

**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 20, 2023, at 1:00 p.m. at the Pike County Parks and Recreation Community Center, 603 Twin Oaks Road, Williamson, Georgia. 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 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.

- 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/Proctor to approve the agenda, motion carried 4-0.**  
**(Commissioner Tim Guy arrived at 1:24 p.m., was not present for the vote)**
- 5. **NEW BUSINESS**

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

Commissioner Jenkins addressed the Boards stating that in **Article 9. Limited Lodging**, he would like to discuss outdoor fire areas, the proposed UDC provision reads when not prohibited by state or local fire bans, may be allowed but shall be limited to 3 feet in diameter, shall be located on a non-combustible surface, shall be covered by a fire screen, and shall be extinguished as soon as it is no longer in use or by 10:00 p.m., whichever is earlier. No fire or fire area shall be located within 25 feet of a structure or combustible material. The Boards discussed this provision, and all agreed this provision will be removed from Article 9.

Planning and Development Director, Jeremy Gilbert, stated the goal is to finish reviewing the Unified Development Code (UDC) today, have the 2 Public Hearings in November and adopt the final code in December.

**Article 21. Subdivision Design Standards**

The subdivision design standards of Pike County, Georgia seeks to encourage the development of desirable land use patterns within Pike County in accordance with the Pike County Comprehensive Plan. The promotion of sound land use patterns is intended to reduce or eliminate the occurrence of certain conditions which can threaten the general health, safety, and welfare of the residents of the county. This ordinance should serve the following purposes:

- A. Encourage the development of economically sound and stable communities.
- B. Assure the provisions of required streets, utilities, facilities, and services to new land development.
- C. Assure the adequate protection of safe and convenient traffic access and circulations—both vehicular and pedestrian—in new land development.
- D. Assure the provision of needed public open spaces and building sites in new land developments through the dedication or reservation of land for recreational, educational, and other public purposes.
- E. Assure in general the wise development of new areas in harmony with the Pike County Comprehensive Plan.
- F. Assure consideration of any environmental impact (past, present and future) as a result of new land development.
- G. Assure site environmental inspection, clean-up and certification.

**Changes to Article 21 in the proposed UDC**

- Interior streets required except for minor subdivisions in R-R, R-1, R-2
- Change that a minor subdivision is a division of land into three (3) or fewer parcels every 5 years. The definition for a minor subdivision will have to be updated.
- The Boards agreed to let Jeremy Gilbert modify the following sentence to the way he prefers: The land subject to flooding, improper drainage, or erosion or that is for topographical or other reasons unsuitable for residential use shall not be platted for residential use or any other use that will continue or increase the danger to health, safety or property, unless the hazards can be and are corrected.
- Under Section 2101. Purpose, E. Spalding County will be changed to read Pike County.
- Add an inspection of the roads fee into the development fee. (This will be in the fee schedule not the ordinance. The ordinance would include the standards required)
- Maintenance Bonds – the owner/applicant/developer is obligated to maintain a Bond change from two (2) years to three (3) years. The county takes over the right-way-dedication at the time the Final Plat is approved. A construction route bond will be required for anyone extending a development, additional phases. County Attorney Rob Morton noted he will get with Jeremy Gilbert and work on some side language on the bonds in the code.
- Conservation Subdivision, Major Subdivision and Minor Subdivision are permitted uses.

- Pavement upgrades have been made to the proposed Unified Development Code.

**Article 22. Miscellaneous Provisions**

These provisions in this article are intended to set standards for miscellaneous provisions in Pike County, Georgia.

The Boards had no changes to Article 22 in the proposed code.

**Article 23. Official Zoning Map, Pike County, Georgia (Official Map)**

The Official Zoning Map, Pike County, Georgia is hereby incorporated into and made a part of this Zoning Ordinance. Any reference to the "Official Map" in this Ordinance refers to the Official Zoning Map, Pike County, Georgia.

The Boards had no changes to Article 23 in the proposed code.

**Article 24. Official Zoning Map, Pike County, Georgia (Official Map)**

This article formalizes the powers and duties of the administrative officer, the planning and zoning board, the board of commissioners, and other officials as may be appropriate where this ordinance is concerned. It should also provide a convenient list of services provided by each official to aid in complying with the requirements of this ordinance.

The Boards had no changes to Article 24 in the proposed code.

