

Pike County

RESOLUTION TO ADOPT PIKE COUNTY AND CITIES JOINT COMPREHENSIVE PLAN

WHEREAS, Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon have completed a Joint Comprehensive Plan; and,

WHEREAS, the updated Joint Comprehensive Plan was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and,

WHEREAS, the Joint Comprehensive Plan was transmitted to the Three Rivers Regional Commission and the Department of Community Affairs for review; and,

WHEREAS, the Department of Community Affairs has reviewed the Joint Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning;

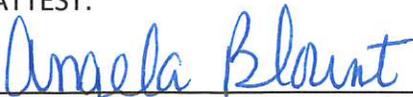
NOW, THEREFORE, LET IT BE RESOLVED, the Pike County Board of Commissioners hereby adopts this 2022-2042 Joint Comprehensive Plan, attached hereto, on this 9th day of November 2022.

BY:



J. Briar Johnson, Chairman

ATTEST:



Angela Blount, County Clerk



City of Concord

JOINT PIKE COUNTY AND CITIES COMPREHENSIVE PLAN ADOPTION RESOLUTION

WHEREAS, Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon have completed a Joint Comprehensive Plan;

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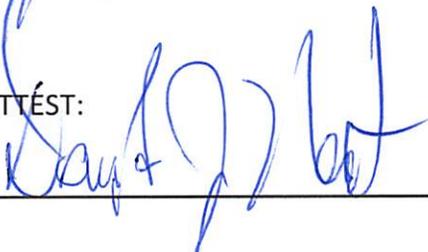
WHEREAS, the Department of Community Affairs has reviewed the Joint Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning; and

NOW, THEREFORE, LET IT BE RESOLVED, the City of Concord Council hereby adopts this 2022-2042 Joint Comprehensive Plan, on this 13 day of Dec. 2022.

BY:



ATTEST:





City of Meansville

**JOINT PIKE COUNTY AND CITIES COMPREHENSIVE PLAN
ADOPTION RESOLUTION**

WHEREAS, Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon have completed a Joint Comprehensive Plan;

WHEREAS, the updated Joint Comprehensive Plan was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

WHEREAS, the Joint Comprehensive Plan was transmitted to the Three Rivers Regional Commission and the Department of Community Affairs for review; and

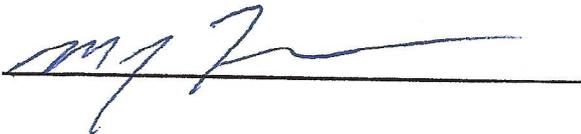
WHEREAS, the Department of Community Affairs has reviewed the Joint Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning; and

NOW, THEREFORE, LET IT BE RESOLVED, the City of Meansville Council hereby adopts this 2022-2042 Joint Comprehensive Plan, on this 12th day of December 2022.

BY:



ATTEST:



City of Molena

JOINT PIKE COUNTY AND CITIES COMPREHENSIVE PLAN ADOPTION RESOLUTION

WHEREAS, Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon have completed a Joint Comprehensive Plan;

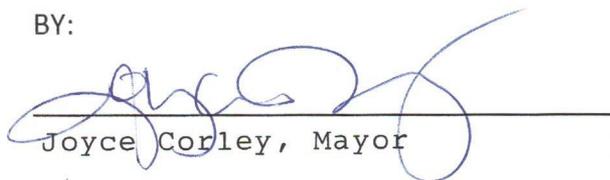
WHEREAS, the updated Joint Comprehensive Plan was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

WHEREAS, the Joint Comprehensive Plan was transmitted to the Three Rivers Regional Commission and the Department of Community Affairs for review; and

WHEREAS, the Department of Community Affairs has reviewed the Joint Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning; and

NOW, THEREFORE, LET IT BE RESOLVED, the City of Molena Council hereby adopts this 2022-2042 Joint Comprehensive Plan, on this 12th day of December 2022.

BY:



Joyce Corley, Mayor

ATTEST:




TINA L. LEE
Notary Public, Georgia
Pike County
Commission Expires
August 17, 2024

City of Williamson

JOINT PIKE COUNTY AND CITIES COMPREHENSIVE PLAN ADOPTION RESOLUTION

WHEREAS, Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon have completed a Joint Comprehensive Plan;

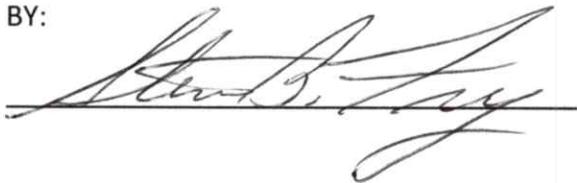
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WHEREAS, the Joint Comprehensive Plan was transmitted to the Three Rivers Regional Commission and the Department of Community Affairs for review; and

WHEREAS, the Department of Community Affairs has reviewed the Joint Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning; and

NOW, THEREFORE, LET IT BE RESOLVED, the City of Williamson Council hereby adopts this 2022-2042 Joint Comprehensive Plan, on this 8th day of December 2022.

BY:



ATTEST:



City of Zebulon

JOINT PIKE COUNTY AND CITIES COMPREHENSIVE PLAN ADOPTION RESOLUTION

WHEREAS, Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon have completed a Joint Comprehensive Plan;

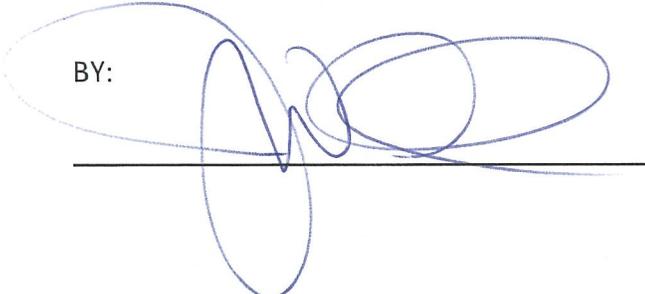
WHEREAS, the updated Joint Comprehensive Plan was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

WHEREAS, the Joint Comprehensive Plan was transmitted to the Three Rivers Regional Commission and the Department of Community Affairs for review; and

WHEREAS, the Department of Community Affairs has reviewed the Joint Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning; and

NOW, THEREFORE, LET IT BE RESOLVED, the City of Zebulon Council hereby adopts this 2022-2042 Joint Comprehensive Plan, on this 13th day of December 2022.

BY:



ATTEST:

Arlanda Bumbay



Pike County and Cities Joint Comprehensive Plan 2022-2042

Adopted



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Acknowledgments

Pike County Board of Commissioners

Briar Johnson, Chair

Tim Daniel

Tim Guy

James Jenkins

Jason Proctor

City of Concord Mayor and Council

Mr. John Strickland, Mayor

Mr. Joshua Caldwell

Ms. Subrenna Weathers

Mr. Ric Calhoun

Mr. Paul Leslie

City of Meansville Mayor and Council

Virlon Rachels, Mayor

Ms. Sandy Mitchell

Mr. Melvin Colquitt

Ms. Brittany Miller

Ms. Betty Bradshaw

Ms. Janet Minter

City of Molena Mayor and Council

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Ms. Andrea Ashby

Mr. Glenn Beckham

Mr. Damon Riggins, Jr.

Ms. Jennifer Riggins

Ms. Allison Turner

Mr. Luis Vazquez

City of Williamson Mayor and Council

Mr. Steve Fry, Mayor

Ms. Carol Berry

Mr. Tom Brown

Mr. Steve Davis

Mr. Stephen Levin

Ms. Angela Martin

City of Zebulon Mayor and Council

Mr. Joe Walter, Mayor

Mr. Claude Hollis

Mr. Mark Nalls

Mr. William Thomas

Mr. Dewey J. Yarbrough

County Staff

Jeremy Gilbert, Director
Pike County Planning and Development

Three Rivers Regional Commission

Paul Jarrell, Senior Planner, Project Lead

Stephanie Wagner, Planner

Shari Selch, GIS Coordinator

Introduction

Purpose of the Joint Comprehensive Plan

The Joint Pike County and Cities Comprehensive Plan update has been completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning.

The plan is meant to be used to promote the vision of each community for the next 20 years, provide guidance and policy standards for future growth and development, and to encourage strategic planning among all governments.

The plan also identifies needs and opportunities, sets forth goals and strategies, for a broad range of subjects including intergovernmental collaboration and partnership, economic development, broadband, housing, community facilities and services, transportation, natural and cultural resources, and land use. As part of the land use element, character areas are identified to implement the geographic vision for the future.

Plan implementation takes place when the needs, goals, and strategies are addressed. Priority needs and strategies are included in the Community Work Programs for each government as action items to accomplish in the next five years.

Planning Process

Public Engagement

Two public hearings were held in regards to the comprehensive plan. The first held on January 25, 2022, offered citizens an overview about the comprehensive plan update and the planning process. A second public hearing was held once the plan was drafted, on September 27, 2022, giving citizens opportunities to review and comment on the plan and that a formal review period would begin prior to approval and formal adoption.

As part of the public participation component, a county-wide community visioning open house was held at the historic Strickland Building in the City of Concord. This public engagement activity was held on June 20, 2022 to gather input from the citizens. Various stations were set up to elicit specific viewpoints regarding the future of Pike County and its cities. Stations asked questions such as, “what do you love about Pike County?”, “what would you change about Pike County?”, the participants favorite places, their commute and shopping patterns, thoughts on how to grow, wish list for housing for younger families and seniors, and a budget priority station. Specific feedback from the event can be found in the appendix.

Steering Committee

A Joint Comprehensive Plan Steering Committee including various countywide stakeholders, elected officials and staff of local governments was put convened. Through a series of topic-centered meetings, the committee offered their prospective on the priorities, needs and goals for the comprehensive plan update. A list of the committee participants is found on the following page. A detailed schedule, meeting agendas, and sign-in sheets can be found in the appendix.

JOINT PIKE COUNTY AND CITIES STEERING COMMITTEE	
Name	Affiliation
Janet Minter	City of Meansville, City Council
Tricia Gwyn	Pike County Board of Appeals
Jason Leatherman	Local business owner
Joe Walter	City of Zebulon, Mayor
Stephen Brentlinger	Pike County Development Authority
Briar Johnson	Pike County Board of Commissioners, Chairman
Brandon Rogers	Pike County Administration, County Manager
Mark Whitley	Pike County Water Authority
Jeremy Gilbert	Pike County Planning & Development Director
Doug Neath	City of Concord, Water & Wastewater Supervisor

Defining the Vision

Pike County

Vision Statement

Pike County strives to continue to maintain the appearance of rural character and quality of life that Pike County is known for, while, at the same time, supporting and promoting appropriate commercial and industrial growth, in order to broaden the tax base and relieve homeowners of carrying the majority of the tax burden. A proper balance of commercial, industrial, and residential can be achieved with smart planning principles. New commerce and industry need to be concentrated in certain commercial and industrial corridors.



The City of Concord

Vision Statement

The City of Concord is adorned with historic buildings which today still echo its past. Standing tall the preserved old buildings symbolize the community's pride in its history. Concord is committed to working with area businesses, community groups and other citizens to improve the place in which we live. Our goal is to implement growth that will benefit our community socially and economically while preserving and promoting the town's heritage.





The City of Meansville

Vision Statement

The City of Meansville is a diverse and welcoming community that celebrates our small town character, while seeking sustainable growth that protects our natural and historic resources, and preserves our values, qualities, and culture.

The City of Molena

Vision Statement

Molena is a historic small town with strong community spirit. While honoring and promoting the heritage which makes Molena unique and embracing the past we will welcome the new. The diversification of the economy and opportunities for growth will be pursued with thoughtful planning and citizen involvement. The historic town center of Molena will be the social and cultural heart of the community and neighborhoods will exude a small town charm where people feel safe and secure, away from the stresses of big town life.



The City of Williamson

Vision Statement

Williamson is a small town with a big heart. Here, we try to stay true to our city motto, “Cherish our past, plan our future.” Indeed, the past and future meld in Williamson, with reminders of our long ago rural roots alongside newer offerings. We will preserve the small town community spirit while accepting and guiding the changes that time and growth will bring. We will pursue opportunities for growth with thoughtful planning and citizen input. We will maintain our roots as a rural Georgia railroad town while reaching toward the future with a modern, convenient and thriving homestyle community.





The City of Zebulon

Vision Statement

The City of Zebulon, with its sense of place, historic resources, sustainable businesses, and strong community pride, will support diverse economic development, employment options and housing opportunities along with community, cultural and recreational services for its citizens. The City will achieve this through sound business recruitment, planned growth, and utilization of its many resources.

Plan Elements

Intergovernmental Collaboration and Partnership

Goal:

Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon strive to strengthen their efforts toward collaboration and partnership to address mutual needs and initiatives that benefit the community as a whole.

Needs and Opportunities

- There are opportunities for greater outreach and communication among all governments regarding community wide events and projects
- There is a need for a community wide marking and information coordination
- There is a need for a strategic planning forum for all governments to have a place at the table to discuss future growth and development
- Increased directional signage within the community would be mutually beneficial to the county and cities such as the recreation facilities to downtown Zebulon

Strategies:

- Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial
- Increase communication and cooperation between all governments through a more formalized structure and possibly a new position within the government
- Use the Service Delivery Strategy to share resources that mutually benefit all citizens in Pike County

Economic Development

Goal:

Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon seek sustainable economic development growth along a variety of sectors including the expansion of diverse business, specialty retail, downtown development, light industrial and tourism.

Needs and Opportunities

- Increased industry and employment opportunities to keep residents in the community for work and to strengthen sources of revenue for the community
- The local industrial park in Zebulon is under-occupied and offers opportunity for new businesses
- There is a need to improve the aesthetics and design of businesses along Highway 19
- Need expanded business in downtowns and historic town centers within Pike County, especially expanded commercial space in the City of Zebulon
- Expansion of water infrastructure is needed to support future industrial and commercial development
- The Flint River is an underutilized economic development asset
- The expansion of broadband is needed to support businesses and residents throughout the county but especially in the most rural areas
- Water infrastructure is in need of expansion and upgrading
- There is a need to ensure local agricultural practices are maintained and protected as an important part of the economy

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- There is a need to market local artisans and farmers their products
- There is a need to consider drafting and adopting hotel/motel tax legislation for future accommodation development
- If appropriate infrastructure improvements were made the community could host big tournaments and recreational events

Strategies

- Pike County and its cities will work to broaden the tax base to create a healthier residential / commercial / industrial ratio
- Seek new businesses and industries which are the right scope and size for Pike County
- Strengthen partnerships between local governments, chamber, and development authorities to promote mutually beneficial economic development projects and tourism
- Expand commercial space and support increased downtown development
- Continue to promote existing industrial parks and other appropriate sites such as along highway corridors for the expansion of commercial and industrial development
- Provide economic incentives for prospective businesses especially those with less than 25 employees
- Consider the utilization of economic development tools such as the DCA Rural Zone Program, state and federal opportunity zones and other tax districts
- Further promote agri-tourism and eco-tourism in Pike County
- Identify areas suitable for hotel and motel development
- Support the Chamber of Commerce in marketing local business and events within Pike County
- Further promote the movie industry in Pike County
- Partner with Meriwether County and Flint Riverkeeper on the promotion, utilization, and access to the Flint River for outdoor recreation
- Increase negotiation and partnerships with landowners for increased access to the Flint River

Broadband

Goal:

Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon know the importance of broadband access for citizens, students, and businesses in the community and will work in partnership with service providers and other public entities to expand broadband services in all parts of the county.

