID 074089
 Class Code Residential
 Taxing District UNINCORPORATED
 Acres 5.4

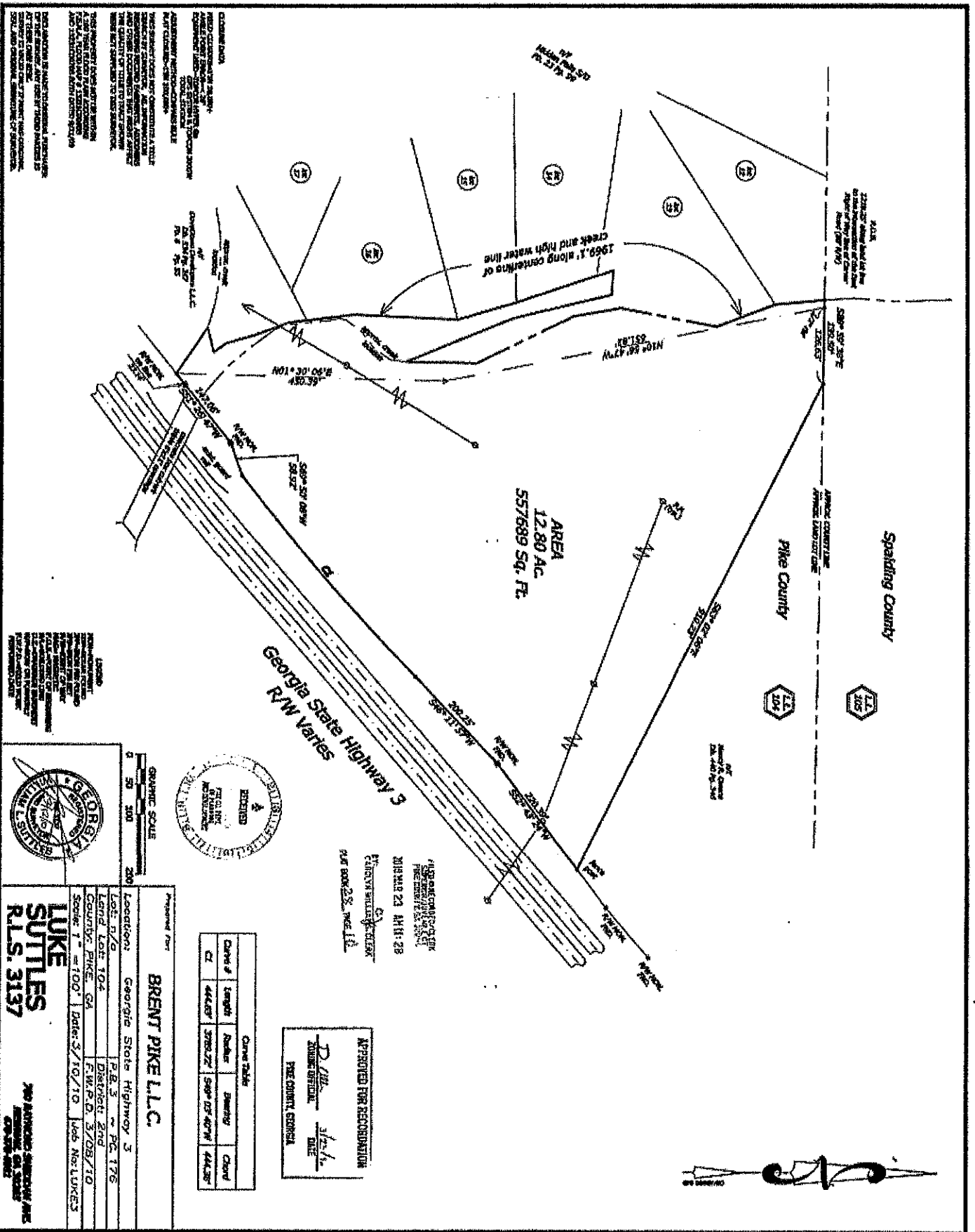
Owner CHAPMAN FRANCES
 831 GRESHAM RD
 ZEBULON, GA 30295
 Physical Address 15177 ZEBULON RD
 Assessed Value Value \$39096

Last 2 Sales			
Date	Price	Reason	Qual
2/7/2014	\$34900	LM	Q
12/3/2013	0	FC	U

(Note: Not to be used on legal documents)

Date created: 11/6/2021
 Last Data Uploaded: 11/5/2021 10:26:16 PM

Developed by  **Schneider**
 GEOSPATIAL



Book 957 Page 18



85%

00957
00018

DOC# 000247
 FILED IN OFFICE
 02/10/2014 02:38 PM
 BK: 957 PG: 18-20
 CAROLYN WILLIAMS
 CLERK OF SUPERIOR
 COURT
 PIKE COUNTY
Carolyn Williams
 REAL ESTATE TRANSFER TAX
 PAID: \$34.90

114-2014-000011
 [ABOVE SPACE RESERVED FOR RECORDING DATA]

AFTER RECORDING, RETURN TO:

Bank of the Ozarks
 17901 Chenal Parkway
 Little Rock, Arkansas 72223

LIMITED WARRANTY DEED

**STATE OF ARKANSAS
 COUNTY OF PULASKI**

THIS INDENTURE is made effective this 7th day of February, 2014, between **BANK OF THE OZARKS** (hereinafter referred to as "Grantor") and **FRANCES CHAPMAN** (hereinafter referred to as "Grantee") to include their respective successors, legal representatives and assigns where the context required or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargain, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey, and by these presents grant, bargain, sell and convey to Grantee the following described property (the "Property"):

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of Grantee forever in FEE SIMPLE

AND GRANTOR in lieu of all other warranties, express or implied, hereby covenants with Grantee that Grantor will forever warranty and defend the title to the Property against all lawful claims and encumbrances done or suffered by or through Grantor, but against none other whatsoever.

