

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

Thursday, July 8, 2021 - 6:30 PM

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

I. Call to Order

- a. Chairman Brannen Wright

**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 June 10, 2021

IV. Unfinished Business

- a. SUB-21-04

V. New Business

Public Hearing

- a. REZ-21-02

VI. Discussion - None

VII. Adjournment

PIKE COUNTY PLANNING COMMISSION

Minutes June 10, 2021

SUBJECT:

Minutes June 10, 2021

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
▣ Cover Memo	Minutes June 10, 2021

REVIEWERS:

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

PIKE COUNTY
Planning Commission
June 10, 2021
6:30 P.M.

POST AGENDA

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

I. Call to Order

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

II. Approval of the Agenda

Board Member Jones moved to approve the agenda. Board Member Peters seconded the motion. The agenda was approved by a vote of 3-0-0.

III. Approval of the May 13, 2021, Meeting Minutes

Board Member Peters moved to approve the minutes from the 5-13-21 Meeting. Board Member Jones seconded the motion. The minutes were approved by a vote of 3-0-0.

IV. Old Business: NONE

IV. New Business:

1) SUB-21-04 - Ranchland Estates Ownership, LLC, owner and Mark Whitley, applicant are requesting approval of a preliminary plat for an 11-lot major subdivision with an interior private road. Property Location: No Address Assigned, Williamson, GA. 30292. Land Lots: 163, 189, 190. Land District: 1st. Parcel ID: 051-019. Acreage: 120.28 Acres. Commission District: District 4th. Commissioner District: James Jenkins. FEMA Data: Does not lie within the flood zone. Code Reference: CH 155 Subdivisions.

New Planning & Development Director Jeremy Gilbert presented the application before the board. His recommendation was to post pone this application because all the proper paperwork was not filed. P & D Director Gilbert presented the applicant, Steve Reeves. Steve Reeves is also the Land Surveyor, who presented additional information on this application as to why it should not be denied but continued. There is an interior private road proposed. There was discussion with the board members. Also, the owner, Mr. Whitley stated that once he & Mr. Reeves meet with the P & D Director Gilbert then they could better explain things to the board on the next Planning Commission Meeting.

Board Member Jones moved to post pone this application. Board Member Peters seconded the motion. The application postponement was approved by a vote of 3-0-0.

2) PLAT REVIEW APPROVAL – STEVE REEVES, S.J. REEVES LAND SURVEYING

MINOR SUBDIVISIONS

A.) Neena Eubanks – Eppinger Bridge Road(LD 9/LL 135)

No Action Taken.

B.) Aubrey L. & Elizabeth M. Edge – Old Zebulon Road(LD 9/LLS 72 & 89)

No Action Taken.

V. Discussions: NONE

VI. Adjournment

Board Member Jones moved to adjourn the meeting. Board Member Peters seconded the request. The motion was passed by vote of 3-0-0.

Vice-Chairman Smith closed the meeting by sound of the gavel at 7:06 pm.

PIKE COUNTY PLANNING COMMISSION

SUB-21-04

SUBJECT:

SUB-21-04

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Ordinance	SUB-21-04

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 Phone: 770-567-2007
77 Jackson Street Fax: 770-567-2024
Zebulon, GA 30295 sparks@pikecoga.com
“Serving Citizens Responsibly”

Case Number: SUB-21-04

Applicant: Mark Whitley

Owner: Ranchland Estates Ownership, LLC

Property Location: No address assigned
Williamson, GA 30292
Landlots: 163, 189, 190
District: 1
Parcel ID: 051-019

Acreage: 120.28 acres

Commission District: District 4, James Jenkins

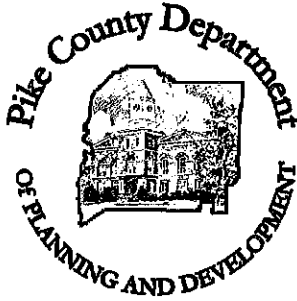
FEMA Data: Does not lie within the flood zone.

Request: Applicant is requesting approval of a preliminary plat for an 26-lot major subdivision with an interior public road.

Code Reference: CH 155 Subdivisions

Staff Analysis: The subject property is currently zoned A-R, Agricultural-Residential, and is located along the north shore of the lake at Ranchland Estates Subdivision. The subject property has 120.28 acres. There are 26 proposed home Sites and is proposed to be called Bridle Lake Estates. All 26 proposed home sites are above the 3-acre minimum required by the underlying A-R zoning district. The smallest proposed buildable lot will be 3.01 acres and the largest proposed buildable lot will be 11.27 acres.

This item was discussed at the June 10, 2021, Planning Commission meeting and was postponed to a later date so the applicant could set up a pre-review meeting with Planning and Development Department. The applicant met with the Director of Planning and Development on June 18, 2021, to review compliance with the zoning code and to review different layouts and possibly a rezoning. At that meeting it was determined that a rezoning would not be required and that the proposed layout of the property with a paved public road and an increase in lots would meet the intent of the zoning code.



PLANNING AND DEVELOPMENT
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Zebulon, GA 30295 sparks@pikecoga.com
"Serving Citizens Responsibly"

The proposed preliminary plat that was provided by the applicant has been reviewed and it meets all requirements of the subdivision code for a major subdivision as outlined in Chapter 155 of the Pike County Code with the exception of the applicant submitting the statement from the Pike County Health Department. The application also meets the zoning code for the A-R Zoning District as outlined in Chapter 156, Sections 156.40-156.45 of the Pike County Code.

Recommendation: Staff recommends **APPROVAL** of preliminary plat as applied for with the following conditions:

1. The applicant shall submit the required statement from the Pike County Health Department before final approval by the BOC.
2. Development plans shall be submitted and approved as well as a land disturbance permit be issued for the new road being proposed prior to construction.

Attachments:

- Subdivision Application
- Tax Map
- Deed
- Preliminary Plat

RECEIVED
4/23/21
BY

SUBDIVISION APPLICATION

5/10/21

Application # 5013-21-04

Planning Commission Public Hearing: ~~5/11/21~~ @ 6:30

Date Filed: 4/23/21

Board of Commissioners Public Hearing: ~~5/11/21~~ @ 6:30
6/24/21

FOR THE DEVELOPER / SUBDIVIDER

In addition to letters from the Pike County Environmental Health Department, the Pike County Water and Sewerage Authority (PCWSA), and GDOT (if applicable), the developer / subdivider seeking to submit a preliminary plat for Planning Commission review is subject to the following additional requirements, per Pike County Code Section 155.21 (B):

"Before any plat that proposes more than five (5) new parcels is presented to the Planning Commission and the Board of Commissioners, the developer will present said plat to the appropriate persons at the Pike County School Board, the Pike County Sheriff's Department, the Pike County Fire Department, and the Road Department of Pike County Public Works. A letter from each entity verifying review shall be attached to the plat for submission and further processing. If the separate entity of Pike County does not respond to the developer within 30 days, then the plat will be considered as if reviewed by that entity."

A completed copy of this application must accompany a copy of the proposed preliminary plat to each of the government entities listed above.