Needs and Opportunities

- Broadband coverage is increasing due to partnerships between providers and utilities but many parts of the county are not part of the expansion
- There is a need to identify areas that have the need for broadband access but are not covered by expansions, such as areas covered by Georgia Power, or that do not qualify for funding programs
- Access to broadband may be unaffordable for some households thus a need for increased plan options by providers
- There is an increasing need for higher speeds to support existing and new businesses
- There may be a need to prioritize downtowns and historic town centers for broadband expansion and increased speeds to support business
- Public wifi in downtowns, historic town centers, and other activity centers would increase business and tourism. The only public wifi available in Pike County is at the public library
- Approximately 20 percent of households in Pike County do not have an internet subscription

Pike County Broadband Coverage

Unserved Locations	5,895
Served Locations	3,218
Percent Unserved	65%

Source: GA DCA GDBI

Types of Internet Access in Pike County

Total Households:	6163
Has a computer:	5686
With dial-up Internet subscription alone	5
With a broadband Internet subscription	4855
Without an Internet subscription	826
No computer	477

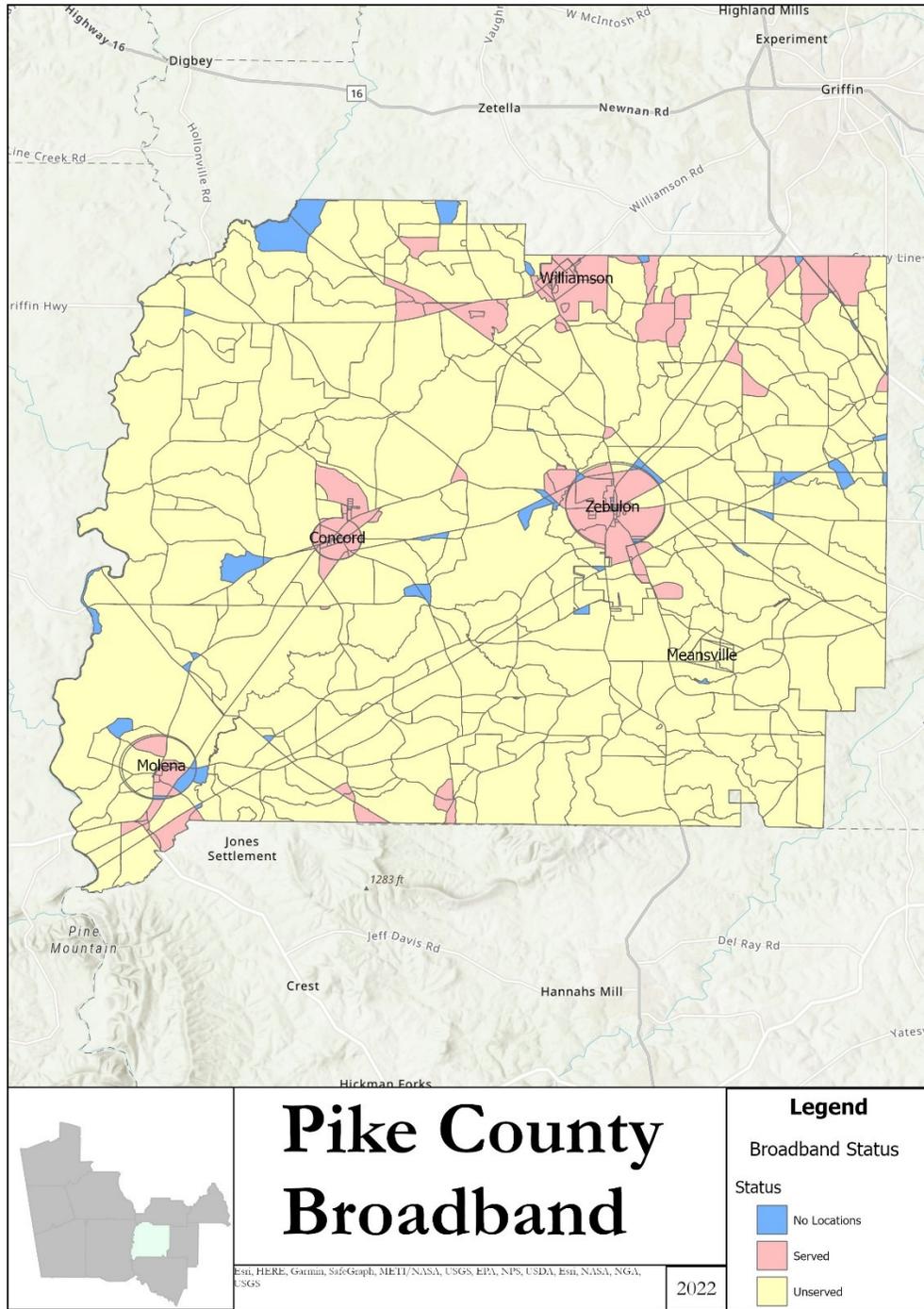
Source: U.S. Census 2020 ACS 5-Year Estimates

Strategies

- Consider applying for the Georgia Broadband Ready Community designation
- Consider applying for the Georgia Broadband Ready Site designation
- Continue to expand municipal wifi service
- Consider expanding public wifi into downtowns, parks, and other publicly owned gathering places
- Partner with utilities and providers to reach as many households and businesses within Pike County as possible

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As part of the Georgia Department of Community Affairs – Georgia Broadband Deployment Initiative (GBDI), the state partnered with the Georgia Technology Authority to map out broadband coverage. This mapping endeavor improved greatly upon what the Federal Communications Commission (FCC) had produced. To be considered served on the Georgia GBDI Map, 80% of the census tract must have broadband service available. The map below shows the served and unserved parts of Pike County prior to recent laws such as allowing internet service providers to use Georgia Electric Membership Cooperatives (EMC) utility poles for broadband infrastructure.

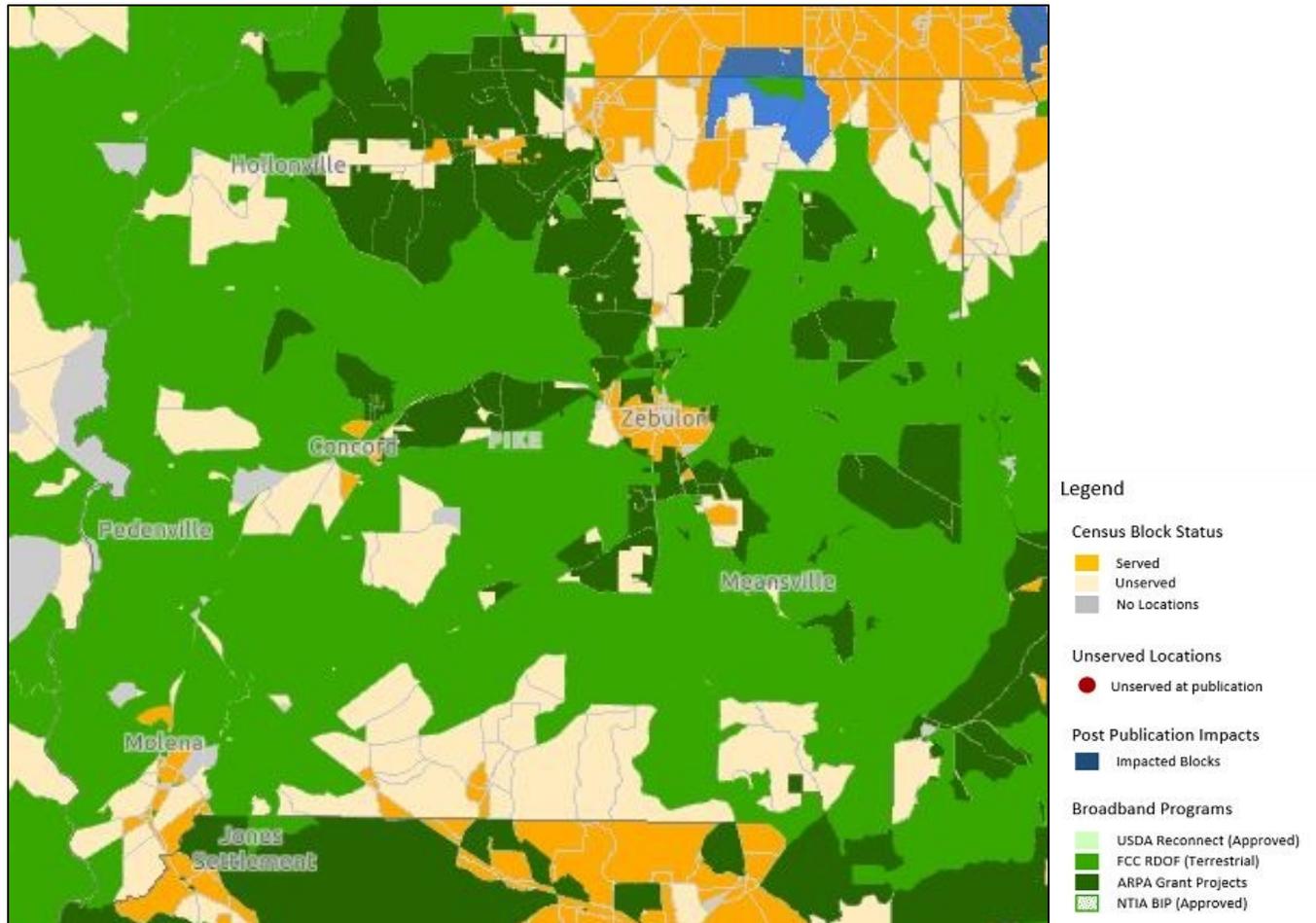


Map of Served and Unserved Census Tracts. Source: DCA GBDI

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The map below shows future and ongoing expansion initiatives that have resulted from RDOF, ARPA funding. Compared to the previous map, one can see that broadband coverage had and will increase drastically in recent years.

Pocket of unserved areas will still exist after these expansions take place. Areas remaining unserved include a large swath of area along the southern county line and in an area immediately north of the City of Zebulon and east of Williamson-Zebulon Road and west of Elkins Creek.



Map of Served, Unserved, and Future Expansion Census Tracts. Source: DCA GBDI

Housing

Goal:

Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon desire to offer quality housing that serves the needs of all citizens and at all stages of life. Housing stock within Pike County would ideally include a wide range of types, sizes, acreage, and levels of pricing.

Needs and Opportunities

- The ratio of homes to employment within the county weighs heavily to residential. Although this maintains the rural sense of place, it creates a tax burden on the community. Increased jobs are needed to alleviate the area being a bedroom community
- Current subdivisions will soon be built out. Once complete, new housing construction will be limited
- Cities with water and sewer infrastructure such as Concord, Williamson and Zebulon are positioned to support new housing development
- Lack of affordable housing for workforce and young families. New housing is unattainable for some residents due to price and size
- More homes are needed at various price points and size
- Additional housing is needed for the senior population
- Increased water infrastructure in north Pike County will likely increase housing development
- New housing development is needed alongside the need to protect the rural sense of place
- New housing near downtown Zebulon could support increased business and redevelopment
- Zoning and development ordinances need to be updated. Revisions could include increased lot sizes in the most rural parts of the county
- Infill housing within the municipalities presents opportunity for smaller scale housing, use of existing infrastructure, and increased walkability
- There is a need to address blight and dilapidated housing throughout the county and cities
- The Georgia Initiative for Community Housing (GICH) offers the opportunity to explore housing strategies and approaches to addressing housing needs
- Additional housing through increased density and mixed-use development is possible especially around downtown Zebulon and north along highway corridor

Strategies

- Support housing development where it is best served by infrastructure
- Encourage infill housing within the municipalities and increased density in appropriate growth areas
- Eliminate substandard or dilapidated housing in our community
- Encourage development that is sensitive to the historic context, sense of place, and overall setting of the community
- Encourage development whose design, landscaping, lighting, signage and scale add value to our community
- Update codes and ordinances to support desired types and quality of development within our communities
- Consider increased minimum lot sizes in the most rural parts of the county to maintain sense of place and rural identity

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- Partner with development authorities and chamber of commerce to support increased employment opportunities within the county to create additional number of residents within the county, jobs, and sources of revenue

Community Facilities and Services

Goal:

Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon will provide safe, quality and dependable services to its citizens and businesses. Prime facilities and services include drinking water, wastewater, recreation, parks, public safety, and the expansion of broadband.

Needs and Opportunities

- There is a need for community wide event and gathering spaces
- Small scale public parks exist but the Pike County area needs additional parks
- There is a priority need for expanded broadband service throughout the community
- Improved cellular coverage is needed
- Significant needs are coming from stormwater issues
- Limited infrastructure such as county water limits growth which can be used to guide growth
- There is a need to expand and enhance recreation facilities to support the active and regional sports events
- There is a priority need to upgrade and replace water systems and wastewater treatment plants
- There is a need to build a new county government and administration complex that is appropriately sized for the community
- There is a need to find additional sources of funding for infrastructure repairs and upgrades due to ineligibility for CDBG in many areas due to income levels
- There is a need to start planning for MS4 stormwater systems
- There is a need to work towards providing locally sourced water instead of buying from outside jurisdictions
- Upgrades are needed with jail facilities
- Expand and improve public safety communications capabilities

Strategies

- Encourage growth where planned water infrastructure will be expanded and using the completed water resources management plan
- Expand recreational facilities to accommodate the demand and use and utilize recreation master plan for future growth
- Leverage local, state and federal funding sources such as SPLOST, CDBG, GEFA, One Georgia, Rural Innovative Fund
- Expand the public water line system to maintain the viability of the Pike County Water & Sewerage Authority, better conserve groundwater resources, and provide better fire protection.
- Upgrade and maintain water and wastewater facilities
- Expand and upgrade County jail facilities
- Provide latest technology to aid the Emergency / 911 system
- Expand animal control services in Pike County and enlarge the animal control facility on County Farm Road
- Provide an updated feasibility study on the prospect of natural gas lines in Pike County

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- Improve cooperation and efficiency and clarify the scope of intergovernmental agreements and services between Pike County and the five cities
- Improve broadband internet coverage throughout the county especially in areas that are not served by current initiatives
- Continue to expand cellular coverage in Pike County and eliminate major “dead zones”
- Continue to improve the condition of the ball fields at the Twin Oaks Road recreational complex
- Enhance and expand both passive and active parks throughout the community
- Expand the size and scope of the Twin Oaks Road recreational complex
- Explore the possibility of smaller, “satellite” recreational fields in cities in Pike County other than Zebulon
- Explore the possibility of adult sports leagues in Pike County
- Explore the possibility of hosting traveling sports teams in Pike County as an alternate revenue source.
- Utilize funding and resources such as Ga EPD Seed funds
- Continue to study and seek ways to preserve the rehabilitate the old Zebulon School
- Continue to upgrade and expand fire and ems facilities as needed in the community
- Explore the possible development of a community recreation center with aquatics center and pools

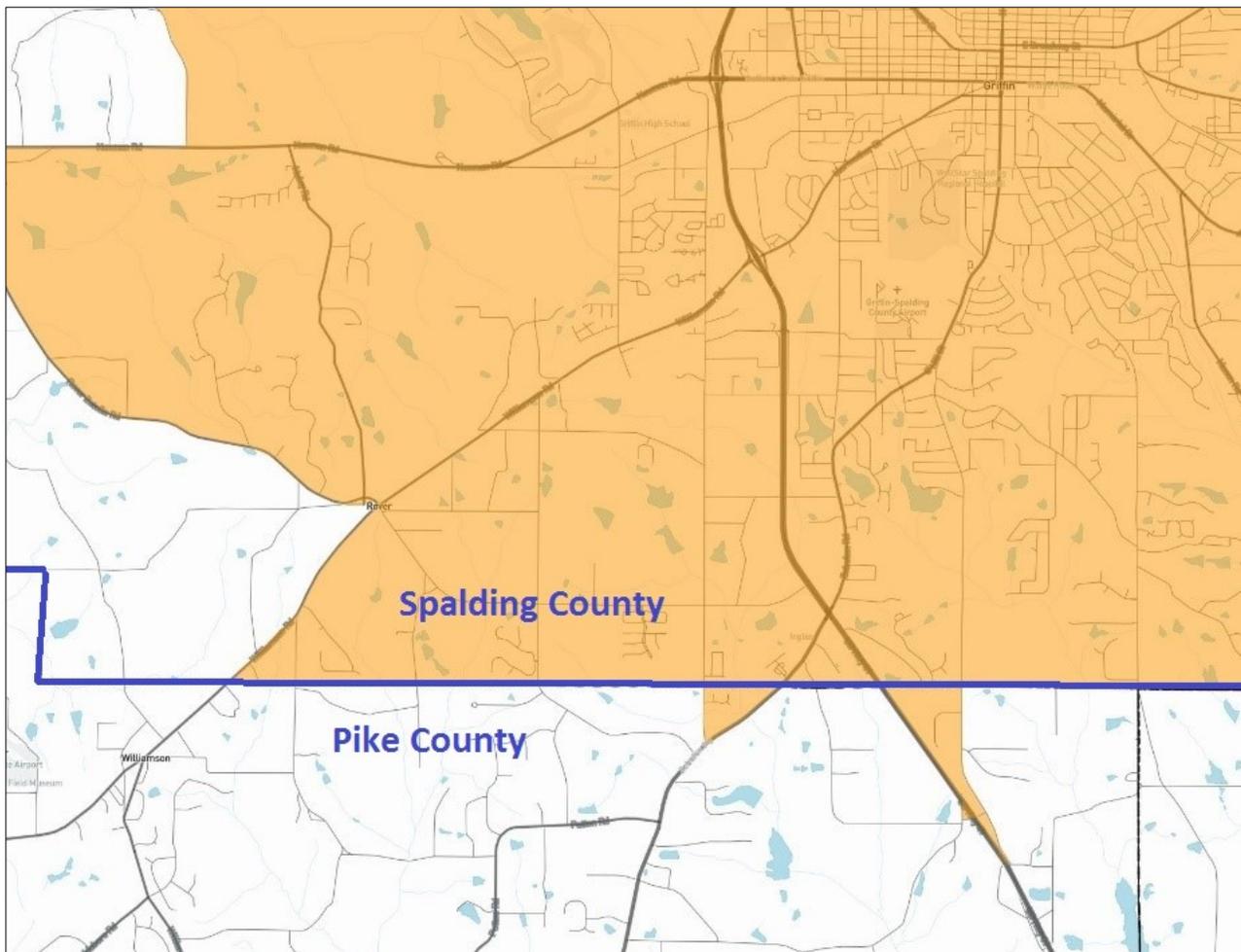
Transportation

Goal:

Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon desire safe and well maintained transportation infrastructure to support accessibility for residents, visitors, and commerce. This includes traditional modes of transportation as well as increased pedestrian accessibility and safe roadways for cyclists.

A small portion of extreme northwest Pike County is located within the Atlanta Metropolitan Planning Organization (MPO) jurisdiction. This requires an evaluation of the transportation system as part of the comprehensive plan update for the area within the MPO.

Transportation system components include the road network, alternative modes, parking, transportation and land use coordination. Due to the small area of the MPO within Pike County, the following needs and transportation system components will include and reflect all applicable areas within the county, including the cities.



Map of Atlanta MPO Area (shaded in orange). Source: Atlanta Regional Commission.

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Needs and Opportunities

- A priority need is road paving and road maintenance throughout the county. Additional bridges crossings are needed for emergency response and increased connectivity
- Connecting existing roads
- More walking trails in the unincorporated County
- Establishment of bicycle trails and appropriate cycling routes along roadways in the County
- Repair of damaged roads in the County
- More public transport for senior citizens and special needs group
- Additional sidewalks, especially within the cities, to connect downtowns and town centers to adjacent neighborhoods for increased pedestrian connectivity and access
- Establishment of sidewalks where none exist, especially along commercial corridors near residential developments
- The completion of a joint comprehensive transportation plan will likely be needed as the Pike County area continues to grow
- Excessive speeding and limited visibility create safety issues especially along highway corridors
- One way pairs in downtown Zebulon encourage excess speeding. Need to seek ways to encourage slower speeds such as the installation of a camera system
- Additional crosswalks are needed along highway and commercial corridors

Road Network

Federal and State Highways

- U.S. Route 19
- U.S. Route 41
- State Route 3
- State Route 7
- State Route 18
- State Route 74
- State Route 109
- State Route 362

Road Infrastructure

The rural nature of Pike County is evidenced in the ratio of improved roads to that of dirt roads. Of approximately 400 miles of roadway, 58% of roads or 192 miles are paved/improved and 42% or 181 miles are unpaved/dirt.