Book 957 Page 19



85%

00957
00019

BK: 957 PG: 19

GRANTEE has fully examined and inspected the Property, and Grantor is conveying the Property in its existing condition with no representations or warranties of any kind with regard to its condition. Grantor is conveying the Property "as is, where is, and with all faults," and Grantee assumes all responsibility for the Property.

THIS CONVEYANCE is subject to all real estate ad valorem taxes and governmental assessments, all matters of record, including, but not limited to, all easements, covenants and restrictions of record, all matters as would be revealed by a current and accurate survey of the property herein conveyed, and all matters accruing prior to the date of acquisition of the Property by Grantor.


EXECUTED under seal as of the date above.

Signed, sealed, and delivered
in the presence of

BANK OF THE OZARKS

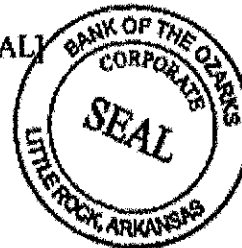

Unofficial Witness

By: 
Title: Division President


Notary Public

My Commission Expires: 8/2/2017

[BANK SEAL]



[NOTARY SEAL]



Book 957 Page 20



85%

00957
00020

BK : 957 PG : 20

EXHIBIT A**TRACT I:**

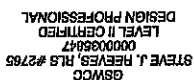
All that tract or parcel of land lying and being in Land Lot 104 of the Second Land District of Pike County, Georgia, and shown and designated as Tract "B", containing 6.17 acres, on a Plat of Survey entitled "Property survey for Gray Maddox," dated June 9, 1972, and recorded in Plat Book 3, Page 176 of the Pike County Superior Court Records, which said Plat is incorporated in this description and made a part of this instrument.

Said property is bounded as follows: on the North by property now or formerly owned by C.D. Owens and shown as Tract "A" on said plat, and by the north line of Pike County; on the East by State Highway No. 3; on the South by property now or formerly owned by O.B. McGriff and shown as Tract "C" on said plat; and on the West by the center line of a creek.

TRACT II:

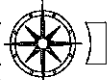
All that lot, tract or parcel of land situate, lying and being in Land Lot 104 of the Second Land District of Pike County, Georgia and being designated as Tract "C" containing 8.61 acres on a Plat of Survey for Grady Maddox by Kenneth E. Presley, R.L.S. dated June 9, 1972 and recorded in Plat Book 3, Page 176, of the Pike Superior Court Records. Said Plat is hereby incorporated herein and made a part of this description by reference.

Parcel ID Numbers: 074-089 and 074-089A.



DATE	01/20/2021	SCALE	1" = 50'	CITY	N/A
LAND LOT 104		2ND DISTRICT		PIKE COUNTY, GA	
<p>PROPOSED RETAIL/OFFICE/STORAGE UNITS</p>					

S.J. Reeves Land Surveying
P.O. BOX 659 147 COOK ROAD ZEPHURON GA 30225
770-954-8205, sjreeves@earthlink.net (EMAIL)
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN



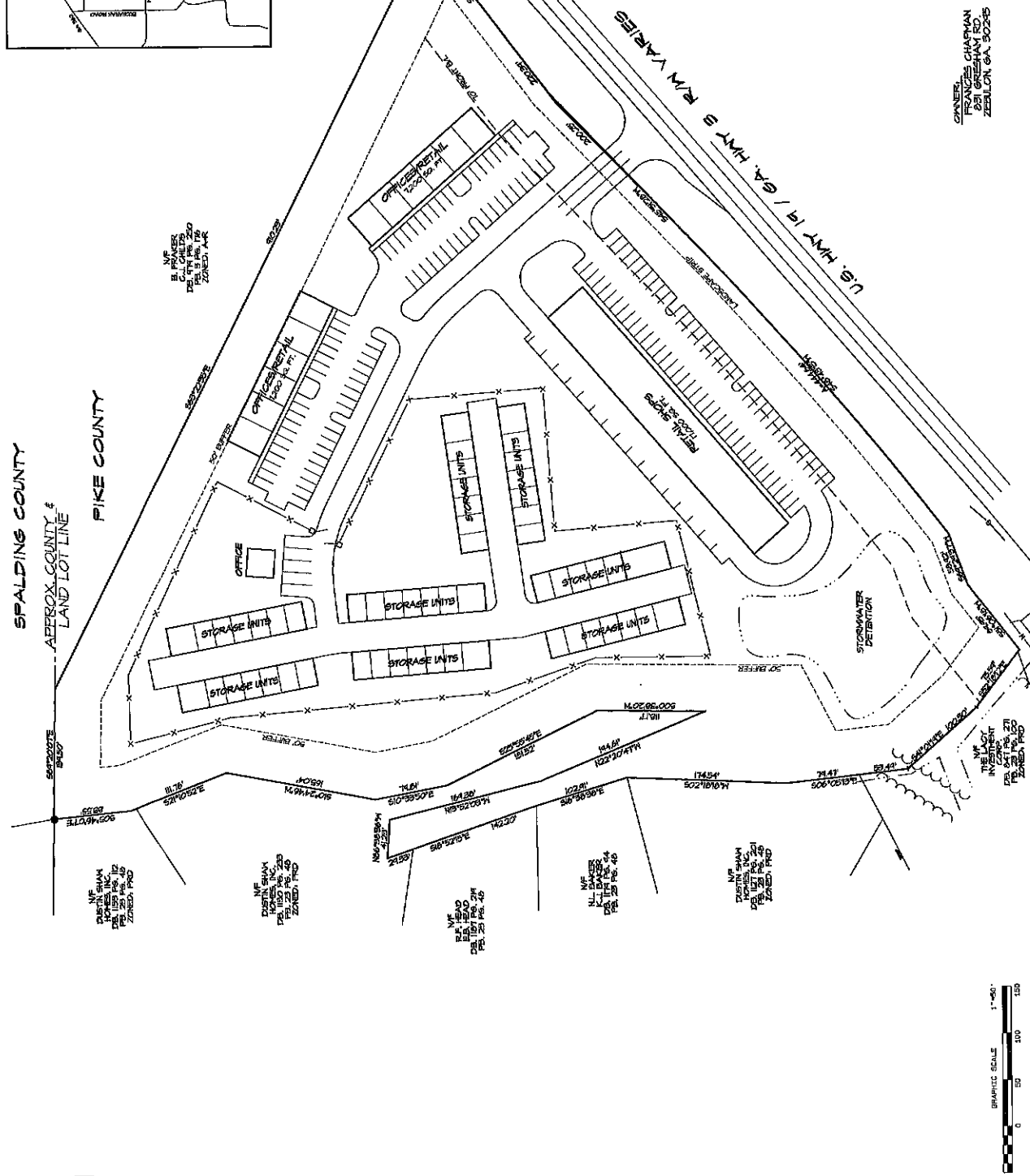
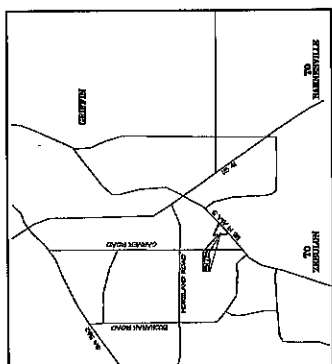
7/20/14

