

PIKE COUNTY
AND
CITIES OF CONCORD, MEANSVILLE, MOLENA,
WILLIAMSON AND ZEBULON, GEORGIA

COMPREHENSIVE PLAN
PARTIAL UPDATE

October 31, 2009



Historic Pike County Courthouse

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Prepared by the Pike County
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Acronyms

AA	Agribusiness Authority
AR	Agricultural Residential
BOA	Board of Assessors
BOC	Board of Commissioners
BOE	Board of Education
CAD	Computer Assisted Dispatch
CC	Chamber of Commerce
CDBG	Community Development Block Grant
CST	Community Sales Team
DCA	Department of Community Affairs
DNR	Department of Natural Resources
DOT	Department of Transportation
DR6	Duplex Residential
EMA	Emergency Management Authority
EMS	Emergency Medical Services
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
GEFA	Georgia Environmental Facilities Authority
GIS	Geographic Information Systems
IDA	Industrial Development Authority
KPBA	Keep Pike Beautiful Authority
MTRDC	McIntosh Trail Regional Development Center
NA	Not Applicable
OHLS	Office of Healthcare Licensing and Surveys
PC	Pike County
PCWSA	Pike County Water & Sewerage Authority
PR	Planned Residential
P&RA	Parks & Recreation Authority
PRD	Planned Residential Development
QCO	Quality Community Objectives
RDC	Regional Development Center
SOS	Secretary of State
SPLOST	Special Purpose Local Option Sales Tax
STWP	Short Term Work Program
TBD	To Be Determined
TDR	Transferable Development Rights
TE	Transportation Enhancement
USDA	United States Department of Agriculture

Introduction

The *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update* includes all of the required components for local governments updating comprehensive plans prepared under the 2004 and prior Minimum Planning Standards.

The issues and opportunities that are addressed through the updated Implementation Programs for Pike County and all of its municipalities were identified in several ways. On April 23, 2009, the Pike County planning staff held an information-gathering meeting, which was advertised and open to all citizens of Pike County and any other interested parties. Many citizens attended the meeting and identified both issues and opportunities to be included in the partial update. Some citizens completed and returned surveys that were provided at the meeting. The cities of Concord, Meansville, Molena, Williamson and Zebulon identified issues and opportunities specific to each municipality through the completion of the Quality Community Objective Assessment and Analysis of Areas Requiring Special Attention. Each municipality updated its Short Term Work Program and Report of Accomplishments and identified policies to guide the decisions of local government officials to address the identified issues and opportunities. All Pike County departments and authorities were given the opportunity to identify items to be included in the county's Short Term Work Program.

The *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update* has been available for public review in hard copy and on the Pike County website since the first week of June. Additional comments based on citizens' reviews of the compiled document have been addressed by the Pike County planning staff.

Public hearings were conducted by Pike County and all of its municipalities as follows:

- Unincorporated Pike County – June 11, 2009 & June 30, 2009
- City of Concord – June 10, 2009
- City of Meansville – June 8, 2009
- City of Molena – June 9, 2009
- City of Williamson – June 4, 2009
- City of Zebulon – June 4, 2009

Communities were briefed on the identified issues and opportunities that are addressed through the updated Implementation Programs. Citizens were allowed opportunities to comment and communities were advised that the *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update* would be transmitted to the McIntosh Trail Regional Development Center (MTRDC) in early July. Pike County and each of its cities adopted Resolutions authorizing the transmittal of the partial update to MTRDC and the Department of Community Affairs (DCA).

Upon receipt of the MTRDC's final report and the incorporation of any recommendations by the MTRDC and/or DCA, the partial update will be adopted by Pike County and all of its municipalities no later than October 31, 2009.

Partial Update Instructions and Procedures

The following procedures for this process are taken from the Georgia DCA website:

Georgia Department of Community Affairs Office of Planning and Quality Growth

Requirements for a Partial Update to the Local Government Comprehensive Plan March 2007

Purpose

The purpose of the Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide for local governments in the interim period between Comprehensive Plan Updates. Partial Updates should:

- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of citizens in implementing the plan; and
- Provide a guide to everyday decision-making for use by local government officials and other community leaders.