Alternative Modes

Cycling

Pike County, due to its scenic roads and lack of large scale development, contains an active cyclists community. Outside the lesser trafficked rural roads, there exist very little bike infrastructure.

The Meriwether-Pike Scenic Byway is an officially designated Georgia Department of Transportation route and is promoted for its scenic and rural corridors ideal for biking. The annual "Tour de Pike" is a local event which brings hundreds of cyclists to the area.

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Pedestrian

Cities within Pike County including Concord, Molena, Williamson and Zebulon have made walking trails and the expansion of sidewalks a priority. Ongoing expansion of sidewalk networks is taking place. Priority extensions are included in the community work programs and will be supported by SPLOST funds if passed.

Parking

Parking needs are mostly relevant to the downtowns, town centers, and activity centers within Pike County. Businesses within these areas depend on the availability of parking along with other institutions and local government buildings. The Cities of Molena and Zebulon have the most need. Safety is also a concern for these cities as much of the on street parking is located on busy State Routes.

Transportation and Land Use

Current and future land use in the MPO area contains suburban style residential with heavy commercial and light industrial along U.S. Highway 41. This resembles similar land use patterns in Spalding County immediately to the north. Other residential development within the more rural parts of the county will depend on access to paved roads and other infrastructure. Transportation and access to water is located mainly in the northern part of the county. Special road safety measures and access along the two State Routes in northwest Pike County due to increased residential and heavy commercial land uses. Increased attention to buffering between residential and commercial and industrial uses will be needed especially within the MPO area. The county has adopted an overlay district ordinance for the U.S. Highway 19 and 41 corridors. This district will be discussed further as part of the Character Area and future land use narrative.

Strategies

- Encourage increased connectivity of the road network within and to commercial and residential developments
- Identify appropriate locations for future sidewalk extensions to create increased accessibility to neighborhoods, downtowns, and activity centers
- Incorporate multi-modal transportation infrastructure, such as bike lanes, where feasible
- Consider Complete Streets policies when building a new road or resurfacing
- Encourage the use and increase access to the public transit service
- Our communities, where appropriate, will implement traffic calming and other design considerations to address excessive vehicular traffic and speeding. This includes speed bumps/tables, landscaping, and other measures
- Pike County and its cities will continue to partner with GDOT on road improvements, bridge replacements, safety measures and improved accessibility
- Promote and enhance the Arterial Overlay Corridor ordinance to maintain quality design and aesthetics

Natural and Cultural Resources

Goal:

Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon make up a community rich with natural and cultural resources, which attributes to the collective sense of place. It is their desire to protect, promote, and preserve these resources to maintain the community's identity, protect the environment, and to promote tourism.

Need and Opportunities

- Seek ways to balance growth and preserve and rural sense of place
- There is a need to incentivize the protection of rural land and farmland from being developed
- The Flint River should be utilized more fully as an asset for eco-tourism and environmental education and blue trail
- Improved access to the Flint River is needed
- Continued and enhanced protection of the Flint River and its tributaries Pike County shall better protect its most important natural resource, the Flint River and its tributaries, through strict adherence to the Watershed Protection Districts established in the Zoning Code, and by establishing new minimum lot size requirements along the Flint River corridor
- An updated survey of historical and cultural landmarks is needed with the possibility of creating new regulations for their preservation
- There is a need for greater tree preservation and replacement standards for new developments, which would establish overall plant density requirements and incentives for saving "significant trees".
- Flat Shoals on the Flint River has the potential to be an ideal park and attraction
- Protect water supply watersheds and groundwater resources
- Preserve rural scenery and local farming practices
- There is a need to increase the promotion of local farm products
- Recognition and preservation of historical and cultural landmarks is needed
- Lifsey Springs has the potential to be a local park and tourism resource
- There is a need to enhance and increase education regarding the Austin Dabney story
- The Zebulon Downtown Development Revolving Loan Fund should be greater utilized
- Public restrooms are needed to support visitors

Strategies

- Promote environmentally responsible, public, recreation opportunities along the Flint River
- Promote more interconnectivity between the communities in Pike County, through the development of more public walking and bicycle trails, and the designation of public green spaces and parks
- Pike County shall better protect its most important natural resource, the Flint River and its tributaries, through strict adherence to the Watershed Protection Districts established in the Zoning Code, and by establishing new minimum lot size requirements along the Flint River corridor
- Partner with Flint Riverkeeper for the promotion of the Flint River and to advocate for increased access
- Encourage landowners to utilize conservation easements
- Promote the use of the conservation subdivision ordinance

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- Encourage the listing of historic properties on the National Register of Historic Places to recognize significant sites
- Consider the use of historic overlays and historic districts to protect historic resources and encourage appropriate design
- Enhance public education regarding the Pike County Agribusiness Authority
- Utilize funding opportunities and support resources such as the Georgia DNR GOSA, Recreational Trails Program and the Trust for Public Land
- Market local product through the Georgia Made Georgia Grown Program
- Promote the Chestnut Oak Center
- Encourage additional “Adopt-a-Stream” groups for water quality monitoring
- Promote the “Pickup Pike” group for litter reduction
- Study the feasibility of a county-wide tourism and marketing director
- Promote and Meriwether-Pike Scenic Byway
- Continue enhancements to local municipal parks and walking trails
- Consider the completion of a parks and trails master plan to build upon the Zebulon Tomorrow study.
- Continue to utilize and enhance the Pike Pathways phone application,
- Promote the historic downtowns and historic town centers in Pike County
- Seek ways to expand passive parks in prime conservation areas such as Pine Mountain that runs through the south of the county
- Promote public access to Mountain Gap historic and recreation area

Land Use

Goal:

Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon will work to implement land use policy that encourages the best use of land within the community. This will be achieved by focusing on factors such as quality, proper placement of new development, increased connectivity, revitalization, and downtown development with the ultimate goal of maintaining a balance of growth and conservation while preserving the rural and small town sense of place.

Needs and Opportunities

- A priority need is to maintain quality of life and rural sense of place as growth and development increases
- The community should strive to avoid commercial and industrial “spot zoning” throughout the County and encourage more nodal development along highway corridors
- There is a need for improved design standards for housing, businesses, and industry throughout the County
- There is a need to concentrate business and industry on the main arterial corridors in the county.
- In the most rural parts of the county, the three acre minimum residential lot sizes may need to increase
- There is a need to improve the aesthetics of businesses along highway corridors
- Home improvement and maintenance is a challenge for some citizens
- Need to increase density or redevelop underdeveloped lots especially adjacent to downtown and historic town centers
- New residential growth needs to be encouraged to locate near centers of activity such as downtowns, historic town centers, school campuses, and employment centers
- There is a need to increase housing, including possible multi-family options, that is affordable for the local

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workforce

- Growth and development should be limited groundwater recharge areas and water supply watersheds
- The limited water infrastructure in the community can be used to guide growth where future expansions are planned
- The highway corridor north of the City of Zebulon to Pike Plaza would be an ideal location for increased density and increased connectivity

Strategies

- Encourage development of commercial nodes, activity centers, and employment centers to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways
- Encourage growth within and outward from the municipalities where infrastructure exists and can be expanded
- Encourage infill and small urban environments around downtowns and historic town centers
- Consider larger minimum lot sizes in the most rural parts of the county, especially the southern area, where infrastructure is likely to remain
- Protect and promote Centennial Farms
- Promote the use conservation subdivisions
- Encourage the preservation of historic agricultural buildings and their possible re- purposing as event venues
- Update the zoning and development codes to achieve a balance of growth and rural preservation
- Encourage mixed uses within nodes along highway corridors
- make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and service
- Limit development within our community to areas that can be reasonably served by public infrastructure
- Promote the continuation of agri-business, farming, equestrian, and timber, which help maintain the rural character
- Utilize and guide future growth using the recommendations in the recently completed water infrastructure plan
- Protect the Flint River and promote conservation along the corridor as vital natural resource

Character Areas

Character Areas are geographic sub-areas of a community that contain unique characteristics and physical form and serve to guide local future land use policy. According to the Department of Community Affairs, Character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character Areas may be identified by the types of development or lack of development, which purposefully seeks to protect natural features such as greenspace or parkland, and in the case of Pike County, the Flint River.

The following list identifies character areas found within Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon. Each character area listed contains a description and desired development patterns, recommended land uses, and a list of implementation measures.

Character areas within Pike County include:

- Historic Downtown
- Historic Town Center
- Traditional Residential
- Developing Residential
- Hilltop Community
- Arterial Overlay Corridor
- Parks and Conservation
- Flint River Corridor
- Rural Residential and Agriculture
- Commercial and Industrial Nodes
- Gateway Development
- Institutional
- Industrial

Historic Downtown

Description

Historic Downtown Character Areas are designated within the Cities of Concord, Molena and Zebulon. These Character Areas contain a concentration of historic commercial and other notable landmarks such as city halls and in the case of Zebulon, the county seat, the historic Pike County Courthouse. These Historic Downtowns remain the focal point and gathering place for the community. These areas are likely eligible for listing and recognition as districts on the National Register of Historic Places

Desired Development Patterns

Within the Historic Downtown Character Areas, development focuses will involve continued preservation of historic structures. This includes improving existing structures with context sensitive site plans and building design, which also considers pedestrian oriented site placement with parking in rear. Connections to existing sidewalk network should also be considered. Infill development and redevelopment should match the character and scale of existing historic fabric. A mix of uses will remain vital for the health of Historic Downtowns that include commercial, public/government offices, and residential.

Suggested Land Uses

Commercial, Public/Government, Mixed-Use, Residential, and Parks



Figure 1: Downtown Molena



Figure 3: Strickland Building in Downtown Concord



Figure 2: Pike County Courthouse in Downtown Zebulon

Implementation Measures

- Consider the use of historic overlay districts and other design measures to protect historic sense of place
- Consider listing downtowns as historic districts or individual properties on the National Register of Historic Places for recognition and possible use of preservation tax incentives for rehabilitation projects
- Promote connectivity within the downtown and from surrounding residential neighborhoods
- Encourage appropriate infill development and redevelopment
- Expand the footprint of downtown, especially in the case of the City of Zebulon
- Promote context appropriate transportation improvements such on street parking, traffic calming measures, beautification of roadways, and expanded sidewalks and crosswalks
- Continue streetscape improvements where appropriate and feasible
- Promote mixed-use such as residential above commercial
- Improved appeal of existing commercial structures
- Implement wayfinding and informational signage
- Participate and utilize, when appropriate such resources as the Georgia Downtown Association, Georgia Main Street, and the Georgia DCA Rural Zone

Historic Town Center

Description

Historic Town Center Character Areas are designated within Pike County Cities of Meansville and Williamson. Similar to the Historic Downtown Character Areas, the areas represent the historic and cultural heart of the community and contain landmarks structures such as churches, rail depots, small commercial storefronts. Historic homes can also be found within these areas and make up the small town sense of place.



Figure 4: Old Bank Building in Meansville



Figure 5: Small Store in Williamson

Desired Development Patterns

Historic Town Centers, although contain less built environment, maintain the identity of the community and require specific development types. Any new development or infill should be sensitive to scale and include appropriate design reflective of the desired aesthetics of the community. Park spaces and trails remain an important part of the area.

Suggested Land Use

Small scale commercial, residential, public/government, and parks.

Implementation Measures

- Continued beautification efforts
- Welcome signage
- Traffic calming and other roadway safety improvements where feasible
- Improved code enforcement
- Residential and commercial infill

Traditional Residential

Description

Traditional Residential Character Areas are located within the Cities of Concord, Meansville, Molena, and Zebulon and surround or are adjacent to the Historic Downtowns and Historic Town Centers. This consists of well-maintained housing, similar lot sizes, common street orientation, street interconnectivity is common, and many homes are historic and display distinct architectural style.



Figure 6: Traditional Residence in Molena



Figure 7: Infill House in Zebulon

Desired Development Patterns

Desired development outcomes will focus on maintaining the character of the traditional neighborhood. New housing and infill will utilize appropriate design, site plans, and scale is important. Maintaining and improving street connectivity within neighborhoods and connections to Historic Downtowns and Historic Town Centers will be encouraged. Residential neighborhoods or Individual homes could be eligible for listing on the National Register of Historic Places and would be able to utilize historic tax incentives for rehabilitation work.

Suggested Land Uses

Single-family residential and park space.

Implementation Measures

- Encourage appropriate infill design and scale
- Promote the listing of properties or districts on the National Register of Historic Places
- Encourage street and sidewalk connectivity to downtowns and town centers
- Strict enforcement of codes
- Traffic calming improvements where appropriate

Developing Residential

Description

Due to existing infrastructure, planned expansion of water systems, availability of broadband and planned school expansion, unincorporated areas within Pike County that are between and adjacent surrounding the Cities of Concord, Williamson, and Zebulon have the potential for increased residential growth. Currently these areas are rural and contain estate residential, farmland, and occasional residential subdivisions. Future annexations by municipalities are likely if residential development continues outward from current subdivisions and are supported by the availability of infrastructure. Developing residential also exists within the Cities of Molena, Concord, Williamson, and Zebulon.



Figure 8: New Housing Development in Rural Pike County

Desired Development Patterns

Quality residential development will be encouraged within the character area and will be supported by updated ordinance and the likely expansion of water and wastewater infrastructure. Pike County has adopted a conservation subdivision ordinance, which could be implemented within the area. Emphasis will be placed on quality design, access to transportation corridors and availability of community facilities and services. Residential development in this area is intended to allow for greater density than the Rural Residential and Agriculture Character Area.

Suggested Land Uses

Single family residential, neighborhood commercial and public/institutional, parks.

Implementation Measures

- Promote traditional neighborhood design (TND) principles.
- Promote the use of conservation subdivisions.
- Connect new development to existing streets and to other highway corridors
- Preserve greenspace and create neighborhood parks when feasible.
- Promote quality design and affordability

Hilltop Community

Description

Hilltop is a unique residential area within the City of Concord that is separate from most of the established residential area. There is little commercial property. This community has an active committee that invites its citizens to help clean up and restore blighted areas. The Hilltop committee also schedules and promotes events annually for citizens.

Desired Development Patterns

The City of Concord will focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties. Hilltop has a Boys and Girls Club which is an activity center that serves residents. Efforts to annex the unincorporated portions of the neighborhood may assist in the future delivery of community facilities and services.



Figure 8: Typical Street Scene in Hilltop

Suggested Land Uses

Residential, neighborhood commercial, and institutional.

Implementation Measures

- Housing for Low to Moderate-Income Households and Special Needs Populations; Affordable housing to meet the needs of persons with disabilities; quality, affordable rental units for large families (rental units with 3 or 4 bedrooms); affordable rental housing to serve the elderly population; or new single family units for moderate-income, first-time homebuyers;
- Continue assisting The Hilltop Community Committee with cleanup projects.
- Increase connectivity within the neighborhood by extending the sidewalk network
- Consider implementing welcome signage

Arterial Overlay Corridor

Description

Highway 19 and U.S. Highway 41, in Pike County are major entry corridors and vehicular arteries. These corridors serve as important commercial corridors, especially Highway 19, which connects Pike County to Spalding and Upson Counties. Other major highways going through Pike County are State Route 18 in the middle of the County, State Route 362 to the north, and State Route Highway 109 to the south. There is a large variety of business and industry along U.S. Route 19 and U.S. Route 41, and these roads are recognized as the “desired business routes” for Pike County’s future. There is only sporadic business and industry on highways 18, 362, and 109.



Figure 9: Highway 19 North of Zebulon

Desired Development Patterns

In 2009, an Overlay District Ordinance was adopted to aid in the implementation of design standards for new commercial and industrial buildings (and enlargements of existing buildings) along the Highway 19 and Highway 41 corridors. The standards include everything from building materials to landscaping to appropriate lighting and signage. There are many exempt existing buildings along the Highways, but the ordinance has had a positive visual impact on the design of several new businesses recently.

Suggested Land Uses

Commercial, industrial, (both manufacturing and service industries), residential, and agriculture.

Implementation Measures

- Maintain design standards of the Highway 19 and Highway 41 Overlay District Ordinance. Explore the possibility of extending the Overlay Corridor District to additional segments of the highways
- Consider regulations for any future commercial and industrial development along Highways 18, 362, and 109, with similar design standards as the Highway 19 / 41 Overlay District Ordinance
- Partner with GDOT and the Atlanta MPO on future strategies and transportation improvements

Parks and Conservation

Description

Outdoor recreation plays an important role in the lives of Pike County residents and visitors. This includes active sports parks and community greenspaces with trails. Other parks serve as venues for the promotion and educational activities related to the areas agriculture such as the Chestnut Oak Center.

Desired Development Patterns

Pike County and the cities make it a priority to maintain and enhance these public spaces to increase access and use for its residents. Expansions and the acquisition of new greenspace and parks will continue, as resources, property, and funding are available. This will include increased access to the Flint River.

Suggested Land Uses

Park/Conservation, Public/Institutional



Figure 10: Park in Concord

Implementation Measures

- Expand parks, trails, ball fields, greenspace as feasible
- Partner with organizations such as the Trust for Public Land, the Georgia Conservancy, and Flint Riverkeeper
- Utilize funding sources to expand parks and trails such as the Georgia Recreational Trails Program, Georgia Outdoor Stewardship Program, Land and Water Conservation Fund
- Encourage the use of conservation easements and farmland preservation measures
- Acquire prime greenspace for future park expansion

Flint River Corridor

Description

The Flint River is one of the most important rivers in Georgia, and forms the entire western boundary of Pike County, separating it from its neighbor, Meriwether County. The Flint River is one of the few rivers in the United States that flows for 200 or more miles unimpeded by dams. Many people enjoy recreational pursuits in the Flint River, such as boating, swimming, fishing, tubing, and canoeing; however, there is currently no public boat ramp or other primary access point to the Flint River in Pike County. The nearest boat ramp is in Meriwether County on State Route 18 and has recently been enhanced. Flat Shoals, a rocky, shallow area at the David Knott Bridge joining Pike and Meriwether Counties became privately owned a few decades ago and no longer allows any public access but remains an important scenic area. Access to the Flint River at Flat Shoals, on either side of the river, would increase recreational opportunities.