[illegible]

OWNER,
FRANCES CHAPMAN
831 GRESHAM RD.
TIBBICAN, CA. 90285

TOTAL AREA - 12.80 ACRES
EXISTING ZONING: A-R

PROPOSED ZONING - C-3
BUILDING SETBACKS
FROM PROPERTY LINE
UNLESS OTHERWISE NOTED:
FRONT - 10'
SIDE - 0'
REAR - 20'



PIKE COUNTY PLANNING COMMISSION

REZ-21-10

SUBJECT:

REZ-21-10

David Nix, owner and Keith Ballard applicant are requesting to rezone property located at 54 Wilder Road, Zebulon GA 30295. The subject property has 3.89+/-acres and is located in Land Lot 92 in the 2nd Land District of Pike County. It is further defined as Parcel Id 075 112. Applicant and owner are requesting the property to be rezoned from A-R Agricultural-Residential to C-3 Highway Commercial to allow for the construction of a mixed commercial development including mini warehouses. Commission District 4, Commissioner James Jenkins.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
 Exhibit	Staff Report

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Gilbert, Jeremy	Approved	Item Pushed to Agenda



PLANNING AND DEVELOPMENT
OFFICE

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

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

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

"Serving Citizens Responsibly"

Case Number: REZ-21-09

Owner: David Nix

Applicant: Keith Ballard

Property Location: 54 Wilder Road
Landlot: 92
District: 2nd
Parcel ID: 075 112

Acreage: 3.89 acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: Applicant/Owner are requesting a rezoning of the subject property from A-R Agricultural Residential to C-3, Heavy Commercial.

Code Reference: CH 156, CH 160 and CH 164

Staff Analysis:

The subject property is currently zoned A-R Agricultural Residential and is currently a developed with a single-family residential structure. The applicant is wishing to rezone the subject property to construct a mixed commercial use development consisting of 2 retail/office buildings and 1 mini-warehouse building on the 3.89 acres. The site is located in the US 19 Overlay district and will be required to go through the overlay review process before the development can be constructed. Based on the overlay only the first 400 feet of the property from the center of the right-of-way is located in the overlay and bound by the requirements. Based on the survey submitted approximately the first 320 feet of the property would be bound by the overlay requirements. Based on the calculations of the property it appears that the first 400 feet of the property would exceed the 50% requirement in the code to require the entire site to meet the overlay requirements.

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



PLANNING AND DEVELOPMENT OFFICE

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

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

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

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(1) It must not be contrary to the purpose of this chapter;

The intent of CH 156 is to create zoning classifications that will be compatible bordering one another. The following is the purpose of the C-3 Zoning District as described in Section 156.215 of the Pike County Code:

C-3 Zoning 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.

This proposal of C-3 zoning would not be contrary to the purpose of this chapter as it located on a 5 lane Highway that is designated as a major arterial road. Based on the character area map that is a part of the 2017 comprehensive plan a portion of the property appears to be in the arterial overlay corridor designation of the character area map as well as the previous future land use map identify the property in the arterial overlay which supports commercial and industrial land uses. Therefore, the proposed zoning would be supported by that designation on the future land use map.

(2) It must not be detrimental to the use or development of adjacent properties or to the general neighborhood and it must not adversely affect the health or safety of residents or workers;

The general neighborhood is a mixture of commercial and residential zoning classifications and would not be detrimental to the development of other nearby properties. The proposed use of this property should not adversely affect the health or safety of residents or workers.

(3) It must not constitute a nuisance or a hazard because of the number of persons who will attend or use such a facility, vehicular movement, noise or fumes generated or type of physical activity;

The proposed use of the property as a mixed commercial development including retail/office buildings and a mini warehouse building should not create a nuisance or a hazard to the surrounding properties.



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Fax: 770-567-2024
jgilbert@pikecoga.com

"Serving Citizens Responsibly"

(4) It must not adversely affect existing uses;

The proposed use of the property as a mixed commercial development should not adversely affect the existing uses of adjacent properties. Provided that adequate buffers are provided to separate the non-residential use from the residential uses.

(5) In addition, the Planning Commission shall also consider whether the applicant for the amendment at the time of submitting the application is in violation of the Zoning Code or any other provision of the Code of Pike County, Georgia. If the applicant is determined to be in violation of the Zoning Code or any other provisions of the Code of Pike County, Georgia, then the Planning Commission shall further consider the circumstances related to such violation(s) as part of the criteria for considering the requested amendment.

Staff can find no record of violations for the subject property.

Recommendation: Staff recommends **APPROVAL** of the request to rezone with the following conditions:

- 1) The entire site shall be developed in compliance with the US 19 Overlay Ordinance.
- 2) No rollup doors on any storage building shall be visible from the public right-of-way.
- 3) A fifty-foot (50') buffer shall be planted or maintained on all property lines that abut a residentially zoned property meeting the standards outline in Chapter 164 of the Pike County Code.

