

City of Zebulon Rezoning Application

Application # RZ-22-02 Planning and Zoning Commission (PZC) Public Hearing: \_\_\_\_\_

Mayor and Council Public Hearing: \_\_\_\_\_

Property Information: District(s): 8 Land Lot(s): 228 Acres: 11.83

Street Frontage: 268.56 feet on the West side of Property (US Hwy 19)

Tax Map Parcel #: 076B 066 Address if assigned: \_\_\_\_\_

Existing Zoning Classification: CD Proposed Zoning Classification: MFR

Summary of Proposed Project: Garden Style Apartment Community consisting of 120 market rate rental units in 5 buildings.

Code Reference(s): \_\_\_\_\_

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

Letter of Explanation\*  Health Department Letter of Approval  Site Plan\*

Agent Authorization (if needed)  Other: \_\_\_\_\_

Property Owner: J. Craig Darsey Applicant: STS Development Group

Address: [REDACTED] Address: 9901 Hwy 19N

City: Griffin State: GA Zip: 30223 City: Zebulon State: GA Zip: 30295

Phone/email: [REDACTED] Phone/email: 770.630.4061

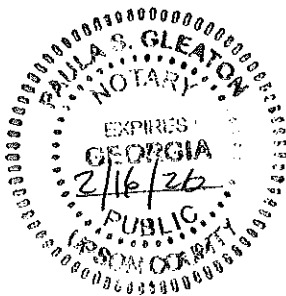
Property Owner Authorization: I declare to the best of my knowledge the information given on this application to be true, correct and accurate. I hereby authorize the staff of the Planning and Zoning Commission, members of the Planning and Zoning Commission (PZC) and the Mayor and City Council to inspect the property which is subject of this application.

Owner's Signature: J. Craig Darsey Date: 9-9-2022

Owner's Printed Name: \_\_\_\_\_

Sworn to and subscribed before me this 9th day of September, 2022.

Notary Public (signature & seal): Paula S. Gleaton





September 12, 2022

City of Zebulon  
Attn: Larry Mitcham, City Administrator  
Attn: Rob Morton, City Attorney  
P.O. Box 385  
Zebulon, GA. 30295

RE: Impact Analysis and Letter of Explanation required for Rezoning Application

Dear Larry and Rob,

Highland Real Estate Investors ('HREI') requests the City Administrator, City Attorney, Planning Commission and Council to consider rezoning the property located at 1166 US Hwy 19 and having tax parcel number 076B 066 ('Property').

The zoning for the Property is currently Central Downtown (CD) and is located within the City limits of Zebulon and has access to City Water and Sewer facilities. The intent of the current zoning is to allow multiple uses within the CD District: Highway Commercial (HC), High Density Residential (HDR), Medium Density Residential (MDR), and Institutional (INS). Our request is to rezone the Property to MFR zoning which is not included under the CD zoning. The Property is 11.83 acres and has never been developed.

The preliminary site plan attached depicts the building layout, parking, entrance and overall orientation of the project on the Property including open space to be available for residents use and a trail connecting the Pike County Schools to the City Park. One hundred twenty (120) units in five (5) buildings will have a diverse mix of one-, two- and three-bedroom rental units. The minimum floor area per dwelling unit will be six hundred ten (610) square feet for 1 bedroom/1 bathroom units; nine hundred fifty (950) square feet for 2 bedroom/2 bathroom units; and one thousand one hundred (1,100) square feet for 3 bedroom units.

The Property is located along the major thoroughfare through the City, Highway 19 and in close proximity to the amenities for the City such as schools, parks and recreation, shopping and restaurants.

**IMPACT ANALYSIS:**

The Property consists of 11.83 acres adjacent to commercial, residential and public properties as is shown on the attached site plan.

The properties to the north are owned by the City of Zebulon, Pike County Farm Bureau, Zebulon Animal Hospital and a vacant lot with commercial zoning.

9901 Hwy 19 N  
Zebulon GA 30295



The properties to the east are owned by the Pike County Board of Education and two undeveloped parcels owned by individuals with residential zoning. The preliminary layout provides for a distance of +/- 60 feet from the Property line (adjacent to the residential zoning) to the parking lot of the nearest residential parking and +/- 140 feet from the Property line to the nearest residential building on this side nearest the residential zoning. Nearly 70% of the Property along this eastern border will be dedicated wetlands and protected by stream buffers to create a barrier between the Property and the residential parcels.

The property to the south is owned by the Pike County Board of Education.

The properties to the west are commercial and the entrance to the Property is located on the west side of the Property on Highway 19.