Figure 11: Newly Upgraded Boat Ramp on the Flint River in neighboring Meriwether County

Desired Development Patterns

Most of the land along the Flint River Corridor remains rural. There have been residential developments along the Flint, such as the one at the river at Flat Shoals. Conservation, greenspace acquisition, viewshed protection and maintaining water quality of the river is of utmost importance. Higher intensity development such as, commercial, industrial and residential should be prohibited or highly limited within a certain distance from the Flint River. If feasible, the county should seek to acquire land along the corridor for future passive park space and boat access. The Flint River is a major tourism and natural resource.



Figure 12: The Flint River near Dripping Rocks between Meriwether and Upson Counties.

Land Use

Conservation, parks, rural residential and agriculture.

Implementation Measures

- Purchase greenspace for future parks and public access to the river
- Partner with Meriwether County and Flint Riverkeeper for the promotion of the river for a blue trail
- Seek to increase residential lot size requirements in the area
- Partner with organizations such as the Trust for Public Land, the Georgia Conservancy, and Flint Riverkeeper
- Utilize funding sources to expand parks and trails such as the Georgia Recreational Trails Program, Georgia Outdoor Stewardship Program, Land and Water Conservation Fund
- Encourage the use of conservation easements and farmland preservation measures
- Acquire prime greenspace for future park expansion

Rural Residential and Agriculture

Description

The Rural Residential Development and Agriculture Character Area represents a large percentage of unincorporated Pike County and parts of the City of Concord, Meansville and Molena, and significant swaths of land throughout unincorporated Pike County. The area is dominated by large estate residential and farmland including timber.

Desired Development Patterns

Homes within this area are located on lots of a minimum three acres in size, but are often 10+ acres in size for conservation purposes. Increased lot sizes have been desired to limit development density and protect farmland and rural character; preservation of environmentally sensitive areas by setting them aside as public parks or trails. Future development should preserve open space, relatively high degree of building separation, and include viewshed protection.



Figure 13: Rural scene in western Pike County

Suggested Land Uses

Large tract residential, agriculture, park/conservation.

Implementation Measures

- Promote land preservation through the support of active farming and use of conservation easements
- Encourage new development to locate to the Developing Residential areas
- View shed preservation
- Open space preservation
- Greenspace acquisition
- Promote passive recreation opportunities
- Buffer requirements
- Promote agri-tourism
- Nomination and designation of “centennial farms” in the County in order to highlight the need for more preservation.

Commercial / Industrial Nodes

Description

Located mainly along the Arterial Overlay Corridors of U.S. 19 and U.S. 41 are emerging Commercial / Industrial Nodes. These nodes are activity centers and contain a mix of uses including concentrations of mid-side businesses, light industry, locally owned manufacturing companies, and a few “franchise” businesses. These areas are primarily in unincorporated Pike County and are adjacent to residential and agricultural areas.



Figure 14: Highway 41 in Northeast Pike County

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Desired Development Patterns

Approve business development that will provide more local jobs and tax revenue, using existing infrastructure located in the area, and conforming to the Arterial Overlay Corridor requirements. One Commercial / Industrial Node of note, located in the northwest corner of Pike County and immediately south of Spalding County contains the only portions of the Atlanta Metropolitan Organization (MPO) within the county. This may give the county a unique opportunity to partner with the MPO and the Atlanta Regional Commission on future growth and transportation infrastructure needs.

Suggested Land Use

The primary land uses within this character area will be a diverse mix of commercial businesses and industries (both manufacturing and service industries) with buildings of varied styles and heights.

Implementation Measures:

- Enforce the Arterial Overlay Corridor ordinance.
- Partner with the Atlanta Regional Commission and MPO for future growth.
- Consider an update to the existing Livable Centers Initiative (LCI) plan in Spalding County to include the MPO portion of Pike County.
- Improve façade of existing structures.
- Improve parking areas with landscaping.
- Preserve and supplement natural screens / buffers especially between nearby residential neighborhoods.

Gateway Development

Description

The north and south corridors along US Highway 19 act as commercial gateways into the City of Zebulon. Commercial activity of various scale exists along the corridor with parcels available for development as well. Existing commercial sites are in need of revitalization.



Figure 15: Highway 19 in south Zebulon



Figure 16: Highway 19 in north Zebulon

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Desired Development Patterns

Commercial redevelopment and increased landscape enhancements will be strongly encouraged within this character area. The corridors lead into the heart of the City of Zebulon and should be welcoming both aesthetically and functionally. Connectivity from parcel to parcel and increased bicycle and pedestrian access should be promoted. Signage of appropriate types and scale should be encouraged. Much of this can be accomplished through the planned quality corridor development ordinance.

Suggested Land Uses

Land uses allowed within this character area include: commercial, public/institutional, and residential.

Implementation Measures

- Update and enforce existing sign ordinance.
- Adopt and implement quality development ordinance.
- Encourage landscaping and beautification.
- Incorporate welcome and directional signage along the corridor.
- Retrofit or mask unsightly commercial structures.
- Provide bike and pedestrian linkages to adjacent residential and commercial development.

Institutional

Description

Large parcels of land are dedicated for institutional uses for the Pike County School system. This area is located adjacent to gateway corridors and residential neighborhoods.



Figure 17: School in south Zebulon



Figure 18: Highway in south Zebulon

Pike County and Cities Joint Comprehensive Plan 2022-2042

Desired Development Patterns

Increased accessibility and safety will be addressed within this character area. Sidewalk expansions and multi-use paths to connect to adjacent residential areas should be encouraged. Pike County, the City of Zebulon and the Georgia Department of Transportation will need to continue partnerships for increased access and safety to the area.

Suggested Land Uses

Public/institutional, government, residential

Implementation Measures

- Consider multi-use paths connecting the area adjacent community facilities along with commercial and residential developments.
- Preserve greenspace in and around the area.
- Promote increased safety and accessibility.
- Encourage connectivity to residential neighborhoods through road connections and extension of sidewalk network
- Consider a multi-modal approach to future roadway improvements to include both pedestrian and bicycle infrastructure, if feasible.

Industrial

Description

The City of Zebulon contains areas appropriate and well suited for the expansion of its industrial base. The existing industrial park serves existing industry and contains infrastructure for additional industrial needs. The industrial park is strategically located along US Highway 19.

Desired Development Patterns

Industrial development will be encouraged to locate in the designated industrial park and appropriately zoned areas with adequate infrastructure. Landscaping, buffers, and proper site design will be encouraged.

Suggested Land Uses

Light industrial and commercial.

Implementation Measures

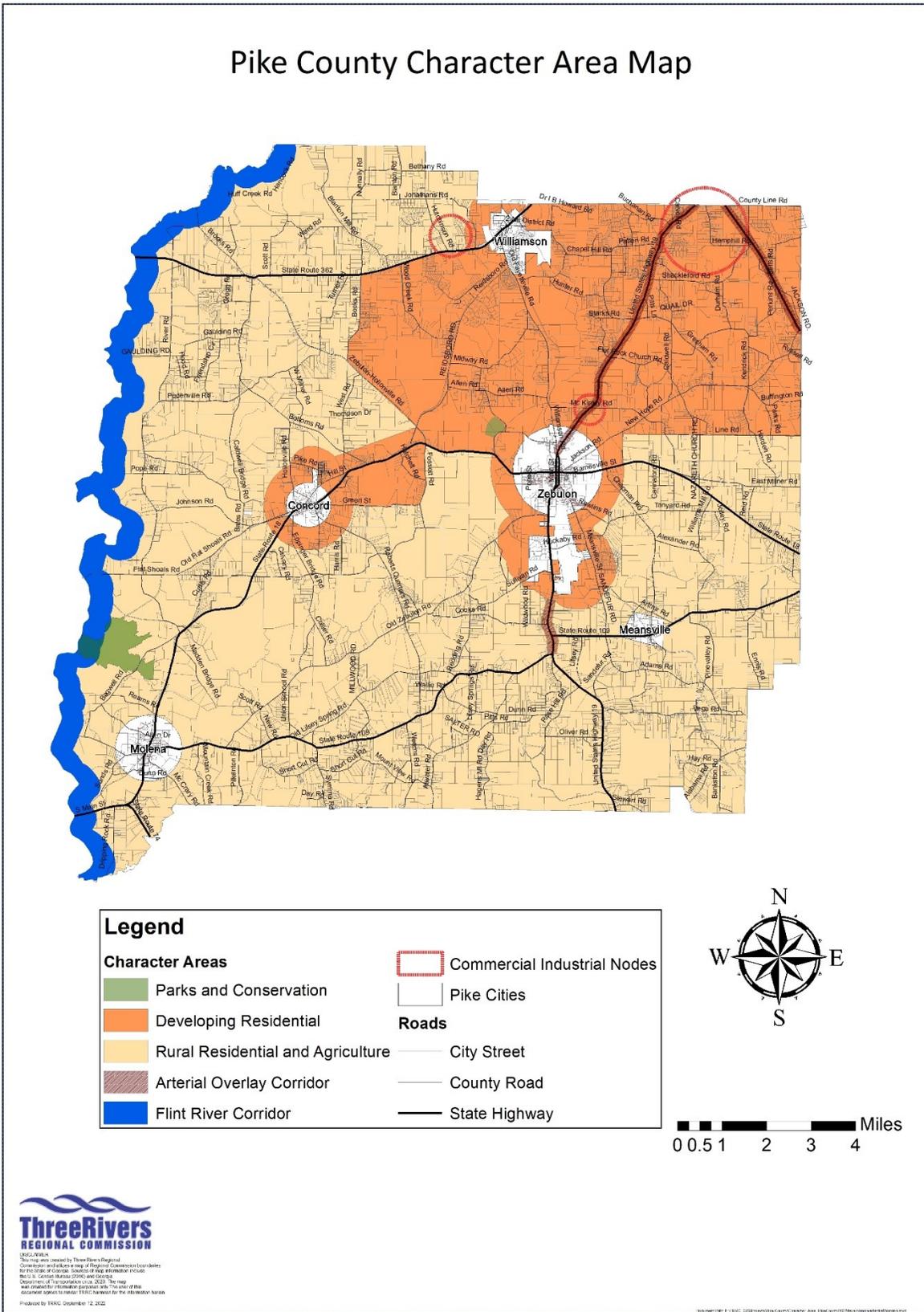
- Encourage landscaping, buffers, and proper site design.
- Encourage connectivity to adjacent commercial nodes.
- Encourage mix of uses around industrial sites such as retail.



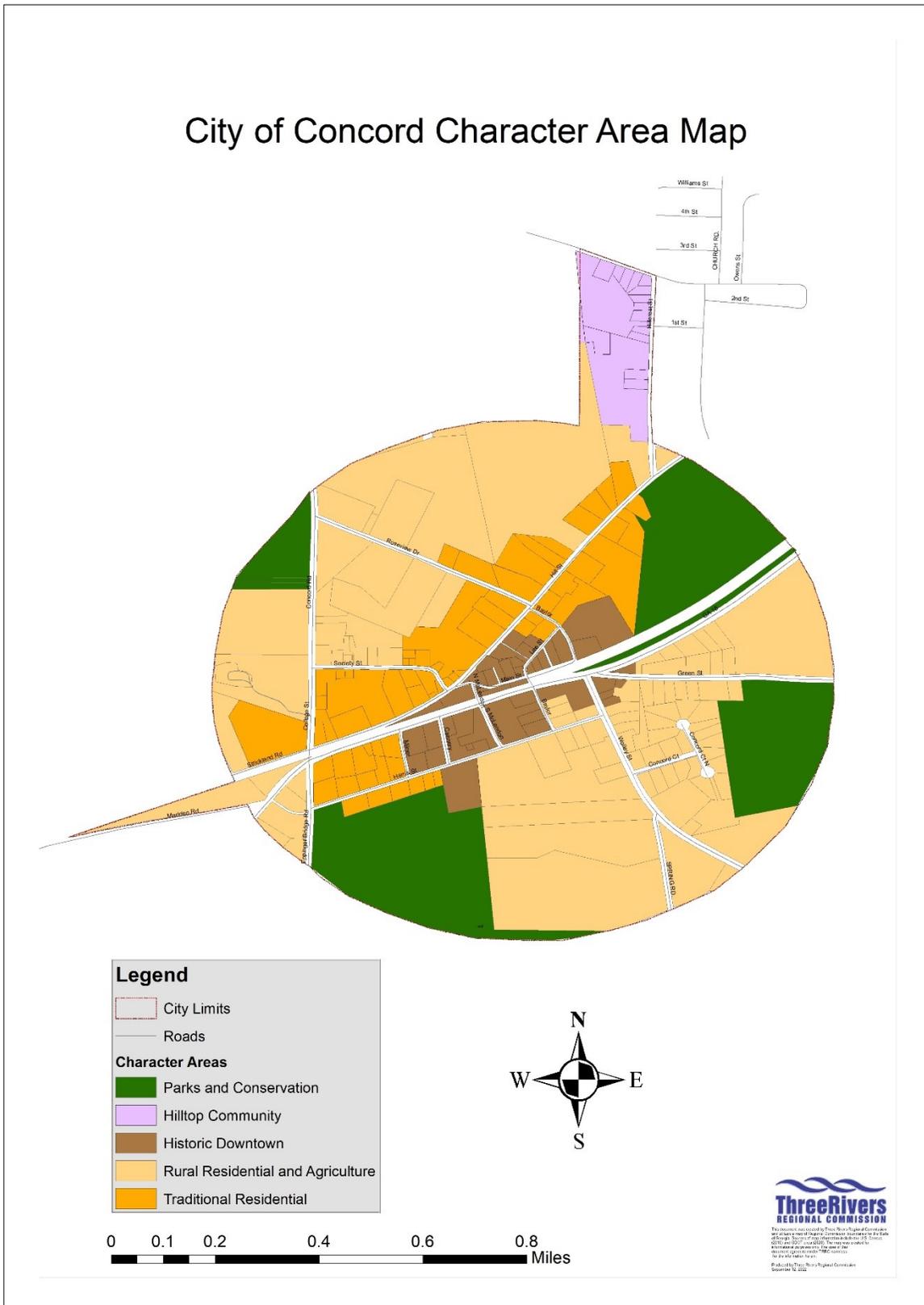
Figure 19: Pike County Business Park / Industrial Park in Zebulon