Attachments:

- Rezoning Application
- Tax Map
- Plat
- Deed
- Proposed Site Plan

RECEIVED
10/20/21
DP

PIKE COUNTY
REZONING APPLICATION

Fee - \$200.00

Application # Roz-21-10

Planning Commission Public Hearing: 11-16-21

Board of Commissioners Public Hearing: 11-18-21

Property Information: District(s): 2nd Land Lot(s): 92 Acres: 3.89

Street Frontage: 400' +/- feet on the Southeast side of U.S. Hwy 19 N

Tax Map Parcel #: 075 112 Address if assigned: 54 Wilder Road

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

Summary of Proposed Project: MIXED COMMERCIAL USE

Code Reference(s):

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed ☒ Impact Analysis*
☒ Letter of Explanation* ☐ Health Department Letter of Approval ☒ Site Plan*
☒ Agent Authorization (if needed) ☐ Other

Property Owner: David Nix

Applicant: Keith Ballard

Address: 13540 Ga. Hwy 18

Address: 831 gresham rd

City: Zebulon State: Ga. Zip: 30295

City: Zebulon State: Ga Zip: 30295

Phone/email: 770 468 0723

Phone/email: 770 294 8132 - gballard@rocketmail.com

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

Owner's Signature: David Nix Date: 10-20-21

Owner's Printed Name: David Nix

Sworn to and subscribed before me this 20 day of October, 2021.

Notary Public (signature & seal): Rebekah Thurman

*See instructions for more information.

Rebekah Thurman
NOTARY PUBLIC
Fayette County, GEORGIA
My Commission Expires 06/14/2025

Application # _____

Planning Commission Public Hearing:

Board of Commissioners Public Hearing:

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 Commission and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: _____

Date: 10-20-21

Owner's Printed Name: _____

David Nix

Sworn to and subscribed before me this _____

20

day of _____

October

, 2021.

Notary Public (signature & seal): _____

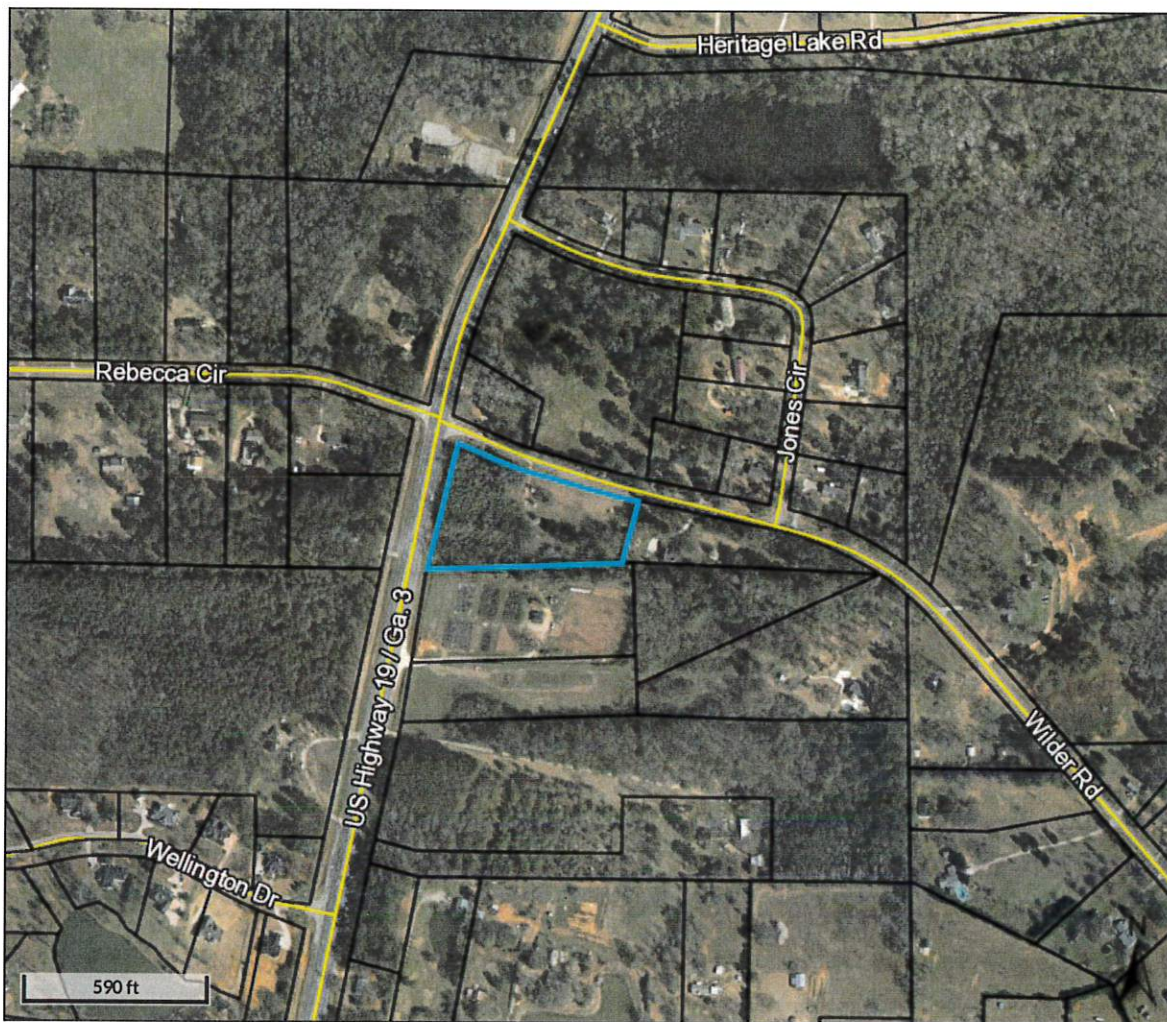
Rebekah Thurman

Rebekah Thurman

NOTARY PUBLIC

Fayette County, GEORGIA

My Commission Expires 06/14/2025



Overview



Legend

-  Parcels
-  Roads

Parcel ID 075 112
 Class Code Residential
 Taxing District UNINCORPORATED
 Acres 3.89

