

**WORKSHOP**  
**PIKE COUNTY BOARD OF COMMISSIONERS**

The Pike County Board of Commissioners held a joint workshop with Pike County Planning Zoning Board on Thursday, August 10, 2023, at 6:30 p.m. in the Courthouse, Main Courtroom, at 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners Tim Daniel, Tim Guy, Jason Proctor and James Jenkins attended. County Manager Brandon Rogers, County Attorney Rob Morton and County Clerk Angela Blount were also present. (O.C.G.A. § 50-14-1(e) (2)). Pike County Planning Zoning Board members in attendance were Chairman Jason Leatherman, Brandy Loggins, Bryan Pate, Ed Penland and Jim McNair.

- 1. **CALL TO ORDER ..... Chairman J. Briar Johnson**
- 2. **INVOCATION.....Silent Invocation**
- 3. **PLEDGE OF ALLEGIANCE..... Chairman J. Briar Johnson**
- 4. **APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))**  
**Motion/second by Commissioners Daniel/Guy to approve the agenda, motion carried 5-0.**
- 5. **NEW BUSINESS**

- a. Discussion of the Pike County Unified Development Code (UDC).

County Manager Brandon Rogers stated that Jeremy Gilbert, Director of Planning and Development, has done a lot of work putting together a rough draft of the Unified Development Code (UDC). CM Rogers noted if either of the Boards have any feedback on the code rather positive or negative, to provide it to him or Jeremy Gilbert.

Jeremy Gilbert, Director of Planning and Development, presented the Boards with a summary of changes to the ordinances. The summary included:

**Article 1:** This article provides general information on the UDC and provides the technical codes adopted by reference by the BOC without having to adopt them separately. It also gives a zoning conversion chart for all of the proposed zoning district changes.

**Article 2:** This article provides most of the definitions in the UDC in one place. I think there are only a few articles that have definitions in that section. (Sensitive land sections)

**Article 3:** This article establishes all the zoning districts and overlays in the county.

**Article 4:** This article provides general procedures for non-conforming uses, building permits, CO’s, zoning applications and we will add the addressing procedures to this article. It was noticed today that it was not included in the UDC.

**Article 5:** This article provides the regulations for A-R. Highlights: Minor subdivisions of 4 or fewer lots can be 3 acres or more in size; however, all major subdivisions have a 10-acre minimum. Flag-lots in major subdivisions are limited to 20% of the total lots and must be 400 feet apart. In minor subdivisions there is not a spacing requirement. House size 1,500 sq ft.

**Article 6:** This article creates the RR (Rural Residential) zoning district. It will have a 3-acre minimum for all lots. 1,800 sq feet minimum house size. Flag-lots in major subdivisions are limited to 20% of the total lots and must be 400 feet apart. In minor subdivisions there is not a spacing requirement.

**Article 7:** This article creates the R-1 zoning district. It will have a 2-acre minimum, all lots must be accessed from an internal subdivision street and cannot have access from an existing road. Front yards must be sodded and have a paved driveway. House size 2,000 sq ft. minimum. Flag lots are prohibited unless necessary due to topo issues then they are limited to 5% of total lots. Well or county water.

**Article 8:** This article creates the R-2 zoning district. It will have a 1-acre minimum lot size; all lots must be accessed from an internal subdivision street and cannot have access from an existing road. Front yards must be sodded and have a paved driveway. House size 2,200 sq ft. minimum. Flag lots are prohibited unless necessary due to topo issues then they are limited to 5% of total lots. County water required.

**Article 9:** Limited lodging and vacation homes. This is the same as the current ordinance. We may want to look at making some changes to this related to renting cabins as Air B&B’s. We will need to look at regulations if we change this.

**Article 10:** This article provides the regulations for the P-I zoning district. Minor changes from the current code.

**Article 11:** This article provides the development regulations for the C-1 zoning district. Minor changes from current code.

**Article 12:** This article provides the development regulations for the C-2 zoning district. Minor changes from current code.

**Article 13:** This article provides the development regulations for the C-3 zoning district. Minor changes from current code.

**Article 14:** Creates the new M-1 Zoning district Light manufacturing. This was done to simplify the manufacturing districts.

**Article 15:** Creates the new M-2 Zoning district Heavy manufacturing. This was done to simplify the manufacturing districts.

**Article 16:** Highway 19 and 41 Overlay district. The only change was to the boundaries. Went from 400 feet from the center of the road to 500 feet from the r/w line.

**Article 17:** This article did not change from the current ordinance. Flood control.

**Article 18:** This article did not change from the current ordinance. Watershed Protection.

**Article 19:** This article did not change from the current ordinance. Groundwater recharge area.

**Article 20:** This article did not change from the current ordinance. Wetland Protection.

**Article 21:** Subdivision design standards. Not much has changed from the current code, except public works changed some of the paving standards.

**Article 22:** A new article that provides miscellaneous provisions for recreational equipment parking, junked vehicles, accumulation of garbage, trash and rubbish, encroachments on the r/w, obnoxious vegetation and address posing.

**Article 23:** This article provides the requirements for the zoning map. We are working on having a new map created to be adopted when the code is adopted showing all the new zoning conversions.

**Article 24:** Powers and duties of various officials concerning the UDC. This article outlines powers and duties of the administrator, the PZB and the BOC.

**Article 25:** This article provides the sign provisions for Pike County. No changes to the current code are proposed at this time. We can look to see if there are things that need to be changed.

**Article 26:** This article provides the landscape and buffer requirements. There were several changes to this section to provide more detailed requirements for landscaping and buffers.

**Article 27:** This article provides off-street parking requirements. Requires all parking areas to be paved or an approved pervious surface can be used. The code only allows gravel for surplus parking in manufacturing districts.

County Attorney Rob Morton addressed the Boards stating there are a couple of things he would like to clarify with the Unified Development Code from the legal side. Morton noted he has had conversations with Jeremy Gilbert. The way this document has been compiled; there are different ways of compiling a Unified Development Code, and the way this one has been compiled it is all under one document because it includes the zoning regulations it is now creating a zoning related document. Any modifications to any of the articles, text amendments will have to go through the zoning procedures law. Some suggested changes or clarifications are:

- One change that Morton had was under Appendix A instead of having heading Zoning, to have Appendix A heading UDC.
- Clarify Section 101-Short Title, that this Appendix A UDC is considered an Appendix of Pike County Code.
- Section 107 – Conversion of previous zoning districts, add zoning districts that have been repealed. Add a provision in the chart that DR-6 has been repealed and modified to A-R. The same thing for R-6 or any other zoning district that has been repealed.
- Section 202 – General Definitions, in Section A as well as GGGGGG, references that the Planning and Development Director shall be the zoning administrator except otherwise specifically designated by the County Manager. That is a policy decision and suggest not only including the County Manager but adding the Board of Commissioners since they are the policy makers.
- Section 408 – Variances, A. 1. Suggest that this section may want to be removed. The purchase of a parcel with knowledge of an existing restriction. This has been talked about for many years self-induced hardships for variances and this would prevent someone from applying for a variance because they bought the property knowingly it had an existing restriction.
- Section 408, K. Any person aggrieved by a decision of the planning and zoning board on application for a variance may petition the Pike County Superior Court for a writ of certiorari. Suggest adding a section on how to appeal the decisions of the Planning Zoning Board.
- Suggest adding policies and procedures for the variances. Under the new law variances require a Public Hearing.
- Suggest addressing the issue with multi-family uses the county does provide group homes, group developments and personal care facilities having to follow the new zoning laws related to notice provisions if there is a text amendment wanting to change from a single-family use to include these special use permits.
- Section 410 Amendments. Suggest adding those who can initiate proposed text amendments.
- Section 411 Condition approval, Section D. Suggest removing the word amendment.
- Section 1103, Permitted uses. Clarify the language related to group home.
- Under the C2 Zoning, there is no provision for a Special Use permit.
- Section 1620. Amendments to the Text of Overlay District. Refers to Section 414, should be Section 410, the amendments section.

Articles 21, 22, 25, 26, and 27 all would now fall under the umbrella of the Unified Development Code and will require to follow the zoning procedures laws if there are changes in those sections.

Jeremy Gilbert noted that the Planning Zoning Board and himself earlier this year already reviewed the residential section of the code. A statement has been added to the UDC that if a definition is not found in the Pike County Code, it shall be defined by the APA Planners Dictionary or Webster's Dictionary.

The ordinance now on flag lots is that they are permissible in any residential district if the flagpoles are more than 400-feet apart, there is no limitation on them. The changes that were proposed vary by zoning district. In the Agricultural-Residential District, flag lots are still allowed, in a minor subdivision there is

no requirement of how far apart they must be. (a four-lot split) Anything above a four-lot split is now limited to just 20% and must be 400-feet apart.

UDC topics discussed by the Board of Commissioners and the Planning Zoning Board includes:

- Clarification of the Definitions section
- Adding definitions for Low Density, Medium Density and High Density.
- Clarifying the acreage in agriculture, 3 acres or 5 acres. Proposing 5 acres in agriculture in the UDC. This has been discussed previously with the Planning Zoning Board.
- Public Hearings, identify the criteria
- Structure definition incomplete
- Mother-In-Law Suites/ Guest Quarters – square footage needs to be addressed. The code now states 750 square feet for Mother-In-Law Suite. The proposed code states there shall be no minimum heated floor area on lots over five (5) acres, and a maximum heated floor area of 800 square feet on lots less than five (5) acres.
- Service Station – pumps and structures must be placed at least twenty (20) feet from all right-of-way lines of any street or road. Discussed if twenty (20) feet is far enough.
- Lot width – the distance between side lot lines measured at the front building line. If a corner lot, the distance between lot lines measured along the front building line that parallels or more nearly parallels the rear lot line.
- Dwelling, infill: reword the square footage, should be the size for whatever district the home is located in.
- Industrialized home: should a “move-in” home be included.
- Event center, rural: need to address no overnight accommodations, consider having guidelines to allow for overnight accommodations.
- Kennel – Definitions are not always clear until you read the section in the code on a kennel. The county does not have a limitation on how many dogs/cats a personal residence can have.
- Minor Subdivision – a division of land into four (4) or fewer parcels which does not include the development of a new street or road.
- Major Subdivision – the division of a lot of record at the time of enactment of this ordinance into five (5) or more lots building sites, or other division for the purpose – whether immediate or future – of sale, legacy or building development.
- Overlay District – the same as the code now except for the boundaries.
- A-R, Agricultural and Residential Housing, zoning district is intended to establish and preserve low-to-medium density areas where agriculture is the primary land use. Residences, which may or may not be incidental to these activities, are also permitted. This district is free from other uses which are incompatible with low-to-medium density agricultural and residential uses. The proposed code is increasing the minimum acreage size from 3 acres to 5 acres and new major subdivisions is ten (10) acre minimum per lot. The minimum heated floor area per dwelling unit is 1,500 square feet.
- R-R, Rural Residential Housing, zoning district is intended to establish and preserve low-density residential areas on larger tracts to preserve open space and the rural character of the district. This district is free from other uses which are incompatible with low-density residential areas. The minimum heated floor area per dwelling unit is 1,800 square feet. The minimum acreage is three (3) acres; however, a lot of record lawfully existing at the time of passage of the proposed ordinance and having an area which does not conform to the above standards may nevertheless be developed with a use which is permitted within an R-R District if approved by the Pike County Health Department.
- Affordable Housing, an option is adding another zoning district. All the cities located in Pike County offer affordable housing. As more industry comes into the county, you allow more affordable housing. Affordable housing is not on 3 acres, they are on smaller lots.

Jeremy Gilbert addressed both Boards stating that as they read and review the proposed code, make notes, and send them to him and the County Attorney so they can start reviewing the legal side. A new zoning map will have to be adopted.

**Motion/second by Commissioners Proctor/Daniel to approve to allow citizens to address the Board to include 5 minutes per citizen, motion carried 5-0.**

Citizens that addressed the Boards

- Steve Reeves
- Brad Gregg
- Newton Galloway
- Benny Evans

Several workshops will be scheduled with the Board of Commissioners and the Planning Zoning Board to discuss the draft of the Unified Development Code. Two Public Hearings will be required once the workshops are complete.

**6. ADJOURNMENT**

**Motion/second by Commissioners Proctor/Daniel to adjourn at 8:47 p.m., motion carried 5-0.**