When implemented, the resulting plan will help the community address critical issues and opportunities during the interim, transitional period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule.

Required Components

For local governments updating comprehensive plans prepared under the 2004 and prior Minimum Planning Standards, a partial update will require:

- 1. A Quality Community Objectives (QCO) Assessment**
 - a. Evaluate the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives (see section 110-12-1-.06(3) of the Local Planning Requirements). An assessment tool useful for this purpose is provided on the Department's website. Use this analysis to identify issues and opportunities for adapting local activities, development patterns and implementation practices to the Quality Community Objectives applicable to your community.
- 2. An analysis of Areas Requiring Special Attention**
 - a. Evaluate the existing land use patterns and trends within the jurisdiction of the local government (including areas that are likely to be annexed within the planning period) to identify any areas requiring special attention, including:

- i. Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;
 - ii. Areas where rapid development or change of land uses is likely to occur;
 - iii. Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;
 - iv. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);
 - v. Large abandoned structures or sites, including those that may be environmentally contaminated;
 - vi. Areas with significant infill development opportunities (scattered vacant sites);
 - vii. Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.
 - b. Indicate the identified Areas Requiring Special Attention on a map of the community.
3. **Identification of Issues and Opportunities** resulting from the QCO assessment and analysis of Areas Requiring Special Attention. Each of these issues or opportunities must be followed up with corresponding implementation measures in the Implementation Program.
4. **An updated implementation program** with revisions as necessary to address the additional Issues and Opportunities identified above. The updated Implementation Program should include:
- a. **A Short Term Work Program (required)** that identifies specific implementation actions the local government, or other entities, intend to take during the interim planning period. This program should include any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short Term Work Program must include the following information for each listed activity:
 - i. Brief description of the activity
 - ii. Timeframe for undertaking the activity
 - iii. Responsible party for implementing the activity
 - iv. Estimated cost (if any) of implementing the activity
 - v. Funding source(s), if applicable
 - b. **Long-term and Ongoing Activities (optional):** Identify specific long term or ongoing implementation activities to be undertaken beyond the interim planning period.

- c. **Policies (required):** Include any policies that local government will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with addressing the identified Issues and Opportunities. Refer to recommended policies listed in the State Planning Recommendations for suggestions.
- d. **A Report of Accomplishments (required)** that must identify the current status of each activity in the previous STWP. At a minimum, local governments must indicate activities that:
 - Have been completed;
 - Are currently underway (including a projected completion date);
 - Have been postponed (explaining why); or
 - Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

Procedural Requirements

1. **Transmittal and Review of the Partial Update.** Upon completion, the local government must submit its Partial Update to the regional development center for review. The update must be completed well in advance of the local government's recertification date, in order to allow adequate time for review prior to adoption.
 - a. **Required Public Hearing.** The required public hearing must be held once the draft Partial Update has been made available for public review, but prior to its transmittal to the regional development center. The purpose of this hearing is to brief the community on the identified issues and opportunities (based on the QCO analysis and the identified Areas Requiring Special Attention) that will be addressed through the updated Implementation Program, allow the community an opportunity to comment, and notify the community of when these plan components will be transmitted to the regional development center. Once public comments have been addressed, the Partial Update must be transmitted to the regional development center by resolution of the government body.
 - b. **Completeness Check.** The regional development center shall determine whether the Partial Update is complete, within seven days of receipt. A Partial Update that does not meet the standard for completeness (as determined by the Department) shall be deemed incomplete and shall not be accepted for further review by the regional development center or be forwarded to the Department for review. The regional development center shall notify the local government of its findings regarding the completeness of the submittal and identify items that must be submitted, if any, prior to further processing. The regional development center shall forward a complete submittal to the Department immediately upon making the completeness finding.
 - c. **Notification of Interested Parties.** Once the regional development center has determined that the Partial Update is complete, it shall immediately notify any

interested parties of the availability of the submittal for review and comment, providing the name of the local government, the general nature of the submittal and a deadline by which comments must be received. At a minimum, interested parties shall include:

- i. Local governments inside or outside the regional development center's region that are contiguous to the submitting local government, and other local governments that are likely to be affected by the Partial Update.
 - ii. Any local authorities, special districts, or other entities identified in evaluating intergovernmental coordination mechanisms and processes (if applicable).
 - iii. Regional development centers that are contiguous to the local government or that are likely to be affected by the Partial Update.
 - iv. Affected state agencies (including the Department of Transportation, the Georgia Environmental Facilities Authority, etc.) and the Department.
- d. **Regional Hearing.** Within 25 days after certification of the completeness of the Partial Update, the regional development center may (at its sole discretion) conduct a hearing at which any local government, regional development center or other local, regional, or state agency may present its views on the Community Agenda. The rules for conducting such hearings must be adopted by the Board of Directors of the regional development center and approved by the Department.
- e. **Regional Development Center Review:** The regional development center shall review the Partial Update for potential conflicts with plans of neighboring jurisdictions, opportunities for inter-jurisdictional/regional solutions to common issues, and consistency with the adopted Regional Agenda for the regional development center's region.
- f. **Department Review:** The Department shall review the Partial Update for compliance with the planning requirements. This review may result in identification of deficiencies that must be satisfactorily resolved by the community in order for the Community Agenda to be found "in compliance" with the planning requirements. The Department may also offer advisory comments for improving the Partial Update for consideration by the local government. The Department's findings and recommendations resulting from its review, including advisory comments, shall be transmitted to the regional development center for inclusion in the final report within 35 days after certification of the completeness of the Partial Update.
- g. **Final Report of Findings and Recommendations:** Within 40 days after certification of a completeness of the Partial Update, the regional development center must transmit a final report of its findings and recommendations to the local government and to the Department. The report must include:

- i. Comments submitted by interested parties that reviewed the Partial Update and (if applicable) a summary of the regional review hearing, detailing any significant issues raised at the hearing.
 - ii. The regional development center’s findings from its Intergovernmental and Consistency review of the Partial Update and its recommendations for addressing such findings.
 - iii. A copy of the Department’s findings and recommendations resulting from its review of the Partial Update.
- h. **Petition for Reconsideration:** Within ten days after the regional development center’s findings and recommendations are made public, a submitting local government that disagrees with the recommendations may petition the regional development center for a “reconsideration hearing.” This hearing shall be scheduled and held by the regional development center within 15 days after receipt of such a request. Within 10 days after the reconsideration hearing, the Department and the regional development center shall either continue or modify the original findings and recommendations and provide written notice of the decision to the submitting local government.
- i. **Conflict Mediation:** Informal or formal mediation of conflicts relating to the Partial Update may be initiated in accordance with the Rules for Mediation of Inter-jurisdictional Conflicts adopted by the Board of Community Affairs.
- j. **Adoption of the Partial Update.** Once the Partial Update has been found by the Department to be in compliance with the planning requirements, the governing body may adopt the Partial Update with or without any recommendations for improvement included in the Final Report of Findings and Recommendations. However, in no event shall a local government take any official action to adopt a Partial Update prepared in accordance with the planning requirements until 60 days after the Partial Update has been certified by the regional development center as complete. If the local government has petitioned for reconsideration, this mandatory review period shall be 90 days. In order to maintain Qualified Local government certification, the local government must adopt the approved Partial Update prior to its recertification date, but in no case later than one year after completion of the mandatory review period for the Partial Update.
- k. **Notification of Local Adoption:** Within seven days of local adoption of a Partial Update that has been found by the Department to comply with planning requirements, the local government shall notify the regional development center in writing. Within seven days of receipt of this written notice, the regional development center shall notify the Department that the Partial Update found in compliance with planning requirements has been adopted by the local government.
- l. **Qualified Local Government Certification:** Once the Department has been notified by the regional development center that a local government has adopted a

Partial Update that complies with the planning requirements, the Department may issue a letter certifying this local government as a Qualified Local Government. Qualified Local Government certification shall automatically expire approximately five years from the previous certification date, unless otherwise specified. To retain Qualified Local government certification, a local government must remain in compliance with the requirements outlined in these planning requirements and O.C.G.A. 50-8-2(a)(18).

