

**Pike County Planning Commission
Minutes
June 11, 2015**

The Pike County Planning Commission held its scheduled monthly meeting on June 11, 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 and Richard Baskin. David Hughes was not present. 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 by Chairman Tony Watkins at 7:00 p.m.**
- II. A motion to approve the agenda was made by Richard Baskin and seconded by Doug Rounds. Vote 3/0**
- III. A motion to approve the March 12, 2015 meeting minutes was made by Richard Baskin and seconded by Bennie Evans. Vote 3/0**
- IV. New Business:
Public Hearing:**

Reversion of zoning, pursuant to REZ-14-02, from M-2A (Manufacturing - Light) to P-I (Professional-Institutional) of property located at 6225 Highway 19 South, currently owned by Mid Georgia Gospel Assembly, Inc. Said property, with approximately 628 feet of frontage along the western side of US Highway 19, contains 4.58 acres and is located in Land Lot 231 of the 8th Land District of Pike County, Georgia. Property is further identified as Tax Map Parcel Number 068 108.

David Allen provided an overview of the situation. The rezoning to M-2A was approved in May 2014 for the purposes of a vet office. Due to several reasons, the vet's office did not open. Since the property was not substantially improved or altered since the time of the latest rezoning, it is a candidate for reversion back to its former zoning, P-I.

Mid Georgia Gospel Assembly bought the property last year and wants to resume having church services there. The Planning Commission noted that there were some items from the approval conditions of the vet's office that would also apply to the church – paving the handicapped parking area and installing the missing outlet structure from the existing detention pond.

No one spoke in opposition or in favor of the request. Mid Georgia Gospel Assembly was not present.

A motion to recommend approval of the zoning reversion back to P-I, pending the missing detention pond outlet structure being installed and the paving of the required handicap parking spaces for the church. Vote 3/0

**New Business:
(Not Public Hearings)**

Pre-Application Review of a proposed major subdivision off of Hwy. 109 East, per Code Section 155.07. (Not a Public Hearing)

David Allen provided an overview of the situation. This is proposed 6 lot subdivision off of Hwy. 109 East, near the intersection of Hwy. 109 and Walker Road. Most of the lots are proposed to front Hwy. 109, with one lot fronting Walker Road. The lots would be served by septic systems and wells.

Steve Godwin came forward on behalf of the subdivision. He said that when he bought the property that he did not know that 5 or 6 lots would be considered a major subdivision. He said that if he could only do four lots right now, then 3 would be crowded up against each other, and the other lot would be off to by itself. Mr. Godwin said that he wants the lots to be quality and that he has a quality builder. He is open to suggestions on how to get this subdivision approved.

David Allen had submitted the concept plan to the DOT and the Health Department, as per the Subdivision Code. The Health Department requires a Level 3 Soil Report be performed on the property to determine well and septic capability. The DOT sent a response letter requiring joint (shared) driveways for most of the lots, since they are less than 5 acres in size and are near a curve and hill on Highway 109. Sight distance issues along Highway 109 will be the biggest limiting factor in terms of locating lots and driveways for this subdivision.

Bennie Evans echoed the safety concern along the highway. Could one interior street be created instead of individual driveways? Mr. Godwin said that the cost would be high.

Doug Rounds said that the DOT needs to be dealt with first. Submit a more detailed drawing to DOT as part of the preliminary plat submittal. Could lot "A" be eliminated? No one owning lot "A" would want to look at the backs of houses on lots "B" through "F".

No action was taken since this was a pre-application review.

Pre-Application Review of a proposed major subdivision off of Hwy. 362 West and Jonathans Roost Road, per Code Section 155.07. (Not a Public Hearing)

David Allen provided an overview of the situation. This is proposed 7 lot subdivision would come off of Whipple Avenue in the Peachstate Airpark subdivision (zoned PRD). The subject property is actually part of Birch Creek Farms (zoned R-20), which is adjacent to Peachstate Airpark. The lots would be served by septic systems and public water (water lines from Peachstate Airpark).

Steve Reeves, surveyor, and David Harwell were present to answer any further questions. The subdivision would keep the R-20 zoning of Birch Creek Farms and is designed to R-20 standards (minimum 2 acres), but would be considered part another phase of Peachstate Airpark and the lots would be subject to the restrictive covenants of Peachstate. The lots would be served by water lines and septic systems. The lots would access a new private street, which would serve as a private plane taxiway like the other streets in Peachstate Airpark.

Bennie Evans asked why not rezone the property to PRD like the rest of Peachstate? Steve Reeves replied that they did not want to go through the zoning process. Visibly, the lots would look like the other Peachstate lots, only larger.

Tony Watkins asked if new private streets were still allowed in Pike County? No information could be found to say that they were prohibited.

Bennie Evans asked about closing off the access strip to Jonathans Roost Road from the back of proposed Lot 33.

The property owner is aiming for an official preliminary plat submittal in July. A Level 3 soil report will have to be performed to judge septic suitability.

No action was taken since this was a pre-application review.

V. Discussion: None

VI. Adjournment: 8:02 p.m.

A motion to adjourn was made by Doug Rounds and seconded by Bennie Evans.

Vote 4/0