Pike County Character Area Map

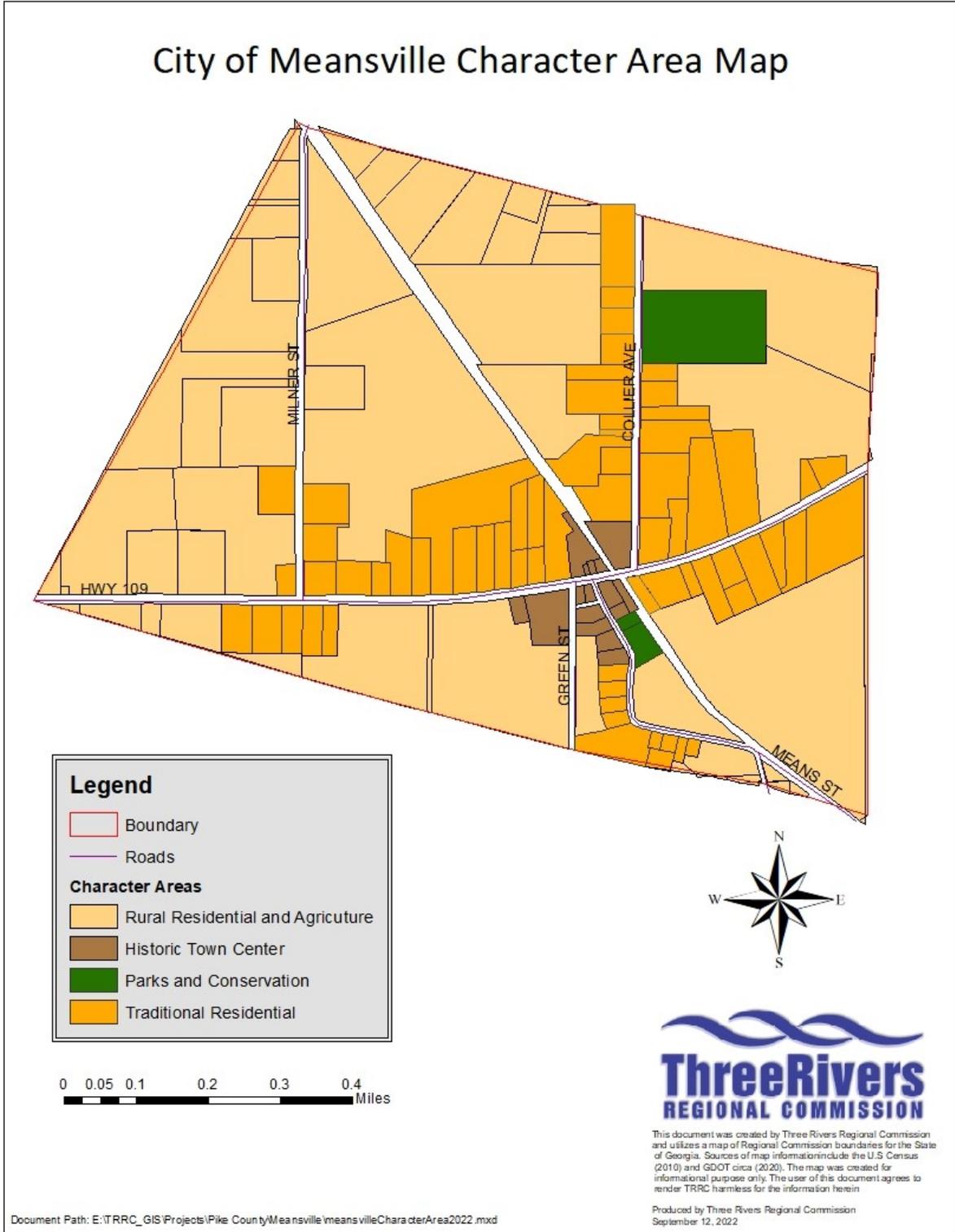
Pike County Character Area Map



City of Concord Character Area Map

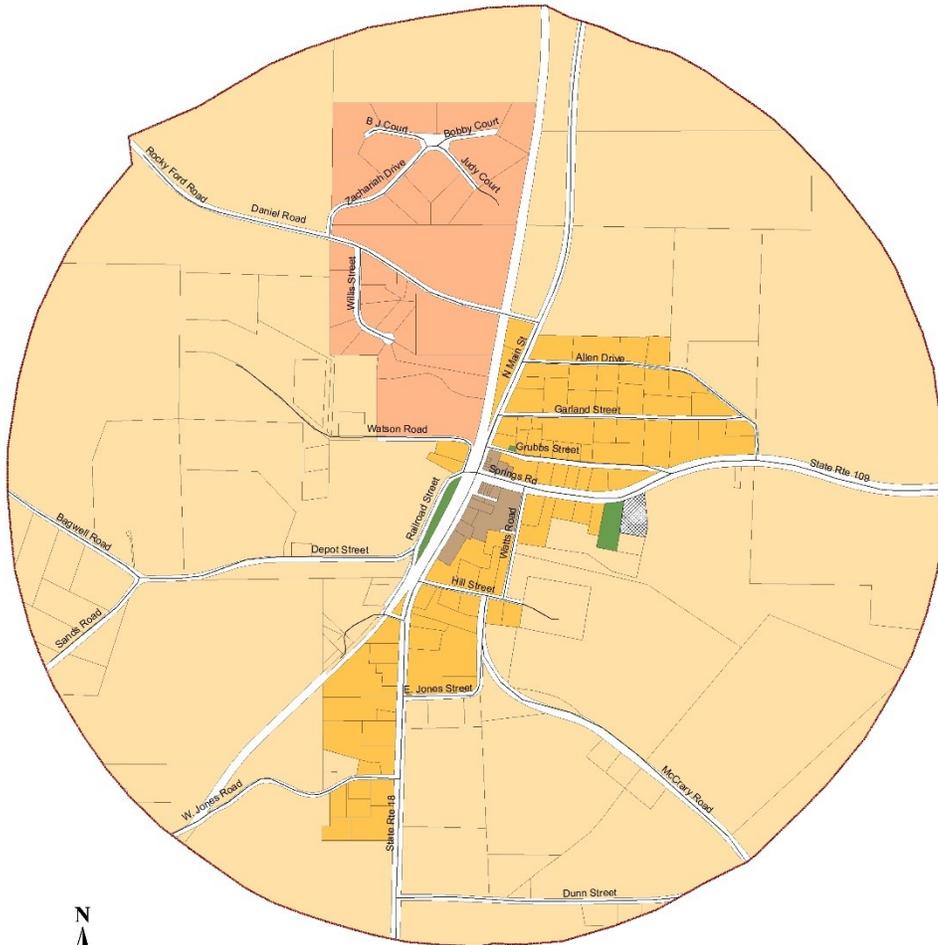


City of Meansville Character Area Map



City of Molena Character Area Map

City of Molena Character Area Map



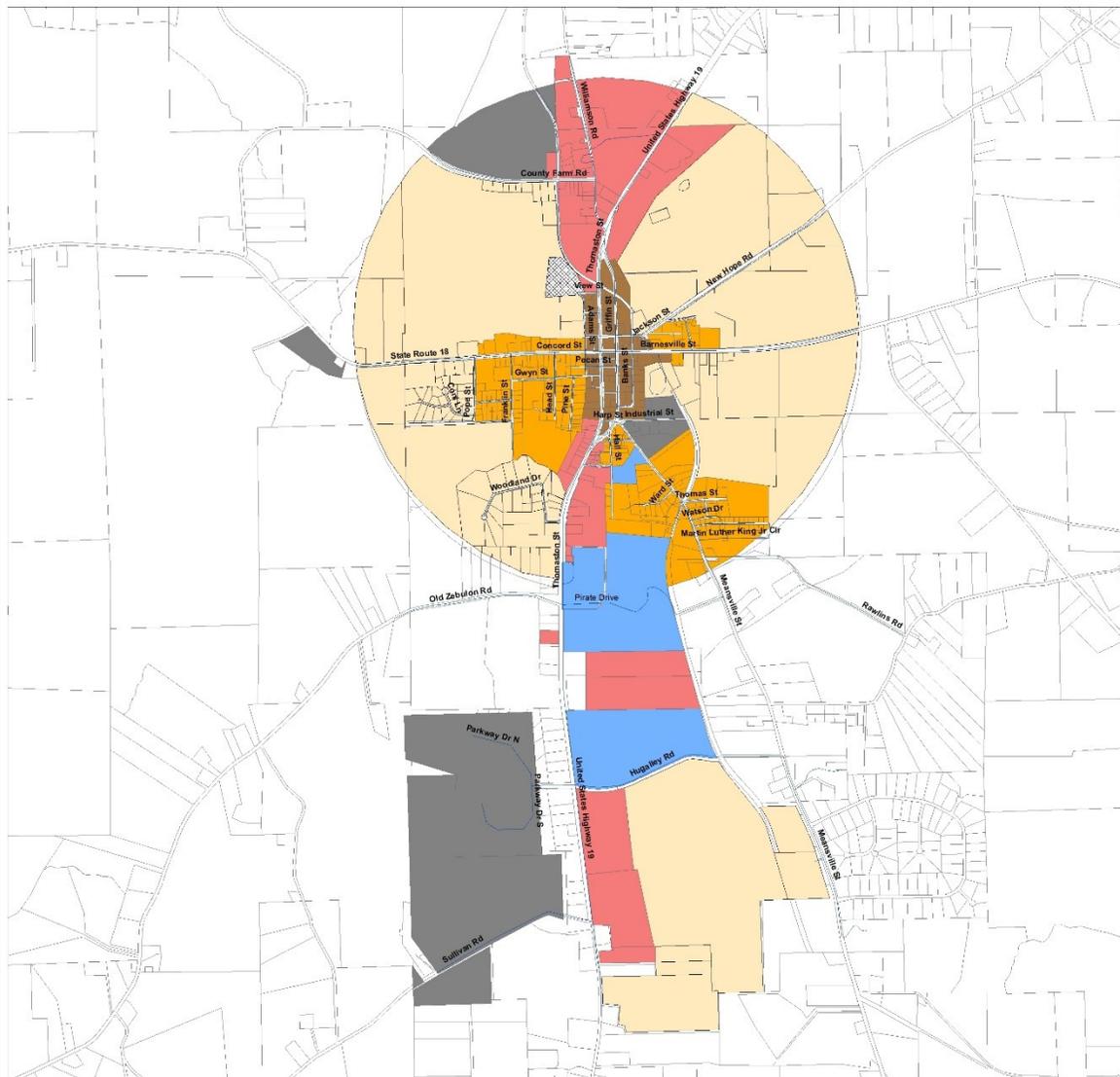
Legend

- | | |
|------------------------|-----------------------------------|
| Roads | Historic Downtown |
| Cemetery | Parks and Conservation |
| City Limits | Rural Residential and Agriculture |
| Character Areas | Traditional Residential |
| Developing Residential | |



City of Zebulon Character Area Map

City of Zebulon Character Area Map



Legend	
	Roads
	Cemetery
Character Areas	
	Traditional Residential
	Developing Residential
	Institutional
	Gateway Development
	Historic Downtown
	Industrial



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Community Work Program

Community Work Programs were developed by all the governments in Pike County and include a Report of Accomplishments which give a status update to the previous work programs. Priority needs and strategies from the previous sections of the plan have been included in the new Community Work Program.

Pike County

PIKE COUNTY – REPORT OF ACCOMPLISHMENTS 2017-2022		
Project or Activity	Status	Explanation
Complete infrastructure and install signage at County industrial park on U.S. Highway 41.	Complete	
Place new businesses on the four remaining lots in the County industrial park on U.S. Highway 41.	Complete	
Assist the City of Zebulon with placing new businesses on the remaining lots in the industrial park on U.S. Highway 19.	Underway	Ongoing policy strategy. Moved to goals and strategies.
Re-evaluate the County impact fee program, relative to its impacts on the growth of business and industry versus its provision for the County.	Complete	
Provide a feasibility study on hiring an Economic Development Director. Director's duties to include - establishing an ongoing Business Retention & Expansion program for the county to continually be in touch with our existing business and industry to identify their demographics, needs and challenges, and establishing closer ties with local State Representatives, the Georgia Resource Center in Atlanta, Georgia Electric Membership Corporation, MEAG Power and other entities to help find new businesses and industries that are the right fit for Pike County.	Complete	
Establish annual or semi-annual meetings between the County and the five cities regarding cooperation with economic development.	Underway	Ongoing policy strategy. Moved to goals and strategies.

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Provide a study on the how the proposed Macon to Lagrange highway would impact southern Pike County, including the City of Molena.	Cancelled	Project feasibility in question and not currently a regional priority.
Provide a study on the feasibility of capitalizing on the equine industry and related agri-tourism events in Pike County.	Underway	Ongoing policy strategy. Moved to goals and strategies.
Provide additional seating and a roofed arena for the Chestnut Oak Center on Sandefur Road.	Underway	Project underway. Moved to new CWP.
Provide a proposal for tapping more directly into the geocaching tourism market in Pike County, with a Geotour or other themed geocaching venue.	Complete	
Continue to seek out and approve more motion picture and television filming in various parts of Pike County.	Underway	Ongoing policy strategy. Moved to goals and strategies.
Coordinate all tourism activities through the Pike County Chamber of Commerce as the official tourism agency. Update the official Pike County brochure.	Underway	Ongoing policy strategy. Moved to goals and strategies.
Provide a feasibility study on redeveloping the old school building within the City of Zebulon for public events.	Underway	Ongoing policy strategy. Moved to goals and strategies.
Upgrades to lighting at baseball, softball, and football fields; also the lower soccer fields.	Underway	Project changed to better implement new recreation master plan. Moved to new CWP.
Provide a feasibility study on developing a Community Recreation Center with Aquatics Center and pools.	Underway	Long term goal. Ongoing policy strategy. Moved to goals and strategies.
Asphalt paving and enlargement of parking lots at baseball, softball, football, and soccer fields.	Underway	
Conversion of open soccer pavilion at Twin Oaks Road into indoor facility.	underway	

Pike County and Cities Joint Comprehensive Plan 2022-2042

Implement Adult Sports Programming – Flag Football, Basketball, Softball, Soccer, etc.	Cancelled	Project changed to better implement new recreation master plan. Ongoing long range strategy. Moved to goals and strategies.
Provide a study on the feasibility of hosting traveling sports league events in Pike County.	Underway	Ongoing policy strategy. Moved to goals and strategies.
Provide additional baseball batting cages.	Complete	
Replace baseball shelter.	Complete	
Acquire additional land or identify county owned land for expansion of park system throughout the county, including abandoned railroad rights-of-way for walking and biking trails.	Underway	Ongoing policy strategy. Moved to goals and strategies.
Provide a study on the feasibility of installing additional County recreational fields in the Concord area.	Cancelled	Project likely to be part of larger county-wide recreation expansion. Ongoing policy strategy. Moved to goals and strategies.
Acquire one or more boat ramp sites along the Flint River for public recreational use.	Underway	Project will need additional negotiation with land owners. Ongoing policy strategy. Moved to goals and strategies.
Form a committee for long range planning of the Pike Co. Bicentennial	Complete	
Re-evaluate the County impact fee program, relative to the amounts dispersed to the fire department, sheriff's office, E-911 department, and roads.	Complete	
Continue to maintain a Capital Improvements Program (CIP) for fire, police, road, and other capital projects.	Complete	
Continue to maintain and update the official road improvements list relative to the roads SPLOST approved in 2016.	Complete	

Pike County and Cities Joint Comprehensive Plan 2022-2042

Promote the re-passage of the roads SPLOST when the current one expires in 2021.	Complete	
Coordinate with the Pike County Water & Sewerage Authority about extending public water service lines in certain areas of the County.	Underway	A water and sewer study is currently near completion. Moved to goals and strategies.
Acquire more road surfacing equipment for Public Works so that more road work can be done in-house.	Complete	
Hire an additional animal control staff person to assist the County animal control officer.	Complete	
Expand the yard, storage capacity, and number of cages at the animal control facility on County Farm Road.	Complete	
Coordinate with private entities about starting and operating a privately funded humane society / animal shelter, possibly on County property. This facility would be independent of the existing County animal control facility.	Underway	Long term expansion of animal control services. Ongoing policy strategy.
New training facility for Sheriff's Office on Twin Oaks Road.	Complete	
New storage facility for Sheriff's Office	Complete	
Upgrade and expansion of all fire department system radios	Complete	
Expansion of E-911 emergency radio system	Complete	
Renovations to library building for additional storage space	Complete	
Provide an updated feasibility study on the prospect of natural gas lines in Pike County.	Complete	

Pike County and Cities Joint Comprehensive Plan 2022-2042

Provide a feasibility study on the prospect of broadband in Pike County.	Underway	Broadband expansion initiatives are currently taking place which will drastically increase coverage in the county. Ongoing policy strategy. Moved to goals and strategies.
Find and approve more sites for air-fi equipment on existing structures in Pike County.	Complete	
Find and approve more sites for the co-location of cellular phone equipment on existing structures in Pike County.	Underway	Ongoing policy strategy. Moved to goals and strategies.
Complete updated Service Delivery Strategy and finalize intergovernmental agreements between Pike County and the five cities.	Underway	This will be complete by October of 2022. Moved to new CWP.
Explore feasibility of an additional public shuttle transport for senior citizens and other groups in Pike County.	Cancelled	County transit service is currently meeting the needs of its users.
Provide more systematic litter removal throughout Pike County, either through PUP (Pick Up Pike), and / or possible coordination with the five cities and State agencies.	Underway	Ongoing policy strategy. Moved to goals and strategies.
Research a possible new ordinance that would establish a "minimum design standard" for signs and other site features that could be enforced throughout the County and the five cities.	Postponed	This item will likely be a part of a zoning and development ordinance update.
Create a new ordinance that establishes a minimum 5 to 6 acre lot size for new lots in a designated corridor along the Flint River.	Postponed	This item will likely be a part of a zoning and development ordinance update.
Possible countywide enlargement of established minimum house sizes in residential zoning districts.	Complete	
Complete countywide inventory of historical and cultural sites.	Cancelled	This item is still needed but has not been a local priority. Long term. Ongoing policy strategy. Moved to goals and strategies.
Update Future Land Use Map	Complete	This update is taking place along with the comprehensive plan update.

Pike County and Cities Joint Comprehensive Plan 2022-2042

Explore creating a new ordinance that would establish tree density requirements for future commercial and industrial developments and give tree credits for preserving significant trees.	Postponed	This item will likely be a part of a zoning and development ordinance update.
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PIKE COUNTY – COMMUNITY WORK PROGRAM 2022-2027

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Planning for new Administration Building	2022-2025	\$3,000,000	BOC	General Fund
New Extension Building and Concession stand at Chestnut Oak Center	2022-2025	\$600,000	BOC	General Fund
New Fire Truck	2023-2025	\$1,000,000	BOC	General Fund
New Pump Truck	2023-2025	\$1,000,000	BOC	General Fund
New Tanker Truck	2023-2025	\$500,000	BOC	General Fund
Tanyard Road Improvements (Engineering, right of way acquisition, new roadway, and drainage)	2022-2025	\$2,000,000	BOC	SPLOST and Grants
Update zoning ordinance and development regulations	2023	Staff Time	BOC, Planning	General Fund
Complete Water and Sewer Study	2022	Staff Time	BOC, Consultants	General Fund, GA EPD Seed Grant
Upgrade lighting at recreation facilities	2023-2024	TBD	BOC, Recreation Department	General Fund, Grants, SPLOST
Apply for DCA Broadband Ready Community	2023	Staff Time	BOC	General Fund
Complete the update to the Service Delivery Strategy	2022	Staff Time	BOC, Local Governments	General Fund

City of Concord

CITY OF CONCORD – REPORT OF ACCOMPLISHMENTS 2017-2022		
Project or Activity	Status	Explanation
Dredging the oxidation of City's North Pond	Cancelled	No longer needed
Build a Maintenance building	Cancelled	No longer needed
Shut off Valves – quantity 10	Complete	
Water line repair on GA Highway 18	Postponed	Repairs will be coordinated with planned roadwork project
Looping water lines	Underway	Waiting for repaving. Should be complete by end of 2022. Moved to new CWP
City Welcome Sign – one at each end of GA Highway 18	Postponed	Still a desired project and planned for 2023
Purchase adult swings for park	Complete	
Install water fountain in park	Cancelled	Scope changed and not feasible at this time
Extend current walking track	Postponed	Waiting for funds to complete
Create a bicycle trail	Cancelled	Funds and land purchase needed to complete. Longer term project and unlikely achieved in the next five years.