**Article 25. Sign Regulations**

By enacting this Article, the County intends:

- A. To balance the rights of individuals, businesses, and government to convey their messages through signs and the right of the public to be protected against the unrestricted proliferation of signs;
- B. To afford the business community equal and fair opportunity to advertise and promote its products and services without discrimination;
- C. To preserve and promote the public health, safety, and welfare of the citizens of Pike County;
- D. To improve traffic and pedestrian safety;
- E. To maintain and enhance the visual environment, and preserve the right of citizens and visitors to enjoy Pike County's rural scenic beauty;
- F. To protect property values of nearby public and private property by minimizing possible adverse effects and visual blight caused by signs;
- G. To avoid the harmful aspects of the unrestricted proliferation of signs;
- H. To promote economic development;
- I. To enable the fair and consistent enforcement of sign regulations; and
- J. To promote the purposes stated in this Section by regulating signs based on objective standards, including, but not limited to height and size, and without regard to the content of the sign message.

**Changes to Article 25 in the proposed UDC**

- No pole signs allowed in the county.
- Monument based signs only, add definition of monument sign
- Single tenant business sign: the maximum sign height is 8 feet and 64 square feet in size.
- Multi-tenant business sign: have to submit a master plan of the sign to be approved by the Planning and Development Administrator.
- Add provision to Section 2503 B. Sign materials should be constructed of materials similar to primary structure.
- Residential Subdivision Entrance signs will mirror what single tenant business sign is: the maximum sign height is 8 feet and 64 square feet in size.
- Section 2504, F. Free-Standing Sign on Residential Lots used for Non-Residential Purposes: the maximum sign height is 6 feet and 32 square feet in size.
- Section 2505, C. Temporary Signs: the maximum sign height 6 feet and 32 square feet in size.
- Section 2505, J. Political campaign signs: remove this provision.
- Penalties: consider changing the verbiage and fine structure to be uniformed in the code for penalties in Article 22 and Article 25.

**Article 26. Landscaping and Buffer Requirements**

The purpose of this chapter is to provide requirements for the landscaping and buffering of developments and for the protection of existing trees in all zoning districts, in order to enrich the urbanized and natural environment of Pike County.

- A. General requirements for landscaping a development site are set forth in section 2604. Requirements for landscaped buffers are set forth in section 2605.
- B. It is the intent of the county to reduce the adverse visual, environmental, and aesthetic effects of development in order to:
  - 1. Minimize the rate of stormwater runoff;
  - 2. Maximize the capability of groundwater recharge in urban or suburban areas;

3. Increase air filtration and the removal of particulate and gaseous pollutants through plant materials;
4. Provide shade and noise attenuation;
5. Filter and reduce the glare of headlights and reflected sunlight from parked automobiles onto the public street rights-of-way and adjacent properties;
6. Improve the appearance of parking areas and vehicular surface areas; and
7. Minimize the visual blight created by large expanses of paved surface area.

**Changes to Article 26 in the proposed UDC**

- Section 2604.2 Residential landscape standards: Tree Planting Requirements, remove A-R Zoning District, there are no requirements. Zoning Districts R-R, R-1, R-2 will all be the same and the number of trees planted or preserved will be 4 trees per parcel.

**Article 27. Off-Street Parking Requirements**

This standard covers specifications for off-street parking and service facilities in Pike County. Requirements for such facilities are specified by zoning district in the Pike County Unified Development Code (UDC).

The Boards had no changes to Article 27 in the proposed code.

Jeremy Gilbert stated he is working on the Overlay District in adding some either-or options in the district on buffers and parking. Chairman Brair Johnson wanted to discuss **Article 16. US Highway 19 & US Highway 41 Overlay District**. The current ordinance reads the bounds of the overlay district 400 feet from the centerline of the road and the proposed UDC code reads 500 feet from the right-of-line in the overlay district. Chairman Johnson asked if this includes the whole property or just the first 500 feet. Jeremy Gilbert stated he proposed the first 500 feet. The Boards agreed to change it to include the entire parcel in the Overlay. County Attorney Rob Morton suggested in Section 1616 Variances, change the reference Chapter 156 to Article 4 Section 408.

Jeremy Gilbert noted a local builder reached out to him regarding the changes being made to the various R Districts and what potentially could happen requiring every lot have internal streets. A lot of the local developers and builders will not be able to afford to build subdivisions with internal streets. These changes will cause the National Builders to come to Pike County whose pockets are deeper, and they do not care what they build. The Boards need to be cautious and keep this in the back of their minds when making changes to the code.

**6. ADJOURNMENT**

**Motion/second by Commissioners Daniel/Guy to adjourn at 5:10 p.m., motion carried 4-0.**  
 (Commissioner Jason Proctor had stepped out of the workshop, was not present for the vote)

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J. Briar Johnson, Chairman

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Angela Blount, County Clerk