OTHER APPLICATION REQUIREMENTS: (1) Pre-application meeting with the Director of Planning; (2) Copy of existing recorded plat(s); (3) Copy of existing deed(s); (4) A letter requesting review and approval of the preliminary plat and giving the name and address of a person to whom the notice of the hearing by the Planning Commission on the preliminary plat shall be sent; (4) Six copies of the proposed preliminary plat in addition to copies presented to departments noted above.

CONTACT INFORMATION:

Property Owner: Ranchland Estates Applicant/Agent: Mark Whitley
OWNERSHIP, LLC
Address: 225 Peachtree NE STE 1945 Address: 1363 McKinley Rd

City: Atlanta State: GA Zip: 30303 City: Zebulon State: GA Zip: 30295

Phone: _____ Phone: 678-614-4218

Email: _____ Email: mark@whitleyeng.com

PROPERTY LOCATION INFORMATION:

Land District(s): 1st Land Lot(s): 163, 189, 190 Acres: 120.28

Tax Map Parcel(s): 051 019 FEMA FIRM Panel No. 13231C0050B

Address if assigned: N/A City _____ Zip _____

Is any portion of the property within a city limits? No Within an Overlay District? No

Commission District: _____

Primary Street Frontage: Watering Hole Dr Is the road paved? yes

Classification of Road Local (Per GDOT Functional Classification Map for Pike County, GA)

Secondary Street Frontage: N/A Is the road paved? _____

Classification of Road _____ (Per GDOT Functional Classification Map for Pike County, GA)

Name of Nearest Pike County Fire Station: Williamson Distance from site: 0.8 mile

Are there fire hydrants within 500 feet of the property? No

Are Pike County water lines located along the road frontage(s)? No

Will lots be served by private wells? yes By private septic systems? yes

Are there streams or other bodies of water on the property? yes

PROPERTY DEVELOPMENT INFORMATION:

Acreage of Parent Tract(s): 120.28 Current Zoning: A-12

Total Number of Proposed Lots: 11

Type of Development: Residential _____ Commercial _____ Industrial _____ Other

Summary of Proposed Project: 11 Residential Lots with smallest lot being 10.0 Acres. Lots to be served by gravel Private Drive.

PROPERTY OWNER (S) AUTHORIZATION (attach additional sheets as needed):

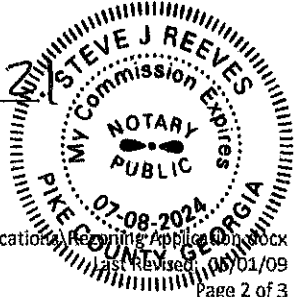
I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning Commission and Board of Commissioners to inspect the property which is the subject of this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

Owner's Signature: Mark Witley Date: 4/23/21

Owner's Printed Name: MARK WITLEY

Sworn to and subscribed before me this 23 day of April, 2021

Notary Public (signature & seal): [Signature]



PROPERTY OWNER(S) AUTHORIZATION FORM

I Ranchland Estates Ownership, LLC swear and affirm that I am the owner of the property at
(Property Owner's Name)

051019 Tax Parcel / 3603 Reidsboro Road, as shown on the Tax
(Property Address and Parcel Number)

Map And/or deed records of Pike County, Georgia.

I hereby authorize Mark Whitley to act as the applicant or agent in pursuit
(Applicant Name)

for application to the County for this property.

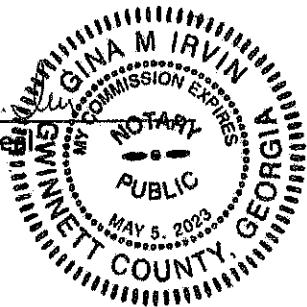
Ranchland Estates Ownership LLC

By: *Robert Glunt*, manager-member
(Signature of Property Owner)
RCG Holdings III LLC

Personally, appeared before me on this 22 day of April 2021

My Commission expires on _____

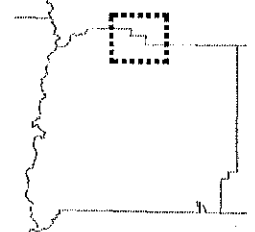
Gina M. Irvin
Notary Signature/Seal



4-22-21
Date



Overview



Legend

-  Parcels
-  Roads

Parcel ID	051019	Owner	RANCLAND ESTATES OWNERSHIP LLC	Last 2 Sales			
Class Code	Agricultural		225 PEACHTREE ST NE STE 1945	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		ATLANTA, GA 30303	2/16/2019	0	CC	U
Acres	154.4	Physical Address	REIDSBORO RD	1/6/1998	0	QC	U
		Assessed Value	Value \$310541				

(Note: Not to be used on legal documents)

Date created: 4/23/2021
 Last Data Uploaded: 4/23/2021 6:05:29 AM

FILED & RECORDED, CLERK
SUPERIOR/JUVENILE CT.
PIKE COUNTY, GA 30285

2019 MAR -6 PM 12: 52

BY: PT
PAM THOMPSON, CLERK

DOCH# 000566
RECORDED IN OFFICE
3/6/2019 01:33 PM
BK:1161 PG:249-256
PAM THOMPSON
CLERK OF SUPERIOR
COURT
PIKE COUNTY

PT-61 114-2019-000190

Prepared by and, after recording
Return to:
Robert Kennedy
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309

QUITCLAIM DEED

THIS INDENTURE is made as of the 16th day of February, 2019, by and between RANCHLAND ESTATES, a Georgia general partnership, ROBERT C. GLUSTROM, J&S PARTNERSHIP, L.P., a Georgia limited partnership, and T.S.J. PARTNERSHIP, LLP, a Minnesota limited liability partnership (individually and collectively, "Grantor"), and RANCHLAND ESTATES OWNERSHIP, LLC, a Georgia limited liability company (the "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, release, remise, convey and forever **QUITCLAIM** unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land lying and being in Pike County, Georgia, as more particularly described on Exhibit "A" attached hereto and incorporated by this reference (the "Property").

TO HAVE AND TO HOLD the Property, together with all improvements thereon and any and all of 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 Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

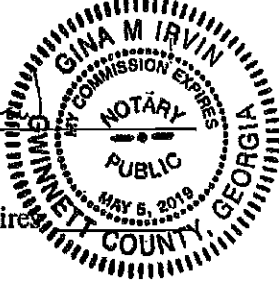
Quitclaim Deed

IN WITNESS WHEREOF, Grantor has caused this deed to be executed under seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My commission expires: _____
[NOTARY SEAL]



GRANTOR:

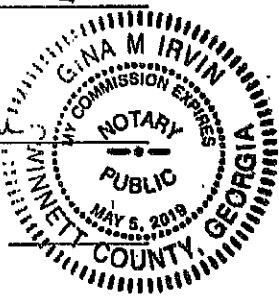
RANCLAND ESTATES
a Georgia general partnership

By: [Signature]
Name: Robert C. Glustrom
Title: Managing General Partner

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My commission expires: _____
[NOTARY SEAL]



[Signature]
Robert C. Glustrom

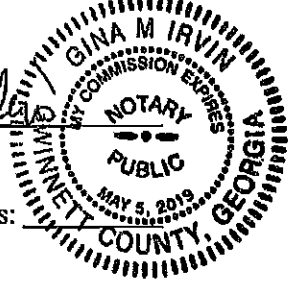
Quitclaim Deed

Signature Page to Quitclaim Deed
[Continued]

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My commission expires: [Date]
[NOTARY SEAL]