Pike County and Cities Joint Comprehensive Plan 2022-2042

Install charcoal grill at pavilion in the park	Complete	
Purchase new playground equipment for park	Underway	Equipment will be part of larger playground enhancement project. Moved to new CWP
Beautification of city	Postponed	Project refocused as part of walking path expansion and enhancement. Moved to new CWP
Create downtown parking lot beside RF Strickland building	Postponed	Waiting for SPLOST funds. Moved to new CWP.
Speed Control – Purchase 3 radar speed signs	Complete	

CITY OF CONCORD – COMMUNITY WORK PROGRAM 2022-2027

Project or Activity	Years	Responsible Party	Estimated Cost	Funding Sources
Water line repair and looping on GA Highway 18 a	2023-2024	City, GDOT	\$50,000	SPLOST, Local
City Welcome Sign – one at each end of GA Highway 18	2023	City	\$5,000	Local
Extend current walking track	2022-2024	City	\$40,000	Local, Grants
Park improvements <ul style="list-style-type: none"> Playground enhancement and equipment Walking path expansion and beautification 	2022-2023	City	\$50,000	Local, Grants, Private Donations, Nelson Memorial Fund
Create downtown parking lot beside RF Strickland building	2023-2024	City	\$10,000	SPLOST
Relocate historic depot and restore as park event and bathroom facility	2022-2024	City	\$100,000	Local, Private Donations, Grants
Update codes to include increased design requirements	2022	City, Consultant	Staff Time	Local
Water and sewer upgrades – controls and equipment	2022-2024	City, Water and Sewer Dept	\$500,000	SPLOST
Fiber internet expansion	2022-2023	City, Internet providers	\$100,000	Local, Grants, Subscriptions
Strickland Building <ul style="list-style-type: none"> Upgrades Restoration of upstairs 	2022-2024	City	\$225,000	Local, Grants, Private Donations
North wastewater pond upgrades <ul style="list-style-type: none"> Sluice gates Aerator Electric work 	2022-2023	City, Water and Sewer Dept	\$500,000	Local Grants (319h), SPLOST, ARPA

City of Meansville

CITY OF MEANSVILLE – REPORT OF ACCOMPLISHMENTS 2017-2022		
Project or Activity	Status	Explanation
Upgrade Water System—Replace water lines along Hwy 109, Collier Ave. and Milner Street.	Underway	Item is underway and streets are address as funding is available. Moved to new CWP
Volunteer Fire Department—update equipment as necessary: replace fire hoses, maintain vehicles, upgrade fire station	Underway	Ongoing item. Moved to policies and strategies.
Park and Recreation—a)upgrade the city's walking track and install park benches; b) establish water lines for watering garden areas; c) add additional playground equipment at the Means Street Park.	Underway	Item is underway with some portions complete including the installation of playground equipment. Moved to new CWP
Historic Preservation—Maintenance of the City's depot which houses the city hall needs new windows, painting, and new a/c system	Underway	Item is addressed as funds are available. Project scope to change slightly. Moved to new CWP.
Update Zoning and land use plans and maps— Zoning and land use has not been addressed since the late '80s. Zoning and land use needs to be updated and new maps produced.	Underway	Land use map is being updated as part of the comprehensive plan update. The regional commission will work with the city regarding the update of the zoning map. Moved to new CWP.
Update City Charter-- The City's Charter is out of date and needs to be revised.	Cancelled	Not needed at this time.
Roads—resurface Milner Street, improve ROW drainage, and add paved area at fire station.	Complete	
Intergovernmental Agreements— Intergovernmental agreements need to be reviewed and updated pertaining to the Pike County Service Delivery Strategy	Underway	Item is underway and will be complete in the fall of 2022.

CITY OF MEANSVILLE – COMMUNITY WORK PROGRAM 2022-2027

Project or Activity	Years	Responsible Party	Estimated Cost	Funding Sources
Upgrade Water System—Replace water lines along Hwy 109, Collier Ave. and Milner Street.	2023-2025	City, County	\$250,000	Local, SPLOST, Grants, Loans
Upgrade Mean Street Park <ul style="list-style-type: none"> • park benches • water lines for watering garden areas • general maintenance 	2022-2024	City	\$100,000	Local, SPLOST, Grants (LWCF)
City Hall improvements <ul style="list-style-type: none"> • Front room renovation • Window repair • Repainting 	2023	City	\$12,000	Local, SPLOST
Update Zoning and land use plans and maps	2022-2023	City, Regional Commission	\$100	Local
Intergovernmental Agreements—Intergovernmental agreements need to be reviewed and updated pertaining to the Pike County Service Delivery Strategy	2022	City, County	Staff time	Local
Upgrades to fire station	2022	City	\$15,000	Local, SPLOST
Install welcome signage along Highway 109	2023	City	\$1,000	Local, Grants

City of Molena

CITY OF MOLENA – REPORT OF ACCOMPLISHMENTS 2017-2022		
Project or Activity	Status	Explanation
Improve water quality and infrastructure improvements	Underway	Item is a city priority and addressed as funding is available. Moved to new CWP.
City Hall Door – ADA	Complete	
City Parking – Pavilion	Underway	Item is ongoing policy to improve parking downtown, especially along Highway 109. Pavilion parking is complete.
City Hall Renovations – Floor in meeting room	Complete	
Landscaping – Visual appeal	Cancelled	Not a city priority
Repair Cemetery Fence	Complete	

CITY OF MOLENA – COMMUNITY WORK PROGRAM 2022-2027				
Project or Activity	Years	Responsible Party	Estimated Cost	Funding Sources
Map water lines	2022-2024	City	TBD	Local, GA Rural Water Association
Water lines repairs along Daniel, East and West Jones, Zebulon, and Watson Streets	2023-2024	City	TBD	Local, SPLOST, Grants, Loans
Replace hydrants	2023-2024	City	TBD	Local, Grants, Loans
Replace water meters	2023-2024	City	TBD	Local, SPLOST, Grants, Loans
Repair water filtration system	2023	City	\$100,000	Local, GA Rural Water Association
Re-pave side streets <ul style="list-style-type: none"> • Willis • Allen • Garland • Grubbs • East and West Jones • Extend Watson and Bagwell 	2023-2027	City	\$200,000	Local, SPLOST, Grants
Upgrade city hall computers	2023-2027	City	\$2,000	Local, Grants
Purchase new police vehicle	2023	City	\$10,000	Local, Grants
City Park renovations <ul style="list-style-type: none"> • Resurface tennis courts • New playground equipment • Construct bathroom facility 	2024-2026	City	\$100,000	Local, SPLOST, Grants (LWCF)
Construct new fence at city well	2023	City	\$2,000	Local
Improvements to police department - radio responders and increase tower height	2022-2023	City, County	\$60,000	Local, Grants

City of Williamson

CITY OF WILLIAMSON – REPORT OF ACCOMPLISHMENTS 2017-2022		
Project or Activity	Status	Explanation
Convert the caboose to a micro-hotel	Cancelled	Cancelled to due funding and lack of priority
Rebuild the depot as a city hall	Postponed	Currently cost prohibitive but remains a desired project. Moved to new CWP
Establish the Harrison Memorial Park	Underway	Will be combined with mayor's park project. Moved to new CWP
Pave a path from the caboose to the post office	Underway	Project will include street lights, Moved to new CWP

CITY OF WILLIAMSON - COMMUNITY WORK PROGRAM 2022-2027				
Project or Activity	Years	Responsible Party	Estimated Cost	Funding Sources
Rebuild the depot as a city hall	2024-2026	City	TBD	Local
Establish the Harrison Memorial "Mayors" Park	2023	City	\$5,000	Local, Private
Improve path from the caboose to the post office with pavement and lighting	2022-2024	City	\$10,000	Local, Private, Grants
Park walking trail improvements	2022-2024	City	\$15,000	Local, Private, Grants
Dog park fence	2024	City	\$12,000	Local, Private, Grants
Construct Pickleball courts	2024	City	TBD	Local, Grants
Construct amphitheater stage	2022-2024	City	\$200,000	Local, ARPA
Water line improvements to trunk lines	2022-2024	City	\$650,000	Local, CDBG, ARPA, SPLOST, SLRF
Beautification along Main Street	2023-20227	City	TBD	Local, Grants, Private, Main Street USA

City of Zebulon

CITY OF ZEBULON – REPORT OF ACCOMPLISHMENTS 2017-2022		
Project or Activity	Status	Explanation
Develop a city website	Complete	
Community Center – Old School	Underway	Feasibility Additional funding needed. Property back on the market. Item is also an ongoing strategy.
Construct walking trail expansion	Underway	Grant funding currently sought through TA program. Moved to new CWP
Address housing revitalization and reduce blight	Underway	Ongoing policy strategy. Moved to goals and strategies.
Update zoning ordinance	Complete	
Adopt landscape/design ordinance	Underway	Estimated to be complete by 2024. Moved to new CWP
Service Delivery Strategy and Code Enforcement Agreement	Underway	Negotiations taking place and adoption planned for October 2022
Update street and waste services contract	Complete	
Road and drainage repairs along MLK Circle	Postponed	Part of larger road and drainage improvement project. City will seek CDBG funds for completion. Moved to new CWP
Prioritized road repairs along County Farm, Adams, Jackson, and Culbreth Streets.	Postponed	Additional funding needed. Move to new CWP
Prioritized water and sewer line repairs	Complete	
Develop design standards for commercial corridors	Complete	
Parking study for downtown	Postponed	Lower city priority but still needed. Moved to new CWP

Pike County and Cities Joint Comprehensive Plan 2022-2042

Implement wayfinding signage	Postponed	Lower city priority but still needed. Moved to new CWP
Intergovernmental Agreement with county for building inspections	Complete	
Repair and expand sidewalks in prioritized areas	Complete	
Review Intergovernmental Contracts, revenue generation within the county	Complete	
Provide space in the Opportunity Center for higher education opportunities	Complete	
Civic Center – needs assessment and preliminary planning	Cancelled	No longer a city priority or feasible at this time

CITY OF ZEBULON - COMMUNITY WORK PROGRAM 2022-2027

Project or Activity	Years	Responsible Party	Estimated Cost	Funding Sources
Community Center – Old School	2022-2025	City, DDA, County	\$2M	Local, RDF, Private
Construct walking trail expansion	2022-2023	City, School Board	\$200,000	Local, Grants (LWCF, TAP, RTP)
Adopt landscape/design ordinance	2024	City	TBD	Local
Service Delivery Strategy and Code Enforcement Agreement	2022	City, County	Staff time	Local
Road and drainage improvements and resurfacing along Franklin, Gwyn, Head, Pine, Old Jackson, Jackson and Beckham Streets and County Farm Road.	2023-2025	City, County, GDOT	\$4.5 Million	Local, Grants, GDOT, CDBG, LMIG, SPLOST
Road drainage improvements along Thomas Streets and MLK Circle	2023-2025	City, County, GDOT	\$100,000	Local, Grants, GDOT, LMIG, SPLOST, ARPA
Parking study for downtown	2023-2024	City, DDA, Chamber of Commerce	TBD	Local
Implement wayfinding signage	2023-2024	City, DDA, Chamber of Commerce	\$20,000	Local, Grants, GA Dept. of Economic Development
Expansion of sidewalks along Barnesville Street, Meansville Street and Highway 19	2023-2025	City, GDOT	\$500,000	Local, Grants, SPLOST
Conduct needs assessment for future city hall expansion	2024-2025	City	\$20,000	Local
Sewer expansion to Pike Plaza	2023-2026	City, County	\$1.4 Million	Local, SPLOST, Grants

Appendix

Plan Update Meeting Schedule

Comprehensive Plan Meetings and Activities Schedule			
Date	Meeting/Activity	Location	Participants
January 25	First Public Hearing	Pike County Courthouse	Open
March 28	Overview SWOT Economic Development and Broadband	Pike County EMS	Advisory Committee
April 25	Housing	Pike County EMS	Advisory Committee
May 23	Historic and Natural Resources and Tourism	Pike County EMS	Advisory Committee
June 20	Open House/Visioning Event	Strickland Building Concord	Local Officials/Staff
July 25	Transportation and Community Facilities	Pike County EMS	Advisory Committee
August Various Dates	Future Land Use and Character Areas	Local Government Offices	Local Officials/Staff
August Various Dates	Community Work Programs	Local Government Offices	Local Officials/Staff
September 27	Second Public Hearing	Pike County Courthouse	Open
October	Plan Adoption	Pike County Courthouse	Open

Steering Committee Agendas and Sign-In Sheets



Pike County Joint Comprehensive Plan Update

Advisory Committee Meeting #1

March 28, 2022

Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon

Joint Comprehensive 2022-2042 Plan Update

Steering Committee Meeting #1

AGENDA

- I. Welcome and Introductions
- II. Purpose of the Plan Update
- III. SWOT Analysis
- IV. Public Outreach
- V. Future Meeting Dates, Topics, and Schedule
- VI. Adjourn



Pike County Joint Comprehensive Plan Update

Advisory Committee Meeting #2

April 25, 2022

Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon

Joint Comprehensive 2022-2042 Plan Update

Steering Committee Meeting #2

AGENDA

- VII. Housing Discussion
 - a. Demographic data
 - b. Needs and priorities
 - c. Future goals, objectives, action items
 - i. Review 2017 plan
- VIII. Next Meeting – Natural and Cultural Resources and Tourism
- IX. Adjourn



Pike County Joint Comprehensive Plan Update

Advisory Committee Meeting #3

May 23, 2022

Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon

Joint Comprehensive 2022-2042 Plan Update

Steering Committee Meeting #3

AGENDA

- I. Housing Re-Cap
- II. Natural and Cultural Resources and Tourism Discussion
 - a. Demographic data
 - b. Needs and priorities
 - c. Future goals, objectives, action items
 - i. Review 2017 plan
- III. Adjourn



Pike County Joint Comprehensive Plan Update

Advisory Committee Meeting #4

July 25, 2022

Pike County and the Cities of Concord, Meansville, Molena, Williamson, and Zebulon

Joint Comprehensive 2022-2042 Plan Update

Steering Committee Meeting #4

AGENDA

- I. Natural and Cultural Resources and Tourism Re-Cap
- II. Transportation and Community Facilities Discussion
 - a. Needs and priorities
 - b. Future goals, objectives, action items
 - c. Review 2017 plan
- III. Next Steps
 - a. Land Use and Community Work Programs
- IV. Adjourn

Pike County Joint Comprehensive Plan Update
Steering Committee Meeting #2
April 25, 2022



NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Janet Minter	Meansville City Council	janetminter@hotmail.com	706-975-6800	<i>Janet M. Minter</i>
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Jason Leatherman		Jason.L.leatherman@yahoo.com	678-389-1337	<i>Jason Leatherman</i>
Joe Walter	City of Zebulon	joe@zebulonga.us	770-468-8096	<i>Joe Walter</i>
Stephen Brentlinger	Pike County Economic Development	Pikedev@pikecoga.com	678-588-4132	<i>Stephen B</i>
Briar Johnson	Pike County BOC	Fastia@yahoo.com	678-427-1296	
Brandon Rogers	Pike County Administration	Countymanager@pikecoga.com	770-286-0775	<i>Brandon Rogers</i>
Mark Whitley	Pike County Water Authority	mark@whitleyeng.com	678-614-4218	<i>Mark Whitley</i>
Jeremy Gilbert	Pike County Planning + Dev	JGilbert@pikecoga.com	770-567-2067	<i>Jeremy Gilbert</i>
MARK WHITLEY <i>Steph</i>	PEWASA			
DOUG NATH	CITY OF CONCORD	CIT@CONCORDGA.COM	770-468-2259	<i>Douglas Nath</i>

Pike County Joint Comprehensive Plan Update
Steering Committee Meeting #3
May 23, 2022



NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Janet Minter	Meansville City Council	janetminter@hotmail.com	706-975-6800	<i>[Signature]</i>
Tricia Gwyn	Pike County Board of Appeals	gwynacres@gmail.com	770-480-1507	
Jason Leatherman		Jason.L.leatherman@yahoo.com	678-389-1337	<i>[Signature]</i>
Joe Walter	City of Zebulon	joe@zebulonga.us	770-468-8096	
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Mark Whitley	Pike County Water Authority	mark@whitleyeng.com	678-614-4218	
Jeremy Gilbert	Pike County Planning & Development	JGilbert@pikecoga.com	770-567-2007	
Doug Neath	City of Concord Water & Wastewater	cityofconcordga@gmail.com	770-468-2239	
Chris Cully	Zebulon Downtown Dev Auth	cw1141777@gmail.com	770-841-9268	<i>[Signature]</i>
Jason Proctor	Pike BOC	jproctor@pikecoga.com	678-972-8050	
Scott Hutchins	PCWSA	Scott_hutch@pcwsa.com	706-601-0945	<i>[Signature]</i>
Mark Whitley	PCWSA	mark@whitleyeng.com	678-614-4218	<i>[Signature]</i>
Beverly Walter	Zebulon Downtown Dev. Authority	bwalter@bellsouth.net	(770)468-8237	<i>[Signature]</i>



Pike County Joint Comprehensive Plan Update
Steering Committee Meeting #4
July 25, 2022

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE	SIGN
Janet Minter	Meansville City Council	janetminter@hotmail.com	706-975-6800	
Tricia Gwyn	Pike County Board of Appeals	gwynacres@gmail.com	770-480-1507	
Jason Leatherman		Jason.L Leatherman@yahoo.com	678-389-1337	
Joe Walter	City of Zebulon	joe@zebulonga.us	770-468-8096	
Stephen Brentlinger	Pike County Economic Development	Pikedev@pikecoga.com	678-588-4132	
Briar Johnson	Pike County BOC	Fastia@yahoo.com	678-427-1296	
Brandon Rogers	Pike County Administration	Countymanager@pikecoga.com	770-286-0775	
Mark Whitley	Pike County Water Authority	mark@whiteleyng.com	678-614-4218	
Jeremy Gilbert	Pike County Planning & Development	JGilbert@pikecoga.com	770-567-2007	
Doug Neath	City of Concord Water & Wastewater	cityofconcordga@gmail.com	770-468-2239	
<i>John Strickland</i>	<i>City of Concord</i>	<i>↗</i>	<i>770-468-0857</i>	

SWOT Results

SWOT Analysis

Strengths:

- Small town character and actual small towns
- Relatively educated labor force
 - High (maybe highest) per capita of PhDs
 - Work at research facility in Griffin
 - Proximity to airport has lots of airport employees
 - Adds to higher median income
- Great school districts
- Good location; close to places
 - 50 miles to Atlanta
- Room to grow; so far there is limited infrastructure, which can be used to guide growth
- Flint River/Natural Resources
 - Gateway to Callaway Gardens
 - “Biker Central” was quoted
- Recreational sports are a big part of the local amenities and lifestyle (sports are a “lifestyle come spring”)
 - Huge # of people attend opening day for sports, big economic generator
 - There’s potential for more sports complexes towards Molena
- Eclectic people
- Don’t have to market living here, people are coming

Weaknesses:

- No longer have a railroad, could be an opportunity to focus on other industry
- Economic incentives are geared toward businesses 50 people +
 - Could do more for 5-25
- County and cities don’t know about opportunity zones and tax zones because a lot of people are part time officials and elected officials have to focus on other things (including their jobs)
 - Opportunity to learn more about funding opportunities (e.g. rural zone)
- Business Park has a lot of vacancies
 - Very strict (probably too strict) about what they approve
- Maintaining infrastructure
- Heir issues w/ properties presents challenge to revitalization
 - People don’t live in buildings and are far away
- Limited county water, fire protection and broadband
- People hard to reach to keep them up to date on events/outreach (e.g. weekend activities)
 - People no longer read the paper
- A lot of events (e.g. for bicentennial) are done by volunteers, don’t have a webpage/social media to advertise

Opportunities:

- Quality of life is reasonable
- Cost of doing business and starting a business is reasonable
- Small businesses are coming to key locations and centralized spots
 - Business owners are moving shops here as employees and clientele move here

Pike County and Cities Joint Comprehensive Plan 2022-2042

- Pursue unique businesses, less chains, more niche
- There aren't many arterial roads that detour people, leaving a high concentration of roads w/ good visibility; good place to open stores
- Create more things for people to do on the weekend, which keeps people local
- 200th anniversary, other cities and churches will be doing events
- Find and tell the "unsung" stories of historic or current citizens
- Strengthen the Chamber
- Create social media/webpage (Facebook specifically mentioned)

Threats:

- No longer have economic incentives for mom and pop businesses
- Policies (zoning, etc) limit signs for businesses (they are looking at this)
- Automation; need for less people
 - Covid made companies accelerate work force reduction, learned can operate w/ less people and space
 - Leaves empty square footage
- Cities feeling siloed/threatened by top-down approach if try to collaborate w/ county
- Farms: kids don't want to farm, sell instead
 - Would be good to look at minimum acreage to keep some large lots

Open House Visioning Documentation and Results

We are creating a vision for Pike County!

