

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

AGENDA

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

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Approval of the Agenda
- V. Approval of the **September 10, 2026**, Minutes
- VI. Old Business: NONE.
- VII. New Business:

Public Hearing:

- (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 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.**
- (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 hear and review the request and have a final decision.**
- (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. 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 hear and review the request and have 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 hear and review the request and have a final decision.**
- (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 speak in favor or in opposition of the request. The Planning Commission will forward a recommendation to the Board of Commissioner for final decision.**
- (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 recommendation to the Board of Commissioners for a final decision.**

VIII. Discussion:

IX. Adjournment:

PIKE COUNTY
Planning and Zoning Board
September 10, 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 Modified to add OV-26-01 – Southern Cousins Properties LLC, Owner and Allen Harris, Applicant as Agenda Item 1. under New Business for Public Hearings as discussed at last month’s Hearing.

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

V. Approval of the August 13, 2026 Minutes

Board Member Proctor moved to approve the Minutes. Board Member Edwards 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 – because he did not have enough time for the landscaping plan redesign to be done.

- (1.) **OV-26-01** – Southern Cousins Properties LLC, Owner and Allen Harris, Applicant is requesting the Application to be heard according with approval of SUP-25-01. The property is located at 13576 US Hwy 19 N, Griffin, GA., 30224, and consists of 7.44 +/- Acres in Land Lot 91 of the 2nd Land District of Pike County, which is further identified as Parcel ID 075 111. The subject property is located in Commission District 4. Commissioner James Jenkins. **THE PLANNING AND ZONING BOARD WILL REVIEW THE REQUEST AND HAVE A FINAL DECISION.**
- (2.) **VAR-26-06** - Barbara & Jerry Bishop, Owners and Marshall Story, Jr., Applicant request a Variance to divide their property located at 1226 Watering Hole Pass, Williamson, GA., 30292, in Land Lot 189 of the 1st Land District, further identified as Parcel ID: 051 226. The property consists of 9.53 +/- Acres and the request is to divide the Lot into 2 Lots, 1 being 5 Acres and a Variance of .45 Acres for the other to be 4.55 Acres. Commission District 1, Commissioner Tim Daniels. **THE PUBLIC IS INVITED TO ATTEND TO SPEAK IN FAVOR OR IN OPPOSITION OF THE REQUEST THE PLANNING AND ZONING BOARD WILL HEAR AND REVIEW THE REQUEST AND HAVE A FINAL DECISION.**

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

The Planning & Development Director Cassandra Jones introduced the Variance Application with her staff recommendation for approval.

Chairman Leatherman asked whether there was anyone to come forth and Ginger Story, Representative 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

1. Ginger Story

Names of people who oppose

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.

Vice-Chairman Loggins moved to approve the motion for the 4.53 acres. Board Member Proctor second the motion. The motion was approved by a vote of 4-1-0. Board Member Penland opposed the vote.

- (3.) **REZ-26-05** - Leonard & Margaret Shirley, Owners and Brady Bennett, Applicant request a Rezoning 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 the request is to rezone from AR to C3 for the purposed use for an Equipment Rental Business. 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.**

Names of people in favor

1. Mark Whitley
2. Brady Bennett

Names of people who oppose

NONE

Chairman Leatherman asked the Planning and Development Director Cassandra Jones to introduce the last Application on the Agenda.

The Planning & Development Director Cassandra Jones introduced the Variance Application with her staff recommendation for approval with five (5) Zoning Conditions. The Conditions are as following:

1. 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.
2. Buffers must be established in accordance with Article 26 of the Pike County U.D.C.
3. Building Permits shall be required to convert the home into

a Commercial Building prior to any Business Licenses being issued for Commercial Use.

4. Parking shall be provided by meeting the standards for a Personal Service establishment as outlined in Article 27, Section 2703 of the Pike County U.D.C.
5. If the request is approved, it should be stated that if not developed as the proposed request any other.

Chairman Leatherman asked whether there was anyone to come forth and Mark Whitley, Representative came forth to sign in on the sign in sheet and to explain the Application.

Brady Bennet, Applicant also 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 10 minutes each. No one came forth.

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 Penland moved to approve the motion with six (6) Zoning Condition. Board Member Edwards second the motion. The motion was approved by a vote of 3-2-0. Chairman Leatherman and Board Member Proctor opposed the vote. The Conditions are as following:

1. 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.
2. Buffers must be established in accordance with Article 26 of the Pike County U.D.C.
3. Building Permits shall be required if the home is burned and removed prior to any Business Licenses being issued for Commercial Use.
4. Parking shall be provided by meeting the standards for a Personal Service establishment as outlined in Article 27, Section 2703 of the Pike County U.D.C.
5. If the request is approved, it should be stated that if not deve-

loped as the proposed request than any other use has to come before the Pike County Planning and Zoning Board.

6. Building Permit is required within one(1) year and construction must begin within two(2) years.

IX. Discussion: The Planning and Development Director Cassandra Jones passed out packets to each Board Member for the upcoming workshop on Wednesday, September 23, 2026, at 1:00pm located at the Pike County E.M.A./Storage Facility, 152 Twin Oaks Rd., Williamson, GA., 30292.

Chairman Leatherman asked each Board Member to submit any other topics for discussion via email to the Planning and Development Director Cassandra Jones as soon as possible in time for the upcoming workshop on Wednesday, September 23, 2026, at 1:00pm located at the Pike County E.M.A./Storage Facility, 152 Twin Oaks Rd., Williamson, GA., 30292.

X. Adjournment

Board Member Edwards 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 6:42 p.m.

PIKE COUNTY PLANNING AND ZONING BOARD NOTICE OF PUBLIC HEARING October 8, 2026 • 6:00 p.m.

The Pike County Planning and Zoning Board (PZB) will conduct its scheduled monthly meeting on October 8, 2026, at 6:00 p.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville street, Zebulon, Georgia. The Board will conduct **PUBLIC HEARINGS** on the following items:

(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.**

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(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 speak in favor or in opposition of the request. The Planning Commission will forward a recommendation to the Board of Commissioner for final decision.**

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PLANNING AND DEVELOPMENT
OFFICE

*Planning – Zoning – Environmental – Permits & Inspections
Code Enforcement*

P. O. Box 377
77 Jackson Street
Zebulon, GA 30295

Phone: 770-567-2007

cjones@pikecoga.com

"Serving Citizens Responsibly"

Case Number: OV-26-02

Planning and Zoning Board:

Owner: Leonard W. & Margaret B. Shirley

Property Location: 5341 & 5343
Landlot: 232
District: 8th
Parcel ID: 069 034

Commission District: District 2, Tim Guy

FEMA Data: Does not lie within a flood zone.

Request: The applicant requests Planning and Zoning Board approval of the master site plan, landscape plan, and proposed building materials for an office building for equipment rental facility.

Code Reference: Article 16 of the Unified Development Code (UDC).

Staff Analysis: The applicant seeks approval of the site plan, landscape plan, and proposed building materials for new construction within the Highway 19 Overlay.

The applicant's submitted master site plan, landscape plan, building renderings, and supporting materials are included in the Board's packets for review.

The proposed office building design complies with the building-material requirements established in Article 16 of the UDC for the Highway 19 Overlay.

The submitted landscape plan addresses the Overlay's landscaping requirements along the Highway 19 public right-of-way. The Board must determine whether the landscaping proposed for the entire site is sufficient to satisfy all applicable Overlay requirements.



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Recommendation: Staff recommends approval, subject to the following conditions: (1) the proposal must comply with all applicable Overlay requirements; (2) the applicant must install a fence that screens equipment from view along the highway; and (3) small equipment may be placed in front of the facility only during business hours.

Attachments:

- Overlay Application
- Tax Map
- Site Plan
- Landscape Plan
- Proposed Building Material Photos

GV-2602

PIKE COUNTY

Permit # 325

US HIGHWAY 19 AND US HIGHWAY 41 OVERLAY DISTRICT
APPLICATIONRECEIVED
9/2/26 9

Planning Commission Meeting Date: 10/8/26 @ 6:00 pm

OWNER INFORMATION:

Owner Name: Leonard W. & Margaret B. Shirley

Phone: _____

Address: 606 Oliver Rd.

Email: _____

City: Meansville

State: Ga

Zip: 30256

PROJECT INFORMATION:

Project Name: Bennett Equipment Rental Property Address: 5341 5343 U.S. Hwy 19 South

Acreage: 3.51 Current Zoning: C-3 Current Use: Undeveloped

Description of Project: The proposed project is to be the construction of an 6,000 S.F. building and it associated infrastructure. The intend of the location to be an equipment rental facility.

Zonings/uses on adjoining properties (Example R15/Single Family House):

North: A-R / Single Family House

South: A-R / Single Family House

East: Road Frontage

West: C-3 (Mechanic Shop)/ A-R (Storage Lot)

Highway Frontage (check one): ☒ US Hwy 19 ☐ US Hwy 41

Length (feet) of Frontage: 360

of Proposed Access Points: 2

If project is on US Hwy 41, what is the approximate distance in feet to the nearest median break? N/A

Are there any existing stubouts on adjacent properties to serve this project? ☒ No ☐ Yes

Describe location(s) of existing stubouts: N/A

How many stubouts are proposed on the subject property to serve adjacent parcels? N/A

Describe locations of proposed stubouts: N/A

Describe existing above-ground utilities: Power Poles and Overhead Electrical

After construction, will the project: (check all that apply)

OK# 882700

R.# 315

☒ Involve outdoor storage?

☐ Generate smoke, dust, fumes or other gases?

☐ Include one or more loading docks?

☐ Discharge industrial wastewater or stormwater?

If yes to any of the above, please explain: Project to have proposed gravel storage area for Equipment

SITE PLAN PREPARED BY:

Name: Christopher Mallory

Company: Whitley Engineering

Address: 9451 Hwy 19 North

Phone: 770-946-0256

City: Zebulon

State: Ga

Zip: 30295

Email: _____

LANDSCAPE PLAN PREPARED BY:

Name: Christopher Mallory

Company: Whitley Engineering

Address: 9451 Hwy 19 North

Phone: 770-946-0256

City: Zebulon

State: Ga

Zip: 30295

Email: _____

APPLICATION REQUIREMENTS:

Date of pre-application meeting with Planning & Development: NIA

Date of concept meeting with Georgia Department of Transportation (GDOT): MA

Seven (7) copies of each of the following are required at the time of the filing of this application:

☒ Site Plan

☒ Narrative Description of Project

☒ Landscape Plan

☒ Building Renderings or Photographs

PROPERTY OWNER AUTHORIZATION:

I affirm that I am the sole or majority interest owner of record of this property and declare to the best of my knowledge that the information provided on this application is 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: Margaret B. Shirley

Date: 8/31/26

Owner's Printed Name: Margaret B. Shirley + Leonard W. Shirley

Sworn to and subscribed before me this 31st day of August, 2026

Notary Public (signature & seal): Felician Sanders



03627

SEAL OF PIKE COUNTY, GEORGIA

04 SEP -7 PM 1:09

BY: *CA*
CAROLYN WILLIAMS, CLERK

Georgia Transfer Tax Paid
\$ 125.90
Date: 9-7-04
Carolyn Williams
Carolyn Williams
Clerk, Superior Court,
Pike County, GA

Return to:
David G. Brisendine, III
Attorney at Law
P. O. Box 632
Zebulon, Georgia 30295

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,

COUNTY OF PIKE.

This Indenture made this 25th day of June, in the year Two Thousand Four, between DONALD W. SNOWDEN and LORETTA N. SNOWDEN, of the County of Pike, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and LEONARD W. SHIRLEY and MARGARET B. SHIRLEY, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

SEE EXHIBIT "A" ATTACHED

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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 said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

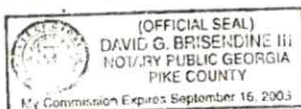
David G. Brisendine III
Witness

Donald W. Snowden (Seal)
DONALD W. SNOWDEN

David G. Brisendine III
Notary Public

Loretta N. Snowden (Seal)
LORETTA N. SNOWDEN

My commission expires:



BOOK 540 PAGE 054

EXHIBIT "A"

All that tract or parcel of land containing 3.508 acres, more or less, lying and being in Landlot 232 of the 8th Land District of Pike County, Georgia, and being more particularly shown and designated as 3.508 acres - Tract "A" according to that certain plat of survey entitled "PLAT FOR LEONARD W. SHIRLEY, JR.", dated June 19, 2004, prepared by Gary Fred Self, Georgia Registered Professional Land Surveyor #1922, a copy of which said plat is recorded in Plat Book 22, Page 134, 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 the said 3.508 acres - Tract "A", is by this reference incorporated herein in aid of this description as fully as if copied at length herein.



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Zebulon, GA 30295

Phone: 770-567-2007
Fax: 770-567-2024
cjones@pikecoga.gov

"Serving Citizens Responsibly"

September 22, 2026

Dear Landowner,

The purpose of this letter is to notify you The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on October 8, 2026, at 6:00 p.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The Board will conduct a **PUBLIC HEARING** on the following items:

OV-26-02 Leonard & Margaret Shirley, owners and Brady Bennett applicant is asking approval for Overlay requirements for property located on 5341 US Hwy 19 S, GA 30258 in Land Lot 232 of the 8th 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 PZB will hear and review the request and have the final decision.

If you have any questions or concerns, feel free to contact me at 770-567-2007.

Regards,

Cassandra Jones
Director of Planning & Development Director



Sep 17, 2026 at 12:11:37 PM
Pike county coc

☐ Parcels

- Address Numbers
- Roads

Date	Price	Reason	Qual
6/25/2004	\$105900	FM	Q
8/6/1987	\$35000	FM	Q

Date created: 7/24/2026
Last Data Uploaded: 7/24/2026 6:04:09 AM

Summary

Parcel Number	069 035
Account/Realkey	2446
Location Address	U S HWY 19
Legal Description	5341 & 5343 U S HWY 19 TRACT A (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	UNINCORPORATED (District 01)
Millage Rate	30.031
Acres	3.5
Account Number	2446
Homestead Exemption	No (\$0)
Landlot/District	232 / 8

Owner

SHIRLEY LEONARD W &
SHIRLEY MARGARET B
606 OLIVER RD
MEANSVILLE, GA 30256

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	SMALL PARCEL	Rural	1	3.5

Permit Date	Permit Number	Type	Description
04/21/2021	04-202	DEMOLITION	REMOVAL OF BURNT DUPLEX

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/25/2004	540 054	022 134	\$105,900	FAIR MARKET VALUE - IMPROVED	SNOWDEN DONALD & LORETTA	SHIRLEY LEONARD W & MARGARET
8/6/1987	106 708		\$35,000	FAIR MARKET VALUE - IMPROVED	PRYOR HAZEL C	SNOWDEN DONALD & LORETTA
	027 577		\$0	QUIT CLAIM		PRYOR HAZEL C

	2026	2025	2024	2023	2022
Previous Value	\$57,181	\$47,747	\$47,747	\$47,747	\$81,310
Land Value	\$61,688	\$57,181	\$47,747	\$47,747	\$47,747
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$61,688	\$57,181	\$47,747	\$47,747	\$47,747

[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 7/24/2026, 6:04:09 AM



INVOICE

Pike County Georgia

77 Jackson St.

Zebulon, GA 30295

770-567-2007

Permit Number: 325



Bill To.:
SHIRLEY LEONARD W & MARGARET B 606 OLIVER RD MEANSVILLE, GA 30256

Date Due: 07/24/2026 Permit Number: 325 Invoice Date: 07/24/2026
--

Item	Amount
US Hwy 19 & US Hwy 41 Overlay District	\$300.00
Total	\$300.00

You may pay your invoice in office with check or money order.

Emailed Jordan 7/24/26 C.S.

Permit #: 325

Permit Type: Overlay

Address: 5341 & 5343 US HWY 19

City: ZEBULON

State: GA

Zip: 30295

Owner: SHIRLEY LEONARD W & MARGARET B

Owner Address: 606 OLIVER RD

Owner City: MEANSVILLE

Owner State: GA

Owner Zip: 30256

Owner Phone: --

Owner Email:

Receipt #: 315

Date: 09/02/2026

Paid By: BCB Land Enterprises LLC

Description: OV-26-02 & Permit #325

Payment Type: Check

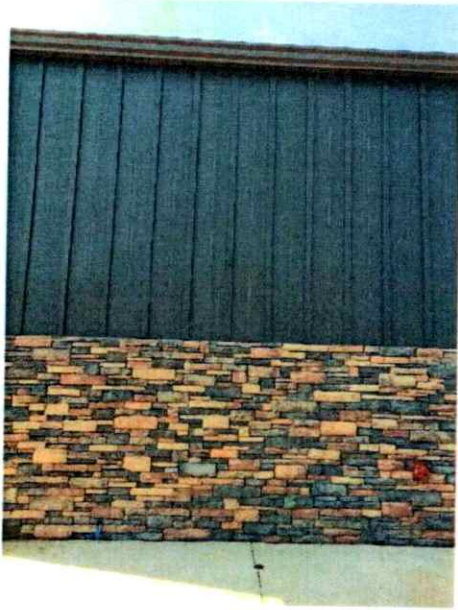
Payment Type Description: 882700

Accepted By: Sherlonda Parks

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
US Hwy 19 & US Hwy 41 Overlay District	Land Use	300.00 per project and/or phase review	0.00	300.00	300.00
				Total:	\$300.00

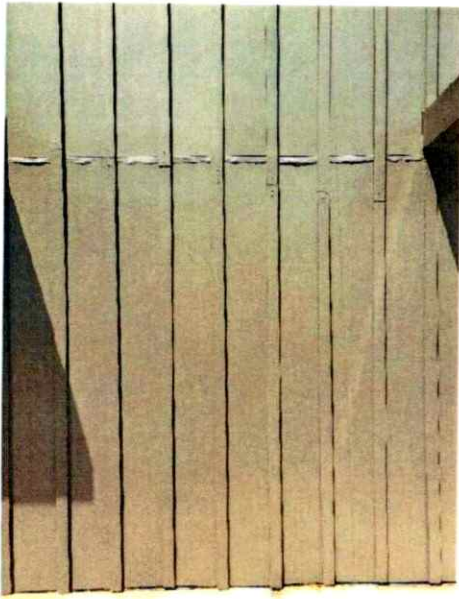
Proposed Exterior Styles for Bennett Equipment Rental



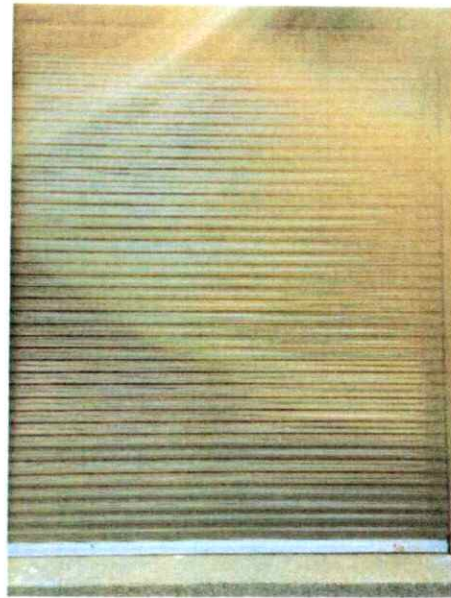
Exterior Front Façade (all side visble from road)



Rear of Building with Garage door



Sides / Rear of Building (not visble from Road)



Close-up of Garage Door

Note:

All Exteriors shown here are proposed. Final materials and layout to be provided with building permit. All material will be in accordance with the Pike County Architectual Ordiance.