J&S PARTNERSHIP, L.P.
a Georgia limited partnership

By: RCG Holdings III LLC
a Georgia limited liability company
Its: General Partner

By: [Signature]
Robert C. Glustrom, Manager

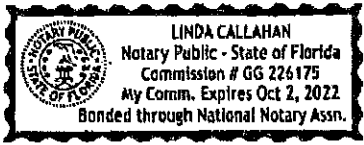
Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

My commission expires: [Date]

[NOTARY SEAL]



T.S.J. PARTNERSHIP, LLP
a Minnesota limited liability partnership

By: [Signature]
Name: STUART M. GITTS
Title: PARTNER

EXHIBIT "A"

The following property in Pike County, Georgia, being tax parcel identification numbers 051 019 (portion), 051 064, 051 065, 051 072, 051 073 (portion), and 051 225:

PARCEL 1

A PORTION OF THE FOLLOWING:

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN LAND LOT NOS. 163, 189, 190, 191, 194, 195, 196, AND 157 OF THE FIRST LAND DISTRICT OF ORIGINALLY MONROE, NOW PIKE COUNTY, GEORGIA, AND DESIGNATED AS TRACT "A" CONTAINING 692.87 ACRES, TRACT "B" CONTAINING 6.16 ACRES, TRACT "C" CONTAINING 2.46 ACRES, AND TRACT "D" CONTAINING 1.308 ACRES, ON PLAT OF SURVEY ENTITLED "PROPERTY SURVEY FOR THOMAS E. JOHNSON" DATED FEBRUARY 21, 1977, AND RECORDED IN PLAT BOOK 4, PAGE 329, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF PIKE COUNTY, GEORGIA, AND, BY REFERENCE, SAID PLAT OF SURVEY IS INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION, AND, ACCORDING TO SAID PLAT OF SURVEY, EACH OF SAID TRACTS IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "A":

BEGINNING AT A FENCE POST AT THE INTERSECTION OF LAND LOT NOS. 189, 190, 163 AND 164; AND RUNNING THENCE, SOUTH 89 DEGREES 34 MINUTES 58 SECONDS WEST 3648.45 FEET TO AN IRON STAKE; THENCE, SOUTH 03 DEGREES 09 MINUTES 48 SECONDS EAST 686.42 FEET TO AN IRON STAKE; THENCE, SOUTH 06 DEGREES 37 MINUTES 24 SECONDS WEST 1212.42 FEET TO AN IRON STAKE; THENCE, SOUTH 03 DEGREES 01 MINUTE 45 SECONDS WEST 474.51 FEET TO AN IRON STAKE; THENCE, SOUTH 03 DEGREES 01 MINUTE 45 SECONDS WEST 1664.29 FEET TO A ROCK CORNER; THENCE, SOUTH 89 DEGREES 46 MINUTES 53 SECONDS EAST 4992.96 FEET TO AN IRON STAKE; THENCE, SOUTH 57 DEGREES 12 MINUTES 06 SECONDS EAST 311.85 FEET TO AN IRON STAKE LOCATED ON THE WESTERLY RIGHT OF WAY OF SOUTHERN RAILROAD; THENCE, ALONG THE WESTERLY RIGHT OF WAY OF SAID RAILROAD COURSES AND DISTANCES OF NORTH 28 DEGREES 46 MINUTES 16 SECONDS EAST 1331.76 FEET, NORTH 30 DEGREES 58 MINUTES 27 SECONDS EAST 142.26 FEET, NORTH 34 DEGREES 24 MINUTES 28 SECONDS EAST 138.78 FEET, NORTH 39 DEGREES 04 MINUTES 51 SECONDS EAST 146.85 FEET, NORTH 43 DEGREES 23 MINUTES 58 SECONDS EAST 140.71 FEET, NORTH 47 DEGREES 36 EAST 142.11 FEET, NORTH 51 DEGREES 48 MINUTES 41 SECONDS EAST 132.25 FEET, NORTH 55 DEGREES 23 MINUTES 30 SECONDS EAST 170.59 FEET, NORTH 56 DEGREES 29 MINUTES EAST 437.79 FEET, NORTH 55 DEGREES 26 MINUTES 15 SECONDS EAST 214.31 FEET, NORTH 53 DEGREES 24 MINUTES 05 SECONDS EAST 182.99 FEET, NORTH 51 DEGREES 34 MINUTES 58 SECONDS EAST 157.52 FEET, NORTH 50 DEGREES 04 MINUTES 03 SECONDS EAST 162.12 FEET, NORTH 48 DEGREES 12 MINUTES 03 SECONDS EAST 161.58 FEET, NORTH 46 DEGREES 04 MINUTES 59 SECONDS EAST 209.99 FEET, NORTH 44 DEGREES 07 MINUTES 55 SECONDS EAST 211.71 FEET, NORTH

Quitclaim Deed

43 DEGREES 10 MINUTES 29 SECONDS EAST 383.94 FEET, AND NORTH 43 DEGREES 03 MINUTES EAST 1333.15 FEET TO AN IRON STAKE LOCATED ON THE NORTH BOUNDARY LINE OF LAND LOT 191; THENCE, NORTH 89 DEGREES 53 MINUTES WEST 1157.78 FEET TO AN IRON STAKE; THENCE, SOUTH 89 DEGREES 52 MINUTES 09 SECONDS WEST 2392.14 FEET TO AN IRON STAKE LOCATED IN THE CENTER OF A FIELD ROAD AT THE SOUTHWEST CORNER OF PROPERTY OF ROSA LEE; THENCE, ALONG THE CENTER LINE OF SAID FIELD ROAD AND ALONG THE LINE OF PROPERTY OF ROSA LEE COURSES AND DISTANCES OF NORTH 30 DEGREES 28 MINUTES 57 SECONDS WEST 165.03 FEET, NORTH 28 DEGREES 52 MINUTES 09 SECONDS WEST 298.84 FEET, NORTH 29 DEGREES 01 MINUTE 30 SECONDS WEST 308.19 FEET, NORTH 27 DEGREES 13 MINUTES 41 SECONDS WEST 259.43 FEET, NORTH 24 DEGREES 52 MINUTES 34 SECONDS WEST 164.2 FEET, NORTH 26 DEGREES 08 MINUTES 30 SECONDS WEST 373.3 FEET, AND NORTH 36 DEGREES 22 MINUTES 30 SECONDS WEST 218.68 FEET TO AN IRON STAKE; THENCE, NORTH 89 DEGREES 34 MINUTES 30 SECONDS WEST 805.61 FEET TO AN IRON STAKE LOCATED ON THE WEST BOUNDARY LINE OF LAND LOT 163; THENCE, SOUTH 0 DEGREES 19 MINUTES 03 SECONDS EAST 1555.84 FEET TO POINT OF BEGINNING, AND BOUNDED ON THE NORTH BY PROPERTY OF ROGER RAWLS, PROPERTY OF BLAKE B. HARWELL, PROPERTY OF GLENN H. JONES AND OLIVIA K. JONES, PROPERTY OF ROSA LEE, PROPERTY OF RUSSELL OLDAG, AND BY PROPERTY OF ROSE NEWMAN DAVIS AND HUGH T. DAVIS ESTATE; NORTHEASTERLY BY CENTER LINE OF OLD FIELD ROAD AND PROPERTY OF ROSA LEE; ON THE EAST AND SOUTHEAST BY RIGHT OF WAY OF SOUTHERN RAILROAD; ON THE SOUTH BY PROPERTY OF COURTNEY AUSTIN; AND ON THE WEST BY PROPERTY OF B. K. WHITEHURST, PROPERTY OF ROBERT BODDIE, PROPERTY OF J. F. GOODRUM, PROPERTY OF ROBERT REWIS, AND PROPERTY OF BLAKE B. HARWELL.

