

WORKSHOP
PIKE COUNTY BOARD OF COMMISSIONERS

The Pike County Board of Commissioners held a joint workshop with Pike County Planning Zoning Board on Wednesday, September 13, 2023, at 10:30 a.m. at the Pike County Parks and Recreation Community Center, 603 Twin Oaks Road, Williamson, Georgia. Chairman Briar Johnson convened the meeting and Commissioners 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)). Due to unforeseen circumstances, Commissioner Tim Daniel and Commissioner Tim Guy were unavailable to attend the meeting. Pike County Planning and Zoning Board members in attendance were Chairman Jason Leatherman, Brandy Loggins, Bryan Pate, and Ed Penland. Due to unforeseen circumstances, Jim McNair was unavailable to attend the meeting.

(NOTE: Workshop officially started 11:28 a.m. due to the Pike County Board of Commissioners Regular Monthly Meeting adjournment at 11:04 a.m.)

- 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 Proctor/Jenkins to approve the agenda, motion carried 3-0.
- 5. NEW BUSINESS**
 - a. Discussion of the Pike County Unified Development Code (UDC).

County Manager Brandon Rogers addressed the Boards stating that he and Jeremy Gilbert, Planning and Development Director, got together and put together a sheet for the Residential Zoning District’s of what is being proposed and what is in the current code. Jeremy Gilbert clarified with the Boards that if they strike out chickens from the code where it says four chickens, then chickens are not allowed in that district. In Agricultural Residential (A-R) there is a provision for livestock but in every other residential district there is no livestock provision in those districts at all. Commissioner James Jenkins asked how it became 4 chickens when the current code states 10 chickens. Jeremy Gilbert stated the current ordinance has a conflicting issue in it currently. Livestock is not allowed in A-R currently, not without a special use permit on lots that have a residential home or in a subdivision. In the proposed code you are allowed livestock in A-R on lots over 5 acres. Jason Leatherman asked the difference in A-R and Rural Residential (R-R). Jeremy Gilbert replied R-R was put in place because the county does not want subdivisions in A-R. Jason Leatherman stated he called Greg Hobbs, Pike County Chief Appraiser, and asked him how many single family households are valued under \$250,000 in Pike County. Mr. Hobbs stated 67.3% of the households in Pike County are valued under \$250,000, the Boards must take in consideration that the evaluations are off right now. Mr. Leatherman noted that Pike County does have affordable housing, people are just not selling their houses. That number of 67.3% will be skewed more once the houses are reevaluated. Jeremy Gilbert noted that 95% of Pike County is zoning A-R regardless of their lot size.

Article 5. A-R Agricultural and Residential

A-R zoning districts are 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. These districts are free from other uses which are incompatible with low-to-medium density agricultural and residential uses.

PROPOSED in the Unified Development Code

- lot size is 5 acres minimum or 10 acres minimum for new major subdivision
- 1,500 sq. ft house size
- well or county water
- septic or sewer
- agricultural uses are allowed
- livestock is allowed on lots over 5 acres, 5 acres or less limited to 25 fowl (chickens)
- character area map designation allowing zoning district – Rural Residential and Agriculture

CURRENT in the Pike County Code of Ordinances

- lot size is 3 acres minimum
- 1,500 sq. ft house size
- well or county water
- septic or sewer
- agricultural uses are allowed
- livestock is not allowed without a special use permit per Section 156.43 (a)(1) on lots that have a residential home or in a subdivision
- character area map designation allowing zoning district – Rural Residential and Agriculture

Remove the following from A-R in the proposed UDC

- no roosters shall be allowed.
- chickens must be kept in a fenced area in the rear yard at least twenty (20) feet from any property line.
- chicken coops may be no more than six (6) feet in height.

- all coops and surrounding areas are to be properly maintained and kept clean so as not to become a nuisance. Coops and feed are to be secured at all times to prevent any potential nuisance with mice or other rodents and pets.
- chickens shall only be permitted for pets or for egg production; the chickens shall not be kept for slaughter.
- remove rabbits from the livestock definition.