Owner NIX ROBERT
 13544 HWY 18 W
 ZEBULON, GA 30295
 Physical Address 54 WILDER RD
 Assessed Value Value \$41678

Last 2 Sales

Date	Price	Reason	Qual
7/25/2008	\$226700	MH	U
1/24/1995	\$45000	MH	U

(Note: Not to be used on legal documents)

Date created: 11/6/2021

Last Data Uploaded: 11/5/2021 10:26:16 PM

Developed by  **Schneider**
 GEOSPATIAL

CLYDE CASTLEBERRY CO., COVINGTON, GA. 30209

DOC# 001875
RECORDED IN OFFICE
6/12/2020 03:10 PM
BK:1239 PG:74-75
PAM THOMPSON
CLERK OF SUPERIOR
COURT
PIKE COUNTY

Pam Thompson

REAL ESTATE TRANSFER
TAX PAID: \$0.00

FILED & RECORDED / CLERK
SUPERIOR JUVENILE CT
PIKE COUNTY, GA 30295

2020 JUN 12 PM 12:55

BY: *[Signature]*
PAM THOMPSON, CLERK

114-2020-000525

THIS INSTRUMENT IS TO BE
RETURNED TO THE FOLLOWING:

Name: David G. Brisendine, III P.C.

Address: P. O. Box 632

Zebulon, GA 30295

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF PIKE.

THIS INDENTURE, Made this ^{June}~~4th~~ day of ~~May~~ in the Year of Our Lord Two Thousand and Twenty between **CHERRY ARMSTRONG NIX** of the State of Georgia and County of Pike of the first part, and **DAVID L. NIX** 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 party of the second part, his 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 said being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in fee simple.

AND THE SAID party of the first part, for her 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, his heirs and assigns 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
in the presence of:

[Signature]
Witness

[Signature] (SEAL)
CHERRY ARMSTRONG NIX

[Signature]
Notary Public

My comm. expires: 06/24/2023

EXHIBIT "A"

BK:1239 PG:75

All that tract or parcel of land containing 2.96 acres, more or less, lying and being in Land Lot 47 of the Ninth Land District of Pike County, Georgia and being more particularly shown and designated as Lot 1 - 2.00 ac., and Lot 2 - 0.96 ac., on a plat of survey entitled "Plat of Property of Charlie I. and Betty N. Harper", dated February 14, 1995, prepared by Hugh P. Riley, Georgia Registered Professional Land Surveyor No. 1285, of Hugh Riley & Associates, a copy of which said plat is recorded in Plat Book 12, Page 334, of the Clerk's Office, Superior Court, Pike County, Georgia, and which said plat, together with the metes, bounds, courses, and distances shown thereon with respect to the said 2.96 acres, is incorporated herein and made a part of this description hereof as fully as if set out herein.

All that tract or parcel of land containing 1.00 acres situate, lying and being in Land Lot 154 of the First Land District of Pike County, Georgia, and being more particularly shown and designated as tract "B" on a plat of survey entitled, "Property Survey for Robert Nix & Pilkanton-Murray, L.L.C.", dated December 1, 2000, prepared by G. Tim Conkle, A.L.S., a copy of which said plat is recorded in Plat Book 14, Page 31, Pike County Superior Court records, and which said plat, together with the metes, bounds, courses and distances shown thereon is incorporated herein and made a part hereof as fully as if set out herein.

All that tract or parcel of land lying and being in Land Lot 92 of the Second Land District, Pike County, Georgia, containing 9 acres, more or less, bounded as follows: Northernly by Wilder Road; Easternly by Wilder Road; Southernly by lands of Eugene Sonder and Westernly by Georgia State Route 19. Together with the mobile home therein originally being a 1995 Peachstate NPSHGA-16228AB, which has been affixed into real estate by the undersigned mortgagor with the intent that it become part of the real estate conveyed hereby and subject to the lien of this deed. This lot is subject to all easements and restrictions of record.

LESS AND EXCEPT:

All that lot, tract or parcel of land situate, lying and being in Land Lot 92 of the Second Land District of Pike County, Georgia, and being more particularly shown and designated as area: 2.01 acres, on a plat of survey entitled "Compiled Plat for Mary Jo Matthews" prepared by Bernhard, Harper & Associates, Inc., Registered Land Surveyor, dated November 15, 1999, a copy of which said plat is recorded in Plat Book 16, Page 143, of the Superior Court records of Pike County, Georgia, and which said plat, together with the metes, bounds, courses and distances shown thereon with respect to said property, is incorporated herein and made a part hereof as fully as if set out herein.