TRACT "B":

BEGINNING AT AN IRON STAKE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF SOUTHERN RAILROAD AND THE NORTHWESTERLY RIGHT OF WAY OF WILLIAMSON-CONCORD ROAD; AND RUNNING THENCE, ALONG THE NORTHWESTERLY RIGHT OF WAY OF WILLIAMSON-CONCORD ROAD COURSES AND DISTANCES OF SOUTH 45 DEGREES 26 MINUTES 50 SECONDS WEST 202.0 FEET, SOUTH 41 DEGREES 06 MINUTES 36 SECONDS WEST 136.04 FEET, SOUTH 34 DEGREES 51 MINUTES 28 SECONDS WEST 129.43 FEET, SOUTH 30 DEGREES 49 MINUTES 13 SECONDS WEST 172.51 FEET, SOUTH 29 DEGREES 21 MINUTES 44 SECONDS WEST 122.35 FEET, SOUTH 35 DEGREES 32 MINUTES 10 SECONDS WEST 117.74 FEET, AND SOUTH 41 DEGREES 09 MINUTES 33 SECONDS WEST 523.45 FEET TO AN IRON STAKE; THENCE, NORTH 66 DEGREES 58 MINUTES 44 SECONDS WEST 257.68 FEET TO AN IRON STAKE LOCATED ON THE SOUTHEASTERLY RIGHT OF WAY OF SOUTHERN RAILROAD; THENCE, ALONG THE SOUTHEASTERLY RIGHT OF WAY OF SOUTHERN RAILROAD COURSES AND DISTANCES OF NORTH 30 DEGREES 57 MINUTES 40 SECONDS EAST 142.15 FEET, NORTH 34 DEGREES 23 MINUTES 30 SECONDS EAST 131.71 FEET, NORTH 39 DEGREES 05 MINUTES 09 SECONDS EAST 138.97 FEET, NORTH 43 DEGREES 24 MINUTES 02 SECONDS EAST 133.29 FEET, NORTH 47 DEGREES 36 MINUTES EAST 134.78 FEET, NORTH 51 DEGREES 49 MINUTES 20

Quitclaim Deed

SECONDS EAST 125.58 FEET, NORTH 55 DEGREES 24 MINUTES 31 SECONDS EAST 166.37 FEET, AND NORTH 56 DEGREES 29 MINUTES EAST 437.77 FEET TO POINT OF BEGINNING, AND BOUNDED SOUTHEASTERLY BY WILLIAMSON-CONCORD ROAD; SOUTHWESTERLY BY PROPERTY OF ANN DONEHOO, AND NORTHWESTERLY BY THE RIGHT OF WAY OF SOUTHERN RAILROAD.

TRACT "C":

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF SOUTHERN RAILROAD AND THE NORTHWESTERLY RIGHT OF WAY OF WILLIAMSON-CONCORD ROAD; AND RUNNING THENCE, ALONG THE SOUTHEASTERLY RIGHT OF WAY OF SOUTHERN RAILROAD COURSE AND DISTANCE OF NORTH 43 DEGREES 03 MINUTES 08 SECONDS EAST 1450.76 FEET TO AN IRON STAKE, THENCE, SOUTH 65 DEGREES 13 MINUTES 44 SECONDS EAST 155.58 FEET TO AN IRON STAKE LOCATED ON THE NORTHWESTERLY RIGHT OF WAY OF WILLIAMSON-CONCORD ROAD; THENCE, SOUTH 48 DEGREES 40 MINUTES 43 SECONDS WEST ALONG THE NORTHWESTERLY RIGHT OF WAY OF WILLIAMSON-CONCORD ROAD 1506.82 FEET TO POINT OF BEGINNING, AND BOUNDED NORTHEASTERLY BY PROPERTY NOW OR FORMERLY OWNED BY ROSE NEWMAN DAVIS AND HUGH T. DAVIS ESTATE; SOUTHEASTERLY BY RIGHT OF WAY OF WILLIAMSON-CONCORD ROAD, AND NORTHWESTERLY BY RIGHT OF WAY OF SOUTHERN RAILROAD.

TRACT "D":

BEGINNING AT AN IRON STAKE LOCATED AT THE INTERSECTION OF THE EAST BOUNDARY LINE OF LAND LOT 157 WITH THE SOUTH RIGHT OF WAY OF GEORGIA STATE ROUTE NO. 362 (WILLIAMSON ROAD); AND RUNNING THENCE, SOUTH 87 DEGREES 38 MINUTES 48 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY OF SAID ROAD 25.0 FEET TO AN IRON STAKE; THENCE, SOUTH 1 DEGREE 05 MINUTES 13 SECONDS WEST 293.30 FEET TO AN IRON STAKE LOCATED ON THE SOUTH BOUNDARY LINE OF LAND LOT 157; THENCE, SOUTH 43 DEGREES 21 MINUTES 56 SECONDS EAST 137.71 FEET; THENCE, SOUTH 46 DEGREES 48 MINUTES 09 SECONDS EAST 101.3 FEET; THENCE, SOUTH 49 DEGREES 29 MINUTES 35 SECONDS EAST 149.67 FEET; THENCE, SOUTH 47 DEGREES 43 MINUTES 0 SECONDS EAST 329.75 FEET; THENCE, SOUTH 45 DEGREES 09 MINUTES 09 SECONDS EAST 326.71 FEET; THENCE, SOUTH 42 DEGREES 44 MINUTES 49 SECONDS EAST 142.06 FEET TO AN IRON STAKE; THENCE, SOUTH 89 DEGREES 34 MINUTES 30 SECONDS EAST 43.49 FEET TO AN IRON STAKE AND PROPERTY OF ROSA LEE; THENCE, ALONG THE LINE OF PROPERTY OF ROSA LEE COURSES AND DISTANCES OF NORTH 37 DEGREES 42 MINUTES 30 SECONDS WEST 171.52 FEET, NORTH 46 DEGREES 0 MINUTES 30 SECONDS WEST 330.57 FEET, NORTH 47 DEGREES 22 MINUTES 30 SECONDS WEST 332.04 FEET, NORTH 52 DEGREES 10 MINUTES 0 SECONDS WEST 150.11 FEET, NORTH 46 DEGREES 13 MINUTES 0 SECONDS WEST 96.76 FEET, AND NORTH 40 DEGREES 28 MINUTES 0 SECONDS WEST 95.10 FEET TO AN IRON STAKE LOCATED ON THE NORTH BOUNDARY LINE OF LAND LOT 163; THENCE, NORTH 86 DEGREES 50 MINUTES 30 SECONDS WEST 35.28 FEET TO AN IRON STAKE LOCATED IN THE SOUTHEAST CORNER OF LAND LOT 157; THENCE, NORTH 1 DEGREE 04 MINUTES 48 SECONDS

Quitclaim Deed

EAST 294.11 FEET TO POINT OF BEGINNING, AND BOUNDED ON THE NORTH BY GEORGIA STATE ROUTE NO. 362 (WILLIAMSON ROAD); EASTERLY BY PROPERTY OF ROSE LEE; ON THE SOUTH BY TRACT "A" HEREINABOVE DESCRIBED, AND WESTERLY BY PROPERTY OF GLENN H. JONES AND OLIVIA K. JONES AND BY PROPERTY OF HAZEL I. JONES.