BENNETT EQUIPMENT RENTAL
JAND LOT 181 232
8TH DISTRICT
CONCEPTUAL LANDSCAPE PLAN
SCALE

DATE	07/20/2008	INC. AND MAY NOT BE FOR ANY REASON
CODE U.S. MAY 19 5		

[illegible]

516 GRIFIN ST
ZEBULON, GA 30295
TEL: (770) 946-0256



NOV 08 1977
LIBRARY OF CONGRESS
PHOTODUPLICATION SERVICE
WASHINGTON, D.C. 20540

1. LOCATE ALL UTILITIES AND LINES (POWER, GAS, WATER, SEWER, TELEPHONE, ETC.) AND RECORD THEIR DEPTHS.
2. NOTIFY LANDLORD AND PROPERTY OF DEMOLITION REPRESENTATIVE OF ANY LATER DISCOVERED PROBLEMS TO BE TAKEN INTO ACCOUNT.
3. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
4. ALL UTILITIES AND MATERIALS DISCOVERED BY CONSTRUCTION SHALL BE PROTECTED AND/OR REMOVED AND/OR REPAIRED TO THE ORIGINAL CONDITION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED TO THE ORIGINAL CONDITION. ANY DAMAGE TO MATERIALS SHALL BE REPAIRED TO THE ORIGINAL CONDITION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED TO THE ORIGINAL CONDITION. ANY DAMAGE TO MATERIALS SHALL BE REPAIRED TO THE ORIGINAL CONDITION.
5. CONSTRUCTION IS TO PROTECT EXISTING LANDSCAPE/VEGETATION MATERIALS.
6. CONSTRUCTION OF GRASSING AND BEDDING SHALL BE FOR LANDSCAPE MATERIALS. ANY DAMAGE TO EXISTING LANDSCAPE MATERIALS SHALL BE REPAIRED TO THE ORIGINAL CONDITION. ANY DAMAGE TO MATERIALS SHALL BE REPAIRED TO THE ORIGINAL CONDITION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED TO THE ORIGINAL CONDITION. ANY DAMAGE TO MATERIALS SHALL BE REPAIRED TO THE ORIGINAL CONDITION.
7. CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
9. CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
10. CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.

Diagram illustrating the structure of a deciduous tree, showing the trunk, branches, leaves, and roots. The diagram also includes a cross-section of the trunk showing internal structures like bark, cambium, xylem, and pith.

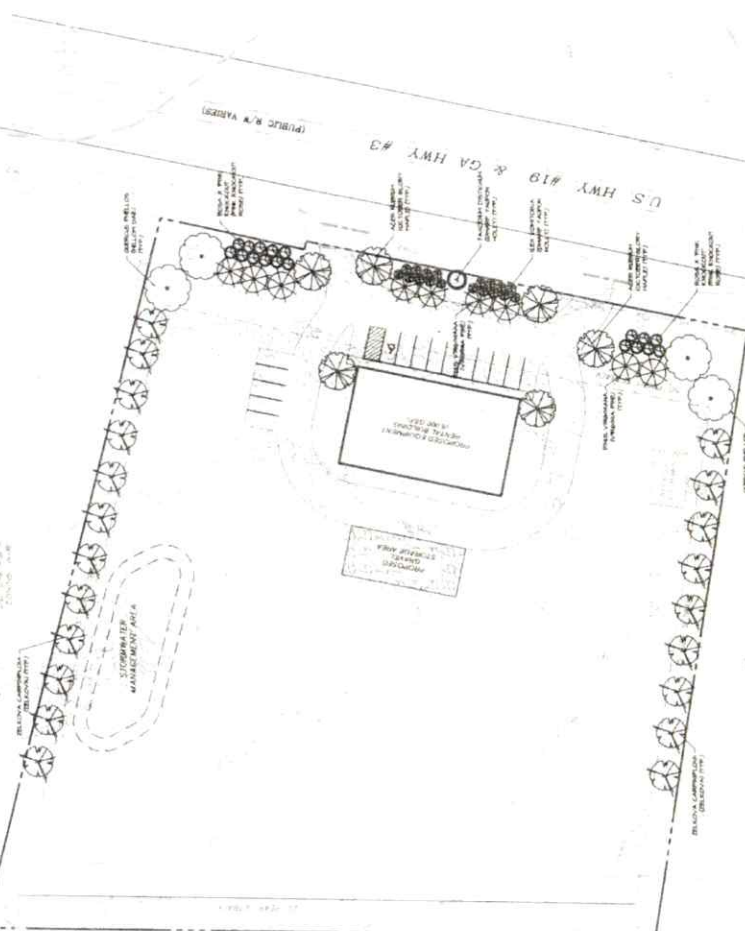
ITEM	DET.	SYMBOL	NAME	REFERENCE	SIZE	REMARKS
1		2	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
3		4	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
5		6	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
7		8	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
9		10	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
11		12	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
13		14	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
15		16	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
17		18	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
19		20	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
21		22	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
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29		30	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
31		32	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
33		34	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
35		36	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
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43		44	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
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47		48	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
49		50	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
51		52	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
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59		60	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
61		62	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
63		64	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
65		66	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
67		68	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
69		70	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
71		72	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
73		74	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
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83		84	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
85		86	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
87		88	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS
89		90	PERFORATED CARTRIDGE	2" CAL.	100 P. 40	REMARKS

NOTE:
THE LANDSCAPE PLAN IS CONCEPTUAL
AND Y. FINAL LANDSCAPING TO BE
DETERMINED DURING CIVIL DESIGN

GRAPHIC SCALE



(50 FEET)
1 inch = 50 ft.

--VICINITY MAP--
WTS

NOTE: NO RESURVEY DONE ON THE EAST
BOUNDARY OF THIS TRACT. THE EAST
BOUNDARY OF THIS TRACT IS THE SAME AS
ON THE DEED RECORD. THE EAST BOUNDARY
OF THIS TRACT IS THE SAME AS ON THE
DEED RECORD.

ON NO. 1 & NO. 2, SEE DEED RECORD
FOR THE SAME. THE EAST BOUNDARY
OF THIS TRACT IS THE SAME AS ON THE
DEED RECORD. THE EAST BOUNDARY
OF THIS TRACT IS THE SAME AS ON THE
DEED RECORD.

THE AREA OF 1.57 ACRES CALCULATED
FOR CORRECTION AND IS ADDED TO THE
ORIGINAL DEED RECORD. THE AREA
OF 1.57 ACRES IS ADDED TO THE
ORIGINAL DEED RECORD.

This property represented
on this plat contains
all the land shown
on the plat containing
codes and distances
as of this date.

Surveyor
Zoning Official
Zoning Designation

AR



LEONARD W. SHIRLEY JR.
SURVEY OF LANDS AS SHOWN ABOVE
IN LAND LOT 224, 8TH AND DISTRICT IN
GEORGIA

SCALE ONE INCH = 50 FT
REFERENCE HERE MADE TO EVIDENCE FOUND ON THE SURVEY AND
IN THE OFFICE OF THE SURVEYOR. THE SURVEY WAS MADE BY
THIS SURVEY OF LANDS AS SHOWN ABOVE. THE SURVEY WAS MADE BY
DATE OF SURVEY: JAN 3, 1973 BY: T. E. ELLERBAND
DATE OF PLAT: COMPLETED: MAR 2, 1973 BY: T. E. ELLERBAND
ONLY AUTHENTIC REPRODUCTIONS OF THIS PLAT BEAR SEAL AND SIGNATURE OF SURVEYOR

REGISTERED LAND SURVEYOR
UPSON COUNTY, GEORGIA
GARY F. SELF
TELEPHONE: 706-647-4082
215 ROBERTS LANE
THOMASTON, GEORGIA 30206



REL-26-06

Brac Dev.



PLANNING AND DEVELOPMENT
OFFICE

*Planning - Zoning - Environmental - Permits & Inspections
Code Enforcement*

P. O. Box 377
77 Jackson Street
Zebulon, GA 30295

Phone: 770-567-2007
Fax: 770-567-2024
cjones@pikecoga.com

"Serving Citizens Responsibly"

Case Number: REZ-26-06

Planning and Zoning Board: 10/8/2026

Board of Commissioners Meeting: 10/27/2026

Mailed Notices: September 22, 2026

Signs Posted: September 17, 2026

Owner/Applicant: BRAC Development, LLC (Randy Boyd)

Property Location: 526 GA Hwy 362, Williamson GA 30292

Land lot: 166

District: 1st

Parcel ID:038-043

Acreage: 5.0 +/- acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial)

Code Reference: Article 14 and Article 13 of the UDC

Staff Analysis: Applicant and Owner are requesting a rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial). The subject property is not located within the Overlay District.



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The Planning and Zoning Board will consider the following points in arriving at a decision on a zoning amendment:

(1) The existing uses and zoning of the nearby property.

The subject property is currently zoned A-R (Agricultural-Residential) and is a vacant lot. The area is comprised of zoning mainly A-R (Agricultural-Residential) and a few properties zoned C-3 (Heavy Commercial) and a C-2 (General Commercial).

(2) The suitability of the property for the proposed purpose.

The property appears to be suitable for the proposed development. There appears to be adequate space to provide the necessary parking needed for the proposed use of the property as an equipment rental facility.

(3) The length of time the property has been vacant.

The property has been vacant since 2021

(4) The threat to the public health, safety, and welfare if rezoned.

There is no potential threat to the health, safety or welfare of the public if the proposed zoning is approved. As there are currently other commercially zoned properties and uses in the area.

(5) The extent to which the value of the property is diminished by the present zoning.

The property's value should not be diminished by the current zoning.

(6) The balance between the hardship of the property owner and the benefit to the public if not rezoned.

Denial of the rezoning may limit the property owner's ability to develop the property for the proposed office building and 4 bay shop for his construction company and equipment. However, the property retains reasonable use under its current A-R zoning, and no extraordinary hardship has been demonstrated. The



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public benefit of retaining the existing zone would be the preservation of the predominantly agricultural-residential character of the surrounding area. This benefit is moderated by the presence of other commercially zoned properties and uses nearby.

This is balanced, factual, and consistent with the rest of the staff analysis.

(7) Have an adverse effect on the insurance rating of the county, or any substantial portion of the county, issued by the insurance service office or similar rating agency.

N/A

(8) Overtax any streets presently existing to serve the site, or other public facilities and utilities.

The proposed rezoning should not create a hardship on the existing roads or other public utilities as proposed.

(9) Have a substantial adverse impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

The proposed rezoning should not have an adverse impact on the environment as proposed.

Recommendation: Staff recommends Approval of the requested rezoning from A-R to C-3 with the following conditions:

1. Applicant must follow the guidelines/development standard for C3 including the signage and off-street parking,
2. Applicant must talk with the Fire Chief about the requirements for a commercial building and fire safety for inspections and before a CO can be issued.



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3. If the request is approved, it should be stated that if not developed as the proposed request any other type of commercial use would need to come before the planning board ~~and BOC for approval~~.

Attachments:

- Rezoning Application
- Detailed Drawing
- Tax Map
- Plat
- Letter of Intent
- Sign Photo

CK# 4646
R# 312 \$ 875.00

PIKE COUNTY
REZONING APPLICATION

RECEIVED
8-27-2026

Application # Rez-26-06

Planning and Zoning Board Public Hearing: OCT 8-2026 @6:30

Permit # 333

Board of Commissioners Public Hearing: OCT 27-2026 @6:30

Property Information: District(s): 1ST Land Lot(s): 166 Acres: 5.00

Tax Map Parcel #: 038 043 Address if assigned: 3526 GA. HWY. 362
WILLIAMSON, GA 30292

Existing Zoning Classification: A-R Proposed Zoning Classification: C-3

Summary of Proposed Project: PROPOSED 3,500 SQ. FT. OFFICE BUILDING,
A 4,800 SQ. FT. - 4 BAY SHOP AND AN ENTRANCE, PARKING
FOR THE OFFICE BUILDING AND GRAVEL PARKING AREA.

Code Reference(s): _____

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed ☒ Site Plan (required)*

☒ Letter of Explanation* ☐ Health Department Letter of Approval

☒ Agent Authorization (if needed) ☒ Campaign Disclosure Form ☐ Other _____

Property Owner: BRAC DEVELOPMENT, LLC
CHRISTOPHER MCCOOK Applicant: RANDY M. BOYD

Address: 8025 HWY. 362 Address: P.O. Box 64
GA.

City: CONCORD State: GA. Zip: 30206 City: ZEBULON State: GA. Zip: 30295

Phone/email: _____ Phone/email: _____

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 and Zoning Board and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: _____ Date: 8/27/2026

Owner's Printed Name: CHRISTOPHER MCCOOK

Sworn to and subscribed before me this 27th day of August, 2026

Notary Public (signature & seal): Crystal Snyder



*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 and Zoning Board 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 and Zoning Board 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 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 and Zoning Board and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: _____ Date: 8/27/2026

Owner's Printed Name: CHRISTOPHER MCCOOK

Sworn to and subscribed before me this 27th day of August, 2026

Notary Public (signature & seal): Crystal Snyder

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Pike County Board of Commissioners or Planning and Zoning Board who will consider the application?

Yes _____ No ✓

If **Yes**, the applicant and the ^{AGENT}attorney representing the applicant must file the following information within ten (10) days after this application is first filed:

Commissioner/ Planning and Zoning Board Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, 20____

CHRISTOPHER McCook
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

RANDY M. Boyd
Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of August, 2026

Crystal Snyder
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

**BRAC Development, LLC
Christopher McCook
8025 Hwy. 362
Williamson, Ga. 30292**

August 28, 2026

**Cassandra Jones
Planning and Development Director
77 Jackson Street
Zebulon, Ga. 30295**

**RE: Proposed Zoning of Property
Located at 3526 Hwy. 362
Williamson, Ga. 30292
Parcel No. 038 043**

**Dear Cassandra Jones, the Pike Planning and Zoning Board and
the Pike County Ga. Board of Commissioners,**

**I hereby request your approval to rezone the property located at
3526 Hwy. 362, Williamson, Ga. 30292, Parcel No. 038 043 from
Agricultural-Residential (A-R) to C-3 to construct a 3,500 sq. ft.
office building, a 4,800 sq. ft. - 4 bay shop and a parking area and
entrance drive to support a construction equipment service
company.**

Respectfully Submitted,


Name of Property Owner : Christopher McCook

After Recording Return To:

Wessels & Gerber, P.C.
123 S Hill St.
Griffin, GA 30223

Order No.: 21GR-03154

E-Recorded
Date/Time 4-26-21 @ 12:23pm
DB 1369
PG 291-292
County Pike

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF SPALDING

THIS INDENTURE, made this 22nd day of April, 2021, between Lisa A. Koonce, of the County of Calhoun, State of Alabama, as party or parties of the first part, hereinafter called Grantor, and BRAC Development, LLC, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 166 of the 1st District, Pike County, Georgia, and being Tract B, Survey for James W. Eubanks and Shirley L. Eubanks, as per plat recorded in Plat Book 6, page 155, Pike County records, which plat is incorporated herein by this reference and made a part of this description.

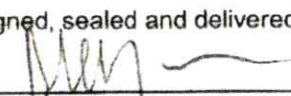
SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

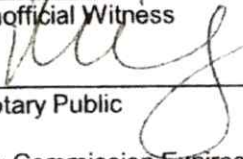
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

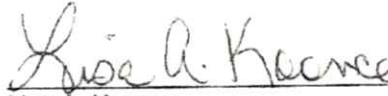
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 22nd day of April, 2021.