Add the following to A-R in the proposed UDC

- Add, on lots less than five acres, to the parking of unoccupied travel trailer or motor coach in the side or rear yard only.
- Barndominium at least a 3-foot water table shall be constructed of brick, stone, or stucco on all sides of structure that is visible from public right-of-way.
- Flag Lots that are adjoining shall have a shared driveway.
- A discussion took place of considering changing water hook up from within 2,500 ft that is currently in the ordinance to a 1-mile radius.

Article 6. R-R Rural Residential

R-R zoning districts are intended to establish and preserve low-density residential areas on larger tracts to preserve open space and the rural character of the district. These districts are free from other uses which are incompatible with low-density residential areas.

PROPOSED in the Unified Development Code

- lot size is 3 acres minimum
- 1,800 sq. ft house size
- well or county water
- septic or sewer
- agricultural uses are not allowed
- livestock is not allowed except 10 chickens are allowed
- character area map designation allowing zoning district – Rural Residential and Agriculture

CURRENT in the Pike County Code of Ordinances (R-18)

- lot size is 2 acres minimum
- 1,800 sq. ft house size
- well or county water
- septic or sewer
- agricultural uses are not allowed
- livestock is not allowed
- character area map designation allowing zoning district – Developing Residential

Changes to R-R in the proposed UDC

- Add Internal Streets Subdivision.
- Move Barndominiums, Class A and Class B manufactured homes to be permitted as a special use permit.
- Change the number of chickens from 4 to 10 chickens.
- Remove no roosters shall be allowed.
- Remove chicken coops may be no more than six (6) feet in height.
- Remove all coops and surrounding areas are to be properly maintained and kept clean so as not to become a nuisance. Coops and feed are to be secured at all times to prevent any potential nuisance with mice or other rodents and pets.
- Remove chickens shall only be permitted for pets or for egg production; the chickens shall not be kept for slaughter.
- Add square footage to Mother-in-Law suites/Guest Quarters, maximum 1,500 sq ft total regardless of the lot size.
- Change Item J. to read the minimum lot width 175 feet, not 200 feet.
- A discussion took place of considering changing water hook up from within 2,500 ft that is currently in the ordinance to a 1-mile radius.

Article 7. R-1 Single-Family Residential Low Density

R-1 zoning districts are intended to establish and preserve quiet, relatively low-density neighborhoods of single-family residences as desired by large numbers of people. These districts are free from other uses which are incompatible with single-family homes.

PROPOSED in the Unified Development Code

- lot size is 2 acres minimum, all lots must be in a subdivision and must have new internal streets installed
- 2,000 sq. ft house size
- well or county water
- septic or sewer
- agricultural uses are not allowed
- livestock is not allowed except 10 chickens are allowed
- character area map designation allowing zoning district – Developing Residential

CURRENT in the Pike County Code of Ordinances (R-20)

- lot size is 2 acres minimum
- 2,000 sq. ft house size

- well or county water
- septic or sewer
- agricultural uses are not allowed
- livestock is not allowed
- character area map designation allowing zoning district – Developing Residential

Changes to R-1 in the proposed UDC

- Change the number of chickens from 4 to 10 chickens.
- Remove no roosters shall be allowed.
- Remove chicken coops may be no more than six (6) feet in height.
- Remove all coops and surrounding areas are to be properly maintained and kept clean so as not to become a nuisance. Coops and feed are to be secured at all times to prevent any potential nuisance with mice or other rodents and pets.
- Remove chickens shall only be permitted for pets or for egg production; the chickens shall not be kept for slaughter.
- Change Item J. to read the minimum lot width 150 feet, not 100 feet.
- Add square footage to Mother-in-Law suites/Guest Quarters, maximum 1,500 sq ft total regardless of the lot size.
- A discussion took place of keeping the water hook up within 2,500 ft. that is currently in the ordinance.

Article 8. R-2 Single-Family Residential District

R-2 zoning districts are intended to establish and preserve quiet, relatively low-to-medium-density neighborhoods of single-family residences. These districts are free from other uses which are incompatible with single-family homes.