Due to the zoning of the surrounding properties, the requested zoning classification of MFR is suitable for the location. The highest and best use for the Property is as a multi-family residential community.

**STYLE, QUALITY, INVESTMENT AND DEMAND FOR MFR PROPERTY**

HREI will work closely with the City to propose a multi-family concept similar to the attached plan with multiple buildings, ample parking, storage, walking trail and open space that will provide a housing choice not available now to the residents of Pike County or the City of Zebulon.

Given the increase in new single-family homes and the influx of new businesses like the VA Hospital, the revitalization of the square and Pike Plaza, the need for a quality apartment home community is in high demand. A quality built, attractive garden style community will provide a housing choice for the workforce of the County and City alike, creating a place to live and work in the same community. Although there is no intent to age restrict the community, it will also provide a place for seniors who are looking to downsize and/or reduce the amount of maintenance and associated expenses of larger estates.

With rising costs of construction, inflation and increasing interest rates there is no real way to gauge the cost of a project this size until the design phase. Timing for the project would be immediate if the rezoning as proposed were to be approved.

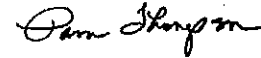
Thank you for your consideration of this request for amendment.

HIGHLAND REAL ESTATE INVESTORS, LLC

A handwritten signature in black ink, appearing to read "Shannon T. Mullinax", written in a cursive style.

Shannon T Mullinax  
Managing Member

FILED IN OFFICE  
CLERK OF COURT  
04/14/2022 04:56 PM  
PAM THOMPSON, CLERK  
SUPERIOR COURT  
PIKE COUNTY, GA



REAL ESTATE  
TRANSFER TAX  
PAID: \$200.00

Return to:  
Law Office of Kevin R. Hurt  
570 Thomaston Street  
Zebulon, Georgia 30295

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

**WARRANTY DEED**

State of Georgia  
Pike County:

THIS INDENTURE, made this 14th day of April, 2022, between

**Alton Turner, as Trustee of the Colwell-Turner Land Development Profit Sharing  
Plan and Trust,**

of Pike County, Georgia, as party or parties of the first part, hereinafter called Grantor,  
and

**Joseph Craig Darsey,**

of Spalding County, Georgia, as party or parties of the second part, hereinafter called  
Grantee (the words "Grantor" and Grantee" to include their respective heirs, legal  
representatives, successors, and assigns where the context requires or permits).

**W I T N E S S E T H T H A T :**

Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and  
other good and valuable considerations, in hand paid at and before the sealing and  
delivery of this Deed, the receipt and sufficiency of which is hereby acknowledged, has  
granted, bargained, sold, alienated, conveyed, and confirmed, and by this Deed does  
grant, bargain, sell, alienate, convey, and confirm unto Grantee, the following:

All that tract or parcel of land lying and being in Land Lot 228 of the 8th Land  
District of Pike County, and in the City of Zebulon, containing 13.13 acres, and

being more particularly shown and delineated on a plat of survey prepared by S. J. Reeves & Associates, Inc., captioned "SURVEY FOR: COLWELL TURNER LAND DEVELOPMENT AND PROFIT SHARING PLAN & TRUST," a copy of which said plat is recorded in Plat Book 22, Page 29, of the records of the Clerk of Superior Court of Pike County, Georgia, and which said plat, together with the recording thereof, is hereby incorporated herein for a more complete and detailed description of the subject property.

This deed is given subject to all easements and restrictions of record, if any.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the buildings thereon and 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 Grantee forever in **FEE SIMPLE**.

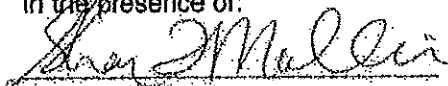
**AND THE GRANTOR** will warrant and forever defend the right and title to the above-described property unto the Grantee against the claims of all persons whomsoever.


**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the date written above.

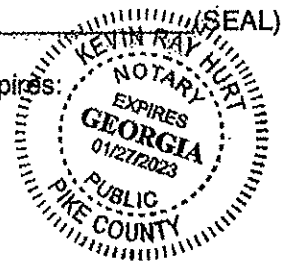
~~Colwell-Turner~~ Land Development Profit Sharing Plan and Trust

By:  (SEAL)  
Alton Turner, as Trustee

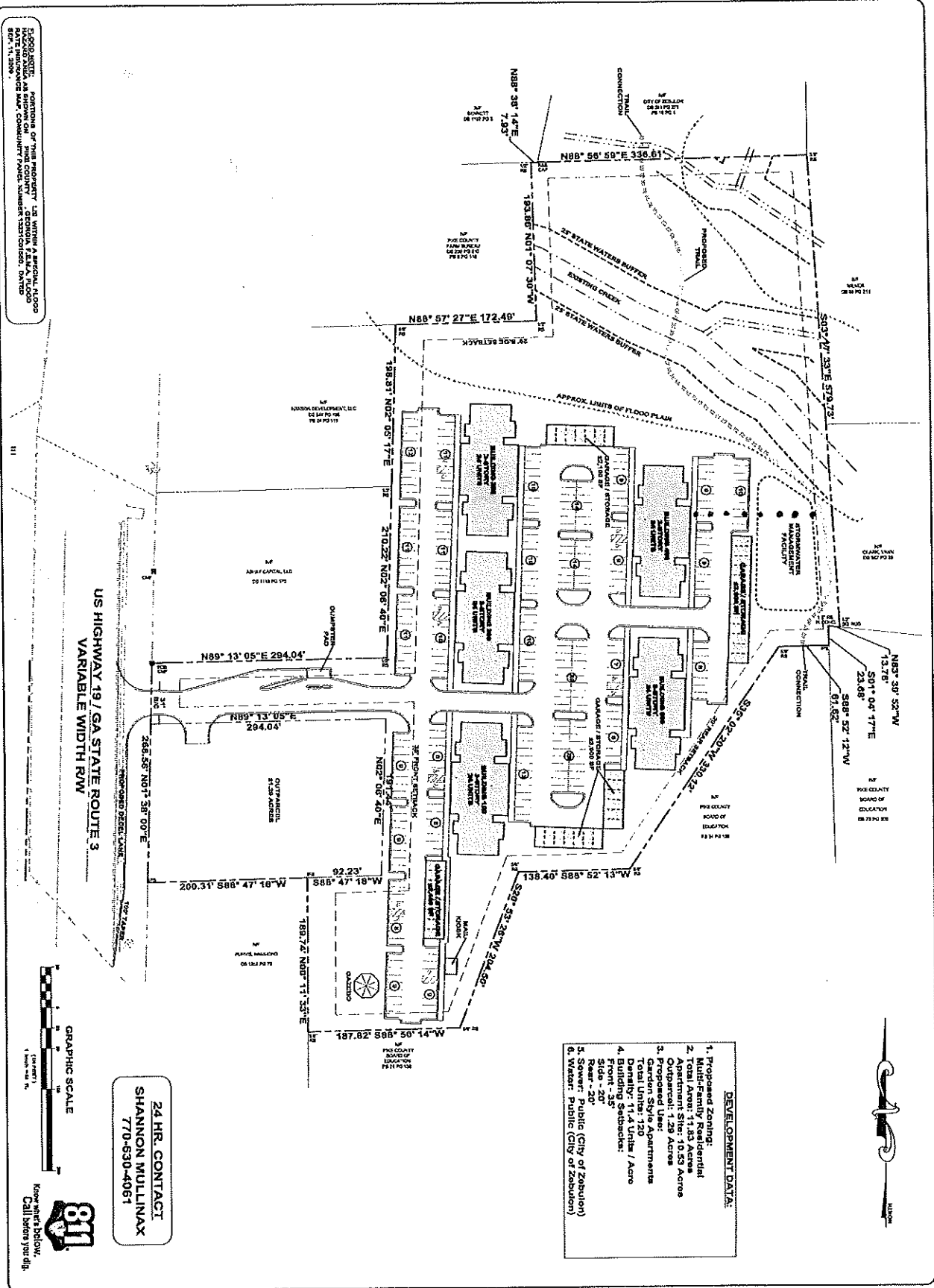
Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

 (SEAL)  
Notary Public  
My commission expires:







	<b>PROJECT NAME</b> ZEBULON APARTMENT SITE LAND LOT 318, 8TH DISTRICT CITY OF ZEBULON, POLK COUNTY, GEORGIA	<b>PERSPECTIVE ENGINEERING</b> 4255 Wade Green Road, #675 Kennesaw, Georgia 30144 Ph: (770) 427-1008 www.perspectiveng.com	<b>REVISIONS</b>    
	<b>CLIENT NAME</b> 818 DEVELOPMENT 837 ZEBULON ROAD ZEBULON, GEORGIA 30293		
<b>ENGINEERING SITE PLAN</b>	<b>DWG.:</b> 818-ZONING.DWG <b>DATE:</b> 08/15/22	<b>JOB NUMBER:</b> 2023-483 <b>DRAWN BY:</b> JLD	

I, SHANNON MULLINAX, a duly Licensed Professional Engineer in the State of Georgia, hereby certify that I am the author of the above described engineering work, and that I am a duly Licensed Professional Engineer in the State of Georgia, License No. 12345.

