**Pike County Planning Commission**

**Post Agenda**

**October 8, 2015**

The Pike County Planning Commission held its scheduled monthly meeting on October 8, 2015, at 7:00 pm in the Pike County Board of Commissioner’s meeting room located at 79 Jackson Street, Zebulon, Georgia. Members present were Chairman Tony Watkins, Vice Chairman Bennie Evans, Doug Rounds, Richard Baskin, and David Hughes. David Allen, Director of Planning & Development, was also present and recorded the meeting. Several members of the public were present.

**I. Meeting was called to order at 7:00 p.m.**

**II. A motion to approve the agenda. Vote 4/0**

**III. A motion to approve the July 9, 2015 meeting minutes. Vote 4/0**

**IV. Public Hearings:**

SUB15-02 - Johnny Bertram, property owner, and Steve Godwin, applicant, are requesting preliminary plat approval of a 6-lot single family residential subdivision on 25.72 acres located off of Ga. Hwy. 109 East and also off of Walker Road. Said property is zoned A-R (Agricultural-Residential), with approximately 948 feet of frontage along the southern side of Ga. Hwy. 109 and approximately 279 feet of frontage along the western side of Walker Road. The property is located in Land Lot 89 of the 8th Land District of Pike County, Georgia. Property is further identified as Tax Map Parcel Number 093 035.

**A motion to recommend approval of the preliminary plat and to forward it to the Board of Commissioners. Vote 4/0**

REZ-15-02 – Marjorie B. Harrison, property owner, and Teramore Development, LLC applicant, are requesting a re-zoning of a portion of a former railroad right-of-way from “no zoning” to C-2 (General Commercial) to provide more area for a proposed commercial retail development. The subject property is located off of Bottoms Road. The property is located in Land Lot 110 of the 9th District of Pike County, Georgia. The subject property portion consists of 0.32 acres and is further identified as a portion of Tax Map Parcel #042 027A.

**A motion to recommend approval of the rezoning request will all listed conditions and to forward it to the Board of Commissioners. Vote 4/0**

REZ-15-03 – Marjorie B. Harrison, property owner, and Teramore Development, LLC applicant, are requesting a re-zoning of a portion of a former railroad right-of-way from “no zoning” to C-2 (General Commercial) in conjunction with the existing commercial business adjacent to the subject property portion. The subject property, located off of Bottoms Road and Williams Drive, has approximately 127 feet of frontage along the eastern side of Bottoms Road and approximately 100 feet of frontage along the western side of Williams Drive. The property is located in Land Lot 110 of the 9th District of Pike County, Georgia. The property consists of 1.72 acres and is further identified as a portion of Tax Map Parcel #042 027A. (This portion will be the remainder after the area of Item #2, if it is approved, is removed from the parent parcel.)

**A motion to recommend approval of the rezoning request and to forward it to the Board of Commissioners. Vote 4/0**

REZ-15-04 – Kenneth Rogers, property owner and applicant, is requesting a re-zoning of a portion of a former railroad right-of-way from “no zoning” to A-R (Agricultural-Residential) to join the area with a similarly zoned parcel to its rear. The subject property, located off of Williams Drive and Ga. Hwy. 18, has approximately 100 feet of frontage along the eastern side of Williams Drive and approximately 960 feet of frontage along the northern side of Ga. Hwy. 18. The property is located in Land Lot 110 of the 9th District of Pike County, Georgia. The property consists of approximately 1.73 acres and is further identified as a portion of Tax Map Parcel #042 027A.

**A motion to recommend approval of the rezoning request and to forward it to the Board of Commissioners. Vote 4/0**

REZ-15-05 – The Development Authority of Pike County, property owner and applicant, is requesting a re-zoning from A-R (Agricultural-Residential) to M-2B (Manufacturing-Heavy) to develop a commercial / industrial business on the property. The subject property, located off of U.S. Hwy. 41, has approximately 325 feet of frontage along the western side of U.S. Hwy. 41. The property is located in Land Lot 164 of the 2nd District of Pike County, Georgia. The property consists of 6.76 acres and is further identified as a portion of Tax Map Parcel #088 043.

**A motion to recommend approval of the rezoning request will all listed conditions and to forward it to the Board of Commissioners. Vote 3/1**

The Planning Commission also held a Public Hearing on the site plan, landscape plan, and building design for the proposed business in relation to the Overlay District requirements.

**A motion to accept the proposal as meeting the Overlay District requirements, with the condition that a detailed landscape plan be completed and reviewed by the Director of Planning and Development. Vote 3/0 (David Hughes abstained.)**

**V. Discussion: None**

**VI. Adjournment: 8:34 p.m.**