PROPOSED in the Unified Development Code

- lot size is 1 acre minimum, all lots must be in a subdivision and must have new internal streets installed
- 2,200 sq. ft house size
- county water
- septic or sewer
- agricultural uses are not allowed
- livestock is not allowed except 10 chickens are allowed
- character area map designation allowing zoning district – Developing Residential

CURRENT in the Pike County Code of Ordinances (PRD)

- lot size is 1 acre minimum, must be within 2 miles of a city limit or 1 mile from the intersection of Highway 19 and Spalding County line. Minimum of 20-acre development.
- 2,000 sq. ft house size
- county water
- septic or sewer
- agricultural uses are not allowed
- livestock is not allowed
- character area map designation allowing zoning district – Developing Residential

Changes to R-2 in the proposed UDC

- Change the number of chickens from 4 to 10 chickens.
- Remove no roosters shall be allowed.
- Remove chicken coops may be no more than six (6) feet in height.
- Remove all coops and surrounding areas are to be properly maintained and kept clean so as not to become a nuisance. Coops and feed are to be secured at all times to prevent any potential nuisance with mice or other rodents and pets.
- Remove chickens shall only be permitted for pets or for egg production; the chickens shall not be kept for slaughter.
- Change Items C & J to read the minimum lot width 125 feet.
- Add square footage to Mother-in-Law suites/Guest Quarters, maximum 1,500 sq ft total regardless of the lot size.
- A discussion took place of keeping the water hook up within 2,500 ft. that is currently in the ordinance.

Article 9. Limited Lodging and Vacation Homes

This ordinance was established to create the requirements and standards for limited lodging and vacation homes in Pike County, Georgia. The Limited Lodging and Vacation Homes in the proposed UDC is written exactly how it is in the current code.

Changes to Article 9 in the proposed UDC

- Remove accessory dwellings from the provision in Section 902. General, Paragraph A. and Number 5.
- Add under A-R, Proposing the possibility of adding an accessory use as a special use permit for a second structure for short term rental.

Article 10. Professional and Institutional District

Professional and Institutional (P&I) zoning districts are intended to establish and preserve districts for lower density office-professional-institutional activities. In many cases this district may be appropriate

to provide a transition from residential uses to commercial or industrial uses along major arterials. P & I development standards require adequate yard space and off-street parking and service facilities. Permitted uses are restricted and protected from encroachment by uses capable of adversely affecting the limited character of the district.

Changes to P & I in the proposed UDC

- Change the Maximum building height from 6 stories to 3 stories.

Article 11. C-1 Neighborhood Commercial

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

Changes to C-1 in the proposed UDC

- Grocery – remove smoking of food products.
- Mobile Food Service unit – clarify temporary. Temporary will be 3 consecutive days.
- Group Developments – needs to be clarified, definition is for Group Homes.
- The minimum heated floor area for buildings: 1,000 square feet.
- Maximum building height 3 stories.
- Minimum lot area: Unsewered – 1 acre and Sewered is ½ acre.

Article 12. C-2 General Commercial

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

Changes to C-2 in proposed UDC

- The minimum heated floor area for buildings: 1,000 square feet.
- No special use permits listed.
- Maximum building height 3 stories.
- Minimum lot area: Unsewered – 1 acre and Sewered is ½ acre.

Article 13. C-3 Heavy Commercial

C-3 districts are intended to provide distinct areas for commercial activities which provide products and services that require locations along major arterial roads, arterial and thoroughfare highway intersections due to the need to transport and display heavy bulk materials, generate heavy traffic and which provide services that would not be appropriately located within C-1 and C-2 zoning districts. Neat and orderly outside storage is permitted in conjunction with permitted uses and conditional uses within this district. Uses in this district shall be located on streets or roads, with a minimum classification of arterial.

Changes to C-3 in proposed UDC

- The minimum heated floor area for buildings: 1,000 square feet.
- Maximum building height 3 stories.
- Minimum lot area: Unsewered – 1 acre and Sewered is ½ acre.

Article 14. M-1 Manufacturing – Light

M-1 zoning districts are intended to establish and preserve physically and aesthetically desirable areas in which clean, low-intensity manufacturing activities may locate and be protected from the intrusion of incompatible land uses. By having such areas available, both new and existing industries may operate and undertake expansion of facilities with the least possible adverse effect on other types of activities which might be incompatible with manufacturing. The elimination of non-manufacturing activities from M-1 districts benefits manufacturing activities by removing some possible obstacles to their smooth operation and expansion.