Please join us for a public open house to discuss the future of Pike County and its cities as we complete the Joint Pike County Comprehensive Plan Update.

**June 20, 2022, 6:30 pm.
R. F. Strickland Building
144 Main St, Concord, GA**

*For more information, please contact
Pike County Planning and Development
at 770-567-2007.*

We need your input!



Public Open House Feedback Results

Feedback on poster “**What Do You Love** About Pike County?”

- The people and the small town atmosphere
- Location (centrally located)
- The people/slow growth
- Small town atmosphere
- Small Town and good people
- Keep development on SR19. Don't come out to the rest of the county.
- The people are so friendly. You know your neighbors.
- The people are very friendly, I love Pike County
- Dirt roads
- The people and small town atmosphere. Country Living!
- Rural farm/forest
- Slow down lifestyle
- The small, rural community that cares.
- Rural community. Not subdivisions everywhere, not overdeveloped.
- The people and town sheriff department and safety. Keep gangs, thugs out of the county.
- The people I live around and the ___?
- Space (for some)?
- The smile town and the people
- The Southern Living.
- The way it used to be!
- I like it RURAL! Small town community. Awesome people.
- Small town lifestyle, access to bigger places, friendly people.
- Dirt roads, wide open spaces, quiet!
 - Amen (and arrow to above phrase)
- People and friendliness. Safe neighborhood.
- Friendly country folks
- Agricultural way of life
- Dirt roads – our small towns
- The many rooted families
- Historic treasures
- Rural character
- Natural resources
- Open views
- Low density
- The people (with an exclamation heart)

Feedback on poster “What Do You **Want to Change** About Pike County?”

- Add roundabouts instead signals where possible
- Keep, ad, advertise old family traditions with fairs, festivals, competitions
- More community involvement – celebrate togetherness, more inclusiveness
- Support events hosted by all organizations + more collaboration
- Keep development to a minimum. If development in Concord, require to honor the historic district.
- Food places need to stay open later
- To see all roads paved, fix our sidewalks.
- Pave dirt roads, keep development 5+ acres. Keep ag and farms.
- Use Chestnut Oak more for family events.
- Unpave roads – more dirt roads- less focus on attracting outside development
 - Less building around automobile infrastructure – No subsidies for developers of conventional “suburban” subdivisions
- Slow down the development! We are growing too fast.
- Allow fewer subdivisions.
- Recreation facility in Hilltop.
- Laws for senior citizen taxes
- More help from county commissioner about different issues.
- More help in all of the county – not just certain areas.
- More attention on what the people have to say. Unfair treatment when it comes to what roads are being worked on.
- Traffic congestion in Zebulon.
- Preservation of rural farm lands through smart zoning/land use plan. See Randal Arendt’s Growing Greener program. Thoughtful location of water, sewerage, subdivision to retain rural character.
- Trail system
- More natural resource land for public use.
- Recreation facility for Hilltop and more grants also
- Multi-purpose building and event center
- Larger acreage for plots in subdivisions
- Keep us rural as much as possible.

Feedback on Station “Place a Sticker on Your Favorite Place” in Pike County:

- People put stickers around each town
- One sticky note “Home is my favorite place in Pike”

Feedback on How Far People Drive Now (2022)						
Poster had a big diagram for people to place stickers						
Destination	0-5 Minutes	5-15 Minutes	15-30 Minutes	30-60 Minutes	60+ Minutes	Don't know/Don't go there
School	2	1	0	1	0	2
Recreation	1	2	2	0	1	3
Places of Worship	5	5	3	1	2	0
Entertainment	1	0	3	0	10	0
Restaurants	0	2	6	4	2	0
Shopping	0	1	3	4	2	2
Grocery	1	3	7	6	1	0
Work	1	0	5	1	2	1
Total Trips	11	14	29	17	20	8
Takeaways:						
<ol style="list-style-type: none"> 1) Entertainment has a long travel time 2) Restaurants are usually 15-30 minutes away 3) Grocery shopping can be 30-60 minutes for a large percentage of people 4) The highest number of trips are in the 15-30 minute range, with the next highest 30-60 minutes. Entertainment seems most extreme in distance/time to get to. 						
Feedback on How Far People Would Like to Drive in the Future (2042)						
Poster had a big diagram for people to place stickers						
Destination	0-5 Minutes	5-15 Minutes	15-30 Minutes	30-60 Minutes	60+ Minutes	Don't know/Don't go there
School	0	3	2	0	0	2
Recreation	2	4	3	2	2	0
Places of Worship	1	4	4	3	0	0
Entertainment	1	3	5	4	2	0
Restaurants	0	5	5	4	1	0
Shopping	0	5	4	3	2	1
Grocery	5	4	6	0	0	0
Work	1	0	3	0	2	0
Total Trips	10	28	32	16	9	3
Takeaways:						
<ol style="list-style-type: none"> 1) The most preferred distance for a trip is 15-30 minutes 2) People would like to drive short distances to grocery stores. 3) The least preferred time is 60+ minutes. 4) People still seem willing to travel longer distances for work, reinforcing bedroom community framework. 						

Thoughts on how Pike should grow (just a notepad where people could write thoughts)

- Provide places for employment
- Focus on Highways for growth of retail/shopping
- Need jobs and some more houses that people can pay rent
- Needs jobs, houses to buy or rent
- Reserve and restore older homes or deserted homes for affordable houses
- No new roads
- Financial sustainability and independence needs to be a priority. Funding growth via debt OR federal or state grants is not sustainable and makes the county dependent on outside influence.
- I notice that most of the literature here assumes automobile focus. The inevitable result of developing for the sake of reducing drive times is to turn Pike County into Jonesboro or any other Atlanta suburb.
- Need more industry and less housing developments. Industry helps more with taxes than housing. As Pike grows the services will need to grow which causes taxes to increase. Could also use more retail in the county to bring more tax dollars.
- Growth around cities
- Stress conservation of natural resources for public
- Stress conservation subdivisions
- Public trails and green spaces
- Preserve historic buildings **and** landscapes.
- Stress ag; support farms
- Focus on multipurpose buildings. More recreational outlets for youth, teenagers, ex basketball, swimming, volleyball.
- Develop minority neighborhoods (ex: Concord Hill top)
- Water Pads
- Increase police protection in rural areas especially Hill Top Community. More speed breaks in Hill Top to curtail excessive speeding.
- Place water and sewer close to the cities so we can direct growth to specific places within the county. Same for condensed housing.
- Emphasis on rural – we don't want to look like Henry, PTC, or Jonesboro.
- Walking trails, playgrounds, bike paths, waterpads, etc to bring communities together.

Feedback on poster **“Wishlist: Housing for Young Adults”**

Additional info on poster: it asked “As my kids grow up, or young people move to Pike County, I hope that for housing we can have...”. It also asked “What types of housing?”, “What design features?”, “Where should it be?”, and “Is it available now or do we need to build it?” There was also a bottom area for “Ideas for leaders and developers.”

Feedback on “What types of Housing”:

- Affordable single family. With HOA that keeps them looking nice (low fee)
- Apartments in town
- Walkable affordable/low sq ft
- Cottage Courts
- Mixed housing for a variety of needs
- Mixed use
- Affordable houses
- Areas that allow smaller houses...maybe tiny houses
- Houses with back yards or built around a circle with a community park in the middle
- Affordable house for single family

Feedback on “What design features?”

- No subdivisions
- 5 acre lot minimum
- Greenspace/sidewalks/rec areas
- Safe neighborhoods
- Some housing that they can afford

Feedback on “Where should it be?”

- In our towns
- In designated areas
- In town or perhaps second unit on farms for “helpers”

Feedback on “Is it available now or do we need to build it?”

- Need to build (written 3 different times)
- Close to a downtown
- Dense mix of housing types (another person “seconded” it)
- Tiny house communities 😊
- Not available, need to build more

Feedback on poster **“Wishlist: Housing for Senior Citizens”**

Additional info on poster: it asked “As I age, or as my parents age, I hope that for housing we can have... It also asked “What types of housing?”, “What design features?”, “Where should it be?”, and “Is it available now or do we need to build it?” There was also a bottom area for “Ideas for leaders and developers.”

Feedback on “What types of housing?”

- Affordable housing and pave dirt road
- Multi-generational cottage courts
- Affordable w/ small units clustered together for communities
- Zoning so small groups could built their own “communitieis”
- ADAs
- Buses to take seniors to appointment and shopping
- ADA one level
- Lower taxes

Feedback on “What design features?”

- Senior citizens communities w/ activities such as travel. Housing conducive to senior living. Transportation to and from appointments.
- More affordable houses for seniors.
- Accessible housing (one floor) small yard, rec opportunities
- Accessible affordable housing

Feedback on “Where should it be?”

- In our towns
- Hill Top
- Walkable in towns
- Centrally located
- More affordable housing, especially for first time homeowners.
- Senior citizens need a place to live

Feedback on “Is it available now or do we need to build it?”

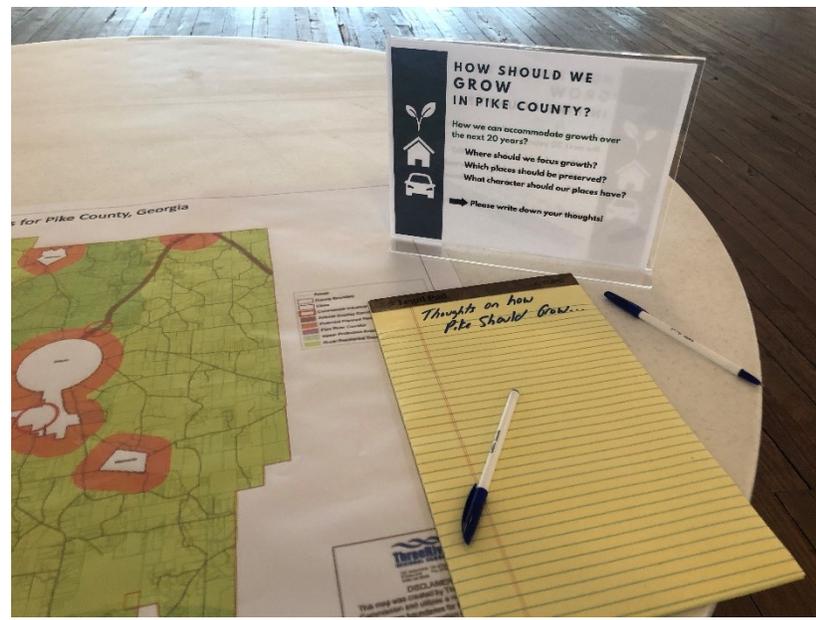
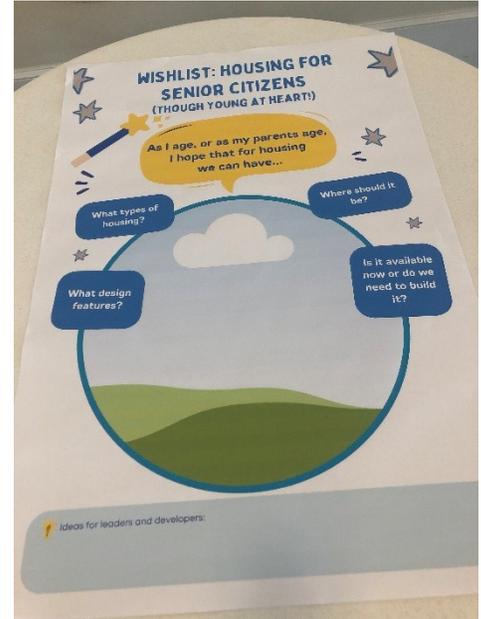
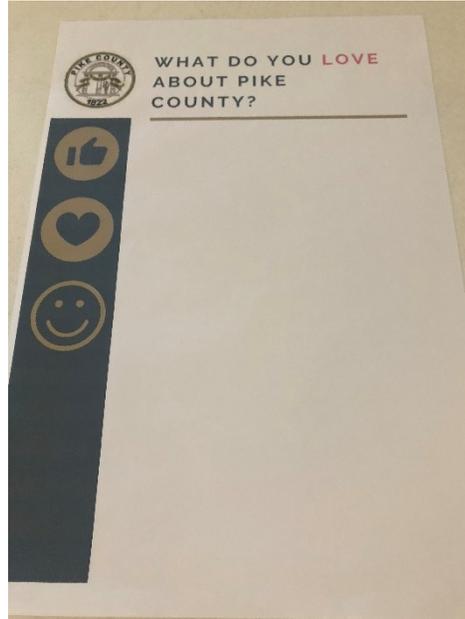
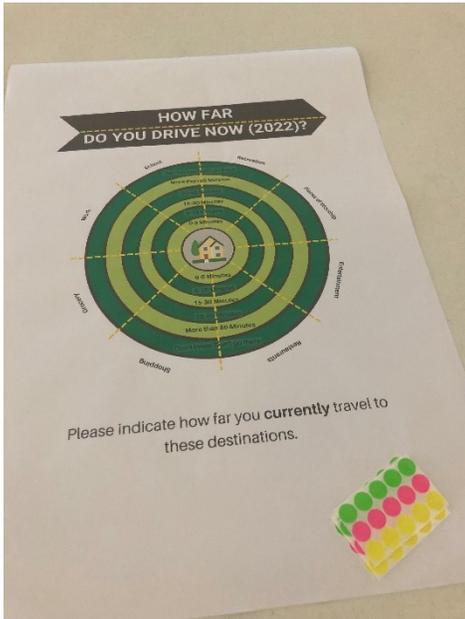
- Need build
- Allow smaller houses...maybe 1200 sf min requirements. I think a retirement neighborhood similar to Sun City may be nice.
 - Someone wrote “I second this”
 - Someone wrote “Ditto – less expensive than Sun City
- Replicate the senior housing in Zebulon
- Can we design a retirement community in a way that it won’t set a precedent that could be abused so to speak in the future?