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public

My Commission Expires: _____


Lisa A. Koonce (SEAL)

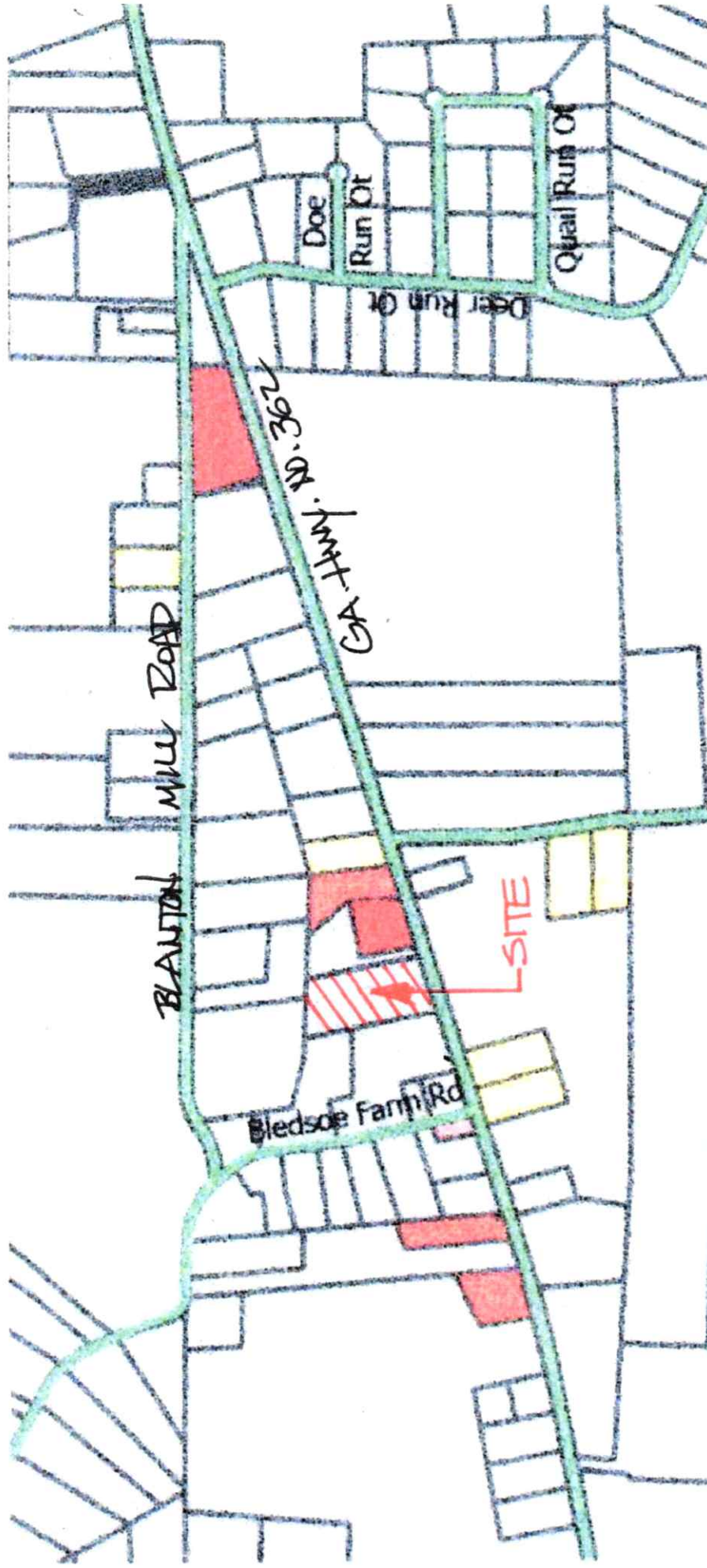


2119

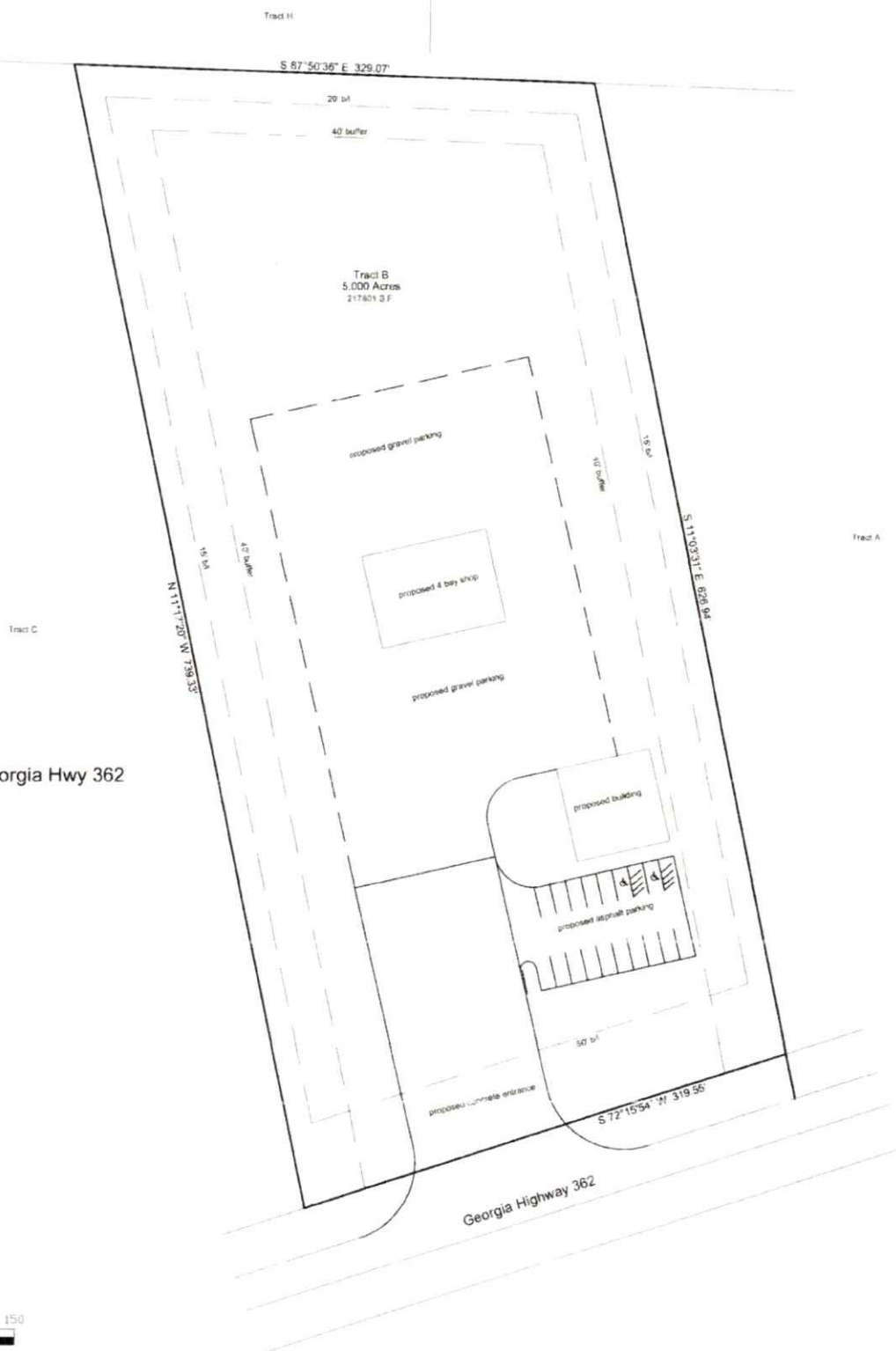


PROPERTY SURVEY FOR
**JAMES W. EUBANKS &
SHIRLEY L. EUBANKS**
LAND LOTS 155 & 165
1st LAND DISTRICT
PINE COUNTY, GEORGIA
SCALE: 1" = 100'
FEBRUARY 24, 1961

A PORTION OF THE PIKE COUNTY, GA. ZONING MAP



Concept plan for 3526 Georgia Hwy 362



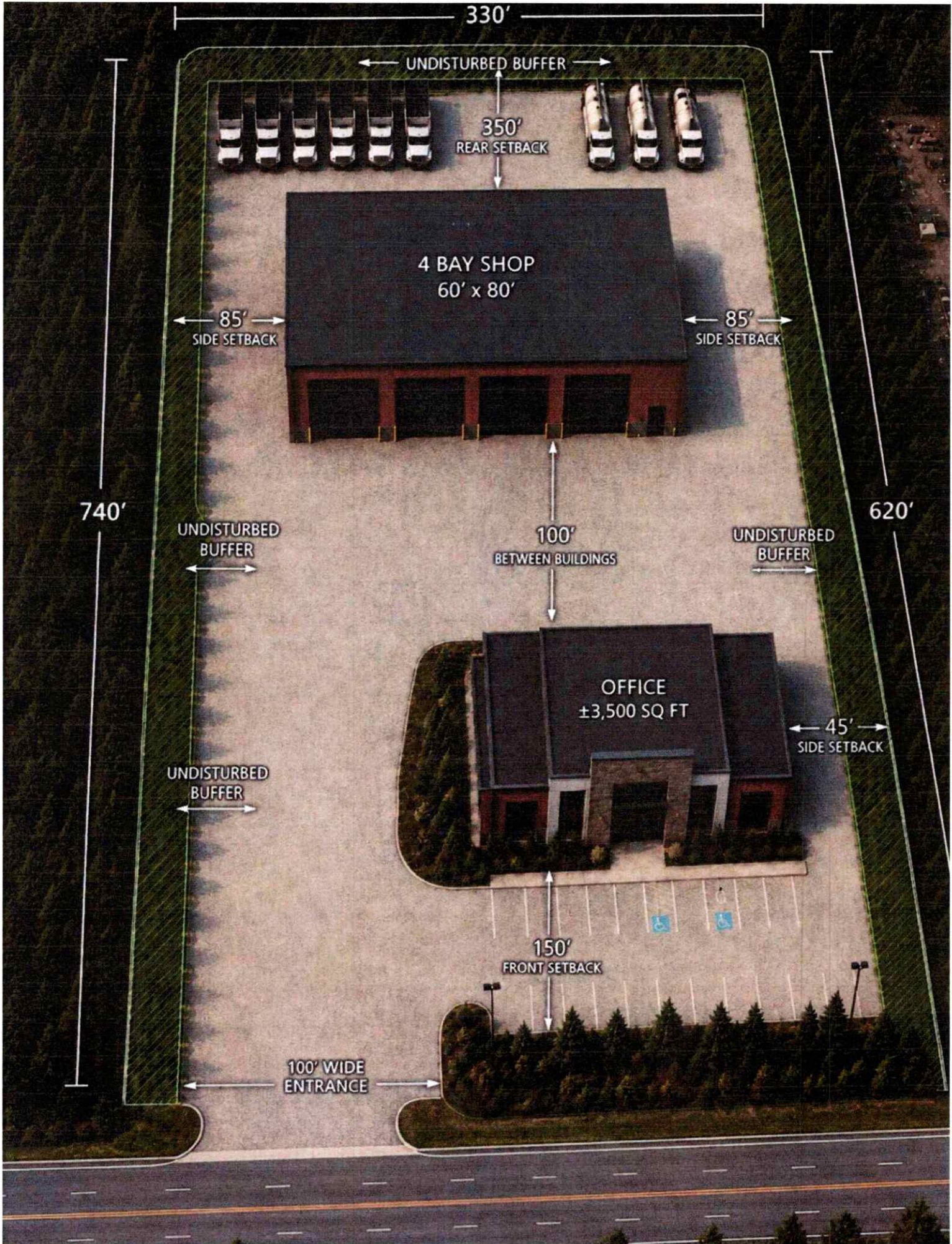
Job No. SA26-087A	
Drawn By: s.a.g.	Reviewed By: s.a.g.
Issue Date: 08/25/26	
F.W.P.D.: n/a	
Revisions	Date



Prepared For:
BRAC Development LLC

Property Location
Land Lot 166 Of The 1st Land District Pike County, Georgia

S.A. GASKINS & ASSOCIATES, LLC
surveyors planners development consultants
981 Camp Ground Road Griffin Ga. 30223
678-618-5067
sagaskins55@gmail.com





Overview

Legend

-  Parcels
-  Address Numbers
-  Roads

Parcel ID 038 043
 Class Code Residential
 Taxing District UNINCORPORATED
 Acres 5.0

Owner BRAC DEVELOPMENT, LLC
 8025 HWY 362
 CONCORD, GA 30206
 Physical Address 3526 GA HWY 362
 Assessed Value Value \$63962

Last 2 Sales			
Date	Price	Reason	Qual
4/22/2021	\$50000	DE	U
4/11/2008	\$31000	MH	U

(Note: Not to be used on legal documents)

Date created: 8/31/2026

Last Data Uploaded: 8/31/2026 6:04:56 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

Pike County, GA

Summary

Parcel Number 038 043
Account/Realkey 2746
Location Address 3526 GA HWY 362
Legal Description 3526 GA HWY 362 TRACT B
(Note: Not to be used on legal documents.)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 30.031
Acres 5
Account Number 2746
Homestead No (S0)
Exemption
Landlot/District 166 / 1

[View Map](#)



Owner

[BRAC DEVELOPMENT, LLC](#)
 8025 HWY 362
 CONCORD, GA 30206

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	SMALL PARCEL	Rural	3	5

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Class C Building	1994	18x26 / 0	1	\$3,962

Permits

Permit Date	Permit Number	Type	Description
10/15/2021	10-518	DEMOLITION	MOBILE HOME DEMOLITION
07/25/2008	0807194	ELECTRIC	REPAIR/REMODEL SINGLE FAMILY ELECTRICAL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/22/2021	1309 291		\$50,000	DEVELOPER	KOONCE MICHAEL L & LISA A	BRAC DEVELOPMENT, LLC
4/11/2008	750 096	006 155	\$31,000	MOBILE HOME	KOONCE LAWRENCE L	KOONCE MICHAEL L & LISA A
8/18/1997	202 141	006 155	\$45,000	GOVERNMENT	SECRETARY OF HUD	KOONCE LAWRENCE L
4/1/1997	196 071	006 155	\$0	GOVERNMENT	PHH MORTGAGE SERVICES CORPORATION	SECRETARY OF HUD
4/1/1997	196 068	006 155	\$0	FORECLOSURE	SWAIMS MARGARET	PHH MORTGAGE SERVICES CORPORATION
6/15/1995	163 470	006 155	\$59,900	MOBILE HOME	FLOYD MICHAEL	SWAIMS MARGARET
4/13/1990	123 361	006 155	\$50,000	MOBILE HOME	SMITH CLAUDE A & CYNTHIA D	FLOYD MICHAEL
4/26/1983	087 216	006 155	\$8,000	LAND MARKET SALE	RAWLINS JAMES P	SMITH CLAUDE A & CYNTHIA D
11/15/1982	085 760	006 155	\$6,300	LAND MARKET SALE	BEATY ALVIN W & EDNA D	RAWLINS JAMES P
8/1/1981	082 052	006 155	\$7,300	LAND MARKET SALE		BEATY ALVIN W & EDNA D

Valuation

	2026	2025	2024	2023	2022
Previous Value	\$58,731	\$60,751	\$60,751	\$60,751	\$40,651
Land Value	\$60,000	\$43,980	\$46,000	\$46,000	\$46,000
+ Improvement Value	\$0	\$10,789	\$10,789	\$10,789	\$10,789
+ Accessory Value	\$3,962	\$3,962	\$3,962	\$3,962	\$3,962
= Current Value	\$63,962	\$58,731	\$60,751	\$60,751	\$60,751

Photos



No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Sketches.

Permit #: 333

Permit Type: Re-Zoning

Address: 3526 GA. HWY. 362

City: WILLIAMSON

State: GA

Zip: 30292

Owner: BRAC DEVELOPMENT, LLC

Owner Address: 8025 GA. HWY. 362

Owner City: CONCORD

Owner State: GA

Owner Zip: 30206

Owner Phone:

Owner Email:

Receipt #: 312

Date: 08/31/2026

Paid By: BRAC DEVELOPMENT, LLC

Description: REZ-26-06

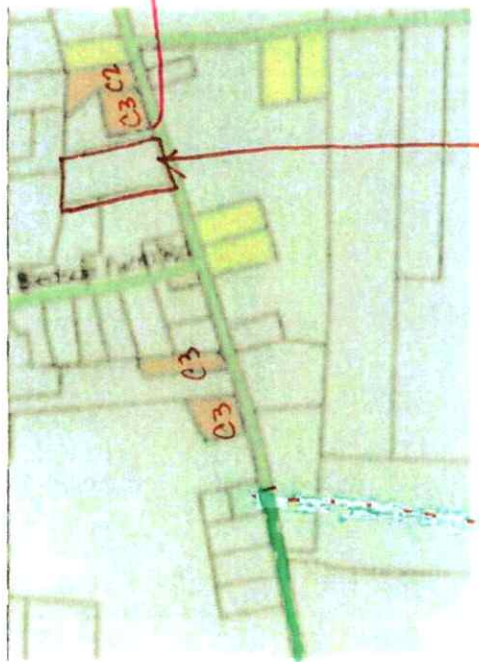
Payment Type: Check

Payment Type Description: 4646

Accepted By: Crystal Snyder

Fees Paid

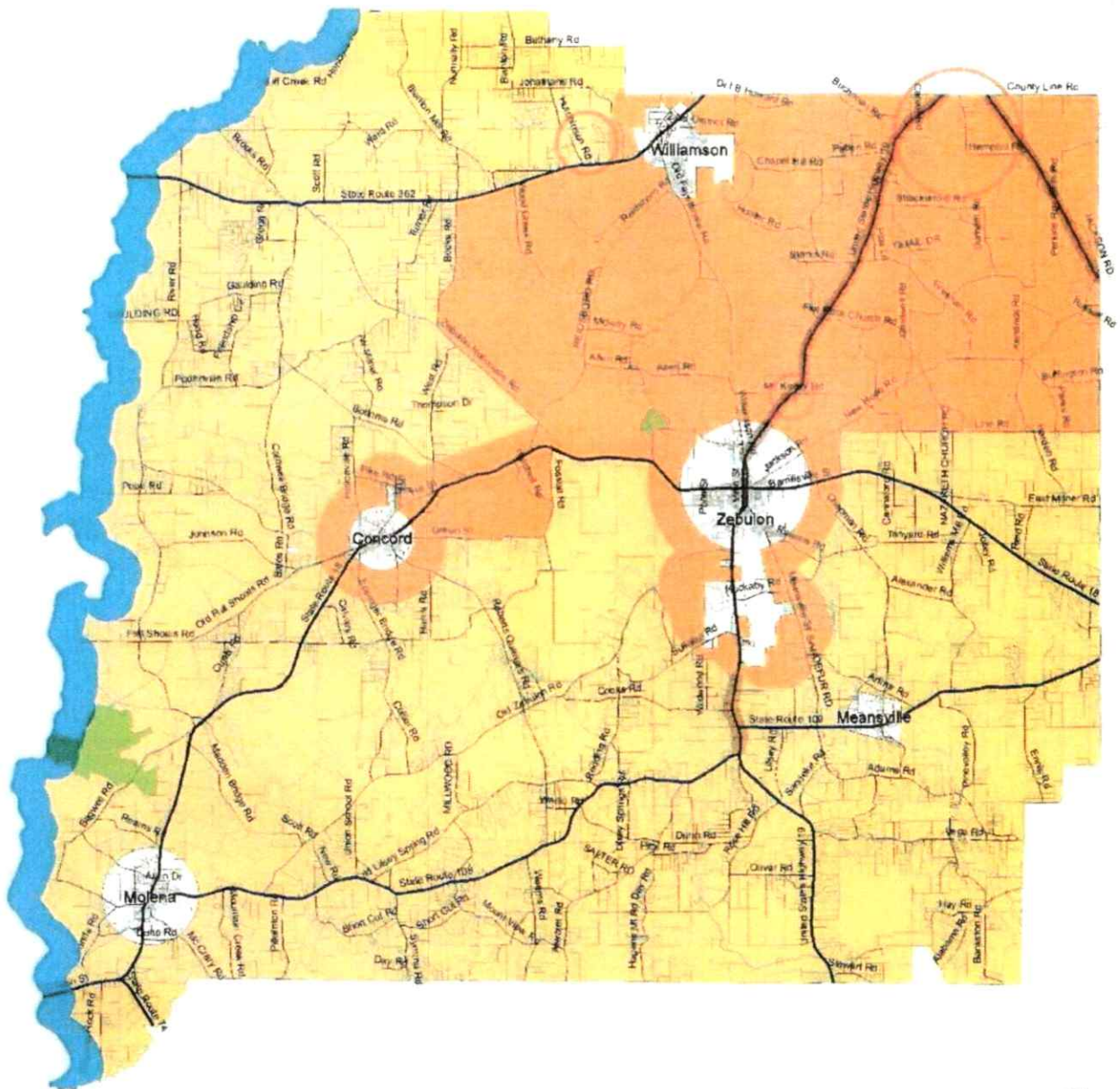
Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Application Fee	General	Enter reliant Application Fee amount.	750.00	750.00	750.00
Rezoning- Non-Residential- Amendment to Official Zoning Map	Land Use	per acre	5.00	125.00	125.00
				Total:	\$875.00



approximately
140' to next 03'

Subject
Property

Pike County Character Area Map



Legend

Character Areas

-  Parks and Conservation
-  Developing Residential
-  Rural Residential and Agriculture
-  Arterial Overlay Corridor
-  Flint River Corridor

-  Commercial Industrial Nodes
 Pike Cities
- Roads**
-  City Street
 County Road
 State Highway



A horizontal number line with tick marks at 0, 0.5, 1, 2, 3, and 4. The word "Miles" is written at the right end of the line.