All that tract or parcel of land containing 317.75 acres, more or less, lying and being in Land Lots 45, 46 and 47 of the Ninth Land District of Pike County, Georgia and being more particularly described as follows: All that certain tract or parcel of land situate, lying and being in Pike County, Georgia, about two miles West of Zebulon, Georgia, containing 343 1/4 acres, more or less, and being all of Land Lot No. 45 in the Ninth Land District of said state and county, and the East half of Land Lot No. 46 in said Ninth District containing 101 1/4 acres, more or less, and all that parcel of portion of Land Lot No. 47 of said Ninth District that lies South of State Highway No. 18 except a very narrow strip of land lying along the East side of said Land Lot No. 47, said parcel of portion of Land Lot 47 herein described containing 40 acres, more or less, and the boundary lines thereof being clearly marked and designated; and the above described 343 1/4 acres, more or less, of land is situated in one body and as one parcel is now or formerly bounded as follows: Northernly by State Highway No. 18, being the Zebulon-Concord Public Road; Easternly by lands formerly owned by W.F. Holmes and by lands of R.E. Mitchell, Southernly by lands now or formerly owned by Miss Lottie Mitchell and Westernly by lands now or formerly owned by Miss Mamie Mitchell and my M.L. Dunn; also, all certain tract or parcel of land situate, lying and being in Pike County, Georgia, about three miles West of Zebulon, Georgia, containing 15 acres, more or less, of land and being a part of Land Lot No. 77 in the Ninth Land District of said State and County and more particularly described as follows: Commencing at the Northeast Corner of said Land Lot No. 77 and running thence due South 90 Rods, thence due West 42 Rods to a branch, thence Northernly up the meandering course of the center of said branch to the point where the Northernly boundary line of said Land Lot No. 77 crosses the center line of said branch, thence due East 20 Rods to the point of beginning, and said tract or parcel of land is bounded as follows: Northernly by the South Boundary line of Land Lot 78 in said Ninth Land District; Easternly by the West Boundary line of Land Lot 52 in said Ninth Land District; Southernly by the North Boundary line of Land Lot 76 in said Ninth Land District, and Westernly by the center line of the aforesaid branch herein above referred to in this description and all the above described land, aggregating 358 1/4 acres, more or less is known and designated as the "George M. Mitchell Farm Place" in Pike County, Georgia, and said property is the same real property as described in the Deed dated September 4, 1956, of Blanche Del Pino Mitchell, as Executrix of the will George M. Mitchell, deceased, to Cornelia Mitchell Graves, which said deed was recorded in Deed Book 30, Page 585, of the Superior Court Records of Pike County, Georgia.

LESS AND EXCEPT THEREFORM THE FOLLOWING TWO (2) PARCEL OF LAND, TO WIT:

(1) All that tract or parcel of land containing 2.0 acres, more or less, lying and being in Land Lot 47 of the Ninth Land District of Pike County, Georgia, and being more particularly shown and designated as area: 2.00 acres according to that certain plat of survey entitled "Property Survey for Matt Armstrong & Christine Armstrong", dated May 18, 1989, prepared by Kenneth Edward Presley, Georgia Registered Professional Land Surveyor No. 1327 of Cochran-Presley & Associates, a copy of which said plat is recorded in Plat Book 9, Page 17, Pike County, Georgia Superior Court Clerk's Office, and which said plat, together with the metes, bounds, courses and distances as shown thereon with respect to the said 2.00 acres, is by this reference incorporated herein in aid of this description.

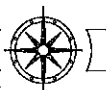
(2) All that tract or parcel of land containing 2.0 acres, more or less, lying and being in Land Lot 47 of the Ninth Land District of Pike County, Georgia, and being more particularly shown and designated as area: 2.00 acres according to that certain plat of survey entitled "Property Survey for David L. Nix", dated June, 1990, prepared by Hugh P. Riley, Georgia Registered Professional Land Surveyor No. 1285, a copy of which said plat is recorded in Plat Book 9, Page 176, Pike County, Georgia Superior Court Clerk's Office, and which said plat, together with the metes, bounds, courses and distances as shown thereon with respect to the said 2.00 acres, is by this reference incorporated herein in aid of this description.



GSWOC
STEVE J. REEVES, PLS #2765
LEVEL II CERTIFIED
DESIGN PROFESSIONAL

CONCEPT PLAN OF
PROPOSED RETAIL/OFFICE &
STORAGE UNITS
LAND LOT 42 2ND DISTRICT
PIKE COUNTY, GA
CITY, N/A
SCALE, 1" = 50'
DATE, 10/20/2021

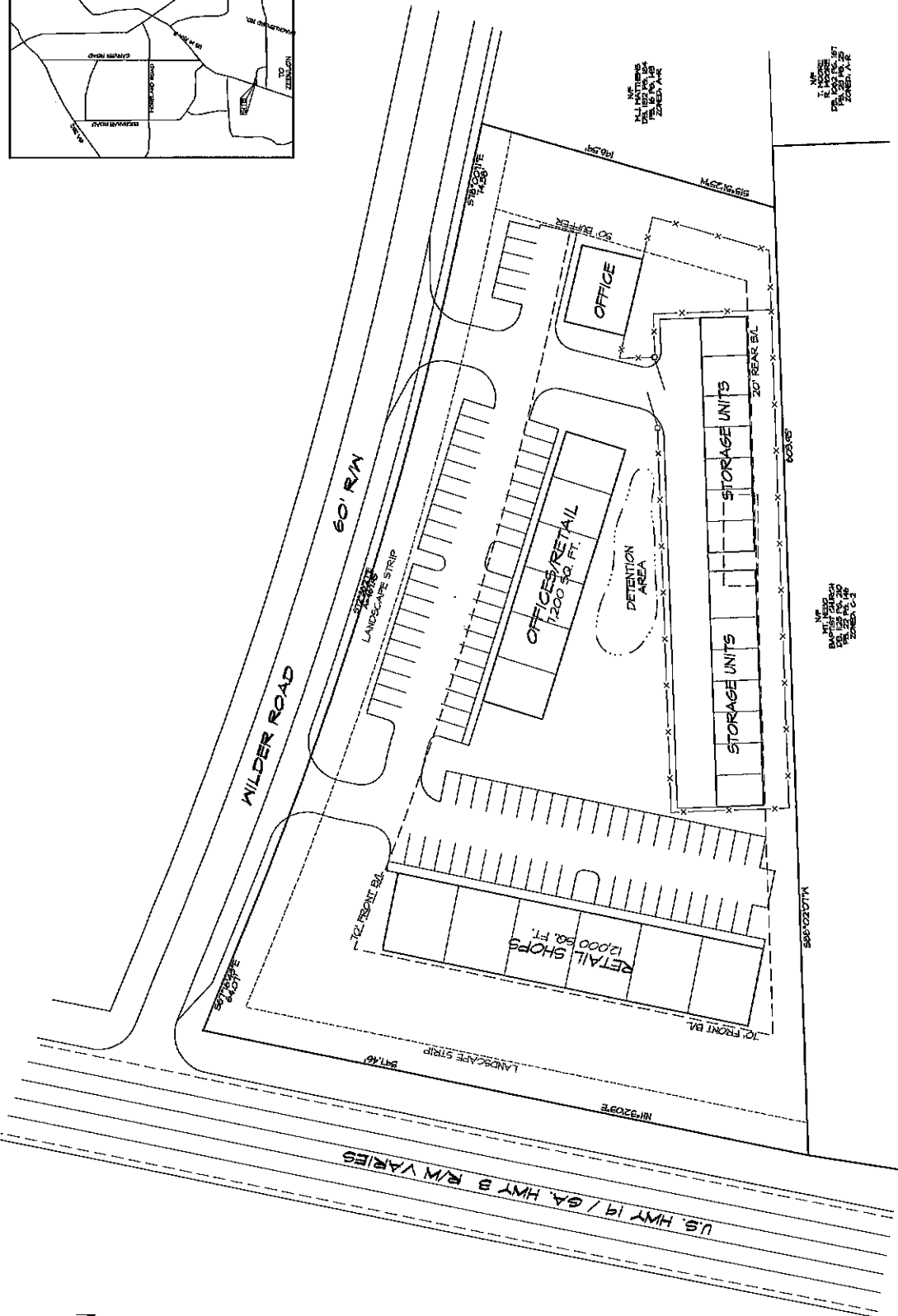
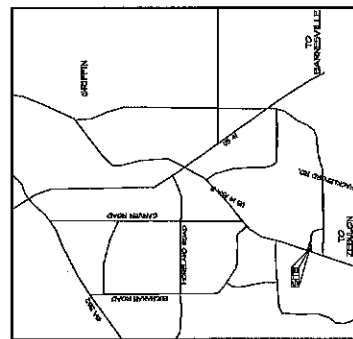
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN
S.J. Reeves Land Surveying
P.O. BOX 655 • 11411 HIGHWAY 19 N • ZEBULON, GA, 30258
770-964-5205 • sjreeves@revelandsurveying.com (EMAIL)