PARCEL 2

EASEMENTS AND OTHER INTEREST IN REAL PROPERTY CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RANGLAND ESTATES BY RANGLAND ESTATES, A GEORGIA GENERAL PARTNERSHIP DATED MARCH 11, 1989, FILED FOR RECORD MAY 15, 1989, AND RECORDED IN DEED BOOK 117, PAGE 48, AFORESAID RECORDS; REFILED DECEMBER 19, 1995 (TO ADD EXHIBIT "B"), RE-RECORDED IN DEED BOOK 167, PAGE 627, AFORESAID RECORDS, AS MODIFIED BY THAT CERTAIN MODIFICATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RANGLAND ESTATES, DATED MARCH 1, 1993, FILED FOR RECORD MAY 7, 1993, AND RECORDED IN DEED BOOK 145, PAGE 345, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RANGLAND ESTATES, DATED JULY 15, 1996, FILED FOR RECORD JULY 24, 1996, AND RECORDED IN DEED BOOK 175, PAGE 265, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN AFFIDAVIT BY H.M. BRADFORD, SR., MANAGING PARTNER FOR RANGLAND ESTATES, A GENERAL PARTNERSHIP, DATED DECEMBER 29, 1995, FILED FOR RECORD DECEMBER 29, 1995, AND RECORDED IN DEED BOOK 168, PAGE 93, AFORESAID RECORDS.

TOGETHER WITH

ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST AS "DECLARANT" PURSUANT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RANGLAND ESTATES BY RANGLAND ESTATES, A GEORGIA GENERAL PARTNERSHIP DATED MARCH 11, 1989, FILED FOR RECORD MAY 15, 1989, AND RECORDED IN DEED BOOK 117, PAGE 48, AFORESAID RECORDS; REFILED DECEMBER 19, 1995 (TO ADD EXHIBIT "B"), RE-RECORDED IN DEED BOOK 167, PAGE 627, AFORESAID RECORDS, AS MODIFIED BY THAT CERTAIN MODIFICATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RANGLAND ESTATES, DATED MARCH 1, 1993, FILED FOR RECORD MAY 7, 1993, AND RECORDED IN DEED BOOK 145, PAGE 345, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RANGLAND ESTATES, DATED JULY 15, 1996, FILED FOR RECORD JULY 24, 1996, AND RECORDED IN DEED BOOK 175, PAGE 265, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN AFFIDAVIT BY H.M. BRADFORD, SR., MANAGING PARTNER FOR RANGLAND ESTATES, A GENERAL

Quitclaim Deed

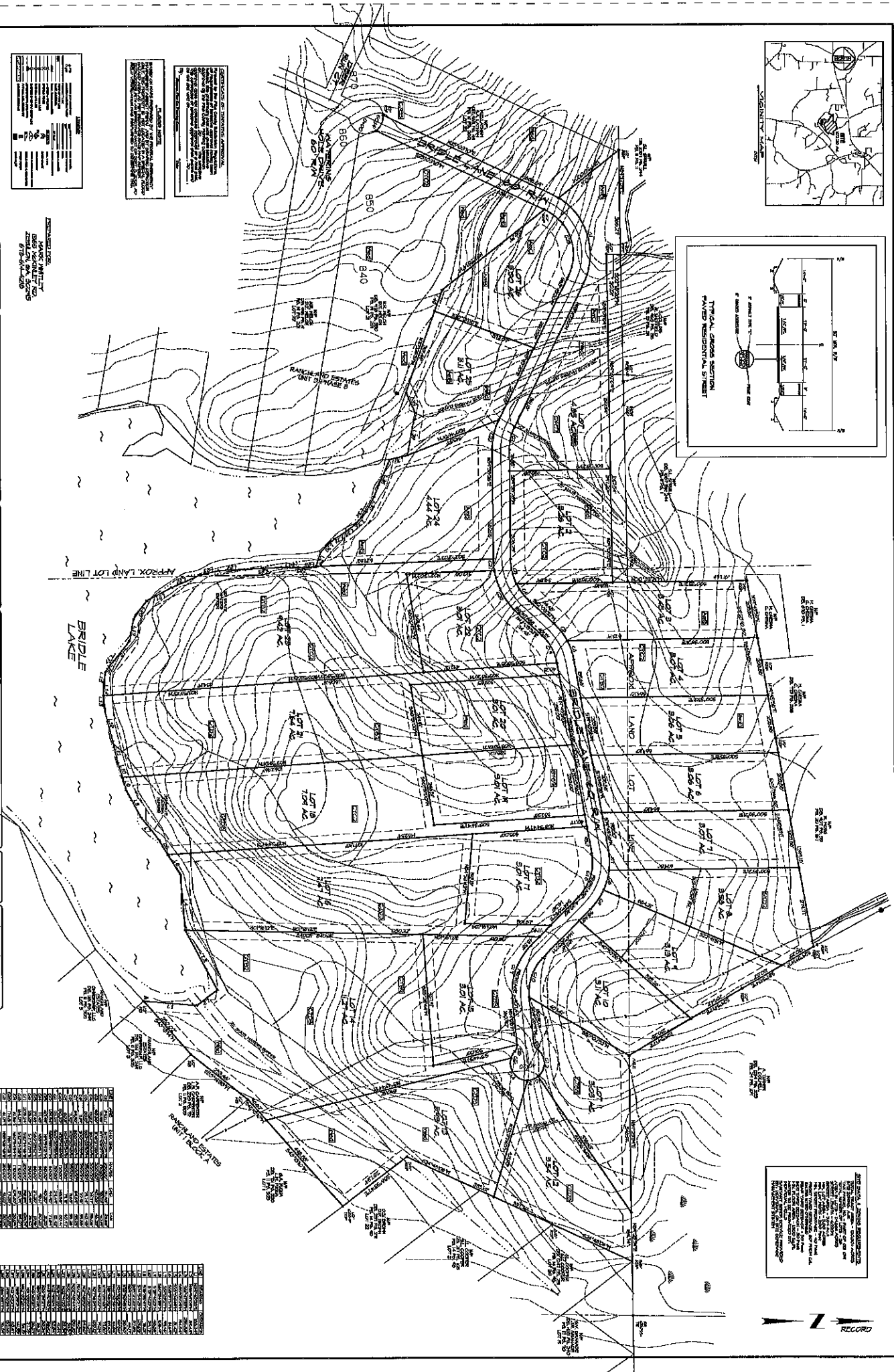
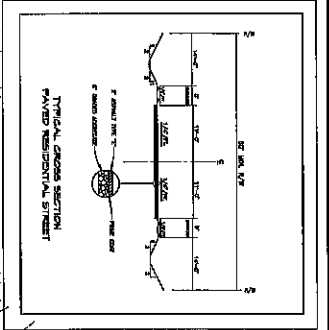
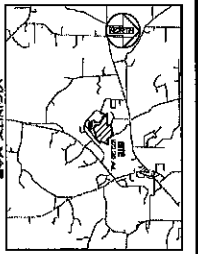
EK=1161 PG=256

PARTNERSHIP, DATED DECEMBER 29, 1995, FILED FOR RECORD DECEMBER 29, 1995,
AND RECORDED IN DEED BOOK 168, PAGE 93, AFORESAID RECORDS.

LESS AND EXCEPT

All conveyances of property in Pike County, Georgia by Ranchland Estates, a Georgia general partnership, prior to the recording of this Quitclaim Deed, IT BEING THE EXPRESS INTENT OF GRANTOR TO CONVEY ALL PROPERTY CURRENTLY OWNED BY RANCLAND ESTATES, A GEORGIA GENERAL PARTNERSHIP, AND LOCATED IN PIKE COUNTY, GEORGIA TO GRANTEE.

Quitclaim Deed



THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED.



NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	04/22/2021
2	REVISED PLAN	
3	REVISED PLAN	
4	REVISED PLAN	
5	REVISED PLAN	
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29	REVISED PLAN	
30	REVISED PLAN	

DATE: 04/22/2021
 TIME: 10:00 AM
 LOCATION: BRIDLE LAKE
 PROJECT: BRIDLE LAKE

S.J. Reeves Land Surveying
 LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

PRELIMINARY PLAN OF
 BRIDLE LAKE SUBDIVISION
 PRELIMINARY PLAN
 DATE: 04/22/2021
 SCALE: 1" = 100'

STEVE J. REEVES, L.S.
 LICENSED SURVEYOR
 DESIGN PROFESSIONAL

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED.

NO.	DATE	DESCRIPTION
1	04/22/2021	PRELIMINARY PLAN

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	04/22/2021
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30	REVISED PLAN	

GRAPHIC SCALE: 1" = 100'

PIKE COUNTY PLANNING COMMISSION

REZ-21-02

SUBJECT:

REZ-21-02

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Ordinance	REZ-21-02

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 Phone: 770-567-2007

77 Jackson Street Fax: 770-567-2024

Zebulon, GA 30295 sparks@pikecoga.com

"Serving Citizens Responsibly"

(4) It must not adversely affect existing uses;

The proposed use of the property as an office complex 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) Owners shall maintain an annual business license
- 2) Any signs located on the property shall be compliant with the County Sign Ordinance.
- 3) McKinley Road shall be paved to County standards before a Certificate of Occupancy can be issued for any buildings on this property.
- 4) A twenty-five-foot (25') buffer shall be planted on all property lines that abut a residentially zoned property meeting the standards outline in Chapter 164 of the Pike County Code.
- 5) All buildings constructed onsite shall have the same façade materials as the building on 2503 US Hwy 19.



PLANNING AND DEVELOPMENT
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Phone: 770-567-2007

Fax: 770-567-2024

sparks@pikecoga.com

"Serving Citizens Responsibly"

Attachments:

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

RECEIVED
10/16/21
36

PIKE COUNTY REZONING APPLICATION

Application # REZ-21-02

Planning Commission Public Hearing: July 8, 2021

Board of Commissioners Public Hearing: July 27, 2021

Property Information: District(s): B3H Land Lot(s): 224 Acres: 2.134

Street Frontage: 200.00 feet on the SOUTH side of McKINLEY Rd.

Tax Map Parcel #: 066 046 I Address if assigned: N/A

Existing Zoning Classification: A-R Proposed Zoning Classification: P-I

Summary of Proposed Project: Project will consist of approx. 28,000 sq ft of office space in 24 units in 4 buildings built in 2 phases, with associate parking, detention areas, open space area and sewer and landscaping.

Code Reference(s): _____

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

Letter of Explanation* Health Department Letter of Approval N/A SEWER Site Plan*

Agent Authorization (if needed) Other _____

Property Owner: Turner Brothers, LLC Applicant: SHARA TURNER

Address: PO Box 1247 Address: PO Box 1247

City: Zebulon State: GA Zip: 30255 City: Zebulon State: GA Zip: 30295

Phone/email: 706-678-544-1017 Phone/email: 678-544-1017

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.

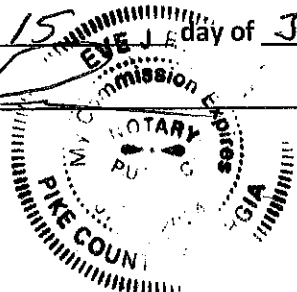
Owner's Signature: [Signature] Date: 6-11-21

Owner's Printed Name: Shara Turner Member

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

Notary Public (signature & seal): [Signature]

*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: _____ 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): _____

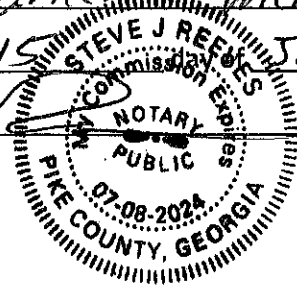
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Department of Planning and Development, members of the Planning Commission and Board of Commissioners to inspect the property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

Owner's Signature: Trent Turner Date: 6-15-21

Owner's Printed Name: Trent Turner member

Sworn to and subscribed before me this 15 day of June, 2021

Notary Public (signature & seal): [Signature]



INSTRUCTIONS FOR REZONING APPLICATION

Impact Analysis :

Pursuant to the Official Code of Georgia, Section 36-67-3, the Impact Analysis shall address the following items:

- 1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
- 2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
- 4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
- 5) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;
- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

In addition, pursuant to Pike County requirements, Section 156.028 (I), the Impact Analysis shall address the following:

- 7) The length of time the property has been vacant;
- 8) The threat to the public health, safety and welfare, if rezoned;
- 9) The balance between the hardship on the property owner and the benefit to the public in not rezoning;
- 10) Any known existing violations of the Zoning Code or any other provision of the Code of Pike County, Georgia.

Letter of Explanation:

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

Site Plan:

All site plans shall include the following:

- 1) Property lines with bearings and distances;
- 2) Adjoining streets with street names;
- 3) Scale, north arrow, date and revision date;
- 4) Footprints of existing and proposed buildings and additions;
- 5) Parking lots with parking and loading spaces delineated;
- 6) Location and dimensions of buffers and landscape areas;
- 7) Front, side and rear setbacks
- 8) Recreational facilities, such as pools, tennis courts, etc.
- 9) Location of dumpsters
- 10) Approximate location of creeks, lakes and other bodies of water

*See instructions for more information.

Application # _____

Planning Commission Public Hearing:

Board of Commissioners Public Hearing:

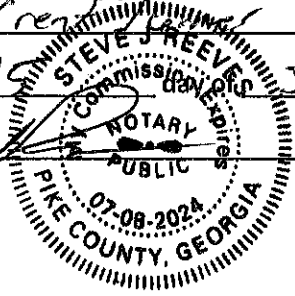
Property Owner Authorization for Applicant (if Applicant is Different From Property Owner): I swear and affirm that I am the sole owner or own at least 51% of the property described on this application, and further authorize the person named as applicant to file this application and act as my agent. 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: *Shane Turner* _____ Date: 6-15-21

Owner's Printed Name: Shane Turner _____

Sworn to and subscribed before me this 19 June, 2021.

Notary Public (signature & seal): *Steve Creeves* _____



ATTACHMENT TO REZONING APPLICATION
ZONING DISCLOSURE LAW COMPLIANCE

(RE: Title 36, Chapter 85, official Code of Georgia Annotated)

SECTION A: ZONING DISCLOSURE LAW REQUIREMENTS

1. Effective July 1, 1986, any member of the County Commission or Planning Commission, including their spouse, mother, father, brother, sister, son or daughter must disclose, in writing, any property interest, or financial interest in any business which has a property interest in any real property subject of a rezoning application.
2. Effective July 1, 1986, any applicant for rezoning must file within ten day of SUBMITTAL of application, a disclosure report if within two years immediately preceding the application, the application has made campaign contributions or gifts in which the aggregate campaign contributions or aggregate value of the gifts have a value of \$250.00 or more to any member of the County Commission or Planning Commission.
3. Failure to comply with the Disclosure Requirements is considered a misdemeanor.

SECTION B: DISCLOSURE STATEMENTS

1. A) Does any member of the County Commission or Planning Commission, including their spouse, mother, father, brother, sister, son or daughter have a property or financial interest in the property subject of the accompanying rezoning application (Re: Section A-1 above)? Yes or NO NO
B) If the answer to Section B-A above is yes, then state the name of said person and have said persons sign in the space below stating their relationship to the applicant.

2. A) Based upon the statement in Section A-2 above and in Title 36, Chapter 85, OCGA does the applicant meet the requirements for filing a Disclosure Report? Yes or NO
B) If a Disclosure Report is required, please provide the following in the Disclosure Report for each campaign contribution and/or gift made;
 - 1) The name of the official to whom the campaign contribution or gift was made:

 - 2) The dollar amount and date of each contribution: _____
 - 3) Enumeration and description of each gift having an aggregate value of \$250 or more:

ATTACH AND SIGN ADDITIONAL SHEETS FOR THE DISCLOSURE REPORT AS NECESSARY

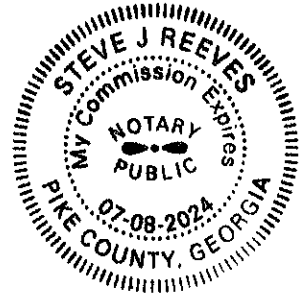
[Signature]
OWNER'S SIGNATURE

6/15/21
DATE

[Signature]
NOTARY SIGNATURE

6/15/21
DATE

SEAL



To: Mr. Jeremy Gilbert
Pike County Zoning Director
77 Jackson St.
Zebulon, Ga. 30295

RECEIVED
MAY 12 2015

Re: Turner Office Buildings Re-Zoning Letter of Explanation

Dear Mr. Gilbert

Turner Brothers, LLC in conjunction with STS Development Group Sunnyside, LLC wishes to re-zone the 2.134 ac. (tax ID: 066 046 I) to P-1 to build 4 office buildings with approximately 28,000 sq. ft. in 2 phases which would be similar to the current office building located at #2503 US Hwy 19 and presently owned by Alton Turner, STS Development.

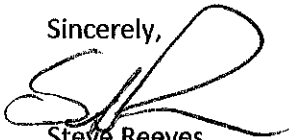
The City of Zebulon has agreed to serve this project with sewer from a new sewer line constructed for the VA clinic site and water from their existing 10" waterline located on Hwy 19.

The project will consist of the office buildings, required parking, open space and landscaping as well as the paving of McKinley Road from the existing paving at the recently constructed Dollar General Store to the project site.

The proposed project will be built in 2 phases with 2 buildings in Phase 1 and 2 buildings in Phase 2.

Please feel free to contact me for any additional information.

Sincerely,



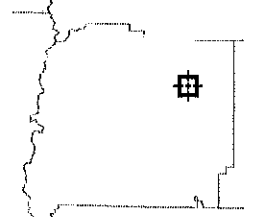
Steve Reeves
SJ Reeves
Land Surveying
PO Box 653
Zebulon, Ga. 30295

PROPOSED OFFICE BUILDINGS
McKINLEY ROAD
IMPACT ANALYSIS




- 1) Whether the zoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties; property to the east is presently used as a church with a special exception, property to the south is zoned commercial and used as office space, property to the west is zoned A-R and used as residential.
- 2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; will not adversely affect adjacent property with effective buffers as required by Pike County ordinance.
- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; property can be used as a residential lot but would be next to church and presently zoned commercial property.
- 4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; no, proposal would include paving McKinley Road to this project, the City of Zebulon has agreed to serve project with sewer and water, and no effect on schools.
- 5) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; unknown.
- 6) Whether there are existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; there is now sewer service available to project that was not available before.
- 7) The length of time the property has been vacant; always.
- 8) The threat to the public health, safety and welfare, if rezoned; none
- 9) The balance between the hardship on the property owner and the benefit to the public in not rezoning; the public will benefit from additional tax dollars and the need for office space near the new VA clinic.
- 10) Any known existing violations of the Zoning Code or any provision of the Code of Pike County, Georgia; none.



Overview



Legend

-  Parcels
-  Address Numbers
-  Roads

Parcel ID 066 046 I
 Class Code Residential
 Taxing District UNINCORPORATED
 Acres 2.13

Owner TURNER BROTHERS LLC
 P O BOX 1247
 ZEBULON, GA 30295
 Physical Address MCKINLEY RD
 Assessed Value Value \$29777

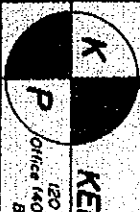
Last 2 Sales			
Date	Price	Reason	Qual
3/27/2019	\$12500	IC	U
12/2/2004	0	PT	U

(Note: Not to be used on legal documents)

Date created: 6/24/2021
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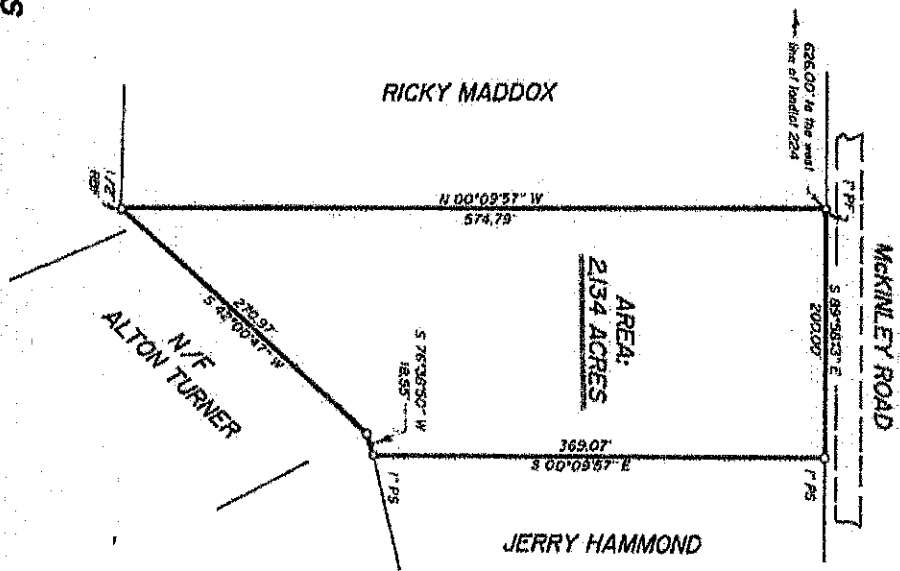
Developed by  **Schneider**
 GEOSPATIAL

- LEGEND**
- IRON PIN FOUND OR SET
 - CALCULATED POINT
 - CONCRETE MONUMENT
 - SURVEY TRAVERSE POINT
 - BENCHMARK ELEVATION
 - BENCHMARK POINT
 - POWER POLE
 - MANNABLE HOLE
 - FIRE HYDRANT
 - GAS REBAR SET
 - WATER OR GAS VALVE
 - WATER OR GAS METER
 - DRAIN BILET
 - JUNCTION BOX
 - CATCH BASIN
 - HEADWALL
 - GUY WIRE
 - PROPERTY LINE
 - REBAR FOUND
 - POWER LINE
 - SEWER LINE
 - WATER LINE
 - GAS LINE
 - TELEPHONE LINE
 - FENCE LINE
 - CENTERLINE
 - BUILDING LINE
 - R/W
 - RIGHT-OF-WAY
 - ROP
 - CONCRETE PIPE
 - CORRUGATED METAL PIPE
 - D.E.
 - DRAINAGE EASEMENT
 - S.S.C.
 - SAUTINARY SEWER EASEMENT
 - EDGE OF PAVEMENT
 - PIPE FOUND PS PIN - SET
 - GREEN OR BRANCH
 - LANDLOT LINE
 - EASEMENT LINE
 - HEDGEROW LINE
 - LINE NOT TO SCALE



KENNETH E. PRESLEY & ASSOCIATES
 120 East Bank Street - P.O. Box 285 - Griffin, Georgia 30224
 Office (404) 227-0818 - Fax (404) 227-6247 - Atlanta (404) 461-7729
 Borensville (706) 358-0591 - Jackson (706) 775-4855

NORTH-MATHEMATICALLY ROTATED TO CORRESPOND WITH REFERENCE PLAT.



MCKINLEY ROAD

RICKY MADDOX

JERRY HAMMOND

ALTON TURNER

AREA:
2134 ACRES

626.00' to the west
line of landlot 224

PROPERTY SURVEY FOR
RICKY MADDOX
 LOCATED IN LANDLOT 224
 OF THE 8TH LAND DISTRICT
 PIKE COUNTY, GEORGIA
 SCALE: 1" = 100' - JAN. 26, 1995



SHED AND SET-UP
 BY
P. S. (12/30)
 95 FEB - 1 MID: 33
 L. CAROLYN WILLIAMS, CLERK

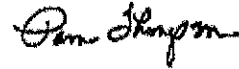
REFERENCE PLAT:
 SURVEY FOR M. L. NARRAMORE & LARRY
 STRAWMAN, DATED SEPT. 3, 1990 BY
 PRESLEY, PRESLEY & ASSOCIATES

This plat has been calculated for closure and is found to be accurate within one foot in 100,000'± (1981).

Equipment used for measurements:
 Argyle TOPCON GTS 2-8
 Linear SCALE

D2019000805

FILED IN OFFICE
CLERK OF COURT
03/27/2019 03:32 PM
PAM THOMPSON, CLERK
SUPERIOR COURT
PIKE COUNTY, GA



Return to:
Kevin Ray Hurt - Attorney at Law
870 Thomaston Street
Zebulon, Georgia 30298

*Deed prepared at the request of the parties without the benefit of an abstract; therefore, scrivener does not warrant in any manner whatsoever the chain of title, including but not limited to the record title holder, liens, judgments, easements, encroachments, or rights of persons in possession thereof. *

REAL ESTATE
TRANSFER TAX
PAID: \$12.50

WARRANTY DEED

STATE OF GEORGIA
PIKE COUNTY:

THIS INDENTURE, made this 27 day of March, 2019, between

JERRY O. COLWELL,

of PIKE County, GEORGIA, party of the first part, known as "Grantor" and

TURNER BROTHERS, LLC

of PIKE County, GEORGIA party of the second part, known as "Grantee."

WITNESSETH:

That said Grantor for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION does hereby grant, bargain, sell, and convey unto said Grantee, its heirs and assigns, all of the Grantor's one-half (1/2) undivided interest in and to the following described real estate:

All that tract or parcel of land containing 2.134 acres, more or less, lying and being in Land Lot 224 of the Eighth Land District of Pike County, Georgia, and being more particularly shown and designated as AREA: 2.134 ACRES according to that certain plat of survey entitled "PROPERTY SURVEY FOR RICKY MADDOX", dated January 26, 1998, prepared by Kenneth Edward Presley, Georgia Registered Professional Land Surveyor No. 1327, of Kenneth E. Presley & Associates, a copy of which said plat is recorded in Plat Book 12, Page 301, 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 said 2.134 acres, is by this reference incorporated herein in aid of this description as fully as if copied at length herein.

Said property is accepted and conveyed subject to those restrictive covenants, easements, utilities, and rights of way that actually traverse or border subject property, if any.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members, and appurtenances thereunto appertaining to the only proper use, benefit, and behoof of said Grantee, its heirs, legal representatives and assigns, in FEE SIMPLE.

WARRANTY DEED PG. 2 (COLWELL to TURNER BROTHERS, LLC)

The Grantor warrants and forever defends the right and title to the said bargained property unto the said Grantee, its heirs, legal representatives, and assigns, and against all and every other person or persons, shall and will, and does hereby warrant and forever defend by virtue of these presents.

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

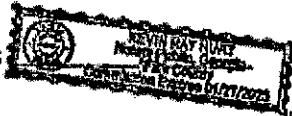
Jerry Colwell (SEAL)
JERRY COLWELL

Signed, sealed and delivered
in the presence of:

Nolan Zill
Unofficial Witness

[Signature]
Notary Public

My commission expires:



McKinley Road



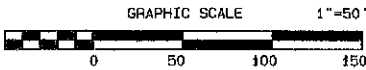
ZONED: A-R

ZONED: A-R
(SPECIAL EXCEPTION)

ZONED: C-3

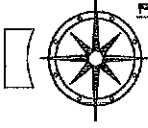
OWNER:
TURNER BROTHERS, LLC
P.O. BOX 1247
ZEBULON, GA. 30295
678-544-1017

DEVELOPER:
STS DEVELOPMENT GROUP
SUNNYSIDE, LLC
P.O. BOX 1247
ZEBULON, GA. 30295
770-468-0090



U.S. HWY 19 / GA. HWY 8

EXISTING BRICK BUILDING
EXIST. PARKING



PREPARED BY:
S.J. Reeves Land Surveying

P.O. BOX 653 * 147 COOK RD. * ZEBULON, GA. 30295
770-584-5203 * s.jreevesurveying@gmail.com (EMAIL)
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

SKETCH PLAN OF:
TURNER PROPOSED OFFICES

LAND LOT 224 8th DISTRICT PIKE COUNTY

DATE OF FIELD WORK:	DATE OF SURVEY PLAT:	CITY:
N/A	08/21/2021	N/A

REV.	DATE:	DESCRIPTION:

SCALE:	DRAWN BY:
1" = 50'	SJR