PLANNING AND DEVELOPMENT
OFFICE

*Planning – Zoning – Environmental – Permits & Inspections
Code Enforcement*

P. O. Box 377
77 Jackson Street
Zebulon, GA 30295

Phone: 770-567-2007
Fax: 770-567-2024
cjones@pikecoga.gov

"Serving Citizens Responsibly"

September 22, 2026

Dear Landowner,

The purpose of this letter is to notify you The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on October 8, 2026, at 6:00 p.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The Board will conduct a **PUBLIC HEARING** on the following items:

REZ-26-06, Rezoning application, BRAC Development, LLC Owner, 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 speak in favor or in opposition of the request. The Planning Commission will forward a recommendation to the Board of Commissioner for final decision.

You are receiving this letter because you own property with a ¼ of the property requesting the rezoning.

If you have any questions or concerns, feel free to contact me at 770-567-2007.

Regards,

Cassandra Jones
Director of Planning & Development Director



Overview



Legend

-  Parcels
-  Roads

Parcel ID 038 043
 Class Code Residential
 Taxing District UNINCORPORATED
 Acres 5.0

Owner BRAC DEVELOPMENT, LLC
 8025 HWY 362
 CONCORD, GA 30206
 Physical Address 3526 GA HWY 362
 Assessed Value Value \$63962

Last 2 Sales			
Date	Price	Reason	Qual
4/22/2021	\$50000	DE	U
4/11/2008	\$31000	MH	U

(Note: Not to be used on legal documents)

Date created: 8/25/2026
 Last Data Uploaded: 8/25/2026 6:00:59 AM

Developed by  SCHNEIDER
 GEOSPATIAL



PIKE COUNTY PUBLIC HEARING
RE: **Resubmission of Ordinance 11-10-20**
PLANNING & ZONING BOARD
DATE: **October 8, 2024** TIME: 6:00PM
BOARD OF COMMISSIONERS
DATE: **October 22, 2024** TIME: 6:30PM
LOCATION: Pike County Courthouse
16001 Barnerville Street, Zebulon, GA
MORE INFO:
Planning & Development: 770-567-2007

Sep 17, 2026 at 11:32:10 AM
Pike county coc

REZ-2607

Justin

Garred

Coker



PLANNING AND DEVELOPMENT
OFFICE

*Planning - Zoning - Environmental - Permits & Inspections
Code Enforcement*

P. O. Box 377
77 Jackson Street
Zebulon, GA 30295

Phone: 770-567-2007
Fax: 770-567-2024
cjones@pikecoga.com

"Serving Citizens Responsibly"

Case Number: REZ-26-07

Planning and Zoning Board: 10/8/2026

Board of Commissioners Meeting: 10/27/2026

Mailed Notices: September 22, 2026

Signs Posted: September 17, 2026

Owner/Applicant: Justin Gared Coker

Property Location: 14744 US Hwy 19 N, Griffin GA 30224

Land lot: 104

District: 2nd

Parcel ID:074-102

Acreage: .68 +/- acres

Commission District: District 4, James Jenkins

FEMA Data: Does not lie within a flood zone.

Request: The applicant and owner request rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) to operate an office for an exterminating business.

Code Reference: Articles 11, 13, 16, 26, and 27 of the UDC

Staff Analysis: The applicant and owner request rezoning from A-R (Agricultural-Residential) to C-3 (Heavy Commercial). Under Article 13, Section 1303-18(B), an exterminating business may be classified as a special trade shop in the C-3 zoning district. Development of the property must comply with all applicable UDC requirements.



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cjones@pikecoga.com

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The Planning and Zoning Board will consider the following points in arriving at a decision on a zoning amendment:

(1) The existing uses and zoning of the nearby property.

The subject property is currently zoned A-R (Agricultural-Residential). The residence on the property was owned by Mt. Gilead Church from 2015 until Mr. Coker purchased it in 2025. Nearby properties include a mixture of A-R (Agricultural-Residential), C-2 (General Commercial), and C-3 (Heavy Commercial) zoning.

(2) The suitability of the property for the proposed purpose.

The property appears suitable for the proposed exterminating-business office. The site appears to have sufficient space for the required parking, subject to compliance with all applicable development standards.

(3) The length of time the property has been vacant.

Not applicable. The available information does not establish that the property has been vacant.

(4) The threat to the public health, safety, and welfare if rezoned.

Approval of the proposed rezoning is not expected to create a significant threat to public health, safety, or welfare, provided the development complies with applicable zoning, building, fire-safety, parking, and site-development requirements. Commercially zoned properties and uses are already present in the area.

(5) The extent to which the value of the property is diminished by the present zoning.

The available information does not demonstrate that the property's value is significantly diminished by the current A-R zoning.



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"Serving Citizens Responsibly"

- (6) The balance between the hardship of the property owner and the benefit to the public if not rezoned.***

Denial of the rezoning may limit the owner's ability to use the property for the proposed exterminating-business office. However, the property retains reasonable use under its current A-R zoning, and no extraordinary hardship has been demonstrated.

The public benefit of retaining the existing zoning would be preservation of the area's agricultural-residential character. That benefit is moderated by the presence of nearby commercially zoned properties and uses.

- (7) Have an adverse effect on the insurance rating of the county, or any substantial portion of the county, issued by the insurance service office or similar rating agency.***

No adverse effect on the county's insurance rating is anticipated based on the proposed use.

- (8) Overtax any streets presently exist to serve the site, or other public facilities and utilities.***

The proposed use is not expected to overtax existing streets, public facilities, or utilities, subject to confirmation during site-plan review and compliance with applicable agency requirements.

- (9) Have a substantial adverse impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.***

The proposed rezoning is not expected to have a substantial adverse environmental impact, provided future development complies with all applicable requirements for drainage, erosion and sediment control, stormwater management, and other environmental protections.



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cjones@pikecoga.com

"Serving Citizens Responsibly"

Recommendation: Staff recommend approval of the requested rezoning from A-R to C-3, subject to the following conditions:

1. The applicant must comply with all C-3 development standards, including applicable signage and off-street parking requirements per UDC.
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 UDC procedures.

3. If not used for approved use any other business would need to apply and be heard by the PZBA BOC for approval.

Attachments:

- Rezoning Application
- Detailed Drawing
- Tax Map
- Plat
- Letter of Intent

\$ 767.00

PIKE COUNTY
REZONING APPLICATION

RECEIVED
8/31/26 SP

Application # Rez-26-07

Planning and Zoning Board Public Hearing: Oct 8.26 @ 6:30p

Permit # 335

Board of Commissioners Public Hearing: Oct 27.26 @ 6:30p

Property Information: District(s): 2nd Land Lot(s): 104 & 89 Acres: .68

Tax Map Parcel #: 074102 Address if assigned: 14744 US Hwy 19 Griffin Ga 30224

Existing Zoning Classification: AR-Residential Proposed Zoning Classification: C3 18-B

Summary of Proposed Project: Converting a current residential home & property to commercial for the purpose of operating a pest control business.

Code Reference(s): UDC Articles 11, 16, 26, & 27

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed ☒ Site Plan (required)*

☒ Letter of Explanation* ☒ Health Department Letter of Approval

☐ Agent Authorization (if needed) ☒ Campaign Disclosure Form ☐ Other _____

Property Owner: Justin Gared Coker

Applicant: Justin Gared Coker

Address: 5400 Jackson Rd

Address: 5400 Jackson Rd

City: Griffin State: Ga Zip: 30223

City: Griffin State: Ga Zip: 30223

Phone/email: _____

Phone/email: _____

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 and Zoning Board and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: _____ Date: 8/28/26

Owner's Printed Name: Justin Coker

Sworn to and subscribed before me this 28 day of August, 2026.

Notary Public (signature & seal): Bryan Parker

*See instructions for more information.

CK# 5045
R# 313

f:\Application\Rezoning Applications\docx



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 and Zoning Board 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 and Zoning Board 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 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 and Zoning Board 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): _____

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Pike County Board of Commissioners or Planning and Zoning Board who will consider the application?

Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information within ten (10) days after this application is first filed:

Commissioner/ Planning and Zoning Board Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, 20____

Justin Coker
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28 day of August, 20 26

Bryce Parker
Notary Public



* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

Justin Coker
5400 Jackson Road
770-468-6743

August 28, 2026

Pike County Planning and Zoning
77 Jackson Street
Zebulon, GA 30285

Subject: Application for Change of Use / Rezoning from Residential to Commercial for 14744 U.S. Highway 19, Griffin, GA 30224

Dear Members of the Zoning and Planning Commission,

I am writing to formally request a change of use and rezoning application for my property located at **14744 U.S. Highway 19, Griffin, GA 30224**, currently designated for residential use. I wish to convert this property into a commercial classification to accommodate a **family-owned, independently operated pest control company**.

This conversion is requested due to the evolving nature of the surrounding neighborhood. Over recent years, the immediate vicinity has transitioned heavily toward commercial activity, with neighboring parcels now operating as **Bloom Pediatric Therapy**. Consequently, the demand for residential tenancy at this specific location has declined significantly.

The proposed pest control business will operate primarily as a professional office and service location. Company service vehicles and pest-control products will be maintained within an **enclosed garage**, keeping equipment and products secured and contained on the property. All pest-control products maintained at the property are properly labeled and stored in accordance with applicable **Georgia Department of Agriculture requirements and manufacturer label instructions**. All applicable requirements regarding the handling, storage, transportation, and use of pesticides will continue to be followed.

Granting this rezoning request will provide the following community and property benefits:

Compatible Land Use: The proposed use fits naturally with the commercial development already present along our corridor and provides a professional service that serves local homeowners and businesses.

Economic Vitality: This change puts the parcel to its highest and best use, allowing an independently owned family business to operate and grow locally while serving the needs of homeowners and businesses in the surrounding community without creating an undue burden on municipal infrastructure.

Responsible Operations: The business will maintain its service vehicles and pest-control products in an enclosed garage. The property will be maintained in a professional and orderly manner, and pesticide products will be properly labeled, secured, and handled in accordance with applicable requirements.

I have attached the required site plans, property deeds, and preliminary architectural layouts for your review. I welcome the opportunity to answer any questions or discuss any conditions required by the board.

Thank you for your time, consideration, and public service.

Sincerely,
Justin Coker



District 4 Public Health
Pike County Health Department

Kathleen Toomey, MD, MPH, Commissioner | Brian Kemp, Governor

Beverley A. Townsend, MD, MBA, FAAP
Acting District Health Director

Pike County Environmental Health Department
PO Box 342, 541 Griffin Street, Zebulon, GA 30295
Phone: (770) 567-8972 • Fax: (770) 567-3531
www.district4health.org



August 24, 2026

To: Pike County Office of Planning and Development

From: Benjamin T. Trotter, Env. Health County Manager *BT 8/24/26*

Re: 14744 US Hwy 19 N- Rezoning-Health Department approval

To Whom It May Concern:

The property listed above, which is being considered for re-zoning from residential to commercial, is served by an onsite sewage management system (OSSMS). The use for which it is being considered (office) will have no adverse impact on this existing system. If you have any questions regarding this, please feel free to contact our office.

Cc: Dept file

S.J. reeves & associates, inc.

1100 S. 12th St. • HIGHWAY 101 N. • DEPT. OF GA. 30200
 ATLANTA, GA 30309 • TEL. 526-1100 • FAX 526-1101

PREPARED BY

S.J.R.

LANDLOT	DISTRICT
104	2nd
SCALE	COUNTY
1"=200'	PIKE
DATE OF FIELD WORK	
07/01/02	
DATE OF PLAT	
07/17/02	
JOB NO.	REV.

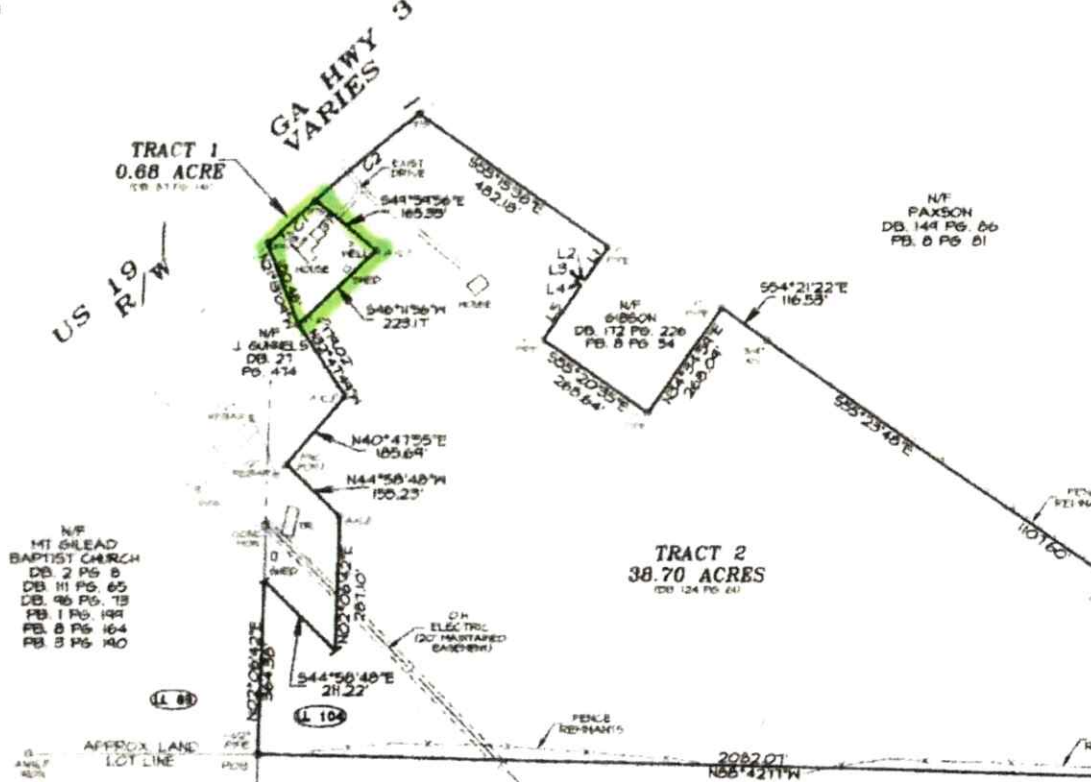


In my opinion, this plat is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements by law.

Steve J. Reeves
 STEVE J. REEVES RLS#2765



LINE	ARC	CHORD BEARING	CHORD	RADIUS	DELTA
1	85.00	S84°38'47"W			
2	14.00	N55°15'38"W			
3	14.00	S54°38'47"W			
4	14.00	S55°15'38"E			
5	139.30	S34°38'47"W			
6	136.14	N41°05'58"E	156.08	5128.24	2°05'06"
7	271.41	N50°26'00"E	271.34	3198.24	4°16'57"



FIELD & RECORDED (CERT)
 02 JUL 29 11:54
 02 JUL 29 11:54
 CAROLYN WILLIAMS, CLERK

N/F
 H.M. HALLER
 DB. 51 PG. 246
 PB. 11 PG. 10

N/F
 FAXSON
 DB. 144 PG. 86
 PB. 8 PG. 81

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure error of one foot in 11,000+ ft. and an angular error of 5" per angle point, and the AD ADJUSTMENT was used for adjustment. A TOPCON CTS2 was used to obtain bearing measurements and a TOPCON CTS2 was used to obtain angular measurements.

It is my opinion, that this plat is a true and correct representation of the land plotted, has been prepared to meet minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 100,000+ ft.

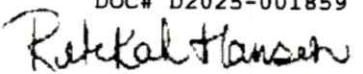
This property on this plat with applica codes and 1 m of th

Steve J. Reeves
 Zoning Official
 Zoning Designat

MT.

After Recording Return To:
Wessels & Gerber, P.C.
123 S Hill St.
Griffin, GA 30223

Order No.: 25GR-05577


REBEKAH HANSON
CLERK OF SUPERIOR COURT
PIKE COUNTY
Real Estate Transfer Tax
Paid : \$ 175.00
PT-61 114-2025-000535

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF SPALDING

THIS INDENTURE, made this 24th day of July, 2025, between Mt. Gilead Baptist Church, Inc., of the County of Spalding, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Justin Gared Coker, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All those tracts or parcels of land situate, lying and being in Land Lots 104 and 89 of the Second Land District of Pike County, Georgia, designated as Tract 1 containing 0.68 Acre, as shown on plat of survey entitled "Survey for: Mt. Gilead Baptist Church", dated July 17, 2002, prepared by Steve J. Reeves, RLS, a copy of which said plat of survey is recorded in Plat Book 20, Page 56, in the Office of the Clerk of Superior Court of Pike County, Georgia, which said plat of survey, together with the metes, bounds, courses and distances as shown thereon, is incorporated herein and made a part of this description.