SHEET
1

REV.	DATE	DESCRIPTION	RECORDED BY

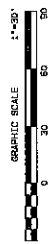
DRAWING NO.
SUR
SHEET 1 OF 1



TOTAL AREA - 3.84± ACRES
EXISTING ZONING: A-R

PROPOSED ZONING: C-3
BUILDING SETBACKS
FRONT - 10'
SIDE - 0'
REAR - 20'

DRAWN BY: DAVID NIX
15540 GA. HWY 19
ZEBULON, GA, 30258



PIKE COUNTY PLANNING COMMISSION

Text Amendments

SUBJECT:

Text Amendments to Title XV, Land Usage, Chapter 155, Subdivisions and Chapter 156, Zoning Code, the Text Amendments will be to multiple Sections of each Chapter in reference to the Platting Authority of Pike County.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
 Exhibit	Staff Report

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Gilbert, Jeremy	Approved	Item Pushed to Agenda



PLANNING AND DEVELOPMENT OFFICE

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

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

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

"Serving Citizens Responsibly"

Staff Analysis:

Text amendments to Title XV, Land Usage, Chapter 155, Subdivisions and Chapter 156, Zoning Code, the text amendments will be to multiple Sections of each Chapter in reference to the Platting Authority of Pike County.

After a review of the subdivision and zoning ordinance regarding the platting authority it has been discovered that there are some areas of the platting authority regulations that could be adjusted to better service the citizens of Pike County.

Currently the code requires that all major subdivision plats that have been previously approved must go back to the BOC for approval if any changes are made to the plat. Below are the proposed changes to the code:

§ 155.05 PLATTING AUTHORITY

(A) MINOR SUBDIVISIONS. The Administrative Official/Zoning Administrator and the Planning Commission shall have platting authority for all minor subdivision plats, **including revised or modified major subdivision plats**; except, however, neither the Administrative Official nor the Planning Commission shall have platting authority for minor subdivisions that include interior improvements such as interior roads and/or interior utility system(s) and related infrastructure, which are deemed as major subdivisions by definition and shall require the approval process for major subdivision plats described herein. To further clarify, the Administrative Official has the platting authority to approve administratively all plats for minor subdivisions. However, the Administrative Official also has the discretion to refer any minor subdivision plat to the Planning Commission for its review and approval. Accordingly, the Administrative Official and Planning Commission have concurrent platting authority for minor subdivision plats.

TWO ALTERNATIVES:

ALTERNATIVE 1:

(B) MAJOR SUBDIVISIONS. The Board of Commissioners of Pike County shall have platting authority for major subdivision plats. No major subdivision final plat shall be recorded with the Clerk of Superior Court of Pike County unless it has been approved by the Board of Commissioners and bears the approval of the body on



PLANNING AND DEVELOPMENT OFFICE

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

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77 Jackson Street
Zebulon, GA 30295

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Fax: 770-567-2024
jgilbert@pikecoga.com

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all copies to be recorded. Any major subdivision plat previously approved by the Board of Commissioners that is altered or modified or otherwise changes lot lines, lot sizes, or total number of lots shall be submitted to the Pike County Board of Commissioners for approval; except, however the Administrative Official/Zoning Administrator shall have the authority to approve minor changes to previously approved final plats for Major Subdivisions, where the proposed revision(s) is/are considered minor in nature such as correcting errors in the previously filed plat or constitute(s) a reconfiguration of a previously approved plat that does not increase the total number of lots.

ALTERNATIVE 2:

(B) MAJOR SUBDIVISIONS. The Board of Commissioners of Pike County shall have platting

authority for major subdivision plats. No major subdivision final plat shall be recorded with the Clerk of Superior Court of Pike County unless it has been approved by the Board of Commissioners and bears the approval of the body on all copies to be recorded. Any major subdivision plat previously approved by the Board of Commissioners that is altered or modified or otherwise changes lot lines, lot sizes, or total number of lots may be submitted to the Administrative Official/Zoning Administrator for approval.