Changes to M-1 in proposed UDC

- Maximum building height 3 stories.
- Mobile Food Service unit – clarify temporary. Temporary will be 3 consecutive days.
- Minimum lot area: Unsewered – 1-acre and Sewered 10,000 square feet.
- Minimum heated floor area for buildings: None

Article 15. M-2 Manufacturing

M-2 zoning districts are intended to establish and preserve physically and aesthetically desirable areas in which clean, higher intensity manufacturing activities may locate and be protected from the intrusion of incompatible land uses. By having such areas available, both new and existing industries may operate and undertake expansion of facilities with the least possible adverse effect on other types of activities which might be incompatible with manufacturing. The elimination of non-manufacturing activities from M-2 district benefits manufacturing activities by removing some possible obstacles to their smooth operation and expansion.

Changes to M-2 in proposed UDC

- Maximum building height 3 stories.
- Minimum lot area: Unsewered – 2-acres and Sewered 1- acre

- Minimum heated floor area for buildings: None

Article 16. US Highway 19 & US Highway 41 Overlay District

It is the purpose and intent of the overlay district regulations to establish additional development standards for public and private land development and building construction activities along the major commercial corridors of Pike County to:

- Promote the general health, safety and welfare of the community;
- Improve the efficient operation of traffic along US Highway 19 and US Highway 41;
- Create a sense of place that is aesthetically appealing and environmentally responsible;
- Encourage innovative development projects that set standards for landscaping, community design and aesthetics.
- Establish consistent and harmonious design standards for public improvements and private property within the overlay districts so as to unify the distinctive visual quality of the US Highway 19 and US Highway 41 corridors.

The overlay districts provide an additional layer of regulations to the underlying zonings of properties along the major commercial corridors to provide additional controls on development, minimize inappropriate, haphazard, and inharmonious improvements and alterations to properties, to secure and maintain additional building setbacks, to secure consistency in performance between public and private developments, and for other purposes.

Changes to Overlay District in proposed UDC

- The current ordinance reads the bounds of the overlay district is 400 feet from the centerline of the road and the proposed UDC reads 500 feet from the property line in the overlay district.

Jeremy Gilbert will re-write a different draft for Article 16. Article 16 in proposed UDC only had one change from the current code, the bounds. The Boards discussed storage and parking behind buildings with the buildings closer to the road upfront and landscape buffer between buildings and highway. The Boards discussed separating US Highway 41 corridor and US Highway 19 in the Overlay District, have different regulations and standards for each one not the same for both.

Article 17. S-1 Sensitive Land Flood Damage Prevention

A. *Authorization.* Pursuant to Article IX, Section II of the Constitution of 1983 and O.C.G.A. § 36-1-20(a), Pike County is authorized to adopt regulations designed to promote the public health, safety, and general welfare to protect property from safety hazards on lands that are vulnerable to flooding.

B. *Findings of fact.*

- Flood hazard areas of Pike County, Georgia are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- These flood losses are caused by occupancy of structures located in flood hazard areas which are inadequately elevated, flood-proofed, or otherwise unprotected from flood damages, and by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities.

C. *Statement of purpose.*

- S-1 is an overlay district which applies the additional standards of specific areas which may lie within any other zoning district in this ordinance. Both the regulations of S-1 and that district shall apply. In the event of a conflict, the more stringent provision shall prevail.
- This ordinance promotes the public health, safety and general welfare by minimizing public and private losses due to flood conditions, periodic flooding and inundation in specific areas by:
 - Requiring that uses vulnerable to floods, including facilities, which serve such uses, be protected against flood damage at the time of initial construction;
 - Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which increase flood heights, velocities, or erosion;
 - Controlling filling, grading, dredging and other development which may increase flood damage or erosion; and
 - Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands;
 - Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters.

D. *Objectives.* The objectives of this ordinance are:

- To protect human life and health;
- To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
- To help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas;
- To minimize expenditure of public money for costly flood control projects;
- To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- To minimize prolonged business interruptions; and
- To insure that potential homebuyers are notified that property is in a flood area

The S-1 proposed UDC code is the exact ordinance that is currently in the Pike County code. It is a model ordinance provided by the state that was adopted by the county. It is word for word from what is in the ordinance is now.