PARCEL ID: 074 102

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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 said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 24th day of July, 2025.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:



Mt. Gilead Baptist Church, Inc.

BY: Don Birath (SEAL)

Don Birath
Trustee

BY: Jimmy Cochran (SEAL)

Jimmy Cochran
Trustee

BY: Dan Dunnahoo (SEAL)

Dan Dunnahoo
Trustee





Overview

Legend

-  Parcels
-  Address Numbers
-  Roads

Parcel ID 074 102
Class Code Residential
Taxing District UNINCORPORATED
Acres 0.68

Owner COKER JUSTIN GARED
5400 JACKSON RD
GRIFFIN, GA 30223
Physical Address 14744 US HWY 19
Assessed Value Value \$177417

Last 2 Sales

Date	Price	Reason	Qual
7/24/2025	\$175000	FM	Q
8/14/2015	0	QC	U

(Note: Not to be used on legal documents)

Date created: 8/31/2026
Last Data Uploaded: 8/31/2026 6:04:56 AM

Developed by  SCHNEIDER
GEO SPATIAL

Pike County, GA

Summary

Parcel Number 074 102
Account/Realkey 1997
Location Address 14744 U S HWY 19
Legal Description 14744 U S HWY 19 TRACT 1
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 30.031
Acres 0.68
Account Number 1997
Homestead Exemption No (S0)
Landlot/District 104 / 2

[View Map](#)



Owner

COKER JUSTIN GARED
5400 JACKSON RD
GRIFFIN, GA 30223

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	SMALL PARCEL	Rural	1	0.68

Residential Improvement Information

Style One Family
Heated Square Feet 1644
Interior Walls Sheetrock
Exterior Walls Wood
Foundation Slab
Attic Square Feet 0
Basement Square Feet 0
Year Built 1958
Roof Type Metal
Flooring Type Carpet/Tile
Heating Type Flr/Wall Furnace
Number Of Rooms 6
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$152,693
Condition Average
Fireplaces\Appliances Const 1 sty 1 Box 1
House Address 14744 U S HWY 19

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
STORAGE-PORTABLE	1993	11x14 / 154	1	\$1,507

Permits

Permit Date	Permit Number	Type	Description
04/10/2026	2600159	STORAGE SHED	

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/24/2025	1514 236		\$175,000	FAIR MARKET VALUE - IMPROVED	MT GILEAD BAPTIST CHURCH INC	COKER JUSTIN GARED
8/14/2015	1006 213		\$0	QUIT CLAIM	MT GILEAD CHURCH	MT GILEAD BAPTIST CHURCH INC
8/1/2007	717 025	020 056	\$78,000	EXEMPT	BLOUNT VONDA K	MT GILEAD BAPTIST CHURCH
8/19/2002	399 001	020 056	\$74,200	FAIR MARKET VALUE - IMPROVED	MT GILEAD BAPTIST CHURCH	BLOUNT VONDA K
7/22/2002	394 306	020 056	\$300,000	MULTIPLE PARCELS	WILSON HARVEY THOMAS & NANILENE LEE	MT GILEAD BAPTIST CHURCH
4/19/1983	087 141		\$0	PART INTEREST	WILSON HARVEY THOMAS	WILSON HARVEY THOMAS & NANILENE LEE
	034 112		\$0	FAIR MARKET VALUE - IMPROVED		WILSON HARVEY THOMAS

Valuation

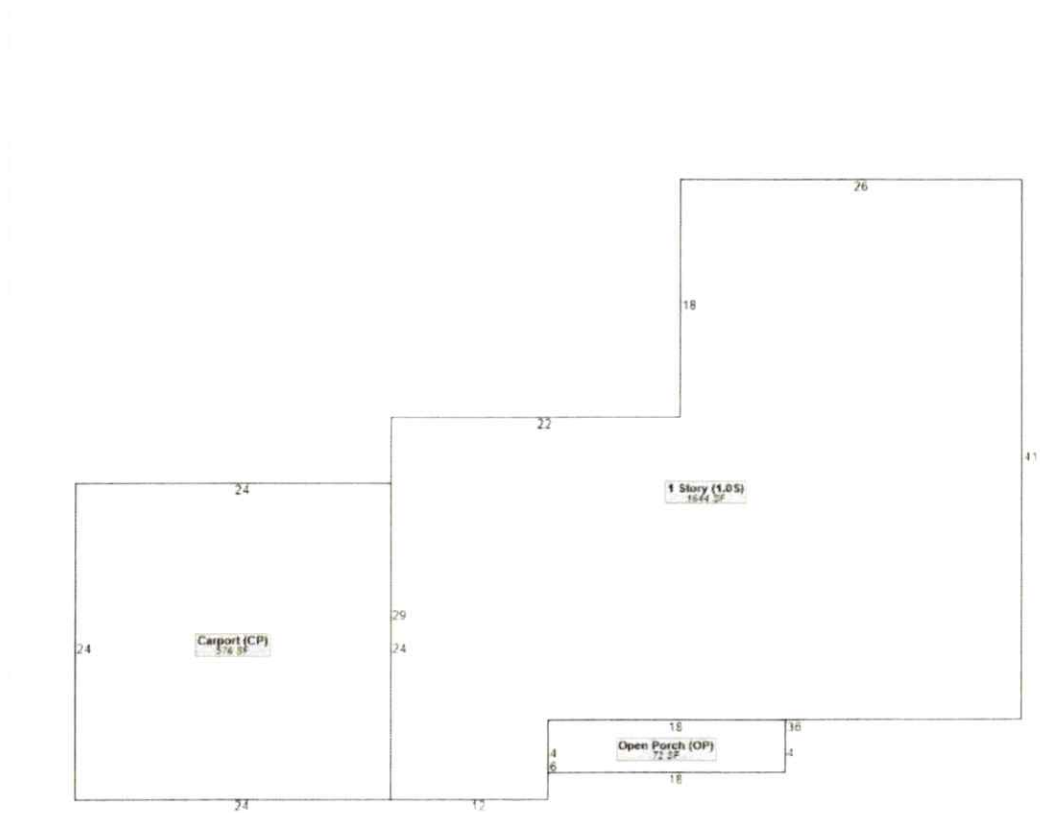
	2026	2025	2024	2023	2022
Previous Value	\$173,004	\$149,851	\$149,852	\$107,966	\$96,860
Land Value	\$23,800	\$21,421	\$17,148	\$17,148	\$17,148
+ Improvement Value	\$152,693	\$150,076	\$131,196	\$131,196	\$89,310
+ Accessory Value	\$924	\$1,507	\$1,507	\$1,508	\$1,508
= Current Value	\$177,417	\$173,004	\$149,851	\$149,852	\$107,966

Photos





Sketches

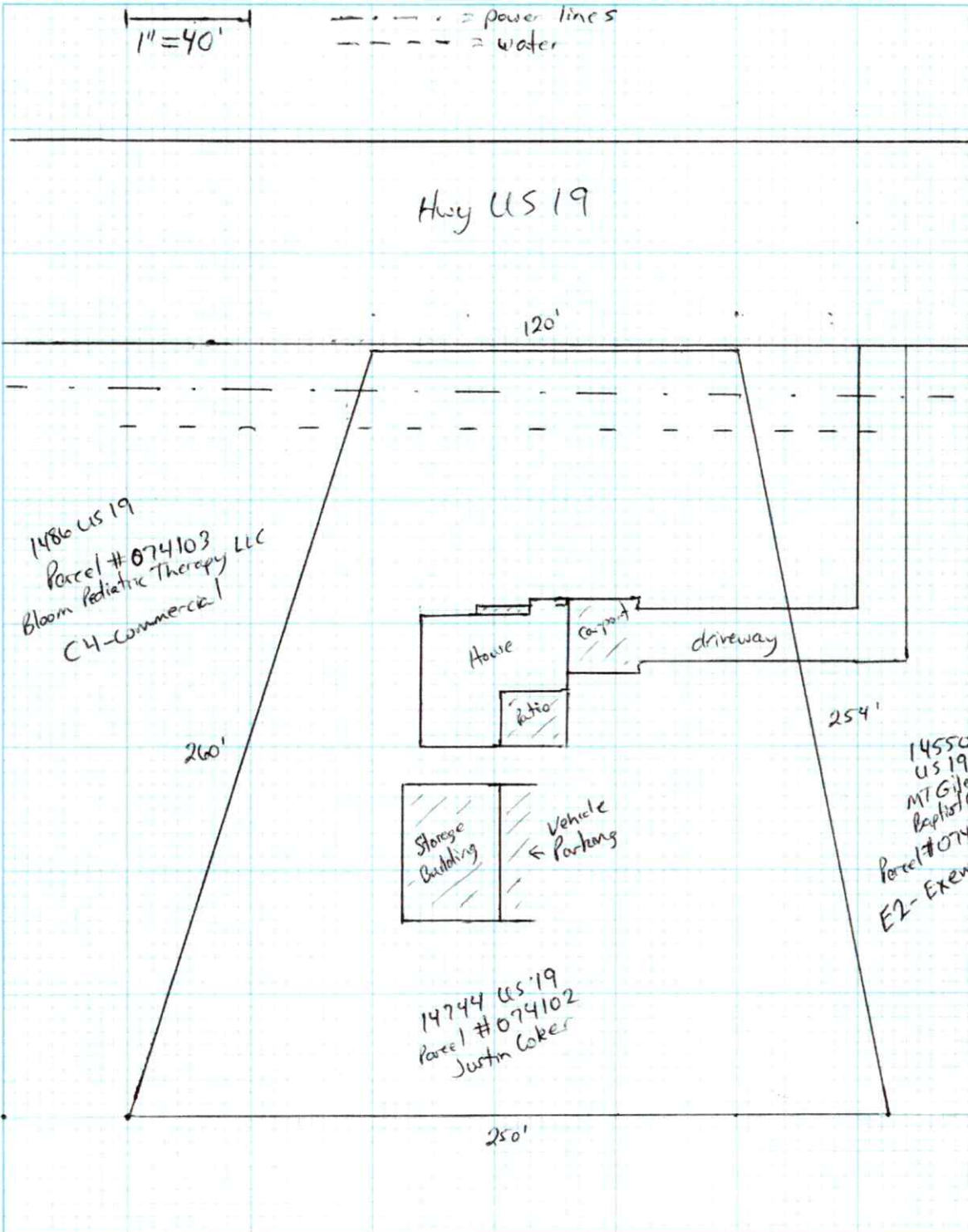


No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

GRIFFIN TERMITE & PEST CONTROL P. O. BOX 912 • GRIFFIN, GA 30224 • 770-227-7378 **GRAPH & SPECIFICATION SHEET** This is not a report of structural damage or extent of damage (visible evidence of active or previous infestation only).

ACCOUNT NAME Justin Coker Site Plan **PROPERTY** 14744 US 19
Griffin Ga. 30224

PHONE # _____ EMAIL ADDRESS _____ CITY _____
 TREATMENT PRICE _____ RENEWAL PRICE _____ YEARS _____
 POST CONSTRUCTION _____ PRE-CONSTRUCTION _____ TREATMENT TYPE: DEFINED / COMPREHENSIVE BAIT _____



TYPE OF STRUCTURE _____ LIN. FOOTAGE _____
 Chemical Usage: _____ gals. _____ % _____ Chemical _____ EPA# _____

Comments _____
 Method of Treatment: _____

T = Termites PPB = Powder Post Beetles Date _____ 20____
 TX = Termite Damage PPBX = Powder Post Beetles Damage
 PHD = Possible Hidden Damage WB = Wood Borer Beetles
 M = Moisture WBX = Wood Borer Damage
 MX = Moisture Damage W/E = Wood TO Earth Contact
 Sufficient Ventilation: YES NO V = Vents
— Keep people & pets off treated area until dry —

CUSTOMER _____
 INSPECTOR _____

Permit #: 335

Permit Type: Re-Zoning

Address: 14744 US HWY 19

City: GRIFFIN

State: GA

Zip: 30224

Owner: COKER JUSTIN GARED

Owner Address: 5400 JACKSON ROAD

Owner City: GRIFFIN

Owner State: GA

Owner Zip: 30223

Owner Phone:

Owner Email: gr

Receipt #: 313

Date: 09/01/2026

Paid By: JUSTIN COKER & BARBARA COKER

Description: REZ-26-07

Payment Type: Check

Payment Type Description: 5045

Accepted By: Crystal Snyder

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Application Fee	General	Enter reliant Application Fee amount.	750.00	750.00	750.00
Rezoning- Non-Residential- Amendment to Official Zoning Map	Land Use	per acre	0.68	17.00	17.00
				Total:	\$767.00



PLANNING AND DEVELOPMENT
OFFICE

*Planning – Zoning – Environmental – Permits & Inspections
Code Enforcement*

P. O. Box 377
77 Jackson Street
Zebulon, GA 30295

Phone: 770-567-2007
Fax: 770-567-2024
cjones@pikecoga.gov

"Serving Citizens Responsibly"

September 22, 2026

Dear Landowner,

The purpose of this letter is to notify you The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on October 8, 2026, at 6:00 p.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The Board will conduct a **PUBLIC HEARING** on the following items:

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 recommendation to the Board of Commissioners for a final decision.

You are receiving this letter because you own property with a ¼ of the property requesting the rezoning.

If you have any questions or concerns, feel free to contact me at 770-567-2007.

Regards,

Cassandra Jones
Director of Planning & Development Director

PIKE COUNTY PUBLIC HEARING

RE: Rezoning AR 6123 for guest center & office

PLANNING & ZONING BOARD

DATE: October 8th 26 TIME: 6:00PM

BOARD OF COMMISSIONERS

DATE: October 27th 26 TIME: 6:30PM

LOCATION: Pike County Courthouse
16001 Barnesville Street, Zebulon, GA

MORE INFO:
Planning & Development: 770-567-2007

Sep 17, 2026 at 11:09:11 AM
Pike county cod

Sup 2601

Day



PLANNING AND DEVELOPMENT
OFFICE

*Planning – Zoning – Environmental – Permits & Inspections
Code Enforcement*

P. O. Box 377
77 Jackson Street
Zebulon, GA 30295

Phone: 770-567-2007
Fax: 770-567-2024
jgilbert@pikecoga.com

"Serving Citizens Responsibly"

Case Number: SUP-26-01

Planning and Zoning Board Meeting: October 8, 2026

Board of Commissioners Meeting: October 27, 2026

Mailed Notices: September 22, 2026

Sign Posted: September 17, 2026

Owner/Applicant: Jonathan Day

Property Location: 043-043G
Land lot: 86
District: 9th
Parcel ID: 043-043G

Acreage: 0.6.18+/- acres

Commission District: District 2, Tim Guy

FEMA Data: Does not lie within a flood zone.

Request: The owner/applicant is requesting a special use permit to allow for outdoor storage for eight roll-off containers associated with his small roll-off rental business at his residence.

Staff Analysis: The owner/applicant is requesting a special use permit to store his roll-off containers at his home. He does not employ anyone and does not have customers come to his residence. He has included a picture to show that he keeps the containers behind his fence in a neat pattern, however the ordinance for a home occupation, general Article 2, SEC 202-NNN(3) says that no display of products shall be visible from the street.

The Planning and Zoning Board will consider the following points in arriving at a decision on a special use permit:



PLANNING AND DEVELOPMENT
OFFICE

*Planning – Zoning – Environmental – Permits & Inspections
Code Enforcement*

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77 Jackson Street
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(1) It must not be contrary to the purposes of these regulations.

The requested special use permit is not contrary to the purposes of county ordinance.

(2) It must not be detrimental to the use or development of adjacent properties or to the general neighborhood and it must not adversely affect the health, safety or welfare of the residents or workers.

The proposed use should not be detrimental to the use or development of the adjacent properties or the general public, nor should it affect the health, safety or the welfare of the residents or workers.

(3) It must not constitute a nuisance or hazard because of the number of people who will attend or use such a facility, vehicular movement, noise or fumes generated or type of physical activity.

The proposed use should not create a nuisance or a hazard to the surrounding area. All material and waste is taken to dump sites and not brought onto the property.

(4) It must not adversely affect existing uses, and it must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use.

The proposed use should not adversely affect any existing uses in the area and the site is of sufficient size to satisfy the space requirements for this use.

(5) It must meet all other requirements of these regulations.

All other requirements can be met.

(6) In addition, the Planning and Zoning Board shall also consider whether the applicant for the special exception at the time of



PLANNING AND DEVELOPMENT OFFICE

*Planning – Zoning – Environmental – Permits & Inspections
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Fax: 770-567-2024
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submitting the application is in violation of the Zoning Code or any other provision of Code of Pike County, Georgia. If the applicant is determined to be in violation of the Zoning Code or any other provision of the Code of Pike County, Georgia, then the Board of Appeals shall further consider the circumstances related to such violation(s) as part of the criteria for considering the requested special exception.

The property is currently in violation of the home occupation ordinance. The applicant has provided a letter stating they were not aware of the ordinance until Code Enforcement informed him. He did not hesitate and came to Building and Zoning to correct the error.

Recommendation:

Staff recommends **APPROVAL** of this special use permit with the following conditions:

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 planting.

Attachments:

- Application
- Letter of Intent
- Tax Map
- Plat
- Site Plan
- Legal Ad
- Sign Photo

**PIKE COUNTY
PLANNING AND ZONING BOARD**

Application # SUP-2601
Permit # 329

Planning and Zoning Board Public Hearing Date: 10/08/26 @ 6:30pm

Board of Commissioners Public Hearing Date: 10/27/26 @ 6:30pm

☒ Special Use Permit ☐ Variance

\$530.90

Property Information: District(s): 9th Land Lot(s): 86 Acres: 6.18
Tax Map Parcel #: 043-0436 Address if assigned: 3078 Fossett Rd Concord, GA 30206

Description of Request: Stole Empty Roll-off Containers on Property
804Y - 8x16 Containers

Code Reference(s): _____ Present Zoning: A-R

Documentation Required: ☒ Copy of Recorded Plat ☐ Copy of Recorded Deed

☒ Letter of Explanation ☐ Health Department Letter of Approval ☒ Sketch or site plan (preferable)

☐ Agent Authorization (if needed) ☒ Campaign Disclosure Form ☐ Other Business License

Property Owner: Jonathan Day Applicant: Jonathan Day

Address: 3078 Fossett Rd. Address: 3078 Fossett Rd

City: Concord State: GA Zip: 30206 City: Concord State: GA Zip: 30206

Phone/email: _____ Phone/email: 6" 7" 8"

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 and Zoning Board and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: [Signature] Date: 8/21/2026

Owner's Printed Name: Jonathan Day

Sworn to and subscribed before me this 21st day of August, 2026

Notary Public (signature & seal): [Signature]



CLC #1802923R #309

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 and Zoning Board 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 and Zoning Board 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 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 and Zoning Board 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): _____

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Pike County Board of Commissioners or Planning and Zoning Board who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information within ten (10) days after this application is first filed:

Commissioner/ Planning and Zoning Board Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 21 day of August, 2026

Jonathan Day

Applicant's Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 21st day of August, 2026

[Signature]
Notary Public



* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a Special Use Permit, or Variance.

Letter of Explanation

To whom it may concern,

I am requesting a Special Use Permit to allow the continued storage of eight roll-off containers associated with my small roll-off rental business at my residence. The property is zoned AR and consists of approximately six acres with my personal residence located on the property.

The business is a small, owner-operated operation with no employees and no customer traffic to the property. I use a standard pickup truck to deliver and retrieve the containers. Business activity is limited, typically consisting of approximately five to six deliveries or pickups per week, primarily on Fridays and Saturdays with occasional activity during weekday evenings.

The eight roll-off containers each have a footprint of approximately 8 feet by 16 feet. The containers are stored together in an organized area of the property and are maintained in a neat condition. Although the containers can be seen from the road, the property is located on a low-traffic dirt road, and the storage area is surrounded by fencing.

The property is used only as a location to store the roll-off containers when they are not rented. Customers do not visit the property, and there are no employees reporting to the property. No repairs, fabrication, washing, dumping, sorting, burning, or processing of waste takes place on the property. Loaded containers are taken to an appropriate disposal facility, and the containers stored at the residence are empty.

I have operated the business from this location for approximately ten months and, to my knowledge, have received no complaints from neighboring property owners regarding the operation. The current Special Use Permit request resulted from a Code Enforcement determination regarding the storage of the containers under the property's existing home-business use.

I am respectfully requesting permission to continue storing a maximum of eight empty roll-off containers on my property. The requested use would not change the residential character of the property, create customer traffic, involve employees, or involve the storage or processing of waste. I intend to continue maintaining the containers and storage area in a clean and orderly manner and operating the business in a way that minimizes any impact on neighboring properties.

I respectfully ask the Board to consider approval of this Special Use Permit so that I may continue operating my small local business while maintaining the residential and rural character of the surrounding area.

Sincerely,

Jonathan Day

10

Occupational Tax Certificate

Pike County Georgia

77 Jackson St.

Zebulon, GA 30295

770-567-2007

Account Number: 825



THIS CERTIFIES THAT

DAY HOME SERVICES LLC

at 3078 FOSSETT RD., CONCORD, GA. 30206

Nature of Business: HANDYMAN SERVICE

This certificate is subject to all applicable rules and regulations and may be revoked at any time. Renewals made after January 31, 2027 will be subject to a 10% penalty.

License Type
Non-Trade License

License Number
2026-395

Issue Date
01/01/2026

Expire Date
12/31/2026


Planning & Development Office

01/08/2026
Date

Certificate must be displayed in a prominent location in the place of business

DDC#:2025-000015
FILED IN OFFICE
12/2/2025 1:28:00 PM
BK:2 PG:225-225
REBEKAH HANSON
CLERK, SUPERIOR COURT
PIKE COUNTY, GA

FILED & RECORDED/CLEEN
SUPERIOR/JUVENILE CT
PIKE COUNTY, GA 30155

2025 DEC -1 PM 2:58

Pike SUPERIOR COURT
TRADE NAME REGISTRATION

BY: REBEKAH HANSON

PERSONALLY APPEARED THE UNDERSIGNED WHO ON OATH DESPOSE AND SAYS

THAT:

* Day Home Services LLC

(name of proprietor or corporate name if corporation)

* 3078 Fossett Rd, Concord, GA, 30206, USA

(address of proprietor or parent corporation)

and

* N/A

(name of second proprietor or corporation if any)

* N/A

(address)

IS/ARE DOING BUSINESS IN Pike COUNTY, GEORGIA UNDER THE NAME OF:

TRADE NAME: * Haul-A-Day Roll-Offs

3078 Fossett Rd, Concord, GA 30206

(trade name address in Pike County)

and that the nature of the business to be carried on at such address is

* Construction/Contractor, Remodel Existing residential properties

Jonathan Day
(signature of person making declaration)

Jonathan Day, MEMBER

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 11 DAY OF November, 2025

FEES: \$

FILING FEE TO CLERK OF SUPERIOR COURT

PUBLICATION FEE TO

[Signature]
NOTARY PUBLIC OR DEPUTY CLERK



FILED IN OFFICE
CLERK OF COURT
02/17/2021 04:40 PM
PAM THOMPSON, CLERK
SUPERIOR COURT
PIKE COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$295.00

RETURN TO:
WESSELS & GERBER, P.C.
123 S. HILL STREET
GRIFFIN, GA 30223
21G-0060

JOINT TENANCY WITH SURVIVORSHIP
LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF SPALDING

THIS INDENTURE, made this 16th day of February 2021 between Jerry K. Whitley, of the first part hereinafter called Grantor, and Jonathan Britt Day and Marissa Hope Day as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH: That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other goods and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, sell and convey unto the said Grantees as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land containing 6.18 acres, more or less, lying and being in Land Lot 86 of the 9th Land District of Pike County, Georgia, and being more particularly shown and designated as Lot 8, 6.18 acres according to that certain plat of survey entitled "Final Plat of Concord Oaks Subdivision", dated September 12, 2006, prepared by Steve J. Reeves, Georgia Registered Professional Land Surveyor, a copy of which said plat is recorded in Plat Book 25, page 84, 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 the said 6.18 acres, is by this reference incorporated herein in aid of this description as fully as if copied at length herein.

Subject to covenants, conditions, restrictions and easements of record.

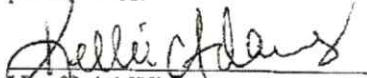
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantees as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

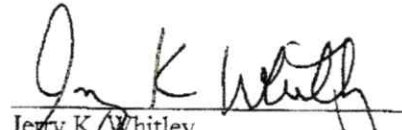
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor, heirs, successors, executors and administrators will warrant and forever defend the right and title to the above described property subject to permitted exceptions, unto the said Grantees heirs, successors and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under the party of the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal, the said date and year above written.

Signed this 16th day of February 2021 in the presence of:


Unofficial Witness


Jerry K. Whitley

Notary Public (My commission expires) 06-11-23



Permit #: 329
Permit Type: Special Use
Address: 3078 FOSSETT RD
City: CONCORD
State: GA
Zip: 30206
Owner: DAY JONATHAN BRITT & MARISSA HOPE
Owner Address: 3078 FOSSETT RD
Owner City: CONCORD
Owner State: GA
Owner Zip: 30206
Owner Phone: 678 201 7418
Owner Email:
Receipt #: 309
Date: 08/21/2026
Paid By: DAY/JONATHAN B
Description: 1802923
Payment Type: IBX CC
Payment Type Description:
Accepted By:

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Application Fee	General	Enter reliant Application Fee amount.	500.00	500.00	500.00
Special Exception	Land Use	per acre	6.18	30.90	30.90
				Total:	\$530.90



Overview

Legend

-  Parcels
-  Address Numbers
-  Roads

Parcel ID	043 043 G	Owner	DAY JONATHAN BRITT & MARISSA	Last 2 Sales			
Class Code	Residential		HOPE	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		3078 FOSSETT RD	2/16/2021	\$295000	FM	Q
Acres	6.18		CONCORD, GA 30206	6/15/2010	\$162500	FM	Q
		Physical Address	3078 FOSSETT RD				
		Assessed Value	Value \$382286				

(Note: Not to be used on legal documents)

Date created: 8/21/2026
Last Data Uploaded: 8/21/2026 6:03:50 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Pike County, GA

Summary

Parcel Number 043 043 G
Account/Realkey 9876
Location Address 3078 FOSSETT RD
Legal Description N/A
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 30.031
Acres 6.18
Account Number 9876
Homestead Exemption Yes (S1)
Landlot/District 86 / 9

[View Map](#)



Owner

DAY JONATHAN BRITT & MARISSA HOPE
3078 FOSSETT RD
CONCORD, GA 30206

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	CONCORD OAKS	Acres	0	0	0	6.18	1

Residential Improvement Information

Style One Family
Heated Square Feet 2036
Interior Walls Sheetrock
Exterior Walls Alum/Vinyl Siding
Foundation Slab
Attic Square Feet 0
Basement Square Feet 0
Year Built 2010
Roof Type Asphalt Shingles
Flooring Type Carpet/Hardwood
Heating Type Central Heat/AC
Number Of Rooms 7
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 1
Number Of Plumbing Extras 5
Value \$327,852
Condition Average
Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
House Address 3078 FOSSETT RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Metal Bldg - Low	2012	25x30 / 0	0	\$6,239

Permits

Permit Date	Permit Number	Type	Description
04/01/2009	0904053	NEW CONSTRUCT	SLAB 2 STRY FIRST FLOOR HAS 788 SQ. FT. SECOND FLOOR HAS 1113 SQ. FT. GARAGE HAS 438 SQ. FT.

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/16/2021	1293 137		\$295,000	FAIR MARKET VALUE - IMPROVED	WHITLEY JERRY K	DAY JONATHAN BRITT & MARISSA HOPE
6/15/2010	831 282	025 084	\$162,500	FAIR MARKET VALUE - IMPROVED	LINDSEY JEFFREY D/FRAZEN KARL	WHITLEY JERRY K
10/7/2005	607 323	025 084	\$0	DEVELOPER	JOHNSON G A	LINDSEY JEFFREY D/FRAZEN KARL

Valuation

	2026	2025	2024	2023	2022
Previous Value	\$376,159	\$331,634	\$331,634	\$244,514	\$244,514
Land Value	\$48,195	\$48,195	\$48,195	\$48,195	\$48,195
+ Improvement Value	\$327,852	\$321,725	\$277,200	\$277,200	\$190,080
+ Accessory Value	\$6,239	\$6,239	\$6,239	\$6,239	\$6,239
= Current Value	\$382,286	\$376,159	\$331,634	\$331,634	\$244,514

Photos



Sketches

549.68'

583°51'19"W

506°05'39"E

805.69'

506°05'39"E

435.88'

583.17'

Drive Way

House

LOT 8
6.18 ACRES
This property represented

Total of 8 (8'x16')
Empty Containers
Stored in this area

125'x30' Flat Area
On Property

C/L BRANCH IS
PROPERTY LINE

512°21'12"E

508°29'21"E

282.20'

N86°36'02"W

C5

AS NOTED

FILED & RECORDED, CLERK
SUPERIOR/JUVENILE CT.
PIKE COUNTY, GA 30295
PLAT BOOK 7



PLANNING AND DEVELOPMENT
OFFICE

*Planning – Zoning – Environmental – Permits & Inspections
Code Enforcement*

P. O. Box 377
77 Jackson Street
Zebulon, GA 30295

Phone: 770-567-2007
Fax: 770-567-2024
cjones@pikecoga.gov

"Serving Citizens Responsibly"

September 22, 2026

Dear Landowner,

The purpose of this letter is to notify you The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on October 8, 2026, at 6:00 p.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The Board will conduct a **PUBLIC HEARING** on the following items:

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 30208. The subject property is further identified as Parcel ID 043-043G and is in Land Lot 86 of the 9th 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 PZB will forward a recommendation to the BOC for a final decision.

You are receiving this letter because you own property with a $\frac{1}{4}$ of the property requesting the special use.

If you have any questions or concerns, feel free to contact me at 770-567-2007.

Regards,

Cassandra Jones
Director of Planning & Development Director



PIKE COUNTY PUBLIC HEARING
RE: **SRP46-01** Amended to include SRP46-01, SRP46-02, and SRP46-03
PLANNING & ZONING BOARD
DATE: **October 8, 2016** TIME: **6:00PM**
BOARD OF COMMISSIONERS
DATE: **October 25, 2016** TIME: **6:30PM**
LOCATION: **Pike County Courthouse**
16001 Barnesville Street, Zebulon, GA
MORE INFO:
Planning & Development: 770-567-3007

Sep 17, 2026 at 11:49:45 AM
Pike county cod

SUP 26-02
+

Var 26-07

Smith-

these runs
together



PLANNING AND DEVELOPMENT
OFFICE

*Planning – Zoning – Environmental – Permits & Inspections
Code Enforcement*

P. O. Box 377
77 Jackson Street
Zebulon, GA 30295

Phone: 770-567-2007
Fax: 770-567-2024
jgilbert@pikecoga.com

"Serving Citizens Responsibly"

Case Number: SUP-26-02 and VAR 26-07

Planning and Zoning Board Meeting: October 8, 2026

Board of Commissioners Meeting: October 27, 2026

Mailed Notices: September 22, 2026

Sign Posted: September 17, 2026

Owner/Applicant: Michelle D. Smith

Property Location: 766 Wildwood Rd., Zebulon GA 3095
Land lot: 249
District: 8th
Parcel ID: 069-031

Acreage: 12.45+/- acres

Commission District: District 2, Tim Guy

FEMA Data: Does not lie within a flood zone.

Request: The owner/applicant is requesting a special use permit to allow for her to use half of her existing barn to be able to have dog kennels which is an allowed use in AG zoning according to Article 5, SEC 503 (B-9) but the development standards requires all structures to be set back 200 feet from the property line is why it has triggered a variance being the barn is only 75' from the back property line.

Staff Analysis: The owner/applicant is requesting a special use permit to allow for dog kennels and a variance of rear property setback.

The Planning and Zoning Board will consider the following points in arriving at a decision on a special use permit:



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(1) It must not be contrary to the purposes of these regulations.

The requested special use permit aligns with the general intent and purpose of the county zoning ordinance.

(2) It must not be detrimental to the use or development of adjacent properties or to the general neighborhood and it must not adversely affect the health, safety or welfare of the residents or workers.

The proposed use is not anticipated to cause adverse impacts on adjacent properties or the surrounding neighborhood, nor will it detrimentally affect the health, safety, or welfare of area residents or workers.

(3) It must not constitute a nuisance or hazard because of the number of people who will attend or use such a facility, vehicular movement, noise or fumes generated or type of physical activity.

The proposed operation is not expected to create a nuisance or safety hazard. The facility is housed within a barn located at the rear of the property, providing significant separation from neighboring residences.

(4) It must not adversely affect existing uses, and it must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use.

The proposed use will not adversely impact existing area land uses. The 12.45-acre parcel provides adequate acreage to satisfy all space and operational requirements.

(5) It must meet all other requirements of these regulations.

The subject property and proposed operation are capable of complying with all other applicable regulatory requirements.

(6) In addition, the Planning and Zoning Board shall also consider whether the applicant for the special exception at the time of submitting the application is in violation of the Zoning Code or any other provision of Code of Pike County, Georgia. If the applicant is



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determined to be in violation of the Zoning Code or any other provision of the Code of Pike County, Georgia, then the Board of Appeals shall further consider the circumstances related to such violation(s) as part of the criteria for considering the requested special exception.

A review indicates there are currently no active code violations on the subject property.

Recommendation:

Staff recommends **APPROVAL** of this special use permit and variance with the following conditions:

1. 1. The applicant must register the facility with County Animal Control and the Georgia Department of Agriculture.
2. The applicant must obtain an official local business license for commercial boarding operations prior to initiating business.

Attachments:

- Application
- Letter of Intent
- Tax Map
- Plat
- Site Plan
- Legal Ad
- Sign Photo



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Code Enforcement*

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77 Jackson Street
Zebulon, GA 30295

Phone: 770-567-2007
Fax: 770-567-2024
cjones@pikecoga.gov

"Serving Citizens Responsibly"

September 22, 2026

Dear Landowner,

The purpose of this letter is to notify you The Pike County Planning and Zoning Board will conduct its scheduled monthly meeting on October 8, 2026, at 6:00 p.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The Board will conduct a **PUBLIC HEARING** on the following items:

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. 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 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 PZB will forward a recommendation to the BOC for a final decision.

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 District. The property consists of 12.45+/- acres. Commission District 2, Commissioner Tim Guy. The PZB will hear and review the request and have a final decision

You are receiving this letter because you own property with a ¼ of the property requesting the special use.

If you have any questions or concerns, feel free to contact me at 770-567-2007.

Regards,

Cassandra Jones
Director of Planning & Development Director

PIKE COUNTY
PLANNING AND ZONING BOARD

8/25/26
RECEIVED

Application # VA R-26-07

Planning and Zoning Board Public Hearing Date: 10/08/2026 6:00 pm

Permit # 330

Board of Commissioners Public Hearing Date: _____

☐ Special Use Permit

☒ Variance

300.00

Property Information: District(s): 8 Land Lot(s): 249 Acres: 12.45

Tax Map Parcel #: 069-031 Address if assigned: 766 Wildwood Rd, Zebulon, GA 30205

Description of Request: Allow for existing barn to be used as dog boarding facility. Barn is within 200 feet of property line on one side, 75 feet from back property line

Code Reference(s): _____ Present Zoning: Ag

Documentation Required: ☒ Copy of Recorded Plat ☒ Copy of Recorded Deed

☒ Letter of Explanation ☒ Health Department Letter of Approval ☒ Sketch or site plan (preferable)

☐ Agent Authorization (if needed) ☒ Campaign Disclosure Form ☐ Other _____

Property Owner: Michelle D. Smith Applicant: Same

Address: 766 Wildwood Rd Address: _____

City: Zebulon State: GA Zip: 30205 City: _____ State: _____ Zip: _____

Phone/email: _____ Phone/email: _____

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 and Zoning Board and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: Michelle D. Smith Date: 8/25/26

Owner's Printed Name: Michelle D. Smith

Sworn to and subscribed before me this 25th day of August 2026

Notary Public (signature & seal): Sherlonda L. Parks

ck # 1254 R. # 310



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 and Zoning Board 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 and Zoning Board 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 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 and Zoning Board 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): _____

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Pike County Board of Commissioners or Planning and Zoning Board who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information within ten (10) days after this application is first filed:

Commissioner/ Planning and Zoning Board Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 25 day of 08, 2026

Michelle D. Smith
Applicant's Name - Printed

Michelle D. Smith
Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 25th day of August, 2026

Sheronda L. Parks
Notary Public



* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a Special Use Permit, or Variance.

Letter of Explanation

(Variance)

The purpose of this letter is to explain the need for variance of county ordinance to allow the existing structure at 766 Wildwood Rd, to be used for dog boarding. It is my understanding that Pike County's building ordinance is for a structure used for dog boarding to be located 200 feet from the adjoining property line. The structure I intend to use for dog boarding is located at the very back of our property and is located within 75 feet of the property line. It is my belief that this is adequate space from the adjoining properties and will not interfere with property use or cause any inconvenience because said properties are not inhabited and have no structures on them. There are approximately 80+ acres of undeveloped land behind the structure we intend to use for dog boarding.

I appreciate the county's consideration in this matter and look forward to serving our community in this manner.

Pike County Environmental Health Department

PO Box 342, 541 Griffin Street, Zebulon, GA 30295

Phone: (770) 567-8972 • Fax: (770) 567-3531

www.district4health.org

August 25, 2026

To: Pike County Office of Planning and Development

From: Benjamin T. Trotter, Env. Health County Manager *BT 8/25/26*

Re: 766 Wildwood Rd- Dog Boarding Facility

To Whom It May Concern:

The property owners at the above referenced location are proposing to convert a portion of their existing barn into a dog boarding facility. The plans do not include any dog wash stations which would require an onsite sewage management system to capture any gray water therefore no such system will be required. If the owner changes this to include a dog wash station, an onsite system will need to be permitted. If you have any questions regarding this, please feel free to contact our office.

Cc: Dept file

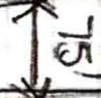
Wildwood Rd

House

Barn

Shop

Boarding
Barn



32 Stables LLC
766 Wildwood Rd
Zebulon, GA 30295

The enclosed Georgia Stable License is valid until indicated expiration date.

This license should be displayed in a conspicuous location.

We have updated our website. Visit www.kellysolutions.com/GA to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your information online anytime. You can make secure payments by credit card to renew your license, and you can refer people to this website to validate your credentials. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features. If you have questions or concerns regarding your License, please contact: Georgia Department of Agriculture, Licensing Division at (404) 586-1411 or email gdalicensing@agr.georgia.gov.

(Fold or cut on line to display)

Georgia Department of Agriculture
Animal Protection Division
19 Martin Luther King Jr. Dr. SW
Atlanta, GA 30334
Tele: 404-656-3713 Fax: 404-656-2128
agr.georgia.gov

STABLE LICENSE

This license enables the above licensee to operate in the State of Georgia as a stable subject of the Laws of Georgia, and the Rules and Regulations promulgated by the Commissioner of Agriculture, thereunder.

This license is subject to revocation by the Commissioner of Agriculture for violation of the Georgia laws, or the Rules and Regulations promulgated by the Commissioner of Agriculture.

Date Issued:

5/20/2026

Expiration Date:

5/20/2027

32 Stables LLC
766 Wildwood Rd
Zebulon GA 30295

License Number:

35125299

License Type:

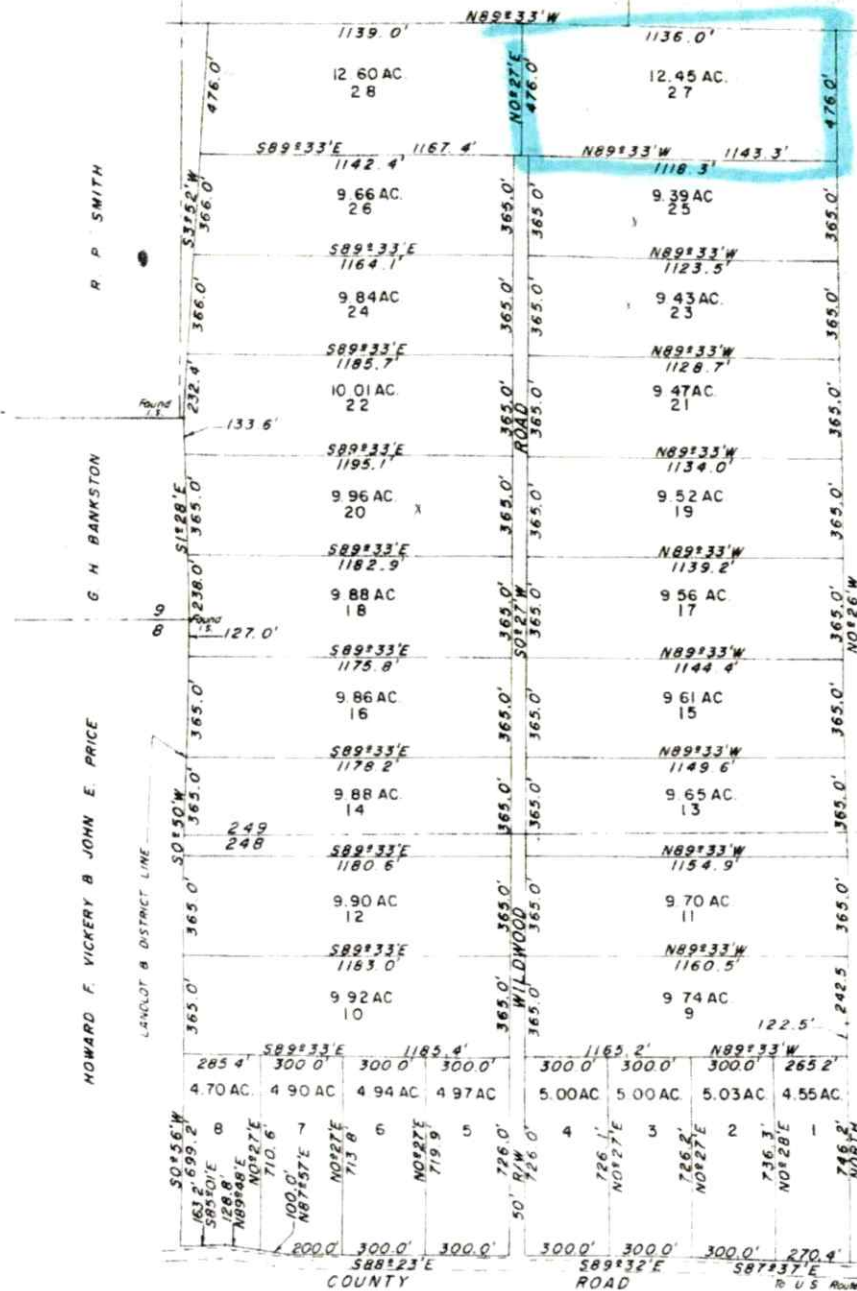
2027 CLASS

Actual # of equine on
Property: 12

This License Is Not Transferable and Must Be Posted At All Times In A Prominent Business Location

JOHN C. REID

I. D. COCHRAN



NOTE
IRON STAKES LOCATED ON ALL
LOT CORNERS

ALL PROPERTY LINES WHICH RUN EAST
& WEST HAVE BEEN COMPUTED AND
ARE ACCURATE WITHIN THE LIMITS OF
THE PERIMETER SURVEY OF 1/4000
CLOSURE

Kenneth E. Presley

KENNETH E. PRESLEY, R L S
GRIFFIN, GEORGIA

SUBDIVISION OF PROPERTY FOR
DON DOZIER
LOCATED IN LANDLOTS 248 & 249
OF THE 8TH LAND DISTRICT
PIKE COUNTY, GEORGIA
SCALE: 1" = 300' DATE MARCH 5, 1970

D2020004385

FILED IN OFFICE
CLERK OF COURT
12/30/2020 02:08 PM
PAM THOMPSON, CLERK
SUPERIOR COURT
PIKE COUNTY, GA

RETURN TO:
WESSELS & GERBER, P.C.
123 S. HILL STREET
GRIFFIN, GA 30223
20G-1657



REAL ESTATE
TRANSFER TAX
PAID: \$500.50

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF SPALDING

THIS INDENTURE, made this 28th day of December 2020 between Lori G Orr, of the first part hereinafter called Grantor, and Michelle Smith of the State of Georgia and County of Pike, of the second part hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other goods and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, sell and convey unto the said Grantees heirs and assigns:

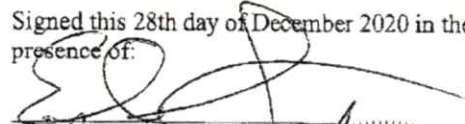
All that Lot, Tract or Parcel of land situate, lying and being in Land Lot 249 of the 8th Land District of Pike County, Georgia being more particularly shown and designated as Tract 27, containing 12.45 acres, shown on a plat of survey entitled "Subdivision of Property for Don Dozier", dated March 5, 1970, prepared by Kenneth E. Presley, Registered Land Surveyor, a copy of which said plat is recorded in Plat Book 3, Page 19, 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 Tract 27, is incorporated herein and made a part hereof.

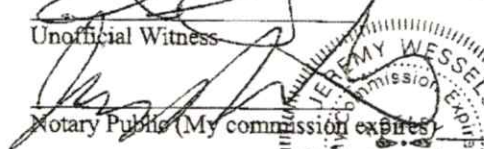
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantees heirs, successors and assigns, forever, IN FEE SIMPLE.

AND THE SAID Grantor, heirs, successors, executors and administrators will warrant and forever defend the right and title to the above described property subject to permitted exceptions, unto the said Grantees heirs, successors and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under the party of the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal, the said date and year above written.

Signed this 28th day of December 2020 in the presence of:


Unofficial Witness


Notary Public (My commission expires)




Lori G Orr



Overview



Legend

- Parcels
- 766 Address Numbers
- Roads

Parcel ID 069 031
 Class Code Consv Use
 Taxing District UNINCORPORATED
 Acres 12.45

Owner SMITH MICHELLE
 766 WILDWOOD RD
 ZEBULON, GA 30295
 Physical Address 766 WILDWOOD RD
 Assessed Value Value \$847080

Last 2 Sales			
Date	Price	Reason	Qual
8/3/2021	0	CU	U
12/28/2020	\$500500	FM	Q

(Note: Not to be used on legal documents)

Date created: 8/25/2026
 Last Data Uploaded: 8/25/2026 5:33:54 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL

Pike County, GA

Summary

Parcel Number 069 031
Account/Realkey 2442
Location Address 766 WILDWOOD RD
Legal Description 766 WILDWOOD ROAD TRACT 27
(Note: Not to be used on legal documents)
Class V4-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 30.031
Acres 12.45
Account Number 2442
Homestead Exemption Yes (S1)
Landlot/District 249 / 8

[View Map](#)



Owner

[SMITH MICHELLE](#)
766 WILDWOOD RD
ZEBULON, GA 30295

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	SMALL PARCEL	Rural	1	2
RUR	SMALL PARCEL	Rural	1	10.45

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	5	4.57
CUV	Agland 93	6	0.09
CUV	Timberland 93	3	4.75
CUV	Timberland 93	5	0.03
CUV	Timberland 93	7	1.01

Residential Improvement Information

Style One Family
Heated Square Feet 5084
Interior Walls Sheetrock
Exterior Walls Masonry (brick)
Foundation Masonry
Attic Square Feet 0
Basement Square Feet 2386 - 100% Finished
Year Built 2003
Roof Type Asphalt Shingles
Flooring Type Carpet/Hardwood
Heating Type Central Heat/AC
Number Of Rooms 11
Number Of Bedrooms 4
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$528,605
Condition Average
Fireplaces/Appliances Pre-fab 1 sty 1 Box 1
House Address 766 WILDWOOD RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Barn: Horse	2024	30x135 / 0	0	\$72,561
Swimming Pool: Gunite	2019	20x40 / 0	0	\$42,797
Lean-to no sides/w floor	2007	12x40 / 0	0	\$4,256
GARAGE-FRAMED	2007	28x40 / 0	0	\$21,168
Lean-to no sides/no floor	2004	8x12 / 0	1	\$389
Lean-to no sides/no floor	2004	8x12 / 0	0	\$389
Lean-to no sides/no floor	2004	17x28 / 0	0	\$1,928
Lean-to no sides/no floor	2004	17x28 / 0	0	\$1,928
UTILITY BLDG, UNFINISHED	2004	12x12 / 0	0	\$1,167

Permits

Permit Date	Permit Number	Type	Description
05/08/2024	2400191	BARN	BARN-4,680 sq ft-COST \$100,000-Permit #2400191

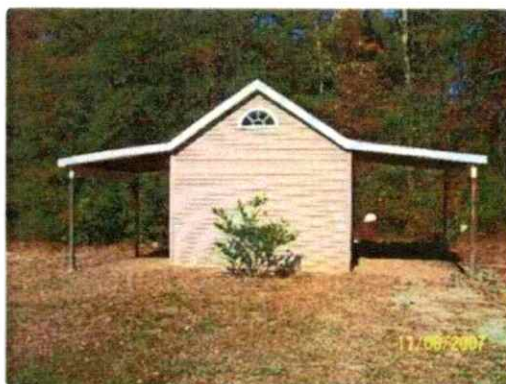
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/3/2021	1333 051		\$0	CONSERVATION USE APPLICATION		SMITH MICHELLE
12/28/2020	1282 190	003 019	\$500,500	FAIR MARKET VALUE - IMPROVED	ORR LORI G	SMITH MICHELLE
8/18/2020	1255 043	003 019	\$0	QUIT CLAIM	ORR CHARLES A	ORR LORI G
8/14/2019	1186 050		\$0	CONSERVATION USE APPLICATION		ORR CHARLES A & LORI G
8/9/2019	1185 140		\$0	CONSERVATION USE APPLICATION		ORR CHARLES A & LORI G
3/5/2009	785 247		\$0	CONSERVATION USE APPLICATION		ORR CHARLES A & LORI
3/28/2008	749 095	003 019	\$350,000	FAIR MARKET VALUE - IMPROVED	AIM LAND INC DBA STRINGER LAND CO	ORR CHARLES A & LORI G
12/31/2007	736 086	003 019	\$0	LEGAL	YOCUM DAVID E	AIM LAND INC DBA STRINGER LAND CO
6/5/2007	707 330	003 019	\$0	LEGAL	YOCUM DAVID E	AIM LAND INC DBA STRINGER LAND CO
5/23/2003	457 172	003 019	\$38,000	FAIR MARKET VALUE - IMPROVED	GAILPIN RICHARD E	YOCUM DAVID E
4/25/2000	286 294	003 019	\$43,500	LAND MARKET SALE	BLALOCK ROBERT E & SANDY G	GAILPIN RICHARD E
6/27/1997	197 289	003 019	\$27,000	LAND MARKET SALE	BABB BRIAN & JAMES P	BLALOCK ROBERT E & SANDY G
11/11/1996	183 104	003 019	\$20,000	LAND MARKET SALE	COLLINS KENNETH EUGENE	BABB BRIAN & JAMES P
11/11/1996	183 102		\$0	ESTATE	ESTATE OF EUGENE B COLLINS	COLLINS KATHLEEN V
10/4/1996	180 220	003 019	\$0	LOVE & AFFECTION	VIALS KATHLEEN V & G RANDOLPH	COLLINS KENNETH EUGENE
3/29/1973	053 167		\$0	KN	DOZIER DON W	COLLINS EUGENE B & KATHLEEN

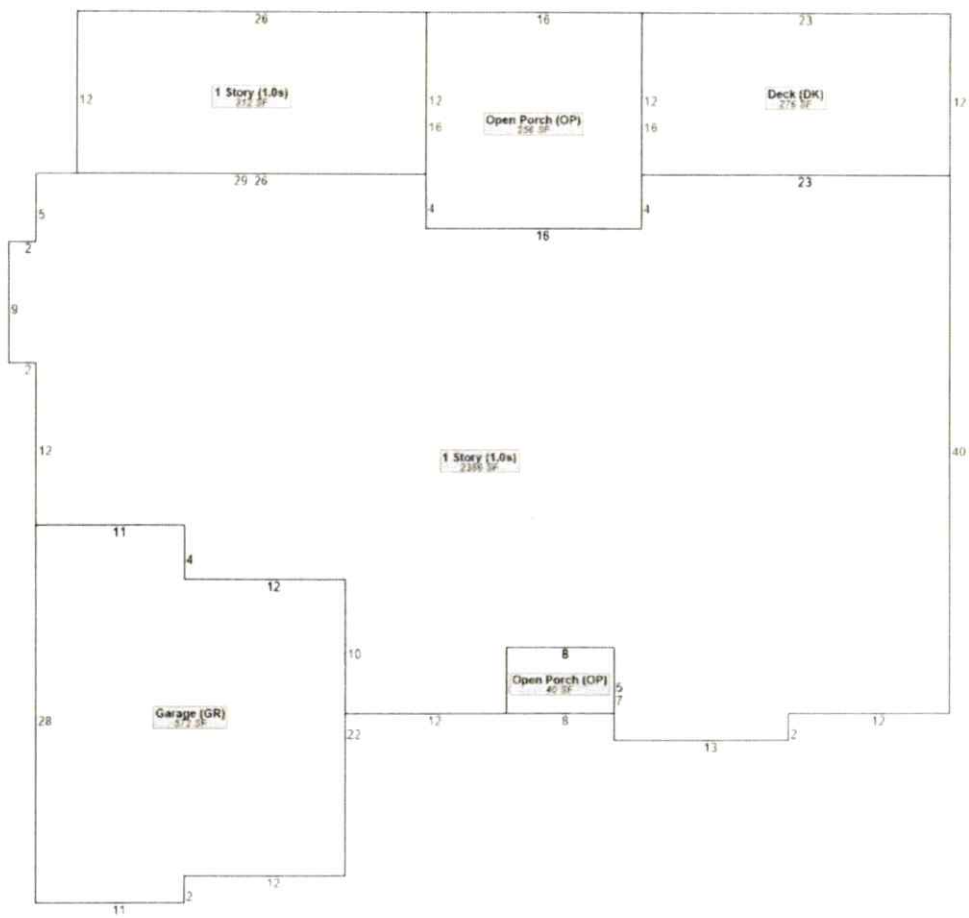
Valuation

	2026	2025	2024	2023	2022
Previous Value	\$780,688	\$595,377	\$595,377	\$387,781	\$295,882
Land Value	\$157,629	\$116,341	\$99,401	\$99,401	\$76,462
+ Improvement Value	\$528,605	\$517,764	\$435,637	\$435,637	\$250,980
+ Accessory Value	\$160,846	\$146,583	\$60,339	\$60,339	\$60,339
= Current Value	\$847,080	\$780,688	\$595,377	\$595,377	\$387,781
10 Year Land Covenant (Agreement Year / Value)	2019 / \$8,613	2019 / \$8,365	2019 / \$8,124	2019 / \$7,894	2019 / \$7,671

Photos



Sketches



No data available for the following modules: Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

Permit #: 330

Permit Type: Variance

Address: 766 WILDWOOD RD

City: Zebulon

State: Ga

Zip: 30295

Owner: SMITH MICHELLE

Owner Address: 766 WILDWOOD RD

Owner City: ZEBULON

Owner State: GA

Owner Zip: 30295

Owner Phone

Owner Email

Receipt #: 310

Date: 08/25/2026

Paid By: Robert Mills & Michelle D. Smith

Description: VAR-26-07

Payment Type: Check

Payment Type Description: 1254

Accepted By: Sherlonda Parks

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Application Fee	General	Enter reliant Application Fee amount.	300.00	300.00	300.00
				Total:	\$300.00

PIKE COUNTY PUBLIC HEARING
TO: **PLANNING & ZONING BOARD**
DATE: **SEP 17, 2026** TIME: **6:00 PM**
BOARD OF COMMISSIONERS
DATE: **SEP 17, 2026** TIME: **6:00 PM**
LOCATION: **PIKE COUNTY COURTHOUSE**
1001 N. MAIN ST. COLUMBIA, SC 29201

PIKE COUNTY PUBLIC HEARING
TO: **PLANNING & ZONING BOARD**
DATE: **SEP 17, 2026** TIME: **6:00 PM**
BOARD OF COMMISSIONERS
DATE: **SEP 17, 2026** TIME: **6:00 PM**
LOCATION: **PIKE COUNTY COURTHOUSE**
1001 N. MAIN ST. COLUMBIA, SC 29201

PIKE COUNTY
PLANNING AND ZONING BOARD

RECEIVED
8/25/26

Application # Sup-2602

Planning and Zoning Board Public Hearing Date: 10/08/26 @ 6:00pm

Permit # 331

Board of Commissioners Public Hearing Date: 10/27/26 @ 6:30pm

☒ Special Use Permit

☐ Variance

856225

Property Information:

District(s): 8

Land Lot(s): 249

Acres: 12.45

Tax Map Parcel #: 031

Address if assigned: 766 Wildwood Rd, Zebulon, GA, 30295

Description of Request: Use of half of existing barn as dog boarding facility. ~~and existing~~

Code Reference(s):

Present Zoning: Ag

Documentation Required:

☒ Copy of Recorded Plat

☒ Copy of Recorded Deed

☒ Letter of Explanation

☒ Health Department Letter of Approval

☒ Sketch or site plan (preferable)

☐ Agent Authorization (if needed)

☒ Campaign Disclosure Form

☐ Other

Property Owner: Michelle D. Smith

Applicant: Same

Address: 766 Wildwood Rd

Address:

City: Zebulon State: GA Zip: 30295

City: State: Zip:

Phone/email:

Phone/email

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 and Zoning Board and Board of Commissioners to inspect the property which is the subject of this application.

Owner's Signature: Michelle D. Smith

Date: 8/25/26

Owner's Printed Name: Michelle D. Smith

Sworn to and subscribed before me this 25th day of Aug, 2026

Notary Public (signature & seal):

Shelinda L. Fante

f:\Applications\Board of Appeals.docx
Last Modified: 08/23/2022
Page 1 of 3



CK. # 1253 R. # 311

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 and Zoning Board 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 and Zoning Board 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 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 and Zoning Board 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): _____



Overview

Legend

- Parcels
- 766 Address Numbers
- Roads

Parcel ID 069 031
 Class Code Consv Use
 Taxing District UNINCORPORATED
 Acres 12.45

Owner SMITH MICHELLE
 766 WILDWOOD RD
 ZEBULON, GA 30295
 Physical Address 766 WILDWOOD RD
 Assessed Value Value \$847080

Last 2 Sales			
Date	Price	Reason	Qual
8/3/2021	0	CU	U
12/28/2020	\$500500	FM	Q

(Note: Not to be used on legal documents.)

Date created: 8/25/2026

Last Data Uploaded: 8/25/2026 5:33:54 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the Pike County Board of Commissioners or Planning and Zoning Board who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information within ten (10) days after this application is first filed:

Commissioner/ Planning and Zoning Board Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 25 day of 08, 2026

Michelle D. Smith
Applicant's Name - Printed

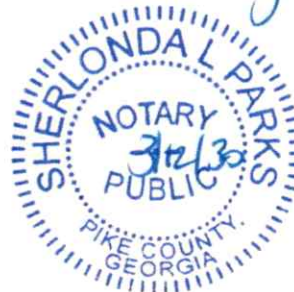
Michelle D. Smith
Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 25th day of August, 2026

Sheronda L. Parks
Notary Public



* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a Special Use Permit, or Variance.

Letter of Explanation

(Special Use Permit)

I wish to convert ½ of our existing barn into a dog boarding facility. The intent is to offer dog boarding/grooming and daycare for canine companions throughout the community. All animals would be well contained and cared for in accordance to the rules outlined by the Georgia Dept. of Agriculture. I have been approved by the Georgia Dept. of Agriculture for a stable boarding license, which includes the boarding of companion animals such as dogs, cats and small domestic animals. (Stable License is included in application)

The dog boarding side of the barn will be enclosed and insulated to allow for noise barriers and for central heating and air conditioning; there will also be industrial grade see-through doors on all of the kennels. Multiple fenced in areas for the dogs to have outdoor access with no-climb fencing to ensure safety and security of all the dogs on the property. There will be 8-10 kennels depending on space available during building process.

Upon arrival, clients will enter a reception area to check-in and the dog(s) to be placed in a spacious, well-lit kennel with clean water and access to an outdoor play area. There will be a food and supply room for keeping all dog food/supplements/medications/treats and other supplies such as leashes and other dog related items. Each kennel will have a top-quality elevated dog bed, adequate water and security camera for safety and security purposes. All camera monitoring will be always managed by computer and phone app.

Grooming will be offered by a certified dog groomer on designated days throughout the week.

Doggy Daycare will also be available Monday through Friday from 6:00 AM to 6:00 PM.

August 25, 2026

To: Pike County Office of Planning and Development

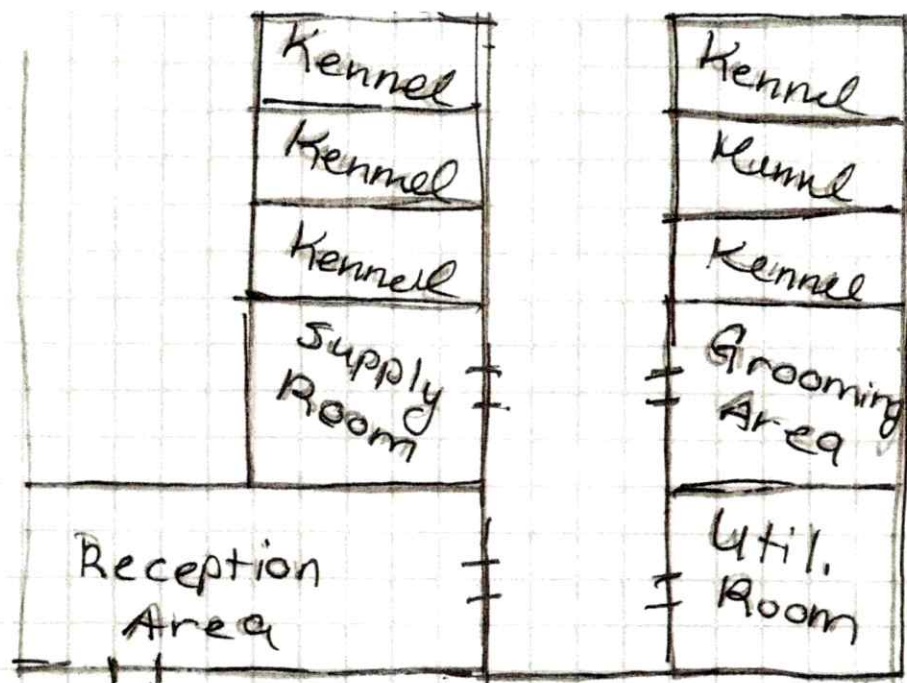
From: Benjamin T. Trotter, Env. Health County Manager 

Re: 766 Wildwood Rd- Dog Boarding Facility

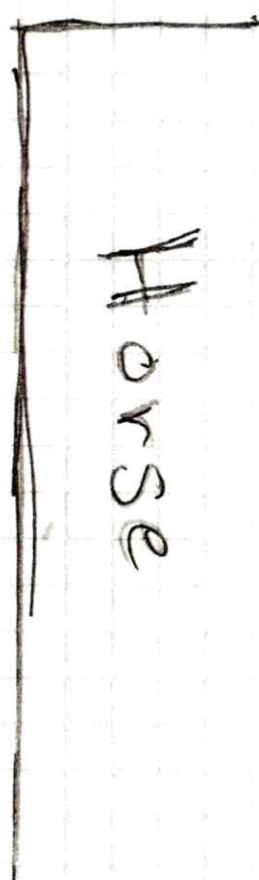
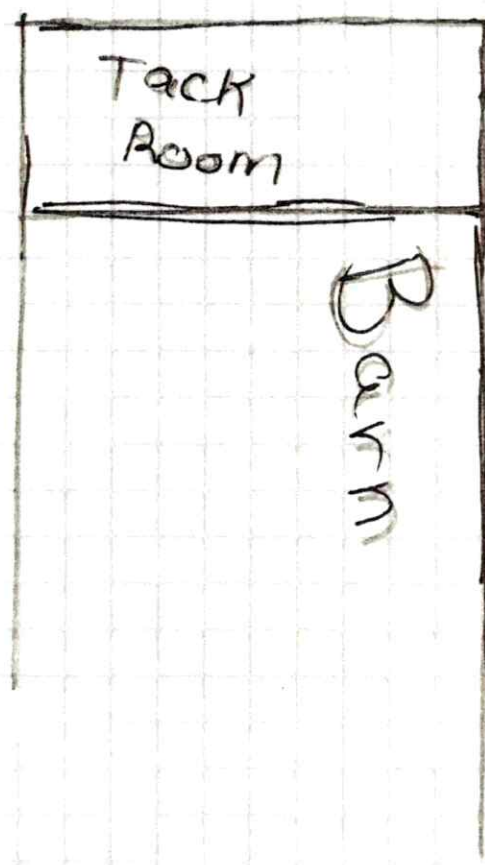
To Whom It May Concern:

The property owners at the above referenced location are proposing to convert a portion of their existing barn into a dog boarding facility. The plans do not include any dog wash stations which would require an onsite sewage management system to capture any gray water therefore no such system will be required. If the owner changes this to include a dog wash station, an onsite system will need to be permitted. If you have any questions regarding this, please feel free to contact our office.

Cc: Dept file



↑ WALL



32 Stables LLC
766 Wildwood Rd
Zebulon, GA 30295

The enclosed Georgia Stable License is valid until indicated expiration date.

This license should be displayed in a conspicuous location.

We have updated our website. Visit www.kellysolutions.com/GA to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your information online anytime. You can make secure payments by credit card to renew your license, and you can refer people to this website to validate your credentials. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features. If you have questions or concerns regarding your License, please contact: Georgia Department of Agriculture, Licensing Division at (404) 586-1411 or email gdalicensing@agr.georgia.gov.

(Fold or cut on line to display)

Georgia Department of Agriculture

Animal Protection Division

19 Martin Luther King Jr. Dr. SW

Atlanta, GA 30334

Tele: 404-656-3713 Fax: 404-656-2128

agr.georgia.gov

STABLE LICENSE

This license enables the above licensee to operate in the State of Georgia as a stable subject of the Laws of Georgia, and the Rules and Regulations promulgated by the Commissioner of Agriculture, thereunder.

This license is subject to revocation by the Commissioner of Agriculture for violation of the Georgia laws, or the Rules and Regulations promulgated by the Commissioner of Agriculture.

Date Issued:

5/20/2026

Expiration Date:

5/20/2027

32 Stables LLC
766 Wildwood Rd
Zebulon GA 30295

License Number:

35125299

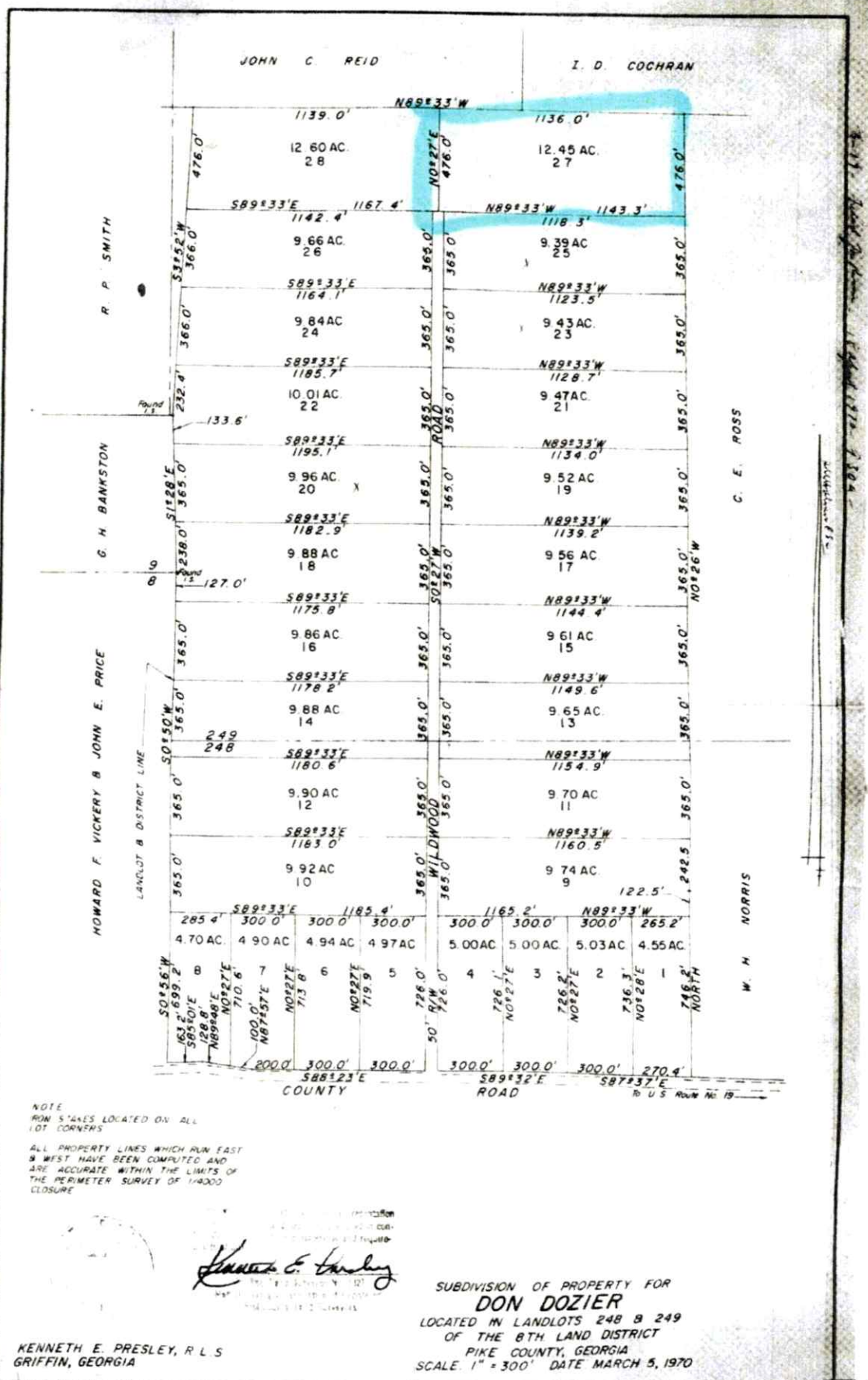
License Type:

2027 CLASS

Actual # of equine on

Property: 12

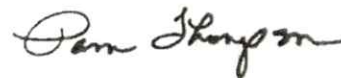
This License Is Not Transferable and Must Be Posted At All Times In A Prominent Business Location



D2020004385

FILED IN OFFICE
CLERK OF COURT
12/30/2020 02:08 PM
PAM THOMPSON, CLERK
SUPERIOR COURT
PIKE COUNTY, GA

RETURN TO:
WESSELS & GERBER, P.C.
123 S. HILL STREET
GRIFFIN, GA 30223
20G-1657



REAL ESTATE
TRANSFER TAX
PAID: \$500.50

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF SPALDING

THIS INDENTURE, made this 28th day of December 2020 between Lori G Orr, of the first part hereinafter called Grantor, and Michelle Smith of the State of Georgia and County of Pike, of the second part hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other goods and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, sell and convey unto the said Grantees heirs and assigns:

All that Lot, Tract or Parcel of land situate, lying and being in Land Lot 249 of the 8th Land District of Pike County, Georgia being more particularly shown and designated as Tract 27, containing 12.45 acres, shown on a plat of survey entitled "Subdivision of Property for Don Dozier", dated March 5, 1970, prepared by Kenneth E. Presley, Registered Land Surveyor, a copy of which said plat is recorded in Plat Book 3, Page 19, 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 Tract 27, is incorporated herein and made a part hereof.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantees heirs, successors and assigns, forever, IN FEE SIMPLE.

AND THE SAID Grantor, heirs, successors, executors and administrators will warrant and forever defend the right and title to the above described property subject to permitted exceptions, unto the said Grantees heirs, successors and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under the party of the Grantor.