Recommendation: Staff recommends APPROVAL of the requested text amendments as proposed with alternative 1 for major subdivisions.

PIKE COUNTY PLANNING COMMISSION

Adoption of the Pike County, Georgia Official Zoning

SUBJECT:

Adoption of the Pike County, Georgia Official Zoning

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
 Exhibit	Staff Report

REVIEWERS:

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



PLANNING AND DEVELOPMENT OFFICE

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

P. O. Box 377
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Zebulon, GA 30295

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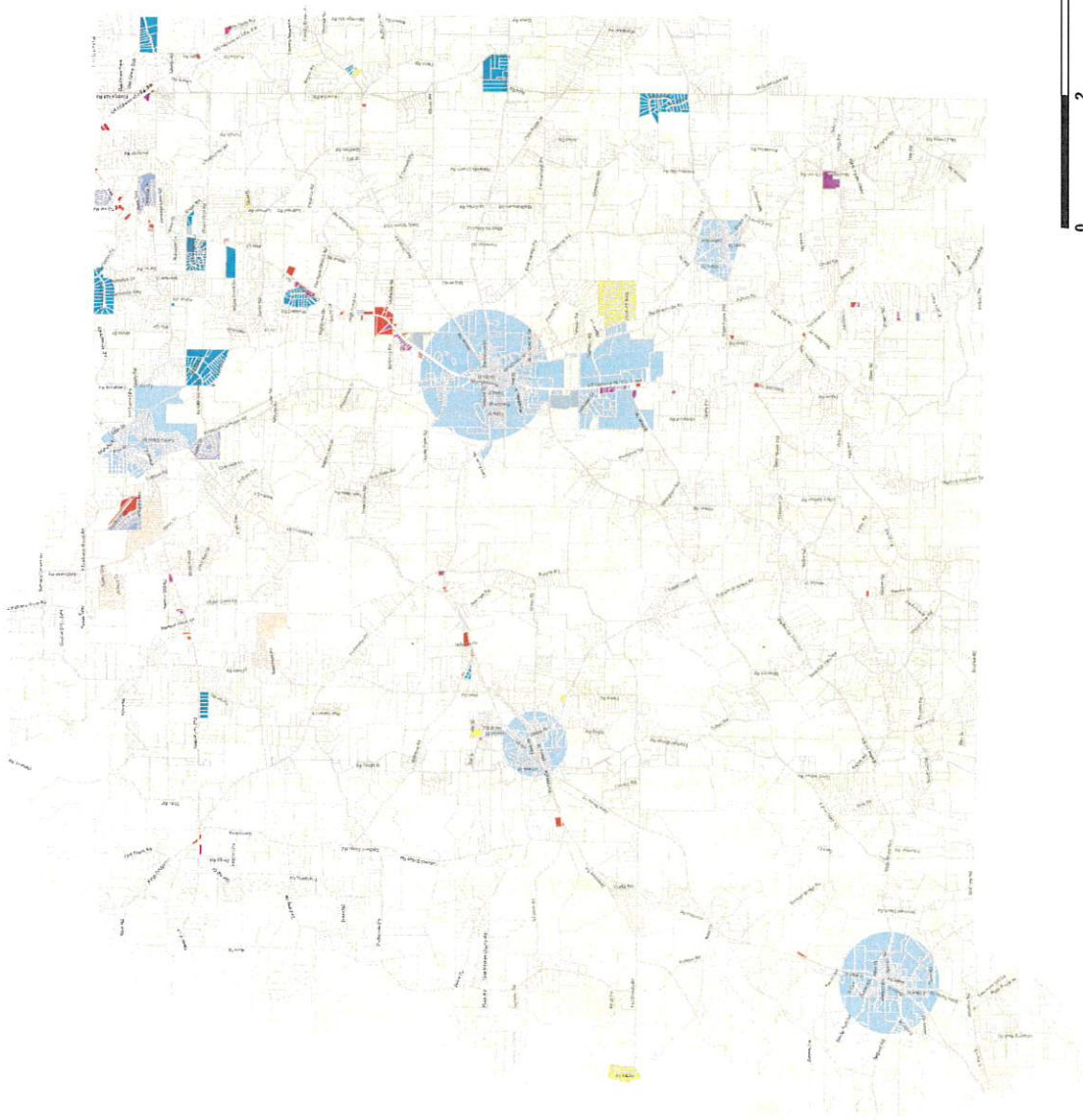
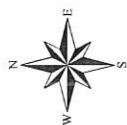
"Serving Citizens Responsibly"

Staff Analysis:

Adoption of the Pike County, Georgia Official Zoning Map in accordance with Section 156.028 of the Pike County Zoning Code.

Pike County has been working on updating its official zoning map for a few years now and have finally completed the update to the map. Staff is requesting that the Planning Commission recommend approval to the Board of Commissioners to adopt the new zoning map that will reflect all of the rezoning that have been approved since the last zoning map was approved in March 2016. The new zoning map has been updated through the beginning of 2021.

Recommendation: Staff recommends **APPROVAL** of the official Zoning Map..



- ZONING**
- AR
 - C1
 - C2
 - C3
 - DR6 (REPEALED)
 - M1
 - M1A
 - M2
 - M2B
 - PI
 - PM
 - PR (REPEALED)
 - PRD
 - R6 (REPEALED)
 - R11
 - R15
 - R20
 - CONCORD
 - MEANSVILLE
 - MOLENA
 - WILLIAMSON
 - ZEBULON



PIKE COUNTY ZONING MAP

Draft Zoning Map for Pike County, Georgia

Coordinate System:
NAD 1983 State Plane Georgia West FIPS 1002 Feet
Projection: Transverse Mercator
Datum: North America 1983

Chairperson, Pike County Board of Commissioners

Date

While Pike County makes every effort to maintain and distribute accurate information, no warranties and/or representations of any kind are made regarding the information or data provided on this map. In no event shall Pike County be held liable for the improper use of this map or data.

This map is dynamic and in a continuing state of review and upgrade.

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