Article 18. S-2 Sensitive Land-Watershed Protection District

In order to provide for the health, safety and welfare of the public and a healthy economic climate within Pike County and surrounding communities, it is essential that the quality of public drinking water be assured. The ability of natural systems to filter stormwater runoff can be threatened by unrestricted development. Land-disturbing activities associated with development can increase erosion and sedimentation that threatens the storage capacity of reservoirs, in addition, stormwater runoff, particularly from impervious surfaces, can introduce toxins, nutrients and sediment into drinking water supplies, making water treatment more complicated and expensive and rendering waters resources unusable for recreation. Industrial land uses that involve the manufacture, use, transport and storage of hazardous or toxic waste materials result in the potential risk of contamination of nearby public drinking water supplies.

The purpose of this article is to establish measures to protect the quality and quantity of the present and future water supply of Pike County; to minimize the transport of pollutants and sediment to the water supply; and to maintain the yield of the water supply watershed. This article shall apply to all existing and proposed water supply watersheds within Pike County.

Additionally, the S-2 Watershed Protection District is intended to maintain a high water quality of the surface water (rivers, creeks, streams and springs) and underground water to assure that a high quality of drinking water is maintained in the future. The district is intended to provide for certain development uses, while maintaining and protecting area water sources from polluting effects of more intense development and from encroachments of those uses that are not compatible with a protected watershed area.

The S-2 proposed UDC code is the exact ordinance that is currently in the Pike County code. It is a model ordinance provided by the state that was adopted by the county. It is word for word from what is in the ordinance is now.

Article 19. S-3 Sensitive Land-Groundwater Recharge Area Protection District

The purpose of the S-3 district is to protect those lands identified as recharge areas for underground reservoirs known as aquifers. In order to promote the health, safety and welfare of the public and a healthy economic climate within Pike County and surrounding communities, it is essential that the quality of public drinking water be ensured. For this reason, it is necessary to protect the subsurface water resources on which Pike County and surrounding communities rely as sources of public water.

Groundwater resources are contained within underground reservoirs known as aquifers. These aquifers are zones of rock beneath the earth's surface capable of containing or producing water from a well. They occupy vast regions of the subsurface and are replenished by infiltration of surface water runoff in zones of the surface known as groundwater recharge areas. Groundwater is susceptible to contamination when unrestricted development occurs within significant groundwater recharge areas. It is, therefore, necessary to manage land use within groundwater recharge areas in order to ensure that pollution threats are minimized.

The S-3 proposed UDC code is the exact ordinance that is currently in the Pike County code. It is a model ordinance provided by the state that was adopted by the county. It is word for word from what is in the ordinance now.

Article 20. S-4 Sensitive Land-Wetlands Protection District

The purpose of the S-4 district is to protect those lands identified as wetlands. Wetland areas are those areas that are flooded or saturated by surface or groundwater often and long enough to grow vegetation adapted for life in water saturated soil. The wetlands in Pike County are indispensable and fragile natural resources with significant development constraints due to flooding, erosion and soils limitations. In their natural state, wetlands serve man and nature. They provide habitat for fish, wildlife and vegetation; water quality maintenance and pollution control; flood control; erosion control; natural resource education; scientific study; and open space and recreational opportunities. In addition, the wise management of forested wetlands is essential to the economic well being of many communities within the State of Georgia. A considerable number of important wetland natural resources have been lost or impaired by draining, dredging, filling, excavating, building, pollution and other acts. Piece meal or cumulative losses of wetlands will, over time, destroy additional wetlands. Damaging or destroying wetlands threatens public safety and the general welfare.

The purpose of the S-4 district is to promote wetlands protection, while taking into account varying ecological, economic development, recreational and aesthetic values. Activities that may damage wetlands should be located on upland sites to the greatest degree practicable as determined through a permitting process.

The S-4 proposed UDC code is the exact ordinance that is currently in the Pike County code. It is a model ordinance provided by the state that was adopted by the county. It is word for word from what is in the ordinance is now.

The next workshop will start at Article 21 Subdivision Design Standards in the Unified Development Code (UDC).

The next scheduled workshop will be Wednesday, September 20, 2023 from 1:00 p.m. – 5:00 p.m.
Location to be determined.

6. ADJOURNMENT

Motion/second by Commissioners Proctor/Jenkins to adjourn at 4:55 p.m., motion carried 3-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk