AGENDA
City of Griffin Planning and Zoning Board
September 21, 2026
W. ELMER GEORGE HALL
6:00 PM

CALL TO ORDER

APPROVAL OF AGENDA

PUBLIC HEARING

1 Receive comments regarding a request to rezone approximately 0.36 + acre tract of land from Medium Density Residential to Planned Commercial Development for property located at 113 North 16th Street (Parcel 057 02025). *Director of Planning and Development, Michelle Haynes, will address.*

2 Receive comments regarding a request to rezone approximately 2.25 +/- acre tract of land from Planned Industrial Development to Neighborhood Business District for property located at 1016 Everee Inn Road (Parcel 047 01001). *Director of Planning and Development, Michelle Haynes, will address.*

3 Receive comments regarding a request for a Special Use Permit to allow a Boarding Facility at 1016 Everee Inn Road (Parcel 047 01001). *Director of Planning and Development, Michelle Haynes, will address.*

REGULAR AGENDA

4 Consider a request to rezone approximately 0.36 + acre tract of land from Medium Density Residential to Planned Commercial Development for property located at 113 North 16th Street (Parcel 057 02025). *Director of Planning and Development, Michelle Haynes, will address.*

5 Consider a request to rezone approximately 2.25 +/- acre tract of land from Planned Industrial Development to Neighborhood Business District for property located at 1016 Everee Inn Road (Parcel 047 01001). *Director of Planning and Development, Michelle Haynes, will address.*

6 Consider a request for a Special Use Permit to allow a Boarding Facility at 1016 Everee Inn Road (Parcel 047 01001). *Director of Planning and Development, Michelle Haynes, will address.*

7 Consider Approval of Minutes from July 20, 2026

DIRECTOR'S REPORT

BOARD MEMBER COMMENTS

ADJOURN

113 N 16th Street
REZONING REQUEST
(Project No. 26-REZ-07)

Applicant: Randy Rawlings
Owner: Richard Edkins c/o Rawlings Realty LLC



Current Land Use Classification	Residential
Current Zoning	Medium Density Residential
Proposed Zoning	Planned Commercial Development
Character Area	Mixed Use
Proposed Use	Commercial
Parcel Size	0.36 +/- acres
Tax parcel ID	057 02025
Planning & Zoning Board	September 21, 2026
City Commission	October 13, 2026
City Commission Member	District 2 Rose Curtis
Planning Board Member	District 2 Ann Dukes
Citizen Notification	Legal notice was published in the September 5th, 2026, edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 3, 2026.

Proposal/Site Location:

The applicant, Randy Rawlings, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD) for the parcel located at 113 N 16th Street. On this property is a 4000 square foot structure which is subdivided into four (4) commercial suites. The owner's plan is to utilize the building for several small businesses and/or to allow a church to occupy a portion of the space. There are currently no active Occupational Tax Certificates on file for this address; therefore, the legal nonconforming use will expire December 31, 2026. As developed, this property is not designed for residential use. The subject property is a 0.36+/- acre tract of land and the rezoning would apply to the entire 0.36 +/- acres.





Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 708 – Medium Density Residential (MDR)
- Article 7. Section 714 – Planned Commercial Development (PCD)

The following sections of the City of Griffin 2024 - 2044 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	Yes	Character Area Map has the subject property planned as Mixed Use, for Residential and Commercial
Citizen Notification & Participation	Yes	Legal Notice was published in the September 5, 2026, edition of the G*riffin Daily News* for Planning & Zoning Meeting and for City Board of Commissioners Public Hearing. Signage was placed on the proposed property, illustrating the purpose, date and time of both meetings on September 3, 2026.
Economic Development	Yes	Provide commercial services to the neighborhood
Natural & Historic Development	N/A	To staff's knowledge, the property has no historical significance.
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning as a commercial district is consistent with the Comprehensive Plan and the Character Area Map

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	MDR	Residential
South	MDR	Residential
East	MDR	Residential
West	MDR	Residential

The subject property is currently zoned Medium Density Residential (MDR). The properties immediately adjacent are zoned Medium Density Residential (MDR) and have a residential use. The subject property is the only property within the immediate

vicinity that is not developed as residential. The current structure is a commercial building with a commercial grade parking lot.

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property subject to the rezoning proposal does not have a reasonable economic use under its current zoning designation of Medium Density Residential. The property has been used commercially for many years. The structure is a commercial building and would need to undergo major renovation or demolition, then be rebuilt to be used as a residential dwelling. Since single-family residential is the only permitted use in MDR, only one house would be permitted on the property if the structure was demolished. By rezoning the parcel to commercial zoning district, this will allow the commercial use to be compliant with the zoning. The owner has no intention of renting out the property as a residential use.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The proposed zoning will permit a use that is suitable in regards to the use and development of adjacent and nearby properties. The Comprehensive Plan has this address located in a Mixed-Use Area. Recommended land uses for this area are general commercial, general retail, medical/dental clinics, and low, medium, and high density residential. The proposed zoning to a commercial district can be considered suitable for this area. A barber shop, small restaurant, or retail shops are compatible low-impact businesses which could provide valuable services to the neighborhood.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for the .36 +/-acre tract. Rezoning does not go against the intent of the Comprehensive Plan which has commercial uses as recommended land use options in a Mixed-Use Area. The owner desires to rezone the property so the lot and existing building can provide commercial space for multiple small businesses. This will match the requested zoning district as Planned Commercial Development. While the property is currently zoned Medium Density Residential, the owner will not be permitted to use the building commercially after December 31, 2026.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is consistent with the City of Griffin Comprehensive Plan and the Character Areas Map which designates the property as part of a Mixed-Use Area. The areas designated as Mixed-Use are characterized by developments having a combination of residential, commercial, and office uses, with pedestrian-friendly access. This can be within the same structure or multiple structures within a development area. Similar to the Downtown District, Mixed-Use areas have a high

level of density and are usually multimodal for all users. The rezoning from Medium Density Residential to Planned Commercial Development will meet the Economic Development Goal found within the Community Vision portion of the Comprehensive Plan. The goal is to attract more diverse businesses. There are fifteen (15) off street parking spaces on the parcel. There is space at the location to expand the parking area if needed. This property has access to water, sewer, and electric services through the City of Griffin.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to Planned Commercial Development (PCD) is compatible with surrounding properties and uses and the Comprehensive Plan and the Character Area map indicate this parcel can be either residential or commercial. The rezoning will allow the use to match the zoning.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development staff is not aware of any historic or cultural concerns unique to the subject property.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

By rezoning to a commercial district, both vacant suite(s) and/or occupied suite(s) can be used to provide services to a neighborhood that is currently experiencing redevelopment.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

This location has previously operated as various commercial businesses and was most recently used as a place of worship, or church. Due to parking constraints, the use as a church has not been able to expand, as it is currently zoned as Medium Density Residential and there are limited parking spaces. A zoning change from Medium Density Residential to Planned Commercial Development will allow the proposed uses to be in compliance with the zoning.

Staff Comments:

The applicant, Randy Rawlings, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD) for the parcel located at 113 N 16th Street. On this property is a 4000 square foot structure which is subdivided into four (4) commercial suites. The owner's plan is to utilize the building for several small businesses and/or to allow a church to occupy a portion of the space. There are currently no active Occupational Tax Certificates on file for this address; therefore, the legal nonconforming use will expire December 31, 2026. As developed, this property is not designed for residential use.

The proposed zoning will permit a use that is suitable in regard to the use and development of adjacent and nearby properties. The Comprehensive Plan has this address located in a Mixed-Use Area. Recommended land uses for this area are general commercial, general retail, medical/dental clinics, and low, medium, and high density residential. The proposed zoning to a commercial district can be considered suitable for this area. Additionally, the low-impact businesses could provide valuable services to the neighborhood.

Planning and Development Staff Recommendation(s):

Planning staff recommends **CONDITIONAL APPROVAL** of the request (26-REZ-07) to rezone 0.36 +/- acre tract of land located at 113 N 16th Street from Medium Density Residential to Planned Commercial Development with the following conditions:

1. All vehicles must be in a paved and striped parking space.
2. Any parking lot expansion must meet the minimum standards outlined in Articles 8, 9, and 13 of the United Development Code.

Submitted by:

Michelle Haynes, Director
Planning and Development

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 7-20-26 Application Number: 26-RE2-07

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Rezoning Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all appropriate attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 4th Floor, Griffin, GA 30223. You may reach our office by phone at (770)233-4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday. Please contact our office if you have any questions about this application or the Rezoning Process.

Rezoning Application Submission Requirements:

1. Complete Rezoning Application
2. Complete Rezoning Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development
6. Development of Regional Impact (if applicable)
7. Fees Due: Commercial $450.00/Residential $350.00

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Rezoning attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 7-20-26 Application Number: 26-REZ-07

Applicant/Agent/Representatives Name: RANDY RAWLINGS

Address: [redacted]

City: [redacted] State: GA Zip: _____

Telephone Number(s): [redacted] Email: [redacted]

Project Name/ Description: 113 N 16TH ST

Address: _____

Parcel Number(s): 057 02025 Current Zoning: MDR Parcel(s) Size: .36 ACRE

FLUM/Character Area _____ Requested Zoning PCD

Property Owner Name: RICHARD EDKINS

Address: [redacted]

City: [redacted] State: GA Zip: [redacted]

Telephone Number(s [redacted] Email: [redacted]

I attest that this Rezoning Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

[signature] RANDY RAWLINGS 7/20/26

Applicant Signature Printed Name Date

Applicant Name: RANDY RAWLINGS

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 7-20-26 Application Number: 26-REZ-07

Project Name/ Description: 113 N 16TH ST

Address: GRIFFIN

Requested Zoning & Ordinance Section: 714 - PCD

The following information must be submitted with the Rezoning Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property ✓
- The following information must be submitted with the Rezoning Application:

1. Completed application form.
2. Detailed description of existing land uses on all contiguous property;
3. The location of the subject property including street numbers, if available;
4. A boundary plat of the subject property, prepared in accordance with the Georgia Plat Act, showing the dimensions of acreage, location of tract and location of all existing improvements and easements;
5. A site plan drawn to scale showing:
   a. Any and all improvements to be constructed if the application is approved, along with the proposed use and dimensions of all structures;
   b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;
   c. Site plans with variance requests shall indicate the dimension of the proposed subject of the variance request (see 415 [section 410] for variance procedures).
6. Spalding County Tax Map, block and lot number of the appropriate plat reference;
7. The present and proposed zoning district classification for the subject property;
8. The name and address of the owner of the subject property;
9. The area of land of the subject property, stated in square feet if less than one acre;
10. Date of application;
11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;
12. Documentation supporting the request based upon the standards of this article.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 7-20-26 Application Number: 26-REZ-07

Please provide written answers to the following questions to justify a request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.

2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use? NO AFFECT

3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property? YES

4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning? HIGHEST + BEST - NEVER BE RESIDENTIAL

5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided? YES

6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use. NO NEGATIVE AFFECTS

7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal? NO

8. Has there been a change in conditions of the subject property or properties in the vicinity of the subject which give supporting grounds for wither approval or disapproval of the zoning proposed?

9. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

NEEDS TO BE REZONING FOR BUS USAGE.
THIS BUILDING WILL NEVER BE ABLE TO BE USED AS ANY THING ELSE.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 7-20-26 Application Number: 26-REZ-07

OWNER'S AUTHORIZATION

This is to certify that: Richard Edkins is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☑ Rezoning ☐ Variance ☐ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: Randy Rawlings

Richard Edkins — Property Owner Signature; Printed Name; 7/20/26 — Date

Randy — Legal Representative Signature; Printed Name; 7/20/26 — Date

Notary Signature

Commission Expiration Date: 6-8-27

Seal: TRACIE PRYOR NOTARY PUBLIC PIKE COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 08, 2027

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 7-20-26 Application Number: 26-REZ-07

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☑ No

If **yes**, please complete the following section:

- Name and position of Government Official:

- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

Applicant Signature Printed Name Date

Randy Rawlings 7/20/26

NO. 26 -

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCEL 057 02025) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP; ACCORDINGLY, TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Medium Density Residential (MDR) to Planned Commercial Development (PCD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Randy Rawlings
Owner: Richard Edkins C/O Rawlings Realty LLC
Properties: Spalding County Tax Parcel 057 02025, (0.36 +/- acres) located at 113 North 16th Street.

Conditions:

1. All vehicles must be in a paved and striped parking space.
2. Any parking lot expansion must meet the minimum standards outlined in Articles 8, 9, and 13 of the United Development Code.

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, October 13, 2026

1016 Everee Inn Road
REZONING REQUEST
(Project No. 26-REZ-08)

Applicant: Everee Inn, LLC
Owner: Everee Inn, LLC



Current Land Use Classification	Industrial
Current Zoning	Planned Industrial Development
Proposed Zoning	Neighborhood Business District
Character Area	Park District Redevelopment
Proposed Use	Commercial
Parcel Size	2.25 +/- acres
Parcel Number	047 01001
Planning & Zoning Board	September 21, 2026
City Commission	October 13, 2026
City Commission Member	District 4 Brad Wright
Planning Board Member	District 4 Jacob Wright
Citizen Notification	Legal notice was published in the September 5, 2026, edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 3, 2026.

Proposal/Site Location:

The applicant, Everee Inn, LLC, is requesting a zoning change from Planned Industrial Development (PID) to Neighborhood Business District (NBD) for the parcel located at 1016 Everee Inn Road. This is the site of the former Osmose Wood Preserving Facility. While the property is zoned Industrial, the owner is interested in exploring less intensive uses. The owner plans to sell the property to McIntosh Trail Community Service Board. McIntosh Trail would like to merge several of the existing locations into one facility located on this parcel. The owner has also applied for a special use permit (26-SUP-03) for a Boarding Facility so two (2) residential substance abuse programs can move to this location. New Choices is a program for women and children and will have up to 21 beds. Transitions is a program for men and will have 10 beds. The building will be renovated to accommodate the residential element of McIntosh Trail. Both programs are funded by the Department of Behavioral Health and Development (DBHDD). If the zoning is approved but not the special use, the location can still be used commercially under the Neighborhood Business District zoning designation. The subject property is a 2.25+/- acre tract of land and the rezoning would apply to the entire 2.25 +/- acres.



Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 715 – Planned Industrial Development (PID)
- Article 7. Section 711 – Neighborhood Business District (NBD)

The following sections of the City of Griffin 2024 - 2044 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	Yes	Character Area Map has the subject property planned as Park District Redevelopment. A Boarding Home would provide housing for the area.
Citizen Notification & Participation	Yes	Legal Notice was published in the September 5, 2026, edition of the G*riffin Daily News* for Planning & Zoning Meeting and for City Board of Commissioners Public Hearing. Signage was placed on the proposed property, illustrating the purpose, date and time of both meetings on September 3, 2026.
Economic Development	N/A	Redevelopment opportunity for both residential and commercial use
Natural & Historic Development	N/A	To staff's knowledge, the property has no historical significance.
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning as a commercial district is consistent with the Comprehensive Plan and the Character Area Map

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	PID	Residential, Legal Nonconforming
South	PID	Undeveloped Lot
East	PID	Industrial
West	PID	Industrial

The subject property is currently zoned Planned Industrial Development (PID). The properties immediately adjacent to the north, south, east, and west are zoned Planned Industrial Development (PID). The property to the north does have a legal nonconforming residential use. The parcels to the east and west have industrial uses and the property to the south is an undeveloped lot. The proposed use as a boarding facility acts as a good balance between the existing commercial to the south, east, and west and the more residential character to the north.

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property subject to the rezoning proposal may have a reasonable economic use under its current zoning designation of Planned Industrial Development (PID); however, the property has been vacant and on the market for eighteen (18) months. The owner has expressed the need to utilize the building, and as it is currently zoned, there has been no gain to the community since it has been vacant with no prospects of sale or use as it is currently zoned. By rezoning the parcel to Neighborhood Business District (NBD), this parcel would be eligible for a special use permit (Case 26-SUP-03) that would provide the interested party with a vacant facility that meets their needs. The rezoning would allow the property to be put to a viable economic use so it can serve as a community resource. It is the intent of this zoning district to promote and encourage the development and continued use of businesses located in and around the various neighborhoods of the City of Griffin.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The proposed zoning, in addition to the applied for special use permit, will allow a use that is suitable in regard to the use and development of adjacent and nearby properties. The Comprehensive Plan has this address located as Park District Redevelopment area. The areas designated as Park District Redevelopment are characterized by existing neighborhoods in primarily suburban parts of the city that are stable and not facing immediate pressure to transition to a denser and more urban style of suburban development. Park District Redevelopment character areas are suitable for medium to high density residential adjacent to commercial development as sewer capacity allows. Neighborhood Business District is an appropriate zoning district per the Comprehensive Plan and High Density Residential and medical / dental clinics are both recommended land uses within the Park Redevelopment District. The proposed use as a boarding facility acts as a good balance between the existing commercial to the south, east, and west and the more residential character to the north. Other commercial land uses in NBD are flower shops, small grocery stores, day care centers, vet clinics, and barber shops.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for the 2.25 +/-acre tract given the lack of market interest in using it for an industrial use. Rezoning does not go against the intent of the Comprehensive Plan which has general commercial, medical / dental clinics, and various residential uses as recommended land use options in a Redevelopment Area. Uses permitted in the Neighborhood Business District would follow that Plan. If the property is not rezoned the Neighborhood Business District, the owner will not be eligible for a Special Use Permit, and the property would not be able to be used for the proposed boarding facility use.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is consistent with the City of Griffin Comprehensive Plan and the Character Areas Map which designates the property as part of a Redevelopment Area. The areas designated as Park District Redevelopment are characterized by existing neighborhoods in primarily suburban parts of the city that are stable and not facing immediate pressure to transition to a denser and more urban style of suburban development. Park District Redevelopment character areas are suitable for medium to high density residential adjacent to commercial development as sewer capacity allows. There are approximately seventy (70) off street parking spaces on the parcel, and property has access to water, sewer, and electric services through the City of Griffin. The rezoning will allow the property to be used in a manner that comports with the Comprehensive Plan, but it will also allow the Property to be eligible for a Special Use Permit for use as a boarding facility. A boarding facility would also meet the Housing Goal found within the Community Vision portion of the Comprehensive Plan, specifically the goal of providing a variety of safe and affordable housing types and densities for all income levels and lifestyles.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to Neighborhood Business Development (NBD) is compatible with surrounding properties and uses. The Comprehensive Plan and the Character Area map indicate this parcel can be either residential or commercial. The properties immediately adjacent to the north, south, east, and west are zoned Planned Industrial Development (PID). The property to the north does have a legal nonconforming residential use. The parcels to the east and west have industrial uses and the property to the south is an undeveloped lot. A zoning change from Planned Industrial Development to Neighborhood Business Development will make the property eligible for a special use permit as a boarding facility. Should the special use permit be denied, Neighborhood Business District still allows for general commercial,

general retail, and medical / dental clinics that can add much needed services and opportunities to the area, all of which are consistent with the Comprehensive Plan. The proposed use as a boarding facility may act as a good balance between the existing commercial to the south, east, and west and the more residential character to the north.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development staff is not aware of any historic or cultural concerns unique to the subject property.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

The property has been vacant and on the market for eighteen (18) months. The large structure, as is, can be used commercially. If the special use permit is approved, the owner plans to renovate the building to meet all residential building and life safety requirements. By rezoning the parcel to neighborhood business zoning district (NBD), the property would be eligible for a special use permit (Case 26-SUP-03) that would allow the property to be used as a DBHDD boarding facility.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

This location has been on the market for eighteen (18) consecutive months, with no traction or proposed business activities. Since that time, the buildings have been vacant. A zoning change from Planned Industrial Development to Neighborhood Business Development will make the property eligible for a special use permit as a boarding facility. Should the special use permit be denied, Neighborhood Business District still allows for general commercial, general retail, and medical / dental clinics that can add much needed services and opportunities to the area, all of which are consistent with the Comprehensive Plan.

Staff Comments:

The applicant, Everee Inn, LLC, is requesting a zoning change from Planned Industrial Development (PID) to Neighborhood Business District (NBD) for the parcel located at 1016 Everee Inn Road. This is the site of the former Osmose Wood Preserving Facility. While the property is zoned Industrial, the owner is interested in exploring less intensive uses. The owner plans to sell the property to McIntosh Trail Community Service Board. McIntosh Trail would like to merge several of the existing locations into one facility located on this parcel. If the rezoning is approved, the property would be eligible for a special use permit for use as a boarding facility. The owner has also applied for a special use permit (26-SUP-03) for a boarding facility so that, if approved, two (2) residential substance abuse programs can move to this location. New

Choices is a program for women and children and will have up to 21 beds. Transitions is a program for men and will have 10 beds. The building will be renovated to accommodate the residential element of McIntosh Trails. Both programs are funded by the Department of Behavioral Health and Development (DBHDD). If the zoning is approved but not the special use, the location can still be used commercially under the Neighborhood Business District zoning designation.

The subject property is currently zoned Planned Industrial Development (PID) and has remained vacant and on the market for approximately 18 months. The requested rezoning to Neighborhood Business District (NBD) would allow the property to be utilized for general commercial, general retail, and medical / dental clinics that can add much needed services and opportunities to the area, all of which are consistent with the Comprehensive Plan. It would also make the property eligible for a special use permit to allow for its use as a boarding facility.

The proposed rezoning is consistent with the City of Griffin 2024–2044 Comprehensive Plan and the Park District Redevelopment Character Area, which supports redevelopment and allows residential uses adjacent to commercial development where adequate infrastructure is available. The proposed use as a boarding facility may act as a good balance between the existing commercial to the south, east, and west and the more residential character to the north.

If the property is not rezoned to Neighborhood Business District, the owner will not be eligible for a Special Use Permit, and the property would not be able to be used for the proposed boarding facility use. The property is served by City water, sanitary sewer, and electricity and has existing off-street parking. Staff finds the proposed rezoning compatible with surrounding properties and uses and does not identify any known historic, cultural, or environmental concerns unique to the property.

Planning and Development Staff Recommendation(s):

Planning staff recommends **APPROVAL** of the request (26-REZ-08) to rezone 2.25 +/- acre tract of land located at 1016 Everee Inn Road from Planned Industrial Development (PID) to Neighborhood Business District (NBD).

Submitted by:

Michelle Haynes, Director
Planning and Development

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 8/14/26 Application Number: 26-REZ-08

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Rezoning Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all appropriate attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 4th Floor, Griffin, GA 30223. You may reach our office by phone at (770)233-4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday. Please contact our office if you have any questions about this application or the Rezoning Process.

Rezoning Application Submission Requirements:

1. Complete Rezoning Application
2. Complete Rezoning Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development
6. Development of Regional Impact (if applicable)
7. Fees Due: Commercial $450.00/Residential $350.00

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Rezoning attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 8/14/26 Application Number: 26-RE2-08

Applicant/Agent/Representatives Name:
Everee Inn LLC Harvey Pilkenton

Address: [redacted]

City: [redacted] State: GA Zip: [redacted]

Telephone Number(s) [redacted] Email: [redacted]

Project Name/ Description:

Address: 1016 Everee Inn Road

Parcel Number(s): 0470101 Current Zoning: PID Parcel(s) Size:

FLUM/Character Area Requested Zoning NBD

Property Owner Name: Everee Inn LLC

Address: [redacted]

City: [redacted] State: GA Zip: [redacted]

Telephone Number(s): [redacted] Email [redacted]

I attest that this Rezoning Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

Harvey Pilkenton Harvey Pilkenton 8/14/26
Applicant Signature Printed Name Date

Applicant Name: Everee Inn LLC

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 8/14/26 Application Number: 26-REZ-08

Project Name/ Description: Everee Inn Road

Address: 1016 Everee Inn Road

Requested Zoning & Ordinance Section: NBD

"See Attached"

The following information must be submitted with the Rezoning Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property
- The following information must be submitted with the Rezoning Application:

1. Completed application form.
2. Detailed description of existing land uses on all contiguous property;
3. The location of the subject property including street numbers, if available;
4. A boundary plat of the subject property, prepared in accordance with the Georgia Plat Act, showing the dimensions of acreage, location of tract and location of all existing improvements and easements;
5. A site plan drawn to scale showing:
   a. Any and all improvements to be constructed if the application is approved, along with the proposed use and dimensions of all structures;
   b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;
   c. Site plans with variance requests shall indicate the dimension of the proposed subject of the variance request (see 415 [section 410] for variance procedures).
6. Spalding County Tax Map, block and lot number of the appropriate plat reference;
7. The present and proposed zoning district classification for the subject property;
8. The name and address of the owner of the subject property;
9. The area of land of the subject property, stated in square feet if less than one acre;
10. Date of application;
11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;
12. Documentation supporting the request based upon the standards of this article.

RESPONSE FOR APPLICATION FOR REZONING
1016 EVEREE INN ROAD

1. Attached to Application For Rezoning property 1016 Everee Inn Road.
2. S & W Paper Inc. at 1075 Everee Inn Road is an Industrial Manufacturer.
   375 Airport Road, Griffin Development Authority, Office and Industrial Manufacturer.
   839 Everee Inn Road, Industrial Manufacturer.
   2 Acre Lot, Parcel Number 047 01012B, (may change Scalon).
   1142 Anne Street, New & Used Appliance, Industrial Manufacturer.
   1141-1143-1145 Anne Street, Brightmoor Nursing Operation Support.
3. 1016 Everee Inn Road.
4. Attached survey (plot plan).
5. a. The building is existing.
   b. N/A
   c. N/A
6. Attached tax map.
7. Zoning is currently PID. Proposed zoning is NBD.
8. Everee Inn LLC – Harvey Pilkenton - Manager, 357 Odell Road, Griffin
9. Two (2) plus acres as per survey.
10.
11. Unknown.
12. Document as presented in items 1 through 11.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 8/14/26 Application Number: 26-REZ-08

"See Attached"

Please provide written answers to the following questions to justify a request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.
2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?
3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning?
5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?
6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.
7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?
8. Has there been a change in conditions of the subject property or properties in the vicinity of the subject which give supporting grounds for wither approval or disapproval of the zoning proposed?
9. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

RESPONSE FOR APPLICATION FOR REZONING
1016 EVEREE INN ROAD

1. S & W Paper Inc. at 1075 Everee Inn Road is an Industrial Manufacturer.
   375 Airport Road, Griffin Development Authority, Office and Industrial Manufacturer.
   839 Everee Inn Road, Industrial Manufacturer.
   2 Acre Lot, Parcel Number 047 01012B
   1142 Street, New & Used Appliance, Industrial Manufacturer.
   1141-1143-1145e Street, Brightmoor Nursing Operation Support.
2. Yes. We have marketed property for sale or lease as is with no success.
3. Yes.
4. The property has been marketed as it is currently zoned with no success.
5. Yes, building exist with all utilities available.
6. Yes, it is compatible. Requested zoning has low impact. There is no negative impact.
7. No. Aesthetically suits the rezoning request. See attached photo.
8. Currently there are 6 to 8 vacant properties in the vicinity.
9. Property has been vacant for eighteen 18) months during this time we have been trying to sell lease property. Physical renovations have been made. Property is not substandard.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 8/14/26 Application Number: 26-REZ-08

OWNER'S AUTHORIZATION

This is to certify that: Harvey Pilkenton is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☑ Rezoning ☐ Variance ☐ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: Everee Inn Road LLC

Property Owner Signature	Printed Name	Date
	Harvey Pilkenton	8/14/26
Legal Representative Signature	Printed Name	Date

Notary Signature

Seal:

KAREN M BENNETT NOTARY PUBLIC EXP. AUG. 15, 2026 PIKE COUNTY, GA

Commission Expiration Date: 8/15/26

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 8/14/26 Application Number: 26-REZ-08

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☑ No

If **yes**, please complete the following section:

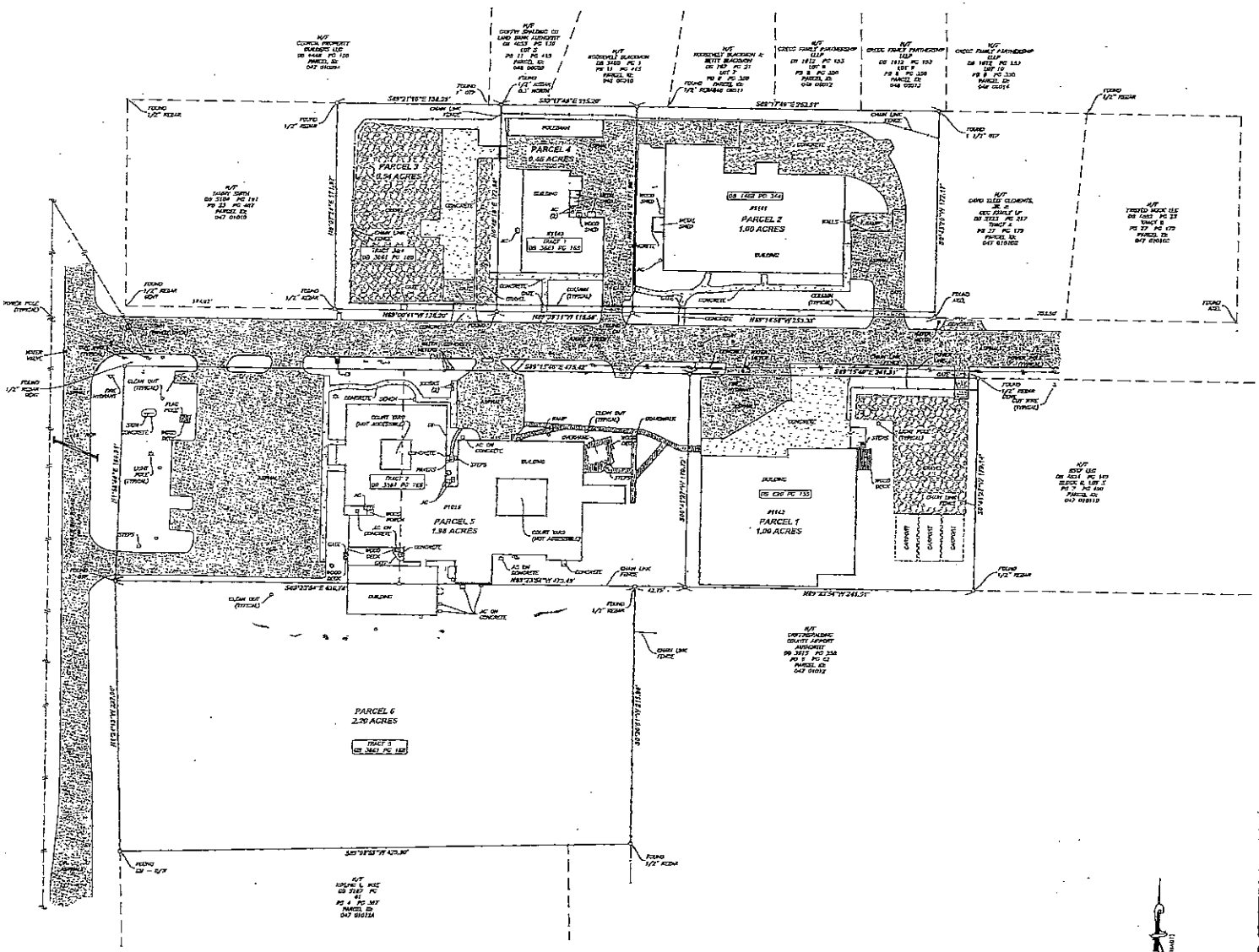
- Name and position of Government Official:

- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

Harvey Pilkerton — Harvey Pilkerton — 8/14/26

Applicant Signature | Printed Name | Date

E-Filed By:
Spalding County Clerks Office
Clerk of County Debbie L. Brooks
02/24/2025 02:58 PM
Plat Book: 00028
Page: 0150
$10.00 Base Filing Fee



PB = PLAT BOOK
DB = DEED BOOK
R/W= RIGHT OF WAY
N/F = NOW OR FORMERLY
AC = AIR CONDITION
CB = CONCRETE BRIDGE
OTP = OPEN TOP PIPE
SSMH = SANITARY SEWER MANHOLE
RCP = REINFORCED CONCRETE PIPE

THE FIELD DATA (APPROXIMATELY 5000) UPON WHICH THIS PLAT IS BASED, AND COMPLETED ON 2/11/25, WAS OBTAINED USING A LEICA GS18I AND THE HIGH SMARTNET NETWORK (NETWORK ADJUSTED KINEMATIC). THE ANGULAR AND RELATIVE POSITIONAL ACCURACY IS 0.01 FEET. THE REMAINDER OF THE FIELD WORK, LINEAR AND ANGULAR MEASUREMENTS, WAS COMPLETED USING A GEOMAX ZOOM 18 ROBOTIC TOTAL STATION.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are labeled hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THIS LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.
SCANLON ENGINEERING SERVICES, INC. LSF000539 (EXP. 06/30/2026)

SCOTT G. CRUSEMEYER PLS GA #3130
scott@scanlonengr.com

FIELD WORK PERFORMED: 2/11/2025
DATE OF PLAT PREPARATION: 2/12/2025

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 457,601 FEET.

SES
ENGINEERING PLANNING SURVEYING

SCANLON ENGINEERING SERVICES, INC.
731 EAST HANK STREET
GRIFFIN, GEORGIA 30224
PHONE: (678) 957-2001 www.scanlonengr.com
LSF000539

RETRACEMENT SURVEY FOR
KOPPERS PERFORMANCE CHEMICALS INC
LOCATED IN LAND LOT 113 OF THE 2nd DISTRICT,
CITY OF GRIFFIN, SPALDING COUNTY, GEORGIA

GEORGIA REGISTERED SCOTT G. CRUSEMEYER 3130 LAND SURVEYOR

RETRACEMENT SURVEY

SHEET TITLE

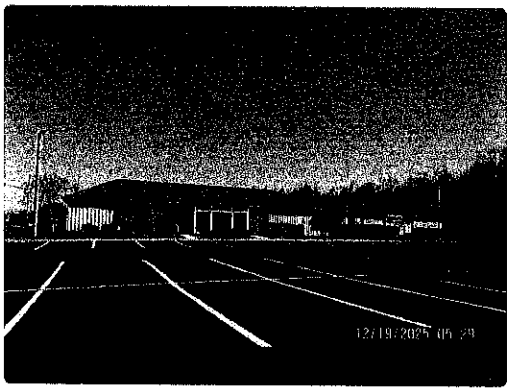
SHEET # 01 OF 01

Spalding County, GA

Summary

Parcel Number	047 01011
Account/Realkey	6109
Location Address	1016 EVEREE INN RD
Legal Description	TR 5 EVEREE INN RD PB 28/150 (Note: Not to be used on legal documents)
Class	C3-Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	GRIFFIN (District 01)
Millage Rate	37.348
Acres	1.96
Homestead Exemption	No ($0)
Landlot/District	115 / 02

View Map



Owner

EVEREE INN LLC
357 ODELL RD
GRIFFIN, GA 30224

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Industrial/Comm, light/service	Acres	85,378	180	233	1.96	0

Commercial Improvement Information

Description	Office Buildings
Value	$1,619,943
Actual Year Built	1969
Effective Year Built	1987
Square Feet	25672
Wall Height	10
Wall Frames	Wood
Exterior Wall	Wood
Roof Cover	Asphalt Shingles
Interior Walls	Plywood
Floor Construction	Reinforced Concrete
Floor Finish	Concrete
Ceiling Finish	Acoustical Tile
Lighting	Standard F.F.
Heating	Heat Pump System
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fence - Chain Link	1995	4x250 / 0	0	$1,692
Accessory - No Value	1995	0x0 / 0	0	$0
Paving: 4" Asphalt >= 3,000 SF	1980	0x0 / 20500	0	$22,878

Permits

Permit Date	Permit Number	Type
04/29/2025	11970	ROOF
06/14/2019	3081	COMMERCIAL - REMODEL
08/12/2015	BC-15.0684	ROOF
07/06/2011	11.0550	ROOF

Spalding County, GA

Summary

Parcel Number	047 01012B
Account/Realkey	6115
Location Address	EVEREE INN RD
Legal Description	TR 6 EVEREE INN RD - PB 28/150 (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	GRIFFIN (District 01)
Millage Rate	37.348
Acres	2.19
Homestead Exemption	No (S0)
Landlot/District	115 / 02

View Map

Owner

EVEREE INN LLC
357 ODELL RD
GRIFFIN, GA 30224

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Industrial, Light/Res zoning	Acres	95,396	0	0	2.19	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/27/2025	5311 716	28 150	$0	MULTIPLE PARCELS	KOPPERS PERFORMANCE CHEMICALS INC	EVEREE INN LLC
2/27/2025	5311 709	7 490	$1,142,400	NON FAIR MARKET VALUE	OSMOSE INC	EVEREE INN LLC
6/13/2014	3861 168		$0	QUIT CLAIM	OSMOSE REALTY CORP	OSMOSE INC
2/26/2004	2446 129		$67,000	FAIR MARKET - VACANT	FAIRCROFT INVESTMENTS LLLP	OSMOSE REALTY CORPORATION
12/27/2001	2015 23		$1,243,000	MULTIPLE PARCELS	FLYNT J J JR	FAIRCROFT INVESTMENTS LLLP

Valuation

	2026	2025	2024	2023
Previous Value	$51,425	$51,425	$51,425	$51,425
Land Value	$51,425	$51,425	$51,425	$51,425
+ Improvement Value	$0	$0	$0	$0
+ Accessory Value	$0	$0	$0	$0
= Current Value	$51,425	$51,425	$51,425	$51,425

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

The Spalding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and has NOT BEEN APPROVED by the Board of Assessors. ALL data is subject to change. Zoning or Flood Map information should always be verified with the proper authorities before being relied upon.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/3/2026, 6:06:01 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/27/2025	5311 716	28 150	$0	MULTIPLE PARCELS	KOPPERS PERFORMANCE CHEMICALS INC	EVEREE INN LLC
2/27/2025	5311 709		$1,142,400	NON FAIR MARKET VALUE	OSMOSE INC	EVEREE INN LLC
6/13/2014	3861 168	7 490	$0	QUIT CLAIM	OSMOSE REALTY CORPORATION	OSMOSE INC
12/15/1969	280 357	7 490	$0	NON FAIR MARKET VALUE	OSMOSE REALTY CO	OSMOSE REALTY CO
12/13/1968	273 104	7 490	$0	NON FAIR MARKET VALUE	CITY OF GRIFFIN	OSMOSE REALTY CO
6/16/1964	235 211	7 490	$0	NON FAIR MARKET VALUE		CITY OF GRIFFIN

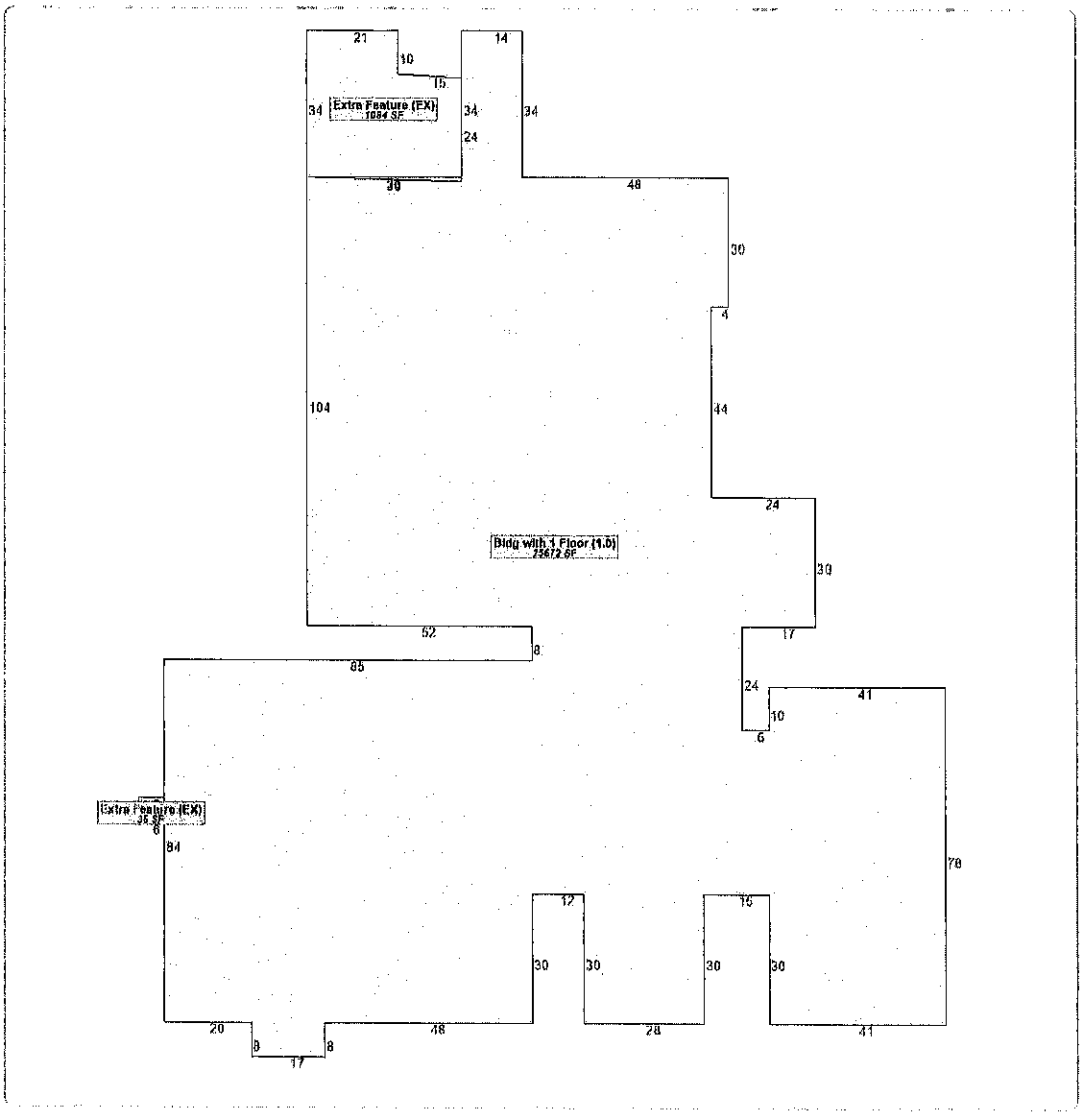
Valuation

	2026	2025	2024	2023
Previous Value	$1,611,715	$1,611,715	$1,449,068	$1,407,077
Land Value	$64,400	$64,400	$64,400	$64,400
+ Improvement Value	$1,619,943	$1,522,745	$1,522,745	$1,360,098
+ Accessory Value	$24,570	$24,570	$24,570	$24,570
= **Current Value**	**$1,708,913**	**$1,611,715**	**$1,611,715**	**$1,449,068**

Photos



Sketches



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

The Spalding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and has NOT BEEN APPROVED by the Board of Assessors. ALL data is subject to change. Zoning or Flood Map information should always be verified with the proper authorities before being relied upon.
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SCHNEIDER GEOSPATIAL

qPublic.net™ Spalding County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	047 01011
Class Code	Commercial
Taxing District	GRIFFIN
Acres	1.96

Owner	EVEREE INN LLC 357 ODELL RD GRIFFIN, GA 30224
Physical Address	1016 EVEREE INN RD
Assessed Value	Value $1708913
Land Value	Value $64400

Last 2 Sales

Date	Price	Reason	Qual
2/27/2025	0	MT	U
2/27/2025	$1142400	XX	U

(Note: Not to be used on legal documents)

Date created: 8/6/2026
Last Data Uploaded: 8/6/2026 8:00:47 AM

Developed by SCHNEIDER GEOSPATIAL

FOR SALE!

1016 EVEREE INN RD
GRIFFIN, GA 30224

COMMERCIAL PROPERTY
-22,600 SQFT-



CONTACT
770-403-0741
770-318-8386

- 65+ OFFICES
- 70+ PARKING SPOTS
- 2 KITCHENS
- MULTIPLE RESTROOMS
- TRAINING FACILITY
- COURT YARD

NO. 26 -

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCEL 047 01001) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP; ACCORDINGLY, TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Planned Industrial Development (PID) to Neighborhood Business District (NBD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Everee Inn LLC
Owner: Everee Inn LLC
Properties: Spalding County Tax Parcel 047 01011, (2.25 +/- acres) located at 1016 Everee Inn Road.

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, October 13, 2026

1016 Everee Inn Road
Special Use Permit Request
File No. 26-SUP-03

Applicant: Everee Inn, LLC
Owner: Everee Inn, LLC



Current Land Use Classification	Industrial
Current Zoning	Planned Industrial Development (PID)
Proposed Use	Boarding Facility
Parcel Size	2.25 +/- acres
Parcel Number	047 01011
City Commission Member	District 4 Brad Wright
Planning Board Member	District 4 Jacob Wright
Citizen Notification	Legal notice was published in the September 5, 2026, edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 3, 2026.

Proposal/Site Location:

The applicant, Everee Inn, LLC, is requesting a Special Use Permit to allow a boarding facility at 1016 Everee Inn Road. The property is the site of the former Osmose Wood Preserving Facility and contains a large commercial structure with associated off-street parking. The requested Special Use Permit is being considered in conjunction with the rezoning application 26-REZ-08, which requests rezoning of the property from Planned Industrial Development (PID) to Neighborhood Business District (NBD). As discussed in the associated rezoning staff report, the property has remained vacant and on the market for approximately eighteen (18) months. The Special Use Permit would allow the existing structure to be utilized for the proposed use. The owner plans to sell the property to McIntosh Trail Community Service Board. McIntosh Trail would like to merge several of the existing locations into one facility located on this parcel. The boarding facility designation would allow two (2) residential substance abuse programs to move to this location. New Choices is a program for women and children and will have up to 21 beds. Transitions is a program for men and will have 10 beds. The building will be renovated to accommodate the residential element of McIntosh Trail. Both programs are funded by the Department of Behavioral Health and Developmental Disabilities (DBHDD).



Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Unified Development Code (UDC) apply to the Special Use permit request:

- Article 4. Section 406 - Special Use Permit Provision
- Article 4. Section 408 - Public Hearings
- Article 5. Section 503F – Personal care home, group home for disabled persons, and boarding home
- Article 7. Section 712 -Neighborhood Business District

Article 406 Special Uses:

ALL PROPOSED SPECIAL USES FOR PROPERTY SHALL BE EVALUATED IN LIGHT OF THE FOLLOWING STANDARDS:

1. IT MUST NOT BE DETRIMENTAL TO THE USE OR DEVELOPMENT OF THE ADJACENT PROPERTIES, OR TO THE GENERAL NEIGHBORHOOD SO AS TO ADVERSELY AFFECT THE HEALTH, SAFETY OR GENERAL WELFARE OF CITIZENS;

   FINDINGS: Upon review and evaluation of the applicant's request, Planning Staff cannot find any detrimental impacts on the development of adjacent properties. The proposed use of a boarding facility on this property will not adversely affect the health, safety and welfare of the general public. The former use at this location was Industrial.

2. IT MUST NOT ADVERSELY AFFECT EXISTING PROPERTY AND USES AND IT MUST BE PROPOSED TO BE PLACED ON A LOT OF SUFFICIENT SIZE TO SATISFY THE SPACE REQUIREMENTS FOR THE USE;

   FINDINGS: The parcel is 2.25+/- acre tract of land which will allow ample space for the structure with adequate parking (approximately 70 spaces) on this site. The requested Special Use Permit is being considered in conjunction with the rezoning application 26-REZ-08, which requests rezoning of the property from Planned Industrial Development (PID) to Neighborhood Business District (NBD). As discussed in the associated rezoning staff report, the property has remained vacant and on the market for approximately eighteen (18) months. The Special Use Permit would allow the existing structure to be utilized for the proposed use. Granting the Special Use Permit request will not adversely affect the existing properties or uses.

3. GENERAL COMPATIBILITY OF THE PROPOSED SPECIAL USE WITH ADJACENT PROPERTIES AND OTHER LAND USES IN THE GENERAL AREA.

   FINDINGS: The applicant's proposed use as a boarding facility is compatible with the adjacent properties and land uses within the area. The properties immediately adjacent to the north, south, east, and west are zoned Planned Industrial Development (PID). The property to the north does have a legal nonconforming residential use. The parcels to the east and west have industrial uses and the property to the south is an undeveloped lot. The proposed use as a boarding facility acts as a good balance between the existing commercial to the south, east, and west and the more residential character to the north.

4. THE PROPOSED USE WILL NOT CONSTITUTE A NUISANCE OR HAZARD OR OTHERWISE ADVERSELY AFFECT THE PUBLIC INTEREST BECAUSE OF THE NUMBER OF PERSONS WHO MAY NORMALLY BE EXPECTED TO USE SUCH FACILITY OR TYPE OF PHYSICAL ACTIVITY.

   FINDINGS: The proposed use should not constitute a nuisance or hazard or otherwise adversely affect the public interest of the surrounding properties due to the number of participants or individuals visiting the property. The area is zoned

industrial and many of the surrounding properties are operating as commercial or industrial. This property was the location of Osmose Wood Preserving Facility which employed fifty (50) to one hundred and fifty (150) employees throughout its tenure in Griffin. The proposed use would be less intensive than the past industrial uses at this location.

5. OTHER ITEMS THAT MAY BE CONSIDERED INCLUDE TRAFFIC FLOW, AVAILIBILITY OF OFF-STREET PARKING, PROTECTIVE SCREENING, HOURS AND MANNER OF OPERATION OF THE PROPOSED USE, OUTDOOR LIGHTING, SIGNAGE AND INGRESS AND EGRESS TO THE PROPERTY.

   FINDINGS: The proposed use of a boarding facility is expected to result in some daily and evening traffic associated with residents, staff, and visitors. The existing site provides approximately 70 off-street parking spaces and access to City water, sewer, and electricity. McIntosh Trail plans to merge several of the existing locations into one facility located on this parcel. The boarding facility designation would allow two (2) residential substance abuse programs to move to this location. New Choices is a program for women and children and will have up to 21 beds. Transitions is a program for men and will have 10 beds. The building will be renovated to accommodate the residential element of McIntosh Trail. Any improvements to the property will be required to meet all applicable requirements of the City of Griffin Unified Development Code, including parking, access, and ingress and egress requirements. Emergency vehicles will have easy access to the residents. Staff finds the proposed use and the request for a special use permit appropriate for the property.

6. THE APPLICANT MUST MEET ALL SPECIFIC REQUIREMENTS ESTABLISHED IN THIS ORDINANCE FOR THE PARTICULARIZED SPECIAL USE REQUESTED.

   FINDINGS: This request, as submitted, is in compliance with the Special Use Permit provisions under Section 406 of the City of Griffin Unified Development Code. The boarding facility is subject to the conditions found in Article 5 Section 503E of the UDC. The applicant has agreed to adhere to all architectural, parking, landscaping, fencing, and development codes requirements per Griffin's Unified Development Code and all other applicable building and life safety codes.

Planning Staff's Comments:

The applicant, Everee Inn, LLC, is requesting a Special Use Permit to allow a boarding facility at 1016 Everee Inn Road. The property is the site of the former Osmose Wood Preserving Facility and contains a large commercial structure with associated off-street parking. The requested Special Use Permit is being considered in conjunction with the rezoning application 26-REZ-08, which requests rezoning of the property from Planned Industrial Development (PID) to Neighborhood Business District (NBD). As discussed in the associated rezoning staff report, the property has remained vacant and on the market for approximately eighteen (18) months. The Special Use Permit would allow the existing structure to be utilized for the proposed use. The owner would like to lease or sell the property to McIntosh Trail Community Service Board. McIntosh Trail plans to merge several of the existing locations into one facility located on this parcel. The

boarding facility designation would allow two (2) residential substance abuse programs to move to this location. New Choices is a program for women and children and will have up to 21 beds. Transitions is a program for men and will have 10 beds. The building will be renovated to accommodate the residential element of McIntosh Trail. Both programs are funded by the Department of Behavioral Health and Developmental Disabilities (DBHDD).

Per the Permitted Use Chart found in Article 704, a boarding facility is permitted in Neighborhood Business Development only through a Special Use Permit. The applicant's request for a Special Use Permit has been reviewed in accordance with requirements outlined under Section 406 of the City of Griffin's UDC. Planning Staff has found that the request for the Special Use Permit for a boarding facility at this location is in compliance with the requirements outlined in the zoning ordinance. The proposed use for this location will not adversely affect the use and development of adjacent properties.

Planning Staff's Recommendation:

Planning staff recommends **CONDITIONAL APPROVAL** of the Special Use Permit (26-SUP-03) to allow a boarding facility at 1016 Everee Inn Road. The boarding facility is subject to the following conditions found in Article 5 Section 503E of the UDC for Personal Care Home, Group Home for Disabled Persons, and Boarding Home:

1. Minimum structure size: 1,500 heated square feet;

2. No more than two residents occupying a private living space. "Resident" as used within this sub-section shall be interpreted to include client(s) receiving personal services, caregiver(s), and any other adult or child domiciled in the structure;

3. Compliance with the requirements of the Americans with Disabilities Act, 42 U.S.C. § 126 et seq.;

4. Compliance with the requirements of any and all state regulations and licensing requirements governing the operation of the facility, including but not limited to regulations of the department of community health, the department of behavioral health and developmental disabilities, and/or the department of human services, as applicable;

    a. Copies of state licenses or other documentation required for lawful operation of the facility must be provided to the City of Griffin.

5. Receipt of a certificate of inspection and approval by the fire marshal and building inspector demonstrating compliance with applicable minimum life safety and building codes;

6. Issuance of an occupational tax certificate for the facility from the City of Griffin.

7. The special use permit shall be voided if the use is not in operation within one (1) year from the date of approval or if the use ceases for a period of one (1) year, provided that the special use permit shall remain valid if there are active building or land disturbance permits related to the property for which the special use permit was granted.

Submitted by:
Michelle Haynes, Director
Planning and Development

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/14/26 Application Number: 26-SUP-03

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Special Use Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all appropriate attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 3rd Floor, Griffin, GA 30223. You may reach our office by phone at (770)233-4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday. Please contact our office if you have any questions about this application or the Special Use Process.

Special Use Application Submission Requirements:

1. Complete Special Use Application
2. Complete Special Use Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development
6. Development of Regional Impact (if applicable)
7. Fees Due: Commercial $400.00/Residential $350.00

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Special Use attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/14/26 Application Number: 26-SUP-03

Applicant/Agent/Representatives Name: Everee Inn Road LLC Harvey Pilkenton

Address: [redacted]

City: [redacted] State: GA Zip: [redacted]

Telephone Number(s): [redacted] Email: [redacted]

Project Name/ Description: _____

Address: 1016 Everee Inn Road

Parcel Number(s): 04701011 Current Zoning: PID Parcel(s) Size: _____

FLUM/Character Area _____ Unified Development Code Section: _____

Property Owner Name: Everee Inn Road LLC

Address: [redacted]

City: [redacted] State: GA Zip: [redacted]

Telephone Number(s): [redacted] Email: [redacted]

I attest that this Special Use Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

Harvey Pilkenton
Applicant Signature

Harvey Pilkenton
Printed Name

8/14/26
Date

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/14/26 Application Number: 26-SUP-03

See Attached

The following information must be submitted with the Special Use Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property

A. The following information must be submitted with the Special Use Application:

1. Completed application form.
2. Detailed description of existing land uses on all contiguous property;
3. The location of the subject property including street numbers, if available;
4. A boundary plat of the subject property, prepared in accordance with the Georgia Plat Act, showing the dimensions of acreage, location of tract and location of all existing improvements and easements;
5. A site plan drawn to scale showing:
   a. Any and all improvements to be constructed if the application is approved, along with the proposed use and dimensions of all structures;
   b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;
   c. Site plans with variance requests shall indicate the dimension of the proposed subject of the variance request (see 415 [section 410] for variance procedures).
6. Spalding County Tax Map, block and lot number of the appropriate plat reference;
7. The present and proposed zoning district classification for the subject property;
8. The name and address of the owner of the subject property;
9. The area of land of the subject property, stated in square feet if less than one acre;
10. Date of application;
11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;
12. Documentation supporting the request based upon the standards of this article.

Response For Special Use Application
1016 Everee Inn Road

1. Attached to Application For Special Use property 1016 Everee Inn Road.
2. S & W Paper, Inc. 1at 1075 Everee Inn Road is an Industrial Manufacturer.
   Griffin Development Authority, 375 Airport Road, Office and Industrial Manufacturer.
   839 Everee Inn Road, Industrial Manufacturer.
   2 Acre Lot, Parcel Number 047 01012B, (may change Scalon).
   1142 Anne Street, New & Used Appliance, Industrial Manufacturer.
   1141-1143-1145 Anne Street, Brightmoor Nursing Operation Support.
3. 1016 Everee Inn Road.
4. Attached copy of survey (plot plan).
5. a. N/A
   b. Not aware of any
   c. Not asking for a site plan variation only for partial use.
6. Attached tax map.
7. Property is currently zoned Pid. Proposed zoning is NBD.
8. Everee Inn LLC – Harvey Pilkenton - Manager, 357 Odell Road, Griffin, GA 30224
9. Two (2) acres plus.
10.
11. N/A
12. Documentation as presented in items 1 through 11.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/14/26 Application Number: 26-SUP-03

B. Please provide written answers to the following criteria to justify a Request for Special Use:

1. State how the request will not be detrimental to the use or development of the adjacent properties, or to the general neighborhood so as to adversely affect the health, safety, or general welfare of citizens.
2. State how the request will not adversely affect existing property and uses and if/how it can be placed on a lot of sufficient size to satisfy the space requirements for the use.
3. Indicate the general compatibility of the proposed special use with adjacent properties and other land uses in the general area.
4. State how will the proposed use not constitute a nuisance or hazard or otherwise adversely affect the public interest because of the number of persons who may normally be expected to use such facility or type of physical activity.
5. After consideration of the application and the facts, and the standards for exercising zoning power contained in Section 405, indicate how the Board of Commissioners can determine that the standards are satisfied such that the benefits of and need for the proposed special use outweigh any possible harmful effects, negative impacts, or damages to the neighboring properties or the city in general. In making this determination, the Board of Commissioners may consider the effects of the proposed use on traffic flow, public infrastructure and services, availability of off-street parking, hours and manner of operation of proposed use, outdoor lightning, signage, ingress and egress of the property, the peaceful enjoyment of private property in the community, and other relevant factors.
6. Indicate how all specific requirements established in this ordinance for the particularized special use requested, including design treatments required by Articles 5 and 6 are met.

Response For Special Use Application
1016 Everee Inn Road

1. This project has no negative impact on the existing neighborhood.
2. This existing building fits existing needs for the existing building area improvements for requested zoning.
3. Proposed us is consistent and well suited for existing land uses.
4. Proposed use is office/administration/residential and is harmonious with adjacent uses.
5. Proposed use NBD is the highest and best use of the property and does not adversely affect traffic and does provide a needed service for our area.
6. Any improvements will be made as per city ordinance for special use prior to occupancy (sprinkler system per fire code).

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/14/26 Application Number: 26-SUP-03

OWNER'S AUTHORIZATION

This is to certify that: Harvey P. Ilkenton is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☐ Rezoning ☐ Variance ☑ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: Everee Inn LLC Harvey Pilkenton

Harvey Pilkenton — Property Owner Signature

Harvey P. Ilkenton — Printed Name

8/14/26 — Date

Legal Representative Signature | Printed Name | Date

Notary Signature

Commission Expiration Date: 8/15/26

Seal: KAREN M BENNETT NOTARY PUBLIC EXP. AUG. 15, 2026 PIKE COUNTY, GA

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/14/26 Application Number: 26-SUP-03

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☑ No

If **yes**, please complete the following section:

- Name and position of Government Official:

- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

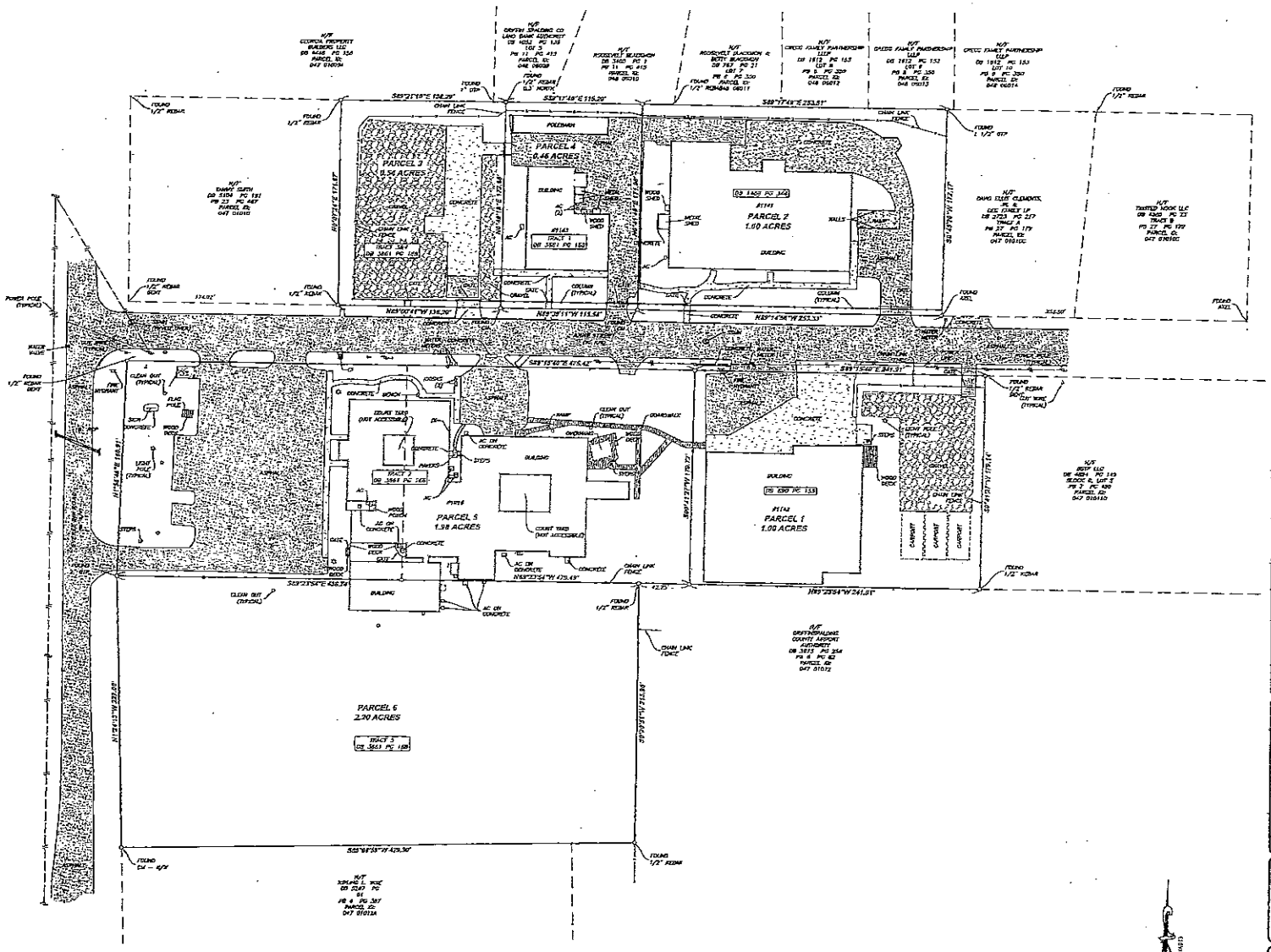
Applicant Signature

Harvey P. Ikenton
Printed Name

8/14/26
Date

E-Filed By:
Spalding County Clerks Office
Clerk of Courts Debbie L. Brooks
02/24/2025 02:56 PM
Plat Book: 00028
Page: 0150
$10.00 Base Filing Fee

PB = PLAT BOOK
DB = DEED BOOK
R/W= RIGHT OF WAY
N/F = NOW OR FORMERLY
AC = AIR CONDITIONER
CM = CONCRETE MONUMENT
DIP = DROP IN PIPE
SSMH = SANITARY SEWER MANHOLE
RCP = REINFORCED CONCRETE PIPE


PARCEL 4
0.46 ACRES
PARCEL 3
0.54 ACRES
PARCEL 2
1.00 ACRES
PARCEL 5
1.98 ACRES
PARCEL 1
1.00 ACRES
PARCEL 6
2.70 ACRES
TRACT 1
TRACT 3
N/F
FOUND 1/2" REBAR
FOUND CM - 4/7
POWER POLE (TYPICAL)
WATER VALVE
CLEAN OUT (TYPICAL)
ELEC. POLE
LIGHT POLE (TYPICAL)
FIRE HYDRANT
CONCRETE
BUILDING
AC ON CONCRETE
CHAIN LINK FENCE
WOOD FENCE
CURB CUT (TYPICAL)
N01°00'41"W 136.26'
N89°28'11"W 111.54'
S89°15'40"E 425.44'
S89°17'54"E 436.24'
N89°25'54"W 475.45'
S89°17'54"E 241.31'
S89°17'49"E 255.51'
S89°21'59"E 134.29'
S88°58'55"W 429.30'
N01°04'46"W 198.91'
N01°03'21"E 175.41'
N01°03'21"E 175.41'
N01°03'21"E 175.41

Spalding County, GA

Summary

Parcel Number	047 01011
Account/Realkey	6109
Location Address	1016 EVEREE INN RD
Legal Description	TR 5 EVEREE INN RD PB 28/150 (Note: Not to be used on legal documents)
Class	C3-Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	GRIFFIN (District 01)
Millage Rate	37.348
Acres	1.96
Homestead Exemption	No (S0)
Landlot/District	115 / 02

View Map



Owner

EVEREE INN LLC
357 ODELL RD
GRIFFIN, GA 30224

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Industrial/Comm, light/service	Acres	85,378	180	233	1.96	0

Commercial Improvement Information

Description	Office Buildings
Value	$1,619,943
Actual Year Built	1969
Effective Year Built	1987
Square Feet	25672
Wall Height	10
Wall Frames	Wood
Exterior Wall	Wood
Roof Cover	Asphalt Shingles
Interior Walls	Plywood
Floor Construction	Reinforced Concrete
Floor Finish	Concrete
Ceiling Finish	Acoustical Tile
Lighting	Standard F.F.
Heating	Heat Pump System
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fence - Chain Link	1995	4x250 / 0	0	$1,692
Accessory - No Value	1995	0x0 / 0	0	$0
Paving: 4" Asphalt >= 3,000 SF	1980	0x0 / 20500	0	$22,878

Permits

Permit Date	Permit Number	Type
04/29/2025	11970	ROOF
06/14/2019	3081	COMMERCIAL - REMODEL
08/12/2015	BC-15.0684	ROOF
07/06/2011	11.0550	ROOF

Spalding County, GA

Summary

Parcel Number	047 01012B
Account/Realkey	6115
Location Address	EVEREE INN RD
Legal Description	TR 6 EVEREE INN RD - PB 28/150 (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	GRIFFIN (District 01)
Millage Rate	37.348
Acres	2.19
Homestead Exemption	No (S0)
Landlot/District	115 / 02

View Map

Owner

EVEREE INN LLC
357 ODELL RD
GRIFFIN, GA 30224

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Industrial, Light/Res zoning	Acres	95,396	0	0	2.19	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/27/2025	5311 716	28 150	$0	MULTIPLE PARCELS	KOPPERS PERFORMANCE CHEMICALS INC	EVEREE INN LLC
2/27/2025	5311 709	7 490	$1,142,400	NON FAIR MARKET VALUE	OSMOSE INC	EVEREE INN LLC
6/13/2014	3861 168		$0	QUIT CLAIM	OSMOSE REALTY CORP	OSMOSE INC
2/26/2004	2446 129		$67,000	FAIR MARKET - VACANT	FAIRCROFT INVESTMENTS LLLP	OSMOSE REALTY CORPORATION
12/27/2001	2015 23		$1,243,000	MULTIPLE PARCELS	FLYNT J J JR	FAIRCROFT INVESTMENTS LLLP

Valuation

	2026	2025	2024	2023
Previous Value	$51,425	$51,425	$51,425	$51,425
Land Value	$51,425	$51,425	$51,425	$51,425
+ Improvement Value	$0	$0	$0	$0
+ Accessory Value	$0	$0	$0	$0
= **Current Value**	**$51,425**	**$51,425**	**$51,425**	**$51,425**

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

The Spalding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and has NOT BEEN APPROVED by the Board of Assessors. ALL data is subject to change. Zoning or Flood Map information should always be verified with the proper authorities before being relied upon.
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Contact Us

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Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/27/2025	5311 716	28 150	$0	MULTIPLE PARCELS	KOPPERS PERFORMANCE CHEMICALS INC	EVEREE INN LLC
2/27/2025	5311 709		$1,142,400	NON FAIR MARKET VALUE	OSMOSE INC	EVEREE INN LLC
6/13/2014	3861 168	7 490	$0	QUIT CLAIM	OSMOSE REALTY CORPORATION	OSMOSE INC
12/15/1969	280 357	7 490	$0	NON FAIR MARKET VALUE	OSMOSE REALTY CO	OSMOSE REALTY CO
12/13/1968	273 104	7 490	$0	NON FAIR MARKET VALUE	CITY OF GRIFFIN	OSMOSE REALTY CO
6/16/1964	235 211	7 490	$0	NON FAIR MARKET VALUE		CITY OF GRIFFIN

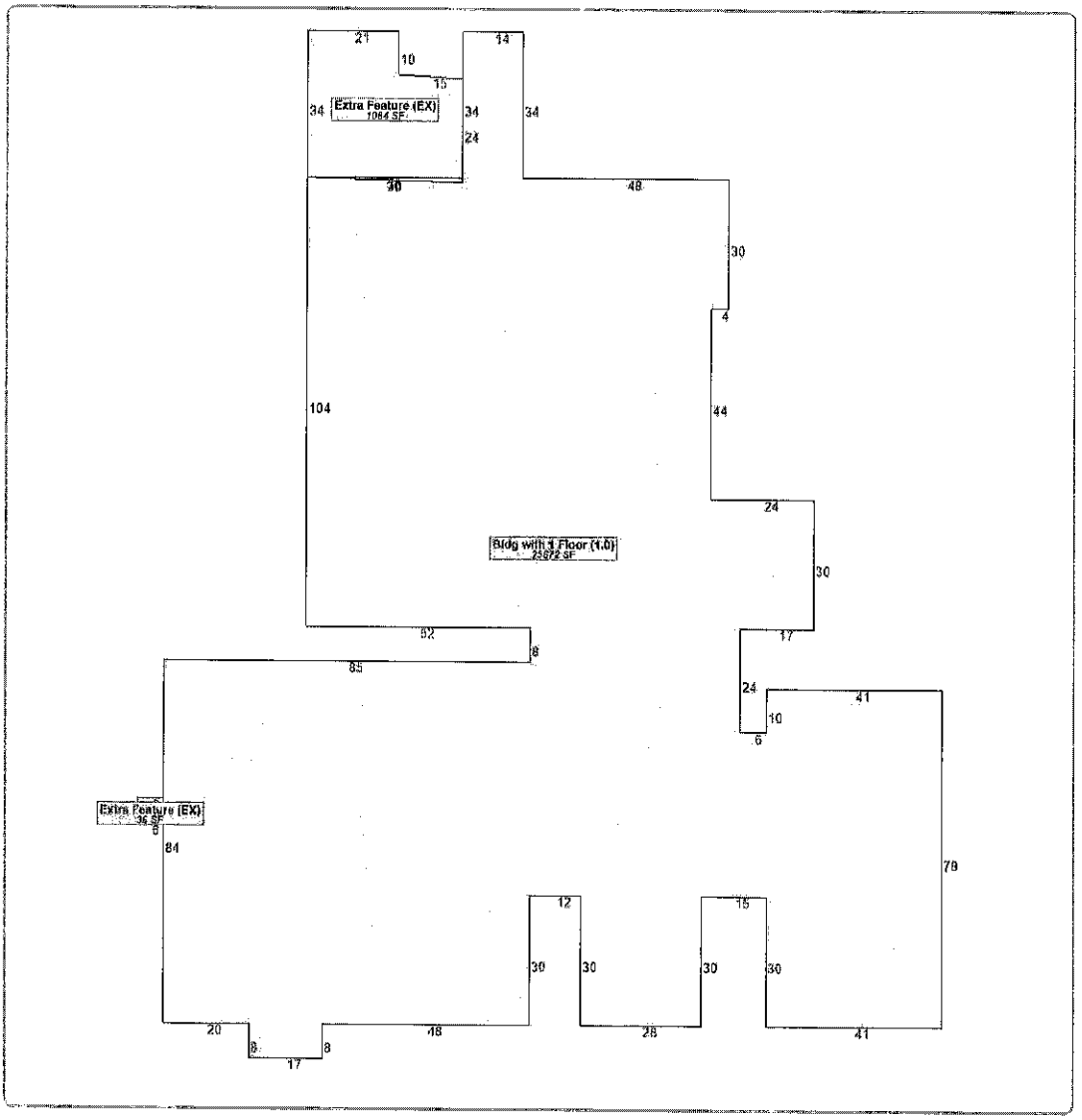
Valuation

	2026	2025	2024	2023
Previous Value	$1,611,715	$1,611,715	$1,449,068	$1,407,077
Land Value	$64,400	$64,400	$64,400	$64,400
+ Improvement Value	$1,619,943	$1,522,745	$1,522,745	$1,360,098
+ Accessory Value	$24,570	$24,570	$24,570	$24,570
= **Current Value**	**$1,708,913**	**$1,611,715**	**$1,611,715**	**$1,449,068**

Photos



Sketches



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

The Spalding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and has NOT BEEN APPROVED by the Board of Assessors. ALL data is subject to change. Zoning or Flood Map information should always be verified with the proper authorities before being relied upon.
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Overview



Legend

- Parcels
- Roads

Parcel ID	047 01011
Class Code	Commercial
Taxing District	GRIFFIN
Acres	1.96

Owner	EVEREE INN LLC 357 ODELL RD GRIFFIN, GA 30224
Physical Address	1016 EVEREE INN RD
Assessed Value	Value $1708913
Land Value	Value $64400

Last 2 Sales

Date	Price	Reason	Qual
2/27/2025	0	MT	U
2/27/2025	$1142400	XX	U

(Note: Not to be used on legal documents)

Date created: 8/6/2026
Last Data Uploaded: 8/6/2026 8:00:47 AM

Developed by SCHNEIDER GEOSPATIAL

FOR SALE!

1016 EVEREE INN RD
GRIFFIN, GA 30224

COMMERCIAL PROPERTY

- 22,600 SQFT -



CONTACT
770-403-0741
770-318-8386

- 65+ OFFICES
- 70+ PARKING SPOTS
- 2 KITCHENS
- MULTIPLE RESTROOMS
- TRAINING FACILITY
- COURT YARD

113 N 16th Street
REZONING REQUEST
(Project No. 26-REZ-07)

Applicant: Randy Rawlings
Owner: Richard Edkins c/o Rawlings Realty LLC



Current Land Use Classification	Residential
Current Zoning	Medium Density Residential
Proposed Zoning	Planned Commercial Development
Character Area	Mixed Use
Proposed Use	Commercial
Parcel Size	0.36 +/- acres
Tax parcel ID	057 02025
Planning & Zoning Board	September 21, 2026
City Commission	October 13, 2026
City Commission Member	District 2 Rose Curtis
Planning Board Member	District 2 Ann Dukes
Citizen Notification	Legal notice was published in the September 5th, 2026, edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 3, 2026.

Proposal/Site Location:

The applicant, Randy Rawlings, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD) for the parcel located at 113 N 16th Street. On this property is a 4000 square foot structure which is subdivided into four (4) commercial suites. The owner's plan is to utilize the building for several small businesses and/or to allow a church to occupy a portion of the space. There are currently no active Occupational Tax Certificates on file for this address; therefore, the legal nonconforming use will expire December 31, 2026. As developed, this property is not designed for residential use. The subject property is a 0.36+/- acre tract of land and the rezoning would apply to the entire 0.36 +/- acres.





Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 708 – Medium Density Residential (MDR)
- Article 7. Section 714 – Planned Commercial Development (PCD)

The following sections of the City of Griffin 2024 - 2044 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	Yes	Character Area Map has the subject property planned as Mixed Use, for Residential and Commercial
Citizen Notification & Participation	Yes	Legal Notice was published in the September 5, 2026, edition of the G*riffin Daily News* for Planning & Zoning Meeting and for City Board of Commissioners Public Hearing. Signage was placed on the proposed property, illustrating the purpose, date and time of both meetings on September 3, 2026.
Economic Development	Yes	Provide commercial services to the neighborhood
Natural & Historic Development	N/A	To staff's knowledge, the property has no historical significance.
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning as a commercial district is consistent with the Comprehensive Plan and the Character Area Map

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	MDR	Residential
South	MDR	Residential
East	MDR	Residential
West	MDR	Residential

The subject property is currently zoned Medium Density Residential (MDR). The properties immediately adjacent are zoned Medium Density Residential (MDR) and have a residential use. The subject property is the only property within the immediate

vicinity that is not developed as residential. The current structure is a commercial building with a commercial grade parking lot.

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property subject to the rezoning proposal does not have a reasonable economic use under its current zoning designation of Medium Density Residential. The property has been used commercially for many years. The structure is a commercial building and would need to undergo major renovation or demolition, then be rebuilt to be used as a residential dwelling. Since single-family residential is the only permitted use in MDR, only one house would be permitted on the property if the structure was demolished. By rezoning the parcel to commercial zoning district, this will allow the commercial use to be compliant with the zoning. The owner has no intention of renting out the property as a residential use.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The proposed zoning will permit a use that is suitable in regards to the use and development of adjacent and nearby properties. The Comprehensive Plan has this address located in a Mixed-Use Area. Recommended land uses for this area are general commercial, general retail, medical/dental clinics, and low, medium, and high density residential. The proposed zoning to a commercial district can be considered suitable for this area. A barber shop, small restaurant, or retail shops are compatible low-impact businesses which could provide valuable services to the neighborhood.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for the .36 +/-acre tract. Rezoning does not go against the intent of the Comprehensive Plan which has commercial uses as recommended land use options in a Mixed-Use Area. The owner desires to rezone the property so the lot and existing building can provide commercial space for multiple small businesses. This will match the requested zoning district as Planned Commercial Development. While the property is currently zoned Medium Density Residential, the owner will not be permitted to use the building commercially after December 31, 2026.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is consistent with the City of Griffin Comprehensive Plan and the Character Areas Map which designates the property as part of a Mixed-Use Area. The areas designated as Mixed-Use are characterized by developments having a combination of residential, commercial, and office uses, with pedestrian-friendly access. This can be within the same structure or multiple structures within a development area. Similar to the Downtown District, Mixed-Use areas have a high

level of density and are usually multimodal for all users. The rezoning from Medium Density Residential to Planned Commercial Development will meet the Economic Development Goal found within the Community Vision portion of the Comprehensive Plan. The goal is to attract more diverse businesses. There are fifteen (15) off street parking spaces on the parcel. There is space at the location to expand the parking area if needed. This property has access to water, sewer, and electric services through the City of Griffin.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to Planned Commercial Development (PCD) is compatible with surrounding properties and uses and the Comprehensive Plan and the Character Area map indicate this parcel can be either residential or commercial. The rezoning will allow the use to match the zoning.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development staff is not aware of any historic or cultural concerns unique to the subject property.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

By rezoning to a commercial district, both vacant suite(s) and/or occupied suite(s) can be used to provide services to a neighborhood that is currently experiencing redevelopment.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

This location has previously operated as various commercial businesses and was most recently used as a place of worship, or church. Due to parking constraints, the use as a church has not been able to expand, as it is currently zoned as Medium Density Residential and there are limited parking spaces. A zoning change from Medium Density Residential to Planned Commercial Development will allow the proposed uses to be in compliance with the zoning.

Staff Comments:

The applicant, Randy Rawlings, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD) for the parcel located at 113 N 16th Street. On this property is a 4000 square foot structure which is subdivided into four (4) commercial suites. The owner's plan is to utilize the building for several small businesses and/or to allow a church to occupy a portion of the space. There are currently no active Occupational Tax Certificates on file for this address; therefore, the legal nonconforming use will expire December 31, 2026. As developed, this property is not designed for residential use.

The proposed zoning will permit a use that is suitable in regard to the use and development of adjacent and nearby properties. The Comprehensive Plan has this address located in a Mixed-Use Area. Recommended land uses for this area are general commercial, general retail, medical/dental clinics, and low, medium, and high density residential. The proposed zoning to a commercial district can be considered suitable for this area. Additionally, the low-impact businesses could provide valuable services to the neighborhood.

Planning and Development Staff Recommendation(s):

Planning staff recommends **CONDITIONAL APPROVAL** of the request (26-REZ-07) to rezone 0.36 +/- acre tract of land located at 113 N 16th Street from Medium Density Residential to Planned Commercial Development with the following conditions:

1. All vehicles must be in a paved and striped parking space.
2. Any parking lot expansion must meet the minimum standards outlined in Articles 8, 9, and 13 of the United Development Code.

Submitted by:

Michelle Haynes, Director
Planning and Development

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 7-20-26 Application Number: 26-RE2-07

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Rezoning Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all appropriate attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 4th Floor, Griffin, GA 30223. You may reach our office by phone at (770)233-4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday. Please contact our office if you have any questions about this application or the Rezoning Process.

Rezoning Application Submission Requirements:

1. Complete Rezoning Application
2. Complete Rezoning Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development
6. Development of Regional Impact (if applicable)
7. Fees Due: Commercial $450.00/Residential $350.00

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Rezoning attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 7-20-26 Application Number: 26-REZ-07

Applicant/Agent/Representatives Name: RANDY RAWLINGS

Address: [redacted]

City: [redacted] State: GA Zip: _____

Telephone Number(s): [redacted] Email: [redacted]

Project Name/ Description: 113 N 16TH ST

Address: _____

Parcel Number(s): 057 02025 Current Zoning: MDR Parcel(s) Size: .36 ACRE

FLUM/Character Area _____ Requested Zoning PCD

Property Owner Name: RICHARD EDKINS

Address: [redacted]

City: [redacted] State: GA Zip: [redacted]

Telephone Number(s [redacted] Email: [redacted]

I attest that this Rezoning Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

[signature] RANDY RAWLINGS 7/20/26

Applicant Signature Printed Name Date

Applicant Name: RANDY RAWLINGS

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 7-20-26 Application Number: 26-REZ-07

Project Name/ Description: 113 N 16TH ST

Address: GRIFFIN

Requested Zoning & Ordinance Section: 714 - PCD

The following information must be submitted with the Rezoning Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property ✓
- The following information must be submitted with the Rezoning Application:

1. Completed application form.
2. Detailed description of existing land uses on all contiguous property;
3. The location of the subject property including street numbers, if available;
4. A boundary plat of the subject property, prepared in accordance with the Georgia Plat Act, showing the dimensions of acreage, location of tract and location of all existing improvements and easements;
5. A site plan drawn to scale showing:
   a. Any and all improvements to be constructed if the application is approved, along with the proposed use and dimensions of all structures;
   b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;
   c. Site plans with variance requests shall indicate the dimension of the proposed subject of the variance request (see 415 [section 410] for variance procedures).
6. Spalding County Tax Map, block and lot number of the appropriate plat reference;
7. The present and proposed zoning district classification for the subject property;
8. The name and address of the owner of the subject property;
9. The area of land of the subject property, stated in square feet if less than one acre;
10. Date of application;
11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;
12. Documentation supporting the request based upon the standards of this article.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 7-20-26 Application Number: 26-REZ-07

Please provide written answers to the following questions to justify a request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.

2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use? NO AFFECT

3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property? YES

4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning? HIGHEST + BEST - NEVER BE RESIDENTIAL

5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided? YES

6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use. NO NEGATIVE AFFECTS

7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal? NO

8. Has there been a change in conditions of the subject property or properties in the vicinity of the subject which give supporting grounds for wither approval or disapproval of the zoning proposed?

9. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

NEEDS TO BE REZONING FOR BUS USAGE.
THIS BUILDING WILL NEVER BE ABLE TO BE USED AS ANY THING ELSE.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 7-20-26 Application Number: 26-REZ-07

OWNER'S AUTHORIZATION

This is to certify that: Richard Edkins is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☑ Rezoning ☐ Variance ☐ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: Randy Rawlings

Richard Edkins	Richard Edkins	7/20/26
Property Owner Signature	Printed Name	Date
	Randy	7/20/26
Legal Representative Signature	Printed Name	Date

Notary Signature

Seal

TRACIE PRYOR
NOTARY PUBLIC
PIKE COUNTY, GEORGIA
MY COMMISSION EXPIRES
JUNE 08, 2027

Commission Expiration Date: 6-8-27

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 7-20-26 Application Number: 26-REZ-07

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☒ No

If **yes**, please complete the following section:

- Name and position of Government Official:

- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

Applicant Signature Randy Rawlings Printed Name 7/20/26 Date

NO. 26 -

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCEL 057 02025) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP; ACCORDINGLY, TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Medium Density Residential (MDR) to Planned Commercial Development (PCD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Randy Rawlings
Owner: Richard Edkins C/O Rawlings Realty LLC
Properties: Spalding County Tax Parcel 057 02025, (0.36 +/- acres) located at 113 North 16th Street.

Conditions:

1. All vehicles must be in a paved and striped parking space.
2. Any parking lot expansion must meet the minimum standards outlined in Articles 8, 9, and 13 of the United Development Code.

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, October 13, 2026

1016 Everee Inn Road
REZONING REQUEST
(Project No. 26-REZ-08)

Applicant: Everee Inn, LLC
Owner: Everee Inn, LLC



Current Land Use Classification	Industrial
Current Zoning	Planned Industrial Development
Proposed Zoning	Neighborhood Business District
Character Area	Park District Redevelopment
Proposed Use	Commercial
Parcel Size	2.25 +/- acres
Parcel Number	047 01001
Planning & Zoning Board	September 21, 2026
City Commission	October 13, 2026
City Commission Member	District 4 Brad Wright
Planning Board Member	District 4 Jacob Wright
Citizen Notification	Legal notice was published in the September 5, 2026, edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 3, 2026.

Proposal/Site Location:

The applicant, Everee Inn, LLC, is requesting a zoning change from Planned Industrial Development (PID) to Neighborhood Business District (NBD) for the parcel located at 1016 Everee Inn Road. This is the site of the former Osmose Wood Preserving Facility. While the property is zoned Industrial, the owner is interested in exploring less intensive uses. The owner plans to sell the property to McIntosh Trail Community Service Board. McIntosh Trail would like to merge several of the existing locations into one facility located on this parcel. The owner has also applied for a special use permit (26-SUP-03) for a Boarding Facility so two (2) residential substance abuse programs can move to this location. New Choices is a program for women and children and will have up to 21 beds. Transitions is a program for men and will have 10 beds. The building will be renovated to accommodate the residential element of McIntosh Trail. Both programs are funded by the Department of Behavioral Health and Development (DBHDD). If the zoning is approved but not the special use, the location can still be used commercially under the Neighborhood Business District zoning designation. The subject property is a 2.25+/- acre tract of land and the rezoning would apply to the entire 2.25 +/- acres.



Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 715 – Planned Industrial Development (PID)
- Article 7. Section 711 – Neighborhood Business District (NBD)

The following sections of the City of Griffin 2024 - 2044 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	Yes	Character Area Map has the subject property planned as Park District Redevelopment. A Boarding Home would provide housing for the area.
Citizen Notification & Participation	Yes	Legal Notice was published in the September 5, 2026, edition of the G*riffin Daily News* for Planning & Zoning Meeting and for City Board of Commissioners Public Hearing. Signage was placed on the proposed property, illustrating the purpose, date and time of both meetings on September 3, 2026.
Economic Development	N/A	Redevelopment opportunity for both residential and commercial use
Natural & Historic Development	N/A	To staff's knowledge, the property has no historical significance.
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning as a commercial district is consistent with the Comprehensive Plan and the Character Area Map

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	PID	Residential, Legal Nonconforming
South	PID	Undeveloped Lot
East	PID	Industrial
West	PID	Industrial

The subject property is currently zoned Planned Industrial Development (PID). The properties immediately adjacent to the north, south, east, and west are zoned Planned Industrial Development (PID). The property to the north does have a legal nonconforming residential use. The parcels to the east and west have industrial uses and the property to the south is an undeveloped lot. The proposed use as a boarding facility acts as a good balance between the existing commercial to the south, east, and west and the more residential character to the north.

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property subject to the rezoning proposal may have a reasonable economic use under its current zoning designation of Planned Industrial Development (PID); however, the property has been vacant and on the market for eighteen (18) months. The owner has expressed the need to utilize the building, and as it is currently zoned, there has been no gain to the community since it has been vacant with no prospects of sale or use as it is currently zoned. By rezoning the parcel to Neighborhood Business District (NBD), this parcel would be eligible for a special use permit (Case 26-SUP-03) that would provide the interested party with a vacant facility that meets their needs. The rezoning would allow the property to be put to a viable economic use so it can serve as a community resource. It is the intent of this zoning district to promote and encourage the development and continued use of businesses located in and around the various neighborhoods of the City of Griffin.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The proposed zoning, in addition to the applied for special use permit, will allow a use that is suitable in regard to the use and development of adjacent and nearby properties. The Comprehensive Plan has this address located as Park District Redevelopment area. The areas designated as Park District Redevelopment are characterized by existing neighborhoods in primarily suburban parts of the city that are stable and not facing immediate pressure to transition to a denser and more urban style of suburban development. Park District Redevelopment character areas are suitable for medium to high density residential adjacent to commercial development as sewer capacity allows. Neighborhood Business District is an appropriate zoning district per the Comprehensive Plan and High Density Residential and medical / dental clinics are both recommended land uses within the Park Redevelopment District. The proposed use as a boarding facility acts as a good balance between the existing commercial to the south, east, and west and the more residential character to the north. Other commercial land uses in NBD are flower shops, small grocery stores, day care centers, vet clinics, and barber shops.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for the 2.25 +/-acre tract given the lack of market interest in using it for an industrial use. Rezoning does not go against the intent of the Comprehensive Plan which has general commercial, medical / dental clinics, and various residential uses as recommended land use options in a Redevelopment Area. Uses permitted in the Neighborhood Business District would follow that Plan. If the property is not rezoned the Neighborhood Business District, the owner will not be eligible for a Special Use Permit, and the property would not be able to be used for the proposed boarding facility use.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is consistent with the City of Griffin Comprehensive Plan and the Character Areas Map which designates the property as part of a Redevelopment Area. The areas designated as Park District Redevelopment are characterized by existing neighborhoods in primarily suburban parts of the city that are stable and not facing immediate pressure to transition to a denser and more urban style of suburban development. Park District Redevelopment character areas are suitable for medium to high density residential adjacent to commercial development as sewer capacity allows. There are approximately seventy (70) off street parking spaces on the parcel, and property has access to water, sewer, and electric services through the City of Griffin. The rezoning will allow the property to be used in a manner that comports with the Comprehensive Plan, but it will also allow the Property to be eligible for a Special Use Permit for use as a boarding facility. A boarding facility would also meet the Housing Goal found within the Community Vision portion of the Comprehensive Plan, specifically the goal of providing a variety of safe and affordable housing types and densities for all income levels and lifestyles.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to Neighborhood Business Development (NBD) is compatible with surrounding properties and uses. The Comprehensive Plan and the Character Area map indicate this parcel can be either residential or commercial. The properties immediately adjacent to the north, south, east, and west are zoned Planned Industrial Development (PID). The property to the north does have a legal nonconforming residential use. The parcels to the east and west have industrial uses and the property to the south is an undeveloped lot. A zoning change from Planned Industrial Development to Neighborhood Business Development will make the property eligible for a special use permit as a boarding facility. Should the special use permit be denied, Neighborhood Business District still allows for general commercial,

general retail, and medical / dental clinics that can add much needed services and opportunities to the area, all of which are consistent with the Comprehensive Plan. The proposed use as a boarding facility may act as a good balance between the existing commercial to the south, east, and west and the more residential character to the north.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development staff is not aware of any historic or cultural concerns unique to the subject property.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

The property has been vacant and on the market for eighteen (18) months. The large structure, as is, can be used commercially. If the special use permit is approved, the owner plans to renovate the building to meet all residential building and life safety requirements. By rezoning the parcel to neighborhood business zoning district (NBD), the property would be eligible for a special use permit (Case 26-SUP-03) that would allow the property to be used as a DBHDD boarding facility.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

This location has been on the market for eighteen (18) consecutive months, with no traction or proposed business activities. Since that time, the buildings have been vacant. A zoning change from Planned Industrial Development to Neighborhood Business Development will make the property eligible for a special use permit as a boarding facility. Should the special use permit be denied, Neighborhood Business District still allows for general commercial, general retail, and medical / dental clinics that can add much needed services and opportunities to the area, all of which are consistent with the Comprehensive Plan.

Staff Comments:

The applicant, Everee Inn, LLC, is requesting a zoning change from Planned Industrial Development (PID) to Neighborhood Business District (NBD) for the parcel located at 1016 Everee Inn Road. This is the site of the former Osmose Wood Preserving Facility. While the property is zoned Industrial, the owner is interested in exploring less intensive uses. The owner plans to sell the property to McIntosh Trail Community Service Board. McIntosh Trail would like to merge several of the existing locations into one facility located on this parcel. If the rezoning is approved, the property would be eligible for a special use permit for use as a boarding facility. The owner has also applied for a special use permit (26-SUP-03) for a boarding facility so that, if approved, two (2) residential substance abuse programs can move to this location. New

Choices is a program for women and children and will have up to 21 beds. Transitions is a program for men and will have 10 beds. The building will be renovated to accommodate the residential element of McIntosh Trails. Both programs are funded by the Department of Behavioral Health and Development (DBHDD). If the zoning is approved but not the special use, the location can still be used commercially under the Neighborhood Business District zoning designation.

The subject property is currently zoned Planned Industrial Development (PID) and has remained vacant and on the market for approximately 18 months. The requested rezoning to Neighborhood Business District (NBD) would allow the property to be utilized for general commercial, general retail, and medical / dental clinics that can add much needed services and opportunities to the area, all of which are consistent with the Comprehensive Plan. It would also make the property eligible for a special use permit to allow for its use as a boarding facility.

The proposed rezoning is consistent with the City of Griffin 2024–2044 Comprehensive Plan and the Park District Redevelopment Character Area, which supports redevelopment and allows residential uses adjacent to commercial development where adequate infrastructure is available. The proposed use as a boarding facility may act as a good balance between the existing commercial to the south, east, and west and the more residential character to the north.

If the property is not rezoned to Neighborhood Business District, the owner will not be eligible for a Special Use Permit, and the property would not be able to be used for the proposed boarding facility use. The property is served by City water, sanitary sewer, and electricity and has existing off-street parking. Staff finds the proposed rezoning compatible with surrounding properties and uses and does not identify any known historic, cultural, or environmental concerns unique to the property.

Planning and Development Staff Recommendation(s):

Planning staff recommends **APPROVAL** of the request (26-REZ-08) to rezone 2.25 +/- acre tract of land located at 1016 Everee Inn Road from Planned Industrial Development (PID) to Neighborhood Business District (NBD).

Submitted by:

Michelle Haynes, Director
Planning and Development

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 8/14/26 Application Number: 26-RE2-08

Instructions for Applicant:

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4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development
6. Development of Regional Impact (if applicable)
7. Fees Due: Commercial $450.00/Residential $350.00

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Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Rezoning attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 8/14/26 Application Number: 26-RE2-08

Applicant/Agent/Representatives Name:
Everee Inn LLC Harvey Pilkenton

Address: [redacted]

City: [redacted] State: GA Zip: [redacted]

Telephone Number(s) [redacted] Email: [redacted]

Project Name/ Description: _____

Address: 1016 Everee Inn Road

Parcel Number(s): 0470101 Current Zoning: PID Parcel(s) Size: __

FLUM/Character Area _____ Requested Zoning NBD

Property Owner Name: Everee Inn LLC

Address: [redacted]

City: [redacted] State: GA Zip: [redacted]

Telephone Number(s): [redacted] Email [redacted]

I attest that this Rezoning Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

Harvey Pilkenton Harvey Pilkenton 8/14/26
Applicant Signature Printed Name Date

Applicant Name: Everee Inn LLC

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 8/14/26 Application Number: 26-REZ-08

Project Name/ Description: Everee Inn Road

Address: 1016 Everee Inn Road

Requested Zoning & Ordinance Section: NBD
"See Attached"

The following information must be submitted with the Rezoning Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property
- The following information must be submitted with the Rezoning Application:

1. Completed application form.
2. Detailed description of existing land uses on all contiguous property;
3. The location of the subject property including street numbers, if available;
4. A boundary plat of the subject property, prepared in accordance with the Georgia Plat Act, showing the dimensions of acreage, location of tract and location of all existing improvements and easements;
5. A site plan drawn to scale showing:
   a. Any and all improvements to be constructed if the application is approved, along with the proposed use and dimensions of all structures;
   b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;
   c. Site plans with variance requests shall indicate the dimension of the proposed subject of the variance request (see 415 [section 410] for variance procedures).
6. Spalding County Tax Map, block and lot number of the appropriate plat reference;
7. The present and proposed zoning district classification for the subject property;
8. The name and address of the owner of the subject property;
9. The area of land of the subject property, stated in square feet if less than one acre;
10. Date of application;
11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;
12. Documentation supporting the request based upon the standards of this article.

RESPONSE FOR APPLICATION FOR REZONING
1016 EVEREE INN ROAD

1. Attached to Application For Rezoning property 1016 Everee Inn Road.
2. S & W Paper Inc. at 1075 Everee Inn Road is an Industrial Manufacturer.
   375 Airport Road, Griffin Development Authority, Office and Industrial Manufacturer.
   839 Everee Inn Road, Industrial Manufacturer.
   2 Acre Lot, Parcel Number 047 01012B, (may change Scalon).
   1142 Anne Street, New & Used Appliance, Industrial Manufacturer.
   1141-1143-1145 Anne Street, Brightmoor Nursing Operation Support.
3. 1016 Everee Inn Road.
4. Attached survey (plot plan).
5. a. The building is existing.
   b. N/A
   c. N/A
6. Attached tax map.
7. Zoning is currently PID. Proposed zoning is NBD.
8. Everee Inn LLC – Harvey Pilkenton - Manager, 357 Odell Road, Griffin
9. Two (2) plus acres as per survey.
10.
11. Unknown.
12. Document as presented in items 1 through 11.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 8/14/26 Application Number: 26-REZ-08

"See Attached"

Please provide written answers to the following questions to justify a request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.
2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?
3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning?
5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?
6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.
7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?
8. Has there been a change in conditions of the subject property or properties in the vicinity of the subject which give supporting grounds for wither approval or disapproval of the zoning proposed?
9. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

RESPONSE FOR APPLICATION FOR REZONING
1016 EVEREE INN ROAD

1. S & W Paper Inc. at 1075 Everee Inn Road is an Industrial Manufacturer.
   375 Airport Road, Griffin Development Authority, Office and Industrial Manufacturer.
   839 Everee Inn Road, Industrial Manufacturer.
   2 Acre Lot, Parcel Number 047 01012B
   1142 Street, New & Used Appliance, Industrial Manufacturer.
   1141-1143-1145e Street, Brightmoor Nursing Operation Support.
2. Yes. We have marketed property for sale or lease as is with no success.
3. Yes.
4. The property has been marketed as it is currently zoned with no success.
5. Yes, building exist with all utilities available.
6. Yes, it is compatible. Requested zoning has low impact. There is no negative impact.
7. No. Aesthetically suits the rezoning request. See attached photo.
8. Currently there are 6 to 8 vacant properties in the vicinity.
9. Property has been vacant for eighteen 18) months during this time we have been trying to sell lease property. Physical renovations have been made. Property is not substandard.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 8/14/26 Application Number: 26-REZ-08

OWNER'S AUTHORIZATION

This is to certify that: Harvey Pilkenton is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☑ Rezoning ☐ Variance ☐ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: Everee Inn Road LLC

Property Owner Signature	Printed Name	Date
Harvey Pilkenton	Harvey Pilkenton	8/14/26
Legal Representative Signature	Printed Name	Date

Notary Signature

Seal:

KAREN M BENNETT NOTARY PUBLIC PIKE COUNTY, GA EXP. AUG. 15, 2026

Commission Expiration Date: 8/15/26

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 8/14/26 Application Number: 26-REZ-08

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☑ No

If **yes**, please complete the following section:

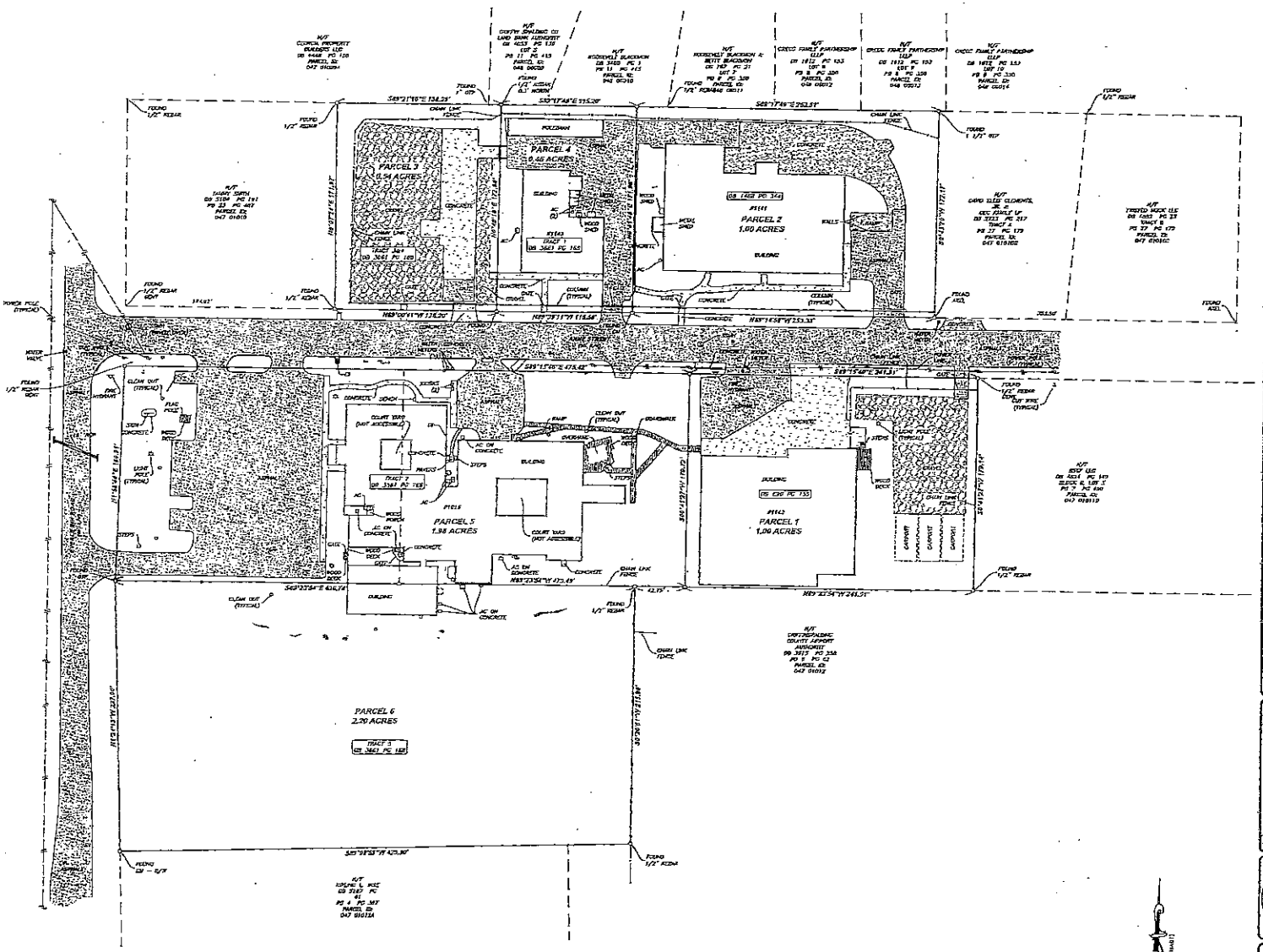
- Name and position of Government Official:

- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

Harvey Pilkerton — Harvey Pilkerton — 8/14/26

Applicant Signature | Printed Name | Date

E-Filed By:
Spalding County Clerks Office
Clerk of County Debbie L. Brooks
02/24/2025 02:58 PM
Plat Book: 00028
Page: 0150
$10.00 Base Filing Fee



PB = PLAT BOOK
DB = DEED BOOK
R/W= RIGHT OF WAY
N/F = NOW OR FORMERLY
AC = AIR CONDITIONER
EM = CONCRETE MONUMENT
OTP = OPEN TOP PIPE
SSMH = SANITARY SEWER MANHOLE
RCP = REINFORCED CONCRETE PIPE

THE FIELD DATA (APPROXIMATELY 5000) UPON WHICH THIS PLAT IS BASED, AND COMPLETED ON 2/11/25, WAS OBTAINED USING A LEICA GS18I AND THE HIGH SMARTNET NETWORK (NETWORK ADJUSTED KINEMATIC). THE AVERAGE RELATIVE POSITIONAL ACCURACY IS 0.01 FEET. THE REMAINDER OF THE FIELD WORK, LINEAR AND ANGULAR MEASUREMENTS, WAS COMPLETED USING A GEOMAX ZOOM 18 ROBOTIC TOTAL STATION.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are labeled hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THIS LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.
SCANLON ENGINEERING SERVICES, INC. LSFIRM000 (CERT. 000070)

SCOTT G. CRUSEMEYER PLS GA #3130
scott@scanlonengineering.com

FIELD WORK PERFORMED: 2/11/2025
DATE OF PLAT PREPARATION: 2/12/2025

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 157,601 FEET.

SES
ENGINEERING PLANNING SURVEYING

SCANLON ENGINEERING SERVICES, INC.
731 EAST HANK STREET
GRIFFIN, GEORGIA 30224
PHONE: (678) 957-2051 www.scanlonengineering.com
LSF000119

RETRACEMENT SURVEY FOR
KOPPERS PERFORMANCE CHEMICALS INC
LOCATED IN LAND LOT 113 OF THE 2nd DISTRICT,
CITY OF GRIFFIN, SPALDING COUNTY, GEORGIA

GEORGIA REGISTERED SCOTT G. CRUSEMEYER 3130 LAND SURVEYOR

RETRACEMENT SURVEY

SHEET TITLE

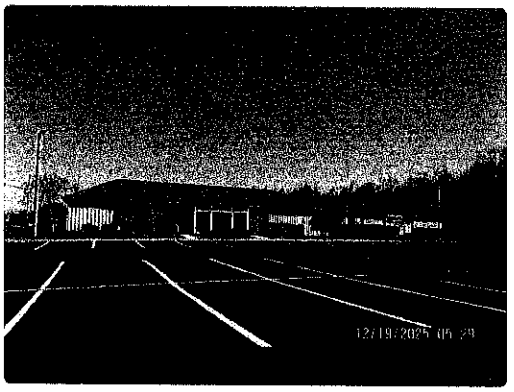
SHEET # 01 OF 01

Spalding County, GA

Summary

Parcel Number	047 01011
Account/Realkey	6109
Location Address	1016 EVEREE INN RD
Legal Description	TR 5 EVEREE INN RD PB 28/150 (Note: Not to be used on legal documents)
Class	C3-Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	GRIFFIN (District 01)
Millage Rate	37.348
Acres	1.96
Homestead Exemption	No ($0)
Landlot/District	115 / 02

View Map



Owner

EVEREE INN LLC
357 ODELL RD
GRIFFIN, GA 30224

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Industrial/Comm, light/service	Acres	85,378	180	233	1.96	0

Commercial Improvement Information

Description	Office Buildings
Value	$1,619,943
Actual Year Built	1969
Effective Year Built	1987
Square Feet	25672
Wall Height	10
Wall Frames	Wood
Exterior Wall	Wood
Roof Cover	Asphalt Shingles
Interior Walls	Plywood
Floor Construction	Reinforced Concrete
Floor Finish	Concrete
Ceiling Finish	Acoustical Tile
Lighting	Standard F.F.
Heating	Heat Pump System
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fence - Chain Link	1995	4x250 / 0	0	$1,692
Accessory - No Value	1995	0x0 / 0	0	$0
Paving: 4" Asphalt >= 3,000 SF	1980	0x0 / 20500	0	$22,878

Permits

Permit Date	Permit Number	Type
04/29/2025	11970	ROOF
06/14/2019	3081	COMMERCIAL - REMODEL
08/12/2015	BC-15.0684	ROOF
07/06/2011	11.0550	ROOF

Spalding County, GA

Summary

Parcel Number	047 01012B
Account/Realkey	6115
Location Address	EVEREE INN RD
Legal Description	TR 6 EVEREE INN RD - PB 28/150 (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	GRIFFIN (District 01)
Millage Rate	37.348
Acres	2.19
Homestead Exemption	No (S0)
Landlot/District	115 / 02

View Map

Owner

EVEREE INN LLC
357 ODELL RD
GRIFFIN, GA 30224

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Industrial, Light/Res zoning	Acres	95,396	0	0	2.19	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/27/2025	5311 716	28 150	$0	MULTIPLE PARCELS	KOPPERS PERFORMANCE CHEMICALS INC	EVEREE INN LLC
2/27/2025	5311 709	7 490	$1,142,400	NON FAIR MARKET VALUE	OSMOSE INC	EVEREE INN LLC
6/13/2014	3861 168		$0	QUIT CLAIM	OSMOSE REALTY CORP	OSMOSE INC
2/26/2004	2446 129		$67,000	FAIR MARKET - VACANT	FAIRCROFT INVESTMENTS LLLP	OSMOSE REALTY CORPORATION
12/27/2001	2015 23		$1,243,000	MULTIPLE PARCELS	FLYNT J J JR	FAIRCROFT INVESTMENTS LLLP

Valuation

	2026	2025	2024	2023
Previous Value	$51,425	$51,425	$51,425	$51,425
Land Value	$51,425	$51,425	$51,425	$51,425
+ Improvement Value	$0	$0	$0	$0
+ Accessory Value	$0	$0	$0	$0
= Current Value	$51,425	$51,425	$51,425	$51,425

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

The Spalding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and has NOT BEEN APPROVED by the Board of Assessors. ALL data is subject to change. Zoning or Flood Map information should always be verified with the proper authorities before being relied upon.
| User Privacy Policy | GDPR Privacy Notice
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Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/27/2025	5311 716	28 150	$0	MULTIPLE PARCELS	KOPPERS PERFORMANCE CHEMICALS INC	EVEREE INN LLC
2/27/2025	5311 709		$1,142,400	NON FAIR MARKET VALUE	OSMOSE INC	EVEREE INN LLC
6/13/2014	3861 168	7 490	$0	QUIT CLAIM	OSMOSE REALTY CORPORATION	OSMOSE INC
12/15/1969	280 357	7 490	$0	NON FAIR MARKET VALUE	OSMOSE REALTY CO	OSMOSE REALTY CO
12/13/1968	273 104	7 490	$0	NON FAIR MARKET VALUE	CITY OF GRIFFIN	OSMOSE REALTY CO
6/16/1964	235 211	7 490	$0	NON FAIR MARKET VALUE		CITY OF GRIFFIN

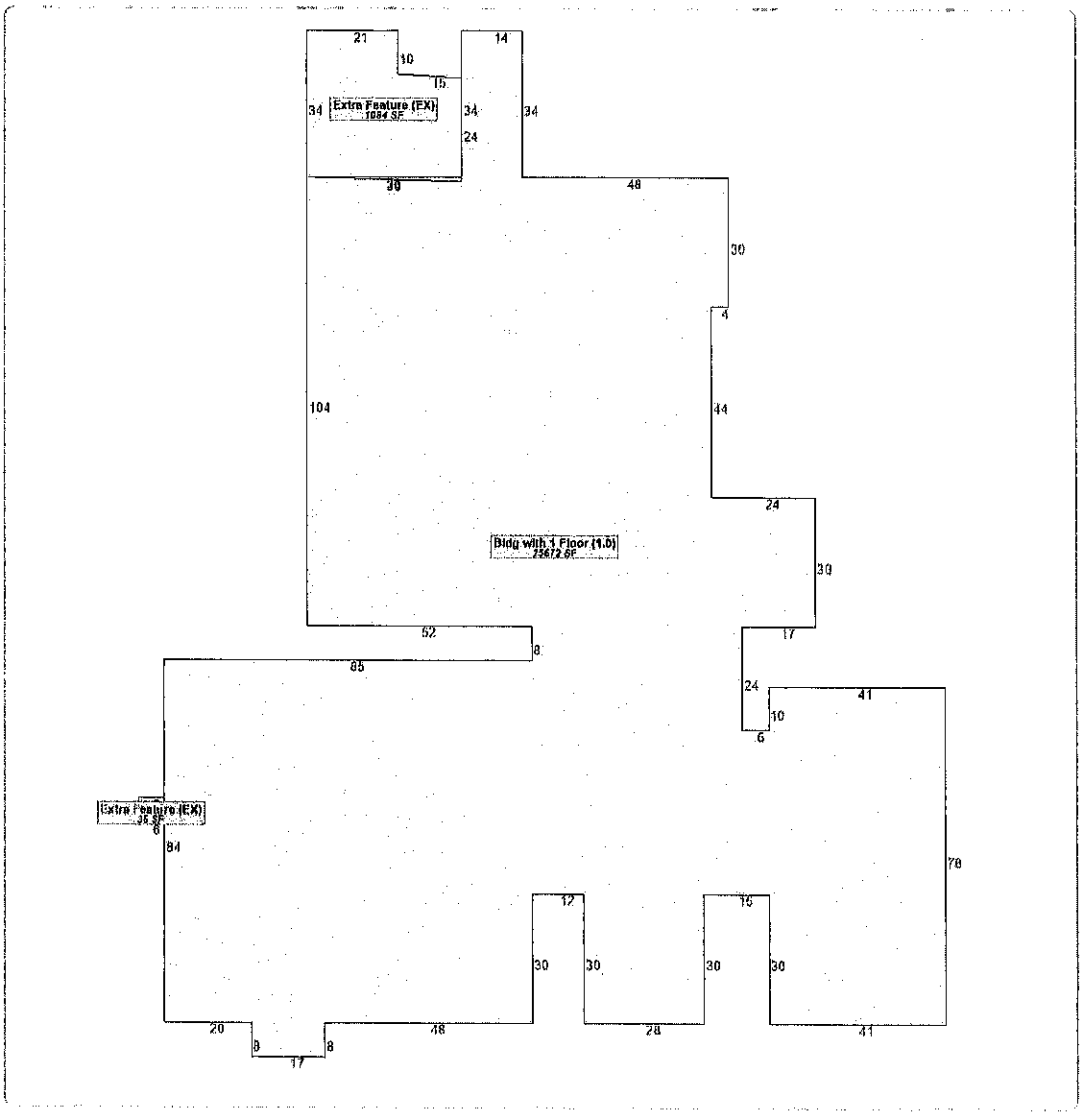
Valuation

	2026	2025	2024	2023
Previous Value	$1,611,715	$1,611,715	$1,449,068	$1,407,077
Land Value	$64,400	$64,400	$64,400	$64,400
+ Improvement Value	$1,619,943	$1,522,745	$1,522,745	$1,360,098
+ Accessory Value	$24,570	$24,570	$24,570	$24,570
= **Current Value**	**$1,708,913**	**$1,611,715**	**$1,611,715**	**$1,449,068**

Photos



Sketches



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

The Spalding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and has NOT BEEN APPROVED by the Board of Assessors. ALL data is subject to change. Zoning or Flood Map information should always be verified with the proper authorities before being relied upon.
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qPublic.net™ Spalding County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	047 01011
Class Code	Commercial
Taxing District	GRIFFIN
Acres	1.96

Owner	EVEREE INN LLC 357 ODELL RD GRIFFIN, GA 30224
Physical Address	1016 EVEREE INN RD
Assessed Value	Value $1708913
Land Value	Value $64400

Last 2 Sales

Date	Price	Reason	Qual
2/27/2025	0	MT	U
2/27/2025	$1142400	XX	U

(Note: Not to be used on legal documents)

Date created: 8/6/2026
Last Data Uploaded: 8/6/2026 8:00:47 AM

Developed by SCHNEIDER GEOSPATIAL

FOR SALE!

1016 EVEREE INN RD
GRIFFIN, GA 30224

COMMERCIAL PROPERTY
-22,600 SQFT-



CONTACT
770-403-0741
770-318-8386

- 65+ OFFICES
- 70+ PARKING SPOTS
- 2 KITCHENS
- MULTIPLE RESTROOMS
- TRAINING FACILITY
- COURT YARD

NO. 26 -

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCEL 047 01001) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP; ACCORDINGLY, TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Planned Industrial Development (PID) to Neighborhood Business District (NBD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Everee Inn LLC
Owner: Everee Inn LLC
Properties: Spalding County Tax Parcel 047 01011, (2.25 +/- acres) located at 1016 Everee Inn Road.

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, October 13, 2026

1016 Everee Inn Road
Special Use Permit Request
File No. 26-SUP-03

Applicant: Everee Inn, LLC
Owner: Everee Inn, LLC



Current Land Use Classification	Industrial
Current Zoning	Planned Industrial Development (PID)
Proposed Use	Boarding Facility
Parcel Size	2.25 +/- acres
Parcel Number	047 01011
City Commission Member	District 4 Brad Wright
Planning Board Member	District 4 Jacob Wright
Citizen Notification	Legal notice was published in the September 5, 2026, edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 3, 2026.

Proposal/Site Location:

The applicant, Everee Inn, LLC, is requesting a Special Use Permit to allow a boarding facility at 1016 Everee Inn Road. The property is the site of the former Osmose Wood Preserving Facility and contains a large commercial structure with associated off-street parking. The requested Special Use Permit is being considered in conjunction with the rezoning application 26-REZ-08, which requests rezoning of the property from Planned Industrial Development (PID) to Neighborhood Business District (NBD). As discussed in the associated rezoning staff report, the property has remained vacant and on the market for approximately eighteen (18) months. The Special Use Permit would allow the existing structure to be utilized for the proposed use. The owner plans to sell the property to McIntosh Trail Community Service Board. McIntosh Trail would like to merge several of the existing locations into one facility located on this parcel. The boarding facility designation would allow two (2) residential substance abuse programs to move to this location. New Choices is a program for women and children and will have up to 21 beds. Transitions is a program for men and will have 10 beds. The building will be renovated to accommodate the residential element of McIntosh Trail. Both programs are funded by the Department of Behavioral Health and Developmental Disabilities (DBHDD).



Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Unified Development Code (UDC) apply to the Special Use permit request:

- Article 4. Section 406 - Special Use Permit Provision
- Article 4. Section 408 - Public Hearings
- Article 5. Section 503F – Personal care home, group home for disabled persons, and boarding home
- Article 7. Section 712 -Neighborhood Business District

Article 406 Special Uses:

ALL PROPOSED SPECIAL USES FOR PROPERTY SHALL BE EVALUATED IN LIGHT OF THE FOLLOWING STANDARDS:

1. IT MUST NOT BE DETRIMENTAL TO THE USE OR DEVELOPMENT OF THE ADJACENT PROPERTIES, OR TO THE GENERAL NEIGHBORHOOD SO AS TO ADVERSELY AFFECT THE HEALTH, SAFETY OR GENERAL WELFARE OF CITIZENS;

   FINDINGS: Upon review and evaluation of the applicant's request, Planning Staff cannot find any detrimental impacts on the development of adjacent properties. The proposed use of a boarding facility on this property will not adversely affect the health, safety and welfare of the general public. The former use at this location was Industrial.

2. IT MUST NOT ADVERSELY AFFECT EXISTING PROPERTY AND USES AND IT MUST BE PROPOSED TO BE PLACED ON A LOT OF SUFFICIENT SIZE TO SATISFY THE SPACE REQUIREMENTS FOR THE USE;

   FINDINGS: The parcel is 2.25+/- acre tract of land which will allow ample space for the structure with adequate parking (approximately 70 spaces) on this site. The requested Special Use Permit is being considered in conjunction with the rezoning application 26-REZ-08, which requests rezoning of the property from Planned Industrial Development (PID) to Neighborhood Business District (NBD). As discussed in the associated rezoning staff report, the property has remained vacant and on the market for approximately eighteen (18) months. The Special Use Permit would allow the existing structure to be utilized for the proposed use. Granting the Special Use Permit request will not adversely affect the existing properties or uses.

3. GENERAL COMPATIBILITY OF THE PROPOSED SPECIAL USE WITH ADJACENT PROPERTIES AND OTHER LAND USES IN THE GENERAL AREA.

   FINDINGS: The applicant's proposed use as a boarding facility is compatible with the adjacent properties and land uses within the area. The properties immediately adjacent to the north, south, east, and west are zoned Planned Industrial Development (PID). The property to the north does have a legal nonconforming residential use. The parcels to the east and west have industrial uses and the property to the south is an undeveloped lot. The proposed use as a boarding facility acts as a good balance between the existing commercial to the south, east, and west and the more residential character to the north.

4. THE PROPOSED USE WILL NOT CONSTITUTE A NUISANCE OR HAZARD OR OTHERWISE ADVERSELY AFFECT THE PUBLIC INTEREST BECAUSE OF THE NUMBER OF PERSONS WHO MAY NORMALLY BE EXPECTED TO USE SUCH FACILITY OR TYPE OF PHYSICAL ACTIVITY.

   FINDINGS: The proposed use should not constitute a nuisance or hazard or otherwise adversely affect the public interest of the surrounding properties due to the number of participants or individuals visiting the property. The area is zoned

industrial and many of the surrounding properties are operating as commercial or industrial. This property was the location of Osmose Wood Preserving Facility which employed fifty (50) to one hundred and fifty (150) employees throughout its tenure in Griffin. The proposed use would be less intensive than the past industrial uses at this location.

5. OTHER ITEMS THAT MAY BE CONSIDERED INCLUDE TRAFFIC FLOW, AVAILIBILITY OF OFF-STREET PARKING, PROTECTIVE SCREENING, HOURS AND MANNER OF OPERATION OF THE PROPOSED USE, OUTDOOR LIGHTING, SIGNAGE AND INGRESS AND EGRESS TO THE PROPERTY.

   FINDINGS: The proposed use of a boarding facility is expected to result in some daily and evening traffic associated with residents, staff, and visitors. The existing site provides approximately 70 off-street parking spaces and access to City water, sewer, and electricity. McIntosh Trail plans to merge several of the existing locations into one facility located on this parcel. The boarding facility designation would allow two (2) residential substance abuse programs to move to this location. New Choices is a program for women and children and will have up to 21 beds. Transitions is a program for men and will have 10 beds. The building will be renovated to accommodate the residential element of McIntosh Trail. Any improvements to the property will be required to meet all applicable requirements of the City of Griffin Unified Development Code, including parking, access, and ingress and egress requirements. Emergency vehicles will have easy access to the residents. Staff finds the proposed use and the request for a special use permit appropriate for the property.

6. THE APPLICANT MUST MEET ALL SPECIFIC REQUIREMENTS ESTABLISHED IN THIS ORDINANCE FOR THE PARTICULARIZED SPECIAL USE REQUESTED.

   FINDINGS: This request, as submitted, is in compliance with the Special Use Permit provisions under Section 406 of the City of Griffin Unified Development Code. The boarding facility is subject to the conditions found in Article 5 Section 503E of the UDC. The applicant has agreed to adhere to all architectural, parking, landscaping, fencing, and development codes requirements per Griffin's Unified Development Code and all other applicable building and life safety codes.

Planning Staff's Comments:

The applicant, Everee Inn, LLC, is requesting a Special Use Permit to allow a boarding facility at 1016 Everee Inn Road. The property is the site of the former Osmose Wood Preserving Facility and contains a large commercial structure with associated off-street parking. The requested Special Use Permit is being considered in conjunction with the rezoning application 26-REZ-08, which requests rezoning of the property from Planned Industrial Development (PID) to Neighborhood Business District (NBD). As discussed in the associated rezoning staff report, the property has remained vacant and on the market for approximately eighteen (18) months. The Special Use Permit would allow the existing structure to be utilized for the proposed use. The owner would like to lease or sell the property to McIntosh Trail Community Service Board. McIntosh Trail plans to merge several of the existing locations into one facility located on this parcel. The

boarding facility designation would allow two (2) residential substance abuse programs to move to this location. New Choices is a program for women and children and will have up to 21 beds. Transitions is a program for men and will have 10 beds. The building will be renovated to accommodate the residential element of McIntosh Trail. Both programs are funded by the Department of Behavioral Health and Developmental Disabilities (DBHDD).

Per the Permitted Use Chart found in Article 704, a boarding facility is permitted in Neighborhood Business Development only through a Special Use Permit. The applicant's request for a Special Use Permit has been reviewed in accordance with requirements outlined under Section 406 of the City of Griffin's UDC. Planning Staff has found that the request for the Special Use Permit for a boarding facility at this location is in compliance with the requirements outlined in the zoning ordinance. The proposed use for this location will not adversely affect the use and development of adjacent properties.

Planning Staff's Recommendation:

Planning staff recommends **CONDITIONAL APPROVAL** of the Special Use Permit (26-SUP-03) to allow a boarding facility at 1016 Everee Inn Road. The boarding facility is subject to the following conditions found in Article 5 Section 503E of the UDC for Personal Care Home, Group Home for Disabled Persons, and Boarding Home:

1. Minimum structure size: 1,500 heated square feet;

2. No more than two residents occupying a private living space. "Resident" as used within this sub-section shall be interpreted to include client(s) receiving personal services, caregiver(s), and any other adult or child domiciled in the structure;

3. Compliance with the requirements of the Americans with Disabilities Act, 42 U.S.C. § 126 et seq.;

4. Compliance with the requirements of any and all state regulations and licensing requirements governing the operation of the facility, including but not limited to regulations of the department of community health, the department of behavioral health and developmental disabilities, and/or the department of human services, as applicable;

    a. Copies of state licenses or other documentation required for lawful operation of the facility must be provided to the City of Griffin.

5. Receipt of a certificate of inspection and approval by the fire marshal and building inspector demonstrating compliance with applicable minimum life safety and building codes;

6. Issuance of an occupational tax certificate for the facility from the City of Griffin.

7. The special use permit shall be voided if the use is not in operation within one (1) year from the date of approval or if the use ceases for a period of one (1) year, provided that the special use permit shall remain valid if there are active building or land disturbance permits related to the property for which the special use permit was granted.

Submitted by:
Michelle Haynes, Director
Planning and Development

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/14/26 Application Number: 26-SUP-03

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Special Use Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all appropriate attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 3rd Floor, Griffin, GA 30223. You may reach our office by phone at (770)233-4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday. Please contact our office if you have any questions about this application or the Special Use Process.

Special Use Application Submission Requirements:

1. Complete Special Use Application
2. Complete Special Use Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development
6. Development of Regional Impact (if applicable)
7. Fees Due: Commercial $400.00/Residential $350.00

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Special Use attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/14/26 Application Number: 26-SUP-03

Applicant/Agent/Representatives Name: Everee Inn Road LLC Harvey Pilkenton

Address: [redacted]

City: [redacted] State: GA Zip: [redacted]

Telephone Number(s): [redacted] Email: [redacted]

Project Name/ Description: _____

Address: 1016 Everee Inn Road

Parcel Number(s): 04701011 Current Zoning: PID Parcel(s) Size: _____

FLUM/Character Area _____ Unified Development Code Section: _____

Property Owner Name: Everee Inn Road LLC

Address: [redacted]

City: [redacted] State: GA Zip: [redacted]

Telephone Number(s): [redacted] Email: [redacted]

I attest that this Special Use Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

Harvey Pilkenton
Applicant Signature

Harvey Pilkenton
Printed Name

8/14/26
Date

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/14/26 Application Number: 26-SUP-03

See Attached

The following information must be submitted with the Special Use Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property

A. The following information must be submitted with the Special Use Application:

1. Completed application form.
2. Detailed description of existing land uses on all contiguous property;
3. The location of the subject property including street numbers, if available;
4. A boundary plat of the subject property, prepared in accordance with the Georgia Plat Act, showing the dimensions of acreage, location of tract and location of all existing improvements and easements;
5. A site plan drawn to scale showing:
   a. Any and all improvements to be constructed if the application is approved, along with the proposed use and dimensions of all structures;
   b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;
   c. Site plans with variance requests shall indicate the dimension of the proposed subject of the variance request (see 415 [section 410] for variance procedures).
6. Spalding County Tax Map, block and lot number of the appropriate plat reference;
7. The present and proposed zoning district classification for the subject property;
8. The name and address of the owner of the subject property;
9. The area of land of the subject property, stated in square feet if less than one acre;
10. Date of application;
11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;
12. Documentation supporting the request based upon the standards of this article.

Response For Special Use Application
1016 Everee Inn Road

1. Attached to Application For Special Use property 1016 Everee Inn Road.
2. S & W Paper, Inc. 1at 1075 Everee Inn Road is an Industrial Manufacturer.
   Griffin Development Authority, 375 Airport Road, Office and Industrial Manufacturer.
   839 Everee Inn Road, Industrial Manufacturer.
   2 Acre Lot, Parcel Number 047 01012B, (may change Scalon).
   1142 Anne Street, New & Used Appliance, Industrial Manufacturer.
   1141-1143-1145 Anne Street, Brightmoor Nursing Operation Support.
3. 1016 Everee Inn Road.
4. Attached copy of survey (plot plan).
5. a. N/A
   b. Not aware of any
   c. Not asking for a site plan variation only for partial use.
6. Attached tax map.
7. Property is currently zoned Pid. Proposed zoning is NBD.
8. Everee Inn LLC – Harvey Pilkenton - Manager, 357 Odell Road, Griffin, GA 30224
9. Two (2) acres plus.
10.
11. N/A
12. Documentation as presented in items 1 through 11.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/14/26 Application Number: 26-SUP-03

B. Please provide written answers to the following criteria to justify a Request for Special Use:

1. State how the request will not be detrimental to the use or development of the adjacent properties, or to the general neighborhood so as to adversely affect the health, safety, or general welfare of citizens.
2. State how the request will not adversely affect existing property and uses and if/how it can be placed on a lot of sufficient size to satisfy the space requirements for the use.
3. Indicate the general compatibility of the proposed special use with adjacent properties and other land uses in the general area.
4. State how will the proposed use not constitute a nuisance or hazard or otherwise adversely affect the public interest because of the number of persons who may normally be expected to use such facility or type of physical activity.
5. After consideration of the application and the facts, and the standards for exercising zoning power contained in Section 405, indicate how the Board of Commissioners can determine that the standards are satisfied such that the benefits of and need for the proposed special use outweigh any possible harmful effects, negative impacts, or damages to the neighboring properties or the city in general. In making this determination, the Board of Commissioners may consider the effects of the proposed use on traffic flow, public infrastructure and services, availability of off-street parking, hours and manner of operation of proposed use, outdoor lightning, signage, ingress and egress of the property, the peaceful enjoyment of private property in the community, and other relevant factors.
6. Indicate how all specific requirements established in this ordinance for the particularized special use requested, including design treatments required by Articles 5 and 6 are met.

Response For Special Use Application
1016 Everee Inn Road

1. This project has no negative impact on the existing neighborhood.
2. This existing building fits existing needs for the existing building area improvements for requested zoning.
3. Proposed us is consistent and well suited for existing land uses.
4. Proposed use is office/administration/residential and is harmonious with adjacent uses.
5. Proposed use NBD is the highest and best use of the property and does not adversely affect traffic and does provide a needed service for our area.
6. Any improvements will be made as per city ordinance for special use prior to occupancy (sprinkler system per fire code).

