PIKE COUNTY
Planning and Zoning Board
October 8, 2026
6:00 P.M.

MINUTES

Jason Leatherman, Chairman • Brandy Loggins, Vice-Chairman •
Chad Proctor • Edward "Ed" Penland • Kacie Edwards(At Large)

I. Call to Order

Chairman Leatherman called the meeting to order by sound of the gavel at 6:00 pm.

II. Invocation

Vice-Chairman Loggins lead us in the Invocation.

III. Pledge of Allegiance

Chairman Leatherman lead us in the Pledge of Allegiance.

IV. Approval of the Agenda

Chairman Leatherman requested the Agenda to be Amended to add the Workshop Minutes of September 23, 2026 as Agenda Item V. b.

Vice-Chairman Loggins moved to approve the Amended Agenda. Board Member Penland second the motion. The Amended Agenda was approved by a vote of 5-0-0.

Board Member Proctor moved to approve the Agenda. Board Member Penland second the motion. The Agenda was approved by a vote of 5-0-0.

V. Approval of the Minutes

a. **Minutes of September 10, 2026.**

b. **Minutes of September 23, 2026, Workshop.**

Vice-Chairman Loggins moved to approve the Minutes of September 10, 2026. Board Member Penland second the motion. The Minutes were approved by a vote of 5-0-0.

Board Member Edwards moved to approve the Minutes of September 23, 2026. Board Member Proctor second the motion. The Minutes were approved by a vote of 5-0-0.

VI. Old Business: NONE

VI. New Business:

Public Hearings:

POSTPONED BY APPLICANT UNTIL NOVEMBER 12, 2026, MEETING.

(1.) **OV-26-02** – Leonard & Margaret Shirley, Owners and Brady Bennett Applicant is asking approval for Overlay requirements for property located on US Hwy. 19 S., Zebulon, GA. 30295, in Land Lot 232 of the 8th Land District, further identified as Parcel ID: 069 034. The property consists of 3.51 +/- acres and zoned C3 for the purposed use for equipment rental business. Commission District 2, Commissioner Tim Guy. **THE PLANNING AND ZONING BOARD WILL HEAR AND REVIEW THE REQUEST AND HAVE A FINAL DECISION.**

Names of people in favor

Names of people who oppose

(2.) **SUP-26-01** - Jonathan Day, Owner and Applicant, requests a Special Use Permit to allow to store Empty Roll-Off Containers on his property located at 3078 Forrestt Rd. Concord, GA. 30206. The subject property is further identified as Parcel ID: 043-043G and is in Land Lot 86 of the 9th Land District. The property consists of 6.18+/- acres. Commission District 2, Commissioner Tim Guy. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

Chairman Leatherman turned the floor over to The Planning & Development Director

Cassandra Jones to introduce the first Application on the Agenda for this evening. The Planning & Development Director Cassandra Jones introduced the Special Use Application with her staff recommendation for approval with one (1) Zoning Condition. The Condition is as following:

> **1. All outdoor Storage shall be screened and not visible from the public right-of-way. The screening shall be either a wooden privacy fence or landscaping that completely screens the storage at time of planning.**

Chairman Leatherman asked whether there was anyone to come forth and Jonathan Day, Owner and Applicant came forth to sign in on the sign in sheet and to explain the Application.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 10 minutes each. No one came forth.

Names of people in favor	Names of people who oppose
1. Jonathan Day	NONE
2. David Maldonado(10/6/26-stopped by Ofc.)	

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion. There was some discussion among the Board.

Board Member Edwards moved to approve the motion with four(4) Zoning Conditions. Board Member Penland second the motion. The motion was approved by a vote of 5-0-0. The Conditions are as following:

1. **The Applicant shall apply for a Variance if needed to be in Compliance of Code within 30 days of the Pike County Board of Commissioners Approval if approved.**

2. **No Storing, no sorting, no processing, no dumping or no transfer of waste or debris shall occur on property.**

3. **A limit of 8 Roll Off Containers shall be used for Storage.**

4. **An Annual Business License shall be required and**

subject to the Applicable License Fee as outlined in the adopted Fee Schedule for the Planning and Development Office.

(3.) **SUP-26-02** - Michelle D. Smith, Owner and Applicant, requests a Special Use permit to allow the use of half of their existing barn as a Dog Boarding Facility. The property is located at 766 Wildwood Rd., Zebulon, GA. 30295. The subject property is further identified as Parcel ID: 069-031 and is in Land Lot 249 of the 8th Land District. The property consists of 12.45+/- acres. Commission District 2, Commissioner Tim Guy. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

(4.) **VAR-26-07** - Michelle D. Smith, Owner and Applicant, requests a Variance of the rear setback from 200' per ordinance to the existing 75' of the barn. Property is located at 766 Wildwood Rd., Zebulon, GA. 30295. The subject property is further identified as Parcel ID: 069-031 and is in Land Lot 249 of the 8th Land District. The property consists of 12.45+/- acres. Commission District 2, Commissioner Tim Guy. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENDATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

Chairman Leatherman turned the floor over to The Planning & Development Director Cassandra Jones to introduce the next Applications on the Agenda for this evening.

The Planning & Development Director Cassandra Jones introduced the Special Use Application and the Variance Application with her staff recommendation for approval with two (2) Zoning Conditions. The Conditions are as following:

1. **The Applicant must Register the Facility with Pike County Animal Control and the Georgia Department of Agriculture.**

2. **An Annual Business License shall be required and subject to the Applicable License Fee as outlined in the adopted Fee Schedule for the Planning and Development Office prior to**

initiating Business.

Board Member Proctor moved to combine Items 3 and 4 of the Agenda into 1 Public Hearing. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 5-0-0.

Chairman Leatherman asked whether there was anyone to come forth and Michelle Smith, Owner and Applicant came forth to sign in on the sign in sheet and to explain the Application.

Vice-Chairman Loggins opened the floor up for public opinion, whether for or against for 15 minutes each.

Names of people in favor	Names of people who oppose
1. Michelle Smith	1. Jeff Yearwood(Repr.-27 prop. owners)
	2. Michael O'Dell
	3. Johnny Caldwell
	4. Dwain Pearson
	5. Jeff Vail

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion. There was discussion among the Board.

Chairman Leatherman explained that the Board would need to make 2 separate motions.

Board Member Edwards moved to deny the motion. Vice-Chairman Loggins second the motion. The motion was denied because of Compliance of Code Violations by a vote of 5-0-0.

Vice-Chairman Loggins moved to deny the Variance. Board Member Proctor second the motion. The motion was denied by a vote of 4-1-0. Board Member Penland opposed the vote.

(5.) **REZ-26-06** - BRAC Development, LLC Owner and Randy M. Boyd Applicant is requesting to Rezone the property located at 3526 GA. Hwy. 362, Williamson, GA. 30292. The subject property is further identified as Parcel ID: 038-043 and is in Land Lot 166 of the 1st District. The property consists of 5.0+/- acres in Commission District 4, Commissioner James Jenkins. Applicant and Owner is requesting the property to be rezoned from A-R, Agricultural-Residential to C-3, Heavy Commercial for a proposed 3500 SF Office Building, and a 4800 SF four Bay Shop. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENATION**

TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.

Chairman Leatherman turned the floor over to The Planning & Development Director Cassandra Jones to introduce the next Application on the Agenda for this evening.

The Planning & Development Director Cassandra Jones introduced the Rezoning Application with her staff recommendation for approval with four (4) Zoning Conditions. The Conditions are as following:

1. The Applicant must follow the Guidelines/Development Standard for C-3 including the Signage and Off-Street Parking.

2. The Applicant must talk with the Fire Chief about the requirements for a Commercial Building and Fire Safety for Inspections and before a Certificate of Occupancy can be issued.

3. If the Request is approved, it should be stated that if not Developed as the Proposed Request than any other type of Commercial Use would need to come back before the Pike County Planning and Zoning Board and the Pike County Board of Commissioners.

Chairman Leatherman asked whether there was anyone to come forth and Randy Boyd, Applicant came forth to sign in on the sign in sheet and to explain the Application.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 10 minutes each. No one came forth to oppose.

Names of people in favor	Names of people who oppose
1. Randy Boyd	NONE
2. Chris McCook	
3. Kris Bennett	

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion. There was some discussion among the Board.

Board Member Edwards moved to approve the motion with four(4) Zoning Conditions. Vice-Chairman Loggins second the motion. The motion was approved by a vote of 5-0-0. The Conditions are as following:

1. **The Applicant must follow the Guidelines/Development Standard for C-3 including the Signage and Off-Street Parking.**

2. **The Applicant shall implement all the requirements for Emergency Services before a Certificate of Occupancy can be issued.**

3. **If the Request is approved, it should be stated that if not Developed as the Proposed Request than any other type of Commercial Use would need to come back before the Pike County Planning and Zoning Board and the Pike County Board of Commissioners for approval.**

4. **Buffers shall be installed along all Property Lines abutting Residential Property.**

(6.) **REZ-26-07** – Justin Gared Coker, Owner and Applicant is requesting to Rezone property located at 14744 US Hwy. 19 N., Griffin, GA. 30224, in Land Lot 104 of the 2nd Land District, further identified as Parcel ID: 074-102. The property consists of 0.68 +/- acres and the request is to Rezone from AR to C3 to Convert the current Residential Home into a Commercial Office for an Exterminating Business. Commission District 4, Commissioner James Jenkins. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST. THE PLANNING AND ZONING BOARD WILL FORWARD A RECOMMENATION TO THE BOARD OF COMMISSIONERS FOR A FINAL DECISION.**

Chairman Leatherman turned the floor over to The Planning & Development Director Cassandra Jones to introduce the next Application on the Agenda for this evening.

The Planning & Development Director Cassandra Jones introduced the Rezoning Application with her staff recommendation for approval with three (3) Zoning Conditions. The Conditions are as following:

1. **The Applicant must comply with all C-3 Development Standards, including Applicable Signage and Off-Street Parking requirements per the Pike County U.D.C.**

2. **Approval is limited to the proposed Exterminating-Business Office. Any materially different Commercial Use must be reviewed and approved in accordance with the Applicable per the Pike County U.D.C.**

3. **If not Developed as the Proposed Request than any other type of Commercial Use would need to come back before the Pike County Planning and Zoning Board and the Pike County Board of Commissioners for approval.**

Chairman Leatherman asked whether there was anyone to come forth and Mark Whitley, Land Surveyor came forth to sign in on the sign in sheet and give his support as a nearby property owner.

Chairman Leatherman opened the floor up for public opinion, whether for or against for 10 minutes each. No one came forth to oppose.

Names of people in favor	Names of people who oppose
1. Mark Whitley	NONE

Chairman Leatherman closed the floor.

Chairman Leatherman asked the Board for any discussion and then to make a motion. There was some discussion among the Board.

Board Member Proctor made a motion.

Board Member Proctor rescinded his motion.

Board Member Edwards moved to approve the motion with seven(7) Zoning Conditions. Board Member Proctor second the motion. The motion was approved by a vote of 5-0-0. The Conditions are as following:

1. **The Applicant must comply with all C-3 Development Standards, including Applicable Signage and Off-Street**

   Parking requirements per the Pike County U.D.C.

2. **Approval is limited to the proposed Exterminating-Business Office. Any materially different Commercial Use must be reviewed and approved in accordance with the Applicable per the Pike County U.D.C.**

3. **If not Developed as the Proposed Request than any other type of Commercial Use would need to come back before the Pike County Planning and Zoning Board and the Pike County Board of Commissioners for approval.**

4. **An Application for an Overlay Review shall be required if the proposed development triggers the requirements for said review in accordance with Article 16 of the Pike County U.D.C.**

5. **Buffers must be established in accordance with Article 26 of the Pike County U.D.C.**

6. **Commercial Building Permits shall be required to convert the existing home into Commercial use. All Life Safety and A.D.A. requirements for Emergency Services before a Certificate of Occupancy can be issued.**

7. **An Annual Business License shall be required and subject to the Applicable License Fee as outlined in the adopted Fee Schedule for the Planning and Development Office.**

IX. <u>Discussion:</u> There was some discussion.

X. Adjournment

Vice-Chairman Loggins moved to adjourn the meeting. Board Member Penland second the request. The motion was passed by a vote of 5-0-0.

The meeting was closed by the sound of the gavel at 7:33 p.m.