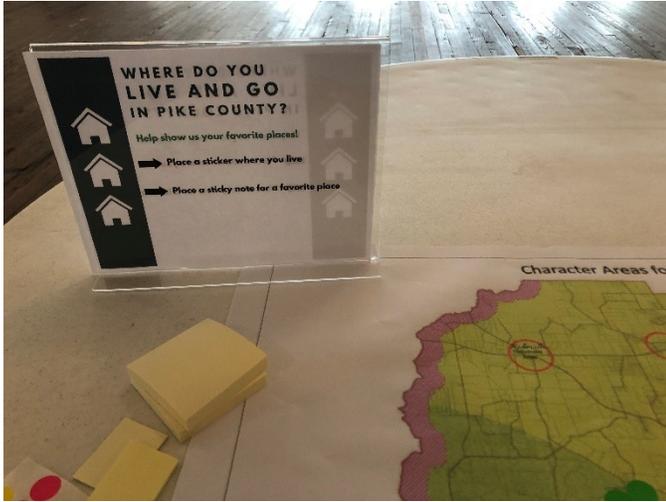
Feedback on “Ideas for leaders and developers”:

- Remove square footage minimums for ADAs/Mother-in-law suites
- Make permitting for ADAs “by right”

Budget Priority Station							
Background: people got packet of 6 pieces of currency (\$1, \$5, \$10, \$20, \$50, \$100), could choose to place into 6 baskets representing 6 budget categories							
Amounts	\$100	\$50	\$20	\$10	\$5	\$1	Totals
Transportation (Includes road construction and alterations, road maintenance, traffic signals, sidewalks/bridges, transit)	\$1,000	\$450	\$60	\$30	\$15	\$1	\$1,556
Public Safety (Includes fire and sheriff staff, training, facilities and equipment)	\$700	\$300	\$220	\$30	\$10	\$4	\$1,264
Parks & Rec (Includes parks and trails, buildings and facilities, rec fields and playgrounds, multiuse paths)	\$400	\$350	\$60	\$70	\$20	\$4	\$904
Senior Services (Includes senior centers, senior transit, senior meals)	\$600	\$50	\$100	\$60	\$40	\$7	\$857
Ec Development (includes Property purchases, development authority, tax incentives, grants and loans, community outreach)	\$200	\$200	\$120	\$20	\$30	\$4	\$574
Library (Includes facilities and staff, materials and equipment, youth and adult programs)	\$0	\$50	\$0	\$70	\$25	\$8	\$153

Photos of Open House Visioning Event





Key Facts Infographics

Key Facts

Pike County, GA
 Pike County, GA (13231)
 Geography: County

Prepared by Esri

Key Facts

Pike County, GA
 Geography: County

KEY FACTS

19,105

Population



2.8

Average Household Size

40.9

Median Age

\$72,628

Median Household Income

EDUCATION

10%

No High School Diploma



42%

High School Graduate



29%

Some College



19%

Bachelor's/Grad/Pr of Degree

BUSINESS



395

Total Businesses



2,792

Total Employees

EMPLOYMENT



56.1%

White Collar



31.6%

Blue Collar



12.4%

Services



3.3%

Unemployment Rate

INCOME



\$72,628

Median Household Income



\$33,369

Per Capita Income



\$210,659

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.3%)

The smallest group: \$15,000 - \$24,999 (5.4%)

Indicator ▲	Value	Diff	
<\$15,000	7.9%	-1.0%	
\$15,000 - \$24,999	5.4%	-2.3%	
\$25,000 - \$34,999	5.9%	-2.1%	
\$35,000 - \$49,999	12.2%	+0.7%	
\$50,000 - \$74,999	19.9%	+1.9%	
\$75,000 - \$99,999	16.4%	+3.1%	
\$100,000 - \$149,999	20.3%	+3.8%	
\$150,000 - \$199,999	5.4%	-2.1%	
\$200,000+	6.6%	-1.9%	

Bars show deviation from Georgia

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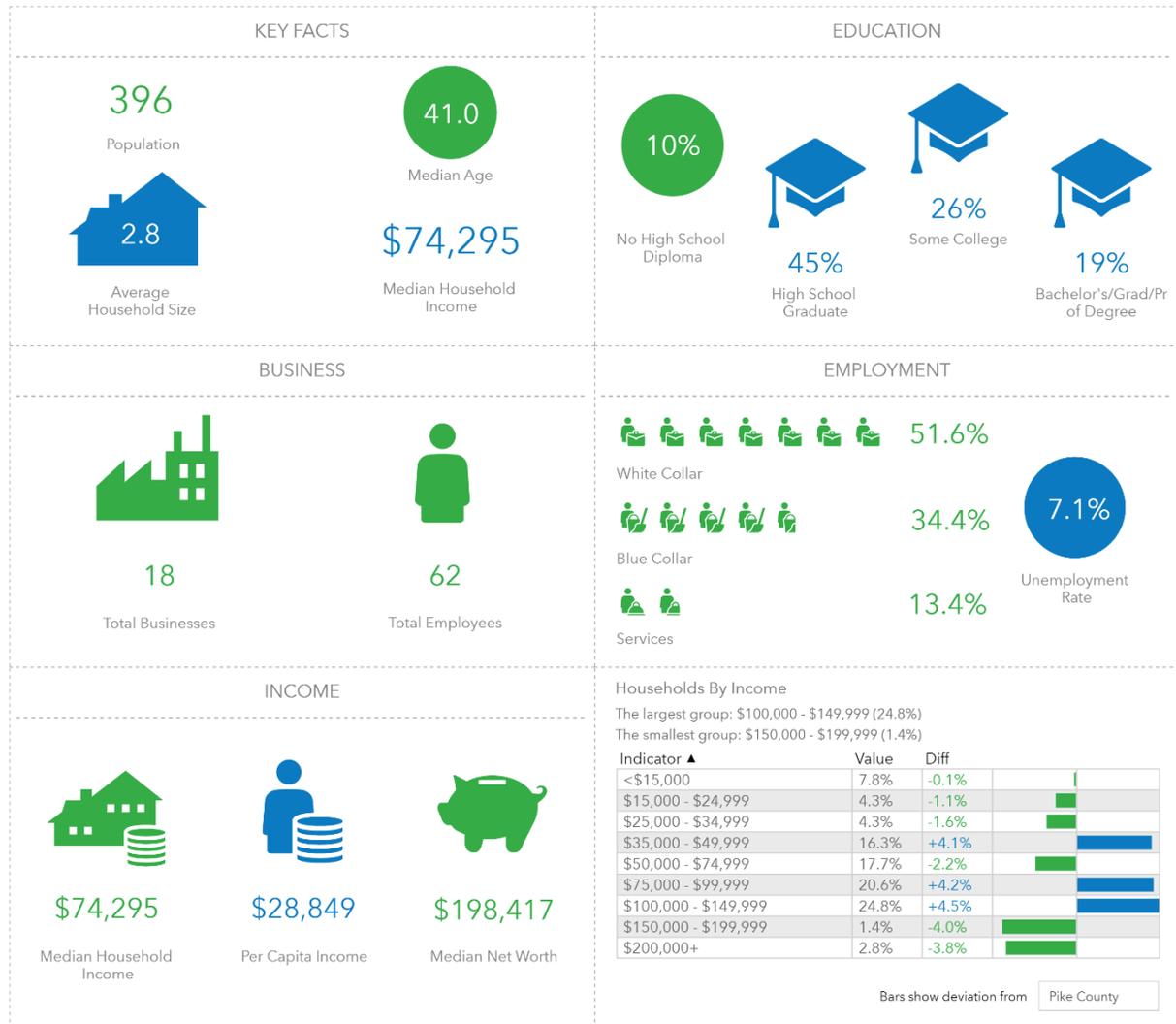
Key Facts

Concord City, GA
 Concord City, GA (1319168)
 Geography: Place

Prepared by Esri

Key Facts

Concord City, GA
 Geography: Place



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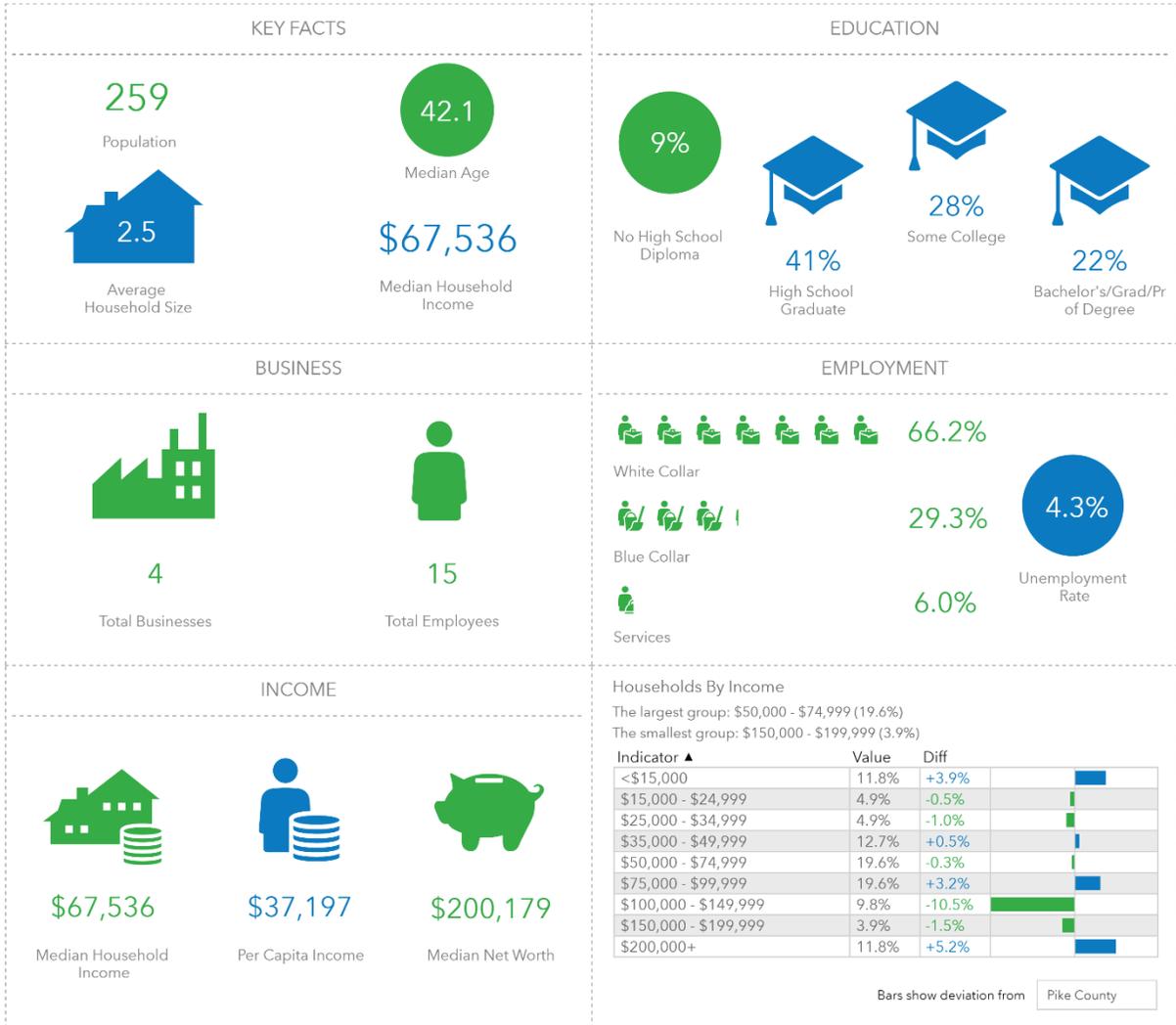
Key Facts

Meansville City, GA
 Meansville City, GA (1350596)
 Geography: Place

Prepared by Esri

Key Facts

Meansville City, GA
 Geography: Place



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Key Facts

Molena City, GA
 Molena City, GA (1352108)
 Geography: Place

Prepared by Esri

Key Facts

Molena City, GA
 Geography: Place

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (26.2%)

The smallest group: \$25,000 - \$34,999 (4.8%)

Indicator ▲	Value	Diff
<\$15,000	11.0%	+3.1%
\$15,000 - \$24,999	5.5%	+0.1%
\$25,000 - \$34,999	4.8%	-1.1%
\$35,000 - \$49,999	11.0%	-1.2%
\$50,000 - \$74,999	26.2%	+6.3%
\$75,000 - \$99,999	8.3%	-8.1%
\$100,000 - \$149,999	14.5%	-5.8%
\$150,000 - \$199,999	12.4%	+7.0%
\$200,000+	6.9%	+0.3%

Bars show deviation from

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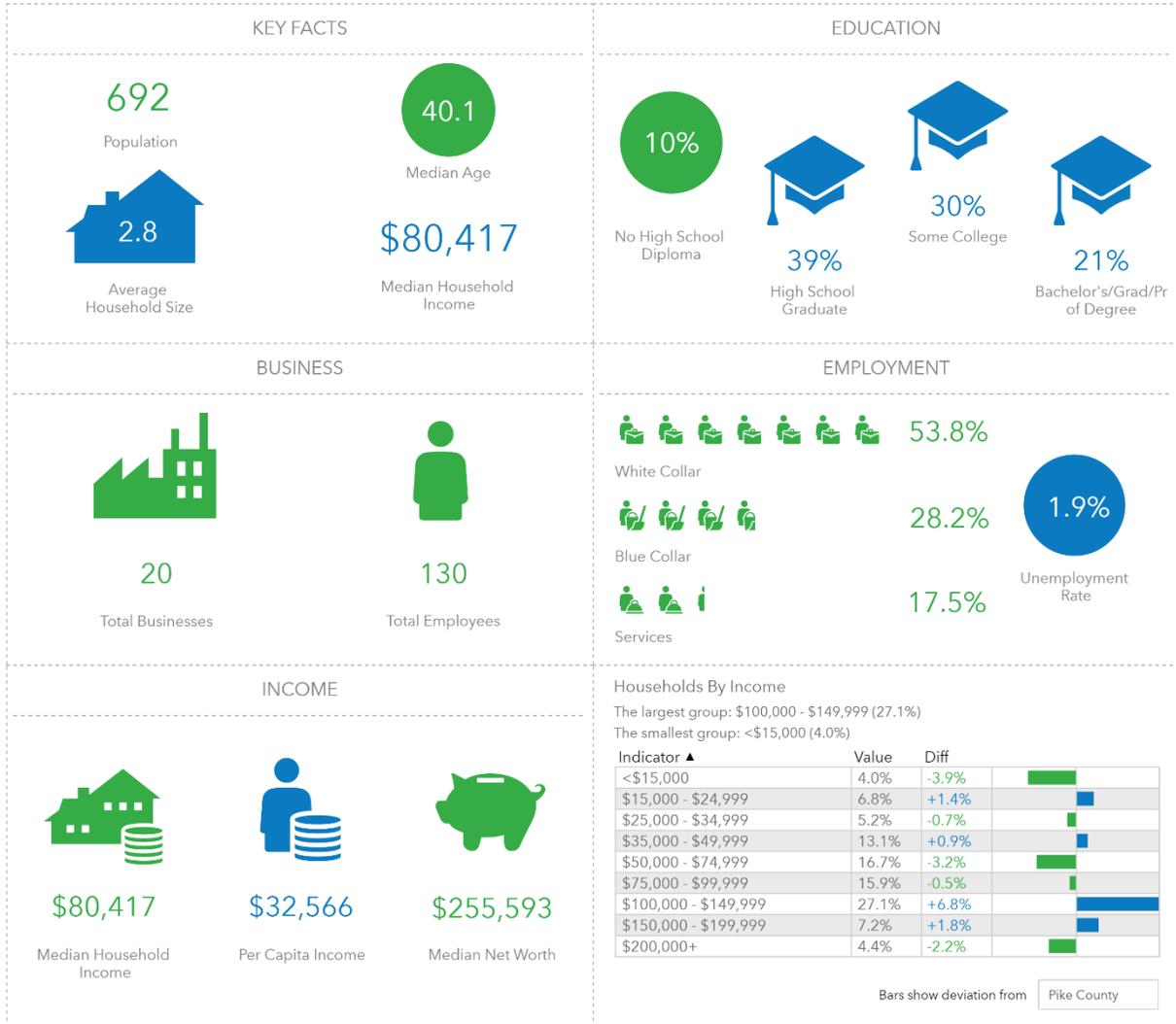
Key Facts

Williamson City, GA
 Williamson City, GA (1383084)
 Geography: Place

Prepared by Esri

Key Facts

Williamson City, GA
 Geography: Place



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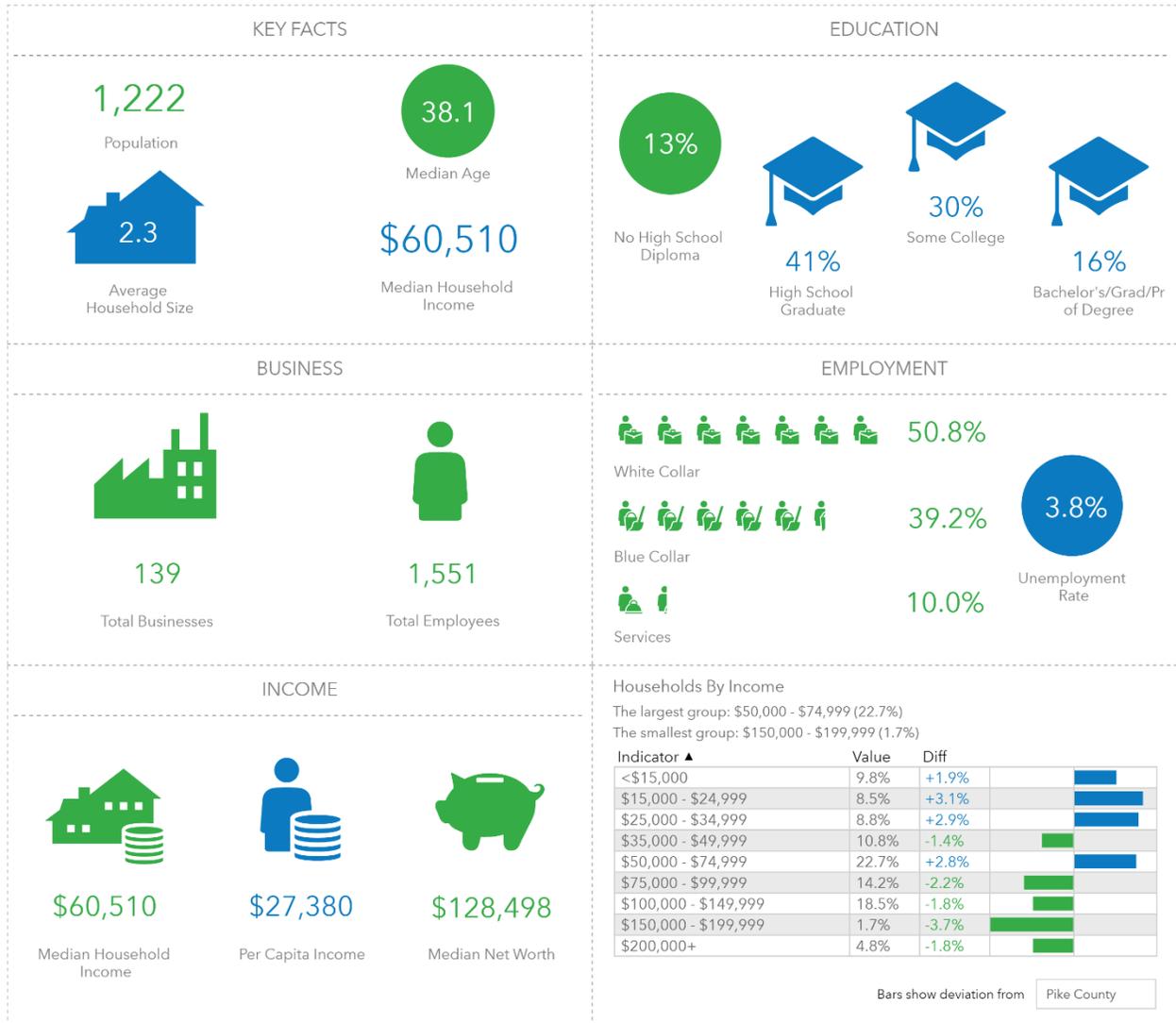
Key Facts

Zebulon City, GA
 Zebulon City, GA (1385128)
 Geography: Place

Prepared by Esri

Key Facts

Zebulon City, GA
 Geography: Place



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