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/14/26 Application Number: 26-SUP-03

OWNER'S AUTHORIZATION

This is to certify that: Harvey P. Ilkenton is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☐ Rezoning ☐ Variance ☑ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: Everee Inn LLC Harvey Pilkenton

Harvey Pilkenton — Property Owner Signature

Harvey P. Ilkenton — Printed Name

8/14/26 — Date

Legal Representative Signature | Printed Name | Date

Notary Signature

Commission Expiration Date: 8/15/26

Seal: KAREN M BENNETT NOTARY PUBLIC EXP. AUG. 15, 2026 PIKE COUNTY, GA

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR SPECIAL USE

Date Received: 8/14/26 Application Number: 26-SUP-03

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☑ No

If **yes**, please complete the following section:

- Name and position of Government Official:

- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

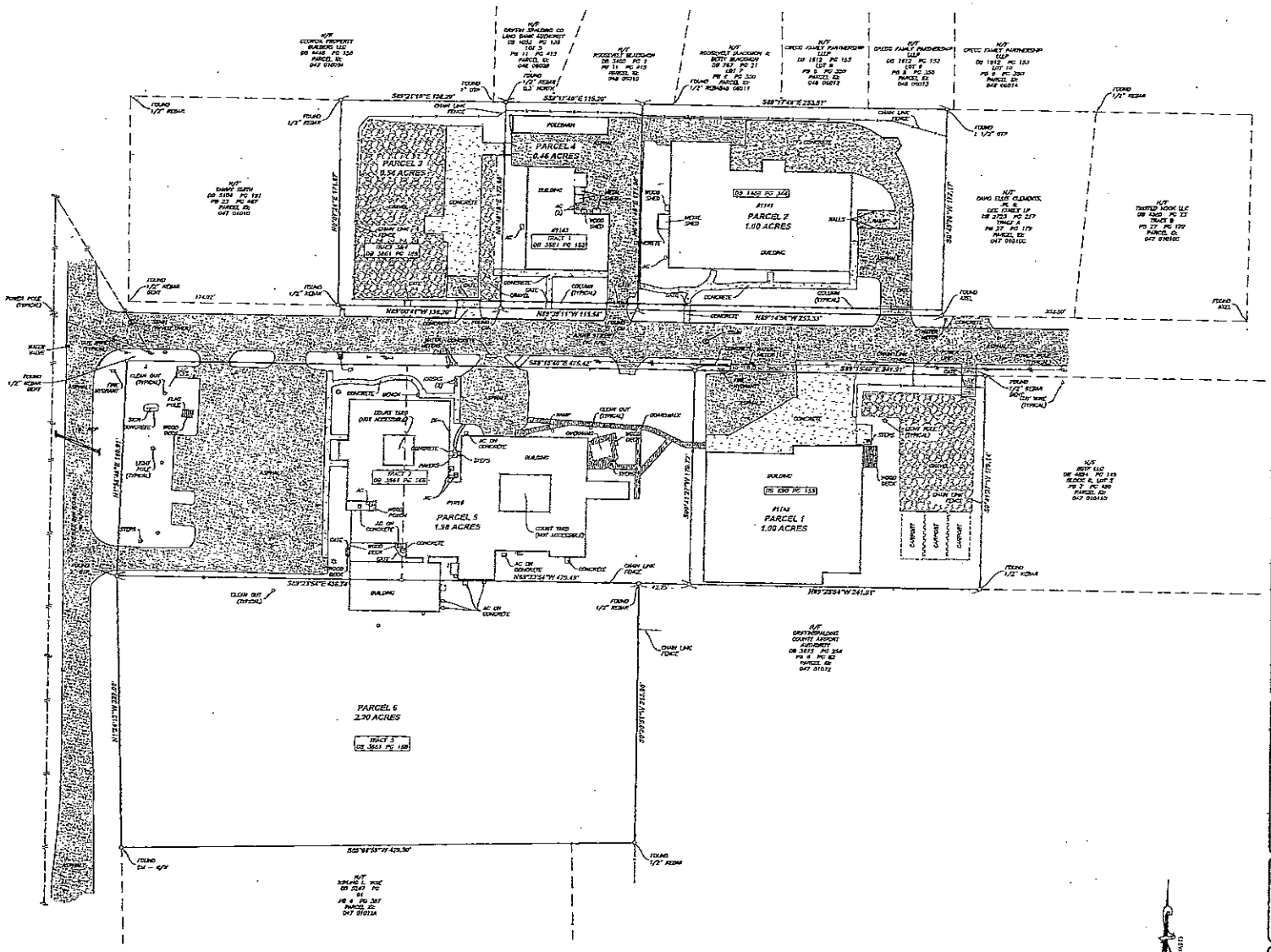
Applicant Signature

Harvey P. Ikenton
Printed Name

8/14/26
Date

E-Filed By:
Spalding County Clerks Office
Clerk of Courts Debbie L. Brooks
02/24/2025 02:56 PM
Plat Book: 00028
Page: 0150
$10.00 Base Filing Fee

PB = PLAT BOOK
DB = DEED BOOK
R/W= RIGHT OF WAY
N/F = NOW OR FORMERLY
AC = AIR CONDITIONER
CM = CONCRETE MONUMENT
DIP = DROP IN TOP PIPE
SSMH = SANITARY SEWER MANHOLE
RCP = REINFORCED CONCRETE PIPE



THE FIELD DATA (APPROXIMATELY 50%) UPON WHICH THIS PLAT IS BASED, HAS BEEN COMPLETED ON 2/11/25, WAS OBTAINED USING A LEICA GS18I AND THE FOUR SMARTNET NETWORK (NETWORK ADJUSTED KINEMATIC). THE AVERAGE RELATIVE POSITIONAL ACCURACY IS 0.070 FEET. THE REMAINDER OF THE FIELD WORK, LINEAR AND ANGULAR MEASUREMENTS, WAS COMPLETED USING A GEOMAX ZOOM 80 ROBOTIC TOTAL STATION.

This plat is a component of an outdated parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the constituent parcels, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

SCANLON ENGINEERING SERVICES, INC. LSF000598 (EXP. 06/30/2026)

SCOTT D. GRABEMEYER PLS GA #3130
scott@scanlonesg.com

FIELD WORK PERFORMED: 2/11/2025
DATE OF PLAT PREPARATION: 2/13/2025

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 107,691 FEET.

SES
ENGINEERING PLANNING SURVEYING

SCANLON ENGINEERING SERVICES, INC.
231 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (470) 957-7951 www.scanlonesg.com
LSF000598

RETRACEMENT SURVEY FOR
KOPPERS PERFORMANCE CHEMICALS INC
LOCATED IN LAND LOT 115 OF THE 2nd DISTRICT, CITY OF GRIFFIN, SPALDING COUNTY, GEORGIA

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		

GEORGIA REGISTERED SCOTT D. GRABEMEYER No. 3130 LAND SURVEYOR

RETRACEMENT SURVEY

Surveyed by:	Drawn by:
SDG	DKS
Project #:	Date:
-	2/13/2025

SHEET TITLE

SHEET 1 OF 01

GRID NORTH (NAD83)

40' 20' 0' 40'
SCALE: 1" = 40'

Spalding County, GA

Summary

Parcel Number	047 01011
Account/Realkey	6109
Location Address	1016 EVEREE INN RD
Legal Description	TR 5 EVEREE INN RD PB 28/150 (Note: Not to be used on legal documents)
Class	C3-Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	GRIFFIN (District 01)
Millage Rate	37.348
Acres	1.96
Homestead Exemption	No (S0)
Landlot/District	115 / 02

View Map



Owner

EVEREE INN LLC
357 ODELL RD
GRIFFIN, GA 30224

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Industrial/Comm, light/service	Acres	85,378	180	233	1.96	0

Commercial Improvement Information

Description	Office Buildings
Value	$1,619,943
Actual Year Built	1969
Effective Year Built	1987
Square Feet	25672
Wall Height	10
Wall Frames	Wood
Exterior Wall	Wood
Roof Cover	Asphalt Shingles
Interior Walls	Plywood
Floor Construction	Reinforced Concrete
Floor Finish	Concrete
Ceiling Finish	Acoustical Tile
Lighting	Standard F.F.
Heating	Heat Pump System
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fence - Chain Link	1995	4x250 / 0	0	$1,692
Accessory - No Value	1995	0x0 / 0	0	$0
Paving: 4" Asphalt >= 3,000 SF	1980	0x0 / 20500	0	$22,878

Permits

Permit Date	Permit Number	Type
04/29/2025	11970	ROOF
06/14/2019	3081	COMMERCIAL - REMODEL
08/12/2015	BC-15.0684	ROOF
07/06/2011	11.0550	ROOF

Spalding County, GA

Summary

Parcel Number	047 01012B
Account/Realkey	6115
Location Address	EVEREE INN RD
Legal Description	TR 6 EVEREE INN RD - PB 28/150 (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	GRIFFIN (District 01)
Millage Rate	37.348
Acres	2.19
Homestead Exemption	No (S0)
Landlot/District	115 / 02

View Map

Owner

EVEREE INN LLC
357 ODELL RD
GRIFFIN, GA 30224

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Industrial, Light/Res zoning	Acres	95,396	0	0	2.19	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/27/2025	5311 716	28 150	$0	MULTIPLE PARCELS	KOPPERS PERFORMANCE CHEMICALS INC	EVEREE INN LLC
2/27/2025	5311 709	7 490	$1,142,400	NON FAIR MARKET VALUE	OSMOSE INC	EVEREE INN LLC
6/13/2014	3861 168		$0	QUIT CLAIM	OSMOSE REALTY CORP	OSMOSE INC
2/26/2004	2446 129		$67,000	FAIR MARKET - VACANT	FAIRCROFT INVESTMENTS LLLP	OSMOSE REALTY CORPORATION
12/27/2001	2015 23		$1,243,000	MULTIPLE PARCELS	FLYNT J J JR	FAIRCROFT INVESTMENTS LLLP

Valuation

	2026	2025	2024	2023
Previous Value	$51,425	$51,425	$51,425	$51,425
Land Value	$51,425	$51,425	$51,425	$51,425
+ Improvement Value	$0	$0	$0	$0
+ Accessory Value	$0	$0	$0	$0
= **Current Value**	**$51,425**	**$51,425**	**$51,425**	**$51,425**

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

The Spalding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and has NOT BEEN APPROVED by the Board of Assessors. ALL data is subject to change. Zoning or Flood Map information should always be verified with the proper authorities before being relied upon.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/3/2026, 6:06:01 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/27/2025	5311 716	28 150	$0	MULTIPLE PARCELS	KOPPERS PERFORMANCE CHEMICALS INC	EVEREE INN LLC
2/27/2025	5311 709		$1,142,400	NON FAIR MARKET VALUE	OSMOSE INC	EVEREE INN LLC
6/13/2014	3861 168	7 490	$0	QUIT CLAIM	OSMOSE REALTY CORPORATION	OSMOSE INC
12/15/1969	280 357	7 490	$0	NON FAIR MARKET VALUE	OSMOSE REALTY CO	OSMOSE REALTY CO
12/13/1968	273 104	7 490	$0	NON FAIR MARKET VALUE	CITY OF GRIFFIN	OSMOSE REALTY CO
6/16/1964	235 211	7 490	$0	NON FAIR MARKET VALUE		CITY OF GRIFFIN

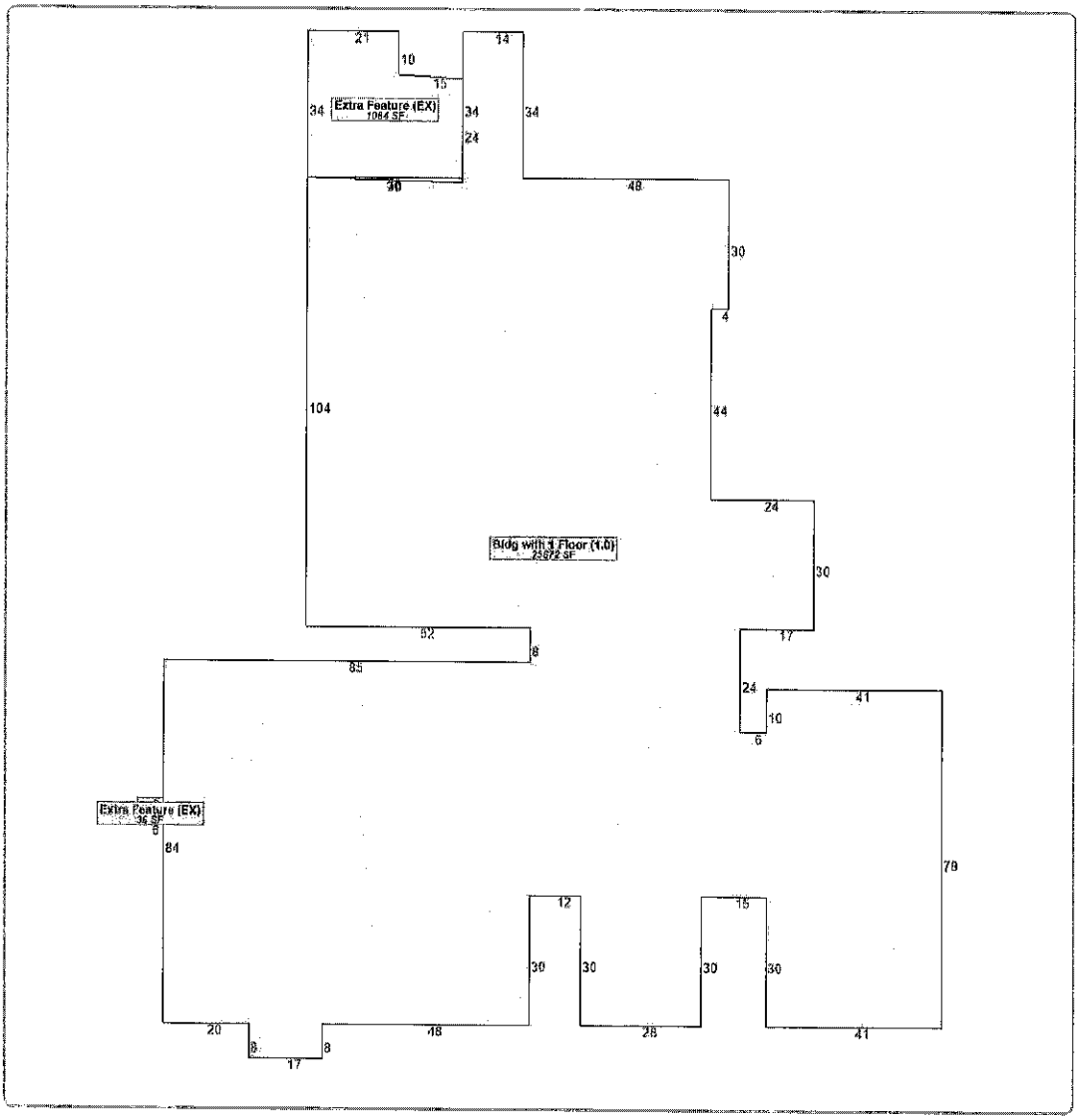
Valuation

	2026	2025	2024	2023
Previous Value	$1,611,715	$1,611,715	$1,449,068	$1,407,077
Land Value	$64,400	$64,400	$64,400	$64,400
+ Improvement Value	$1,619,943	$1,522,745	$1,522,745	$1,360,098
+ Accessory Value	$24,570	$24,570	$24,570	$24,570
= **Current Value**	**$1,708,913**	**$1,611,715**	**$1,611,715**	**$1,449,068**

Photos



Sketches



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

The Spalding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and has NOT BEEN APPROVED by the Board of Assessors. ALL data is subject to change. Zoning or Flood Map information should always be verified with the proper authorities before being relied upon.
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Contact Us

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qPublic.net™ Spalding County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	047 01011
Class Code	Commercial
Taxing District	GRIFFIN
Acres	1.96

Owner	EVEREE INN LLC 357 ODELL RD GRIFFIN, GA 30224
Physical Address	1016 EVEREE INN RD
Assessed Value	Value $1708913
Land Value	Value $64400

Last 2 Sales

Date	Price	Reason	Qual
2/27/2025	0	MT	U
2/27/2025	$1142400	XX	U

(Note: Not to be used on legal documents)

Date created: 8/6/2026
Last Data Uploaded: 8/6/2026 8:00:47 AM

Developed by SCHNEIDER GEOSPATIAL

FOR SALE!

1016 EVEREE INN RD
GRIFFIN, GA 30224

COMMERCIAL PROPERTY

- 22,600 SQFT -



CONTACT
770-403-0741
770-318-8386

- 65+ OFFICES
- 70+ PARKING SPOTS
- 2 KITCHENS
- MULTIPLE RESTROOMS
- TRAINING FACILITY
- COURT YARD

City of Griffin
Planning & Zoning Board Meeting
July 20, 2026

The City of Griffin Planning & Zoning Board held its regular monthly meeting on July 20, 2026, at 6:00 P.M. in the W. Elmer George Municipal Hall, 100 South Hill Street, Griffin. Members present: Bill Thielemann, Yoshunda Jones and Jacob Wright.
Members absent were: Pamela Sutton, Neal Baldwin, Ann Dukes, and Earle Shivers.
Staff present were: Michelle Haynes, Director, Tracie Pryor, and Kara Hunt.

1. Call to Order

The meeting was called to order by the Chair.

2. Approval of Agenda

Motion/second to approve by Commissioners Jones/Wright carried 3-0.

3. Public Hearing – Special Use Permit

Request: Special Use Permit to allow a Place of Assembly (church) at 450 Carver Road.

Staff Report

Planning Director Michelle Haynes presented the staff report and noted a correction to the application file number contained in the published report.

Staff reported:

- The applicant is requesting approval to construct a church on an undeveloped parcel.
- The proposed use meets applicable development standards for a Place of Assembly.
- Adequate access is available for traffic and emergency services.
- The property satisfies minimum acreage and frontage requirements.
- The proposal is consistent with the Unified Development Code and is not expected to adversely impact surrounding properties.

Staff Recommendation:
Conditional approval, subject to the applicant obtaining an annual Occupational Tax Certificate from the City.

Public Comment

No speakers signed up to speak either in favor of or in opposition to the request.

The public hearing was closed.

4. Public Hearing – Rezoning Request

Request: Rezone approximately 0.45± acres located at 614 North 6th Street from Medium Density Residential to Planned Commercial Development.

Staff Report

Planning Director, Michelle Haynes reported:

- The property has historically contained commercial buildings.

- The property's legal nonconforming commercial status was lost following significant damage to the structures. A restaurant and barber shop.
- The rezoning request would restore an appropriate commercial zoning classification.
- The request is consistent with the Comprehensive Plan and Redevelopment Character Area, which encourages neighborhood-scale commercial development.

Staff Recommendation:
Approval

Public Comment

No speakers signed up to speak in favor of or against the request.

The public hearing was closed.

5. Regular Business

A. Special Use Permit – 450 Carver Road

Motion/second to approve with conditions by Commissioners Jones/Wright carried 3-0.

- Condition requiring the applicant to annually obtain an Occupational Tax Certificate from the City.

B. Rezoning – 614 North 6th Street

Motion/second to approve by Commissioners Jones/Wright carried 3-0.

6. Approval of Previous Meeting Minutes

Motion/second to approve by Commissioners Wright/Jones carried 3-0.

7. Director's Report

Planning Director, Michelle Haynes provided updates on current development activities, including:

- Progress on the Park at Solomon development, including approximately 69 apartments with commercial space, currently ahead of schedule.
- Construction progress at Park at Roseview, including 28 townhomes nearing completion with strong leasing activity.
- Status of the Rosenwald project.
- Ongoing review of design submissions for the proposed downtown Marriott hotel.
- Positive downtown economic activity, including recent business openings and continued investment throughout the city.

Board members asked questions regarding several development projects, including the proposed hotel and residential developments.

8. Board Member Comments

Board members were given an opportunity to offer comments or ask additional questions.

No additional business was presented.

9. Adjournment

Motion/second to adjourn by Commissioners Jones/Wright carried 3-0.