- m. **Publicizing the Partial Update.** Once adopted by the local government, the availability of the Partial Update must be publicized by the local government for public information. This requirement may be met by providing notice in a local newspaper of general circulation identifying where a complete copy of the Partial Update may be reviewed.

PIKE COUNTY

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Flat Shoals, Flint River

RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE PARTIAL UPDATE
TO THE PIKE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN TO THE
MCINTOSH TRAIL REGIONAL DEVELOPMENT CENTER AND TO THE STATE OF GEORGIA
FOR REVIEW AND COMMENT PURSUANT TO THE REQUIREMENTS OF THE GEORGIA
DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, Pike County together with the cities of Concord, Meansville, Molena, Williamson and Zebulon prepared a Comprehensive Plan under the 2004 Minimum Planning Standards of the Georgia Department of Community Affairs; and

WHEREAS, a Partial Update to the Multi-jurisdictional Comprehensive Plan is required for Pike County and all of its municipalities to maintain their Qualified Local Government Status; and

WHEREAS, Pike County and all its municipalities have prepared a Partial Update to the Multi-jurisdictional Comprehensive Plan, according to *Requirements for a Partial Update to the Local Government Comprehensive Plan March 2007*, as promulgated by the Georgia Department of Community Affairs, Office of Planning and Quality Growth; and

WHEREAS, requirements for a Partial Plan Update specify that the Partial Update be submitted for regional and state review; and

WHEREAS, to authorize such review, Resolutions by the Pike County Board of Commissioners and the City Councils of Concord, Meansville, Molena, Williamson and Zebulon are required; and

WHEREAS, the Pike County Board of Commissioners held an advertised public hearing during its regular meeting on June 30, 2009.

NOW THEREFORE BE IT RESOLVED by the Pike County Board of Commissioners, as follows:

1.

It is hereby authorized that the Partial Update to the Pike County Multi-jurisdictional Comprehensive Plan shall be submitted for regional and state review in accordance with Requirements for a Partial Update to the Local Government Comprehensive Plan of the Georgia Department of Community Affairs.

2.

Pike County and its municipalities hereby submit the Partial Plan Update to the McIntosh Trail Regional Development Center in order for it to conduct a completeness check and to complete its review and a report of findings and recommendations, and respectfully request its favorable determinations.

3.

Pike County and its municipalities respectfully request that the Georgia Department of Community Affairs complete a compliance review of the Partial Update of the Comprehensive Plan and respectfully request its favorable determination.

4.

In no event will Pike County or any of its municipalities take any official action to adopt the Partial Plan Update until sixty (60) days after the Partial Plan Update has been certified by the regional development center as complete.

This Resolution is adopted this 30th day of June, 2009.


CHAIRMAN DOUG MANGHAM


COMMISSIONER ROOSEVELT WILLIS

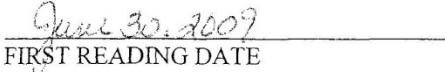

COMMISSIONER DON COLLINS


COMMISSIONER PARRISH SWIFT


COMMISSIONER TOMMY POWERS

ATTESTED BY:


COUNTY MANAGER


FIRST READING DATE

Assessment of Consistency with Quality Community Objectives (QCO)

Development Patterns

Traditional neighborhoods, infill development, sense of place, transportation alternatives, and regional identity are Quality Community Objectives that relate to development patterns.

DEVELOPMENT PATTERNS Traditional Neighborhoods Objective			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	The Pike County Zoning Code does separate uses by district.
2. Our community has ordinances in place that allow neotraditional development "by right" so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	May be a future consideration.
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X	Municipalities are greatly scattered and businesses located in rural areas are not close enough to walk from one to another.
7. In some areas several errands can be made on foot, if so desired.		X	Although walking from one business to another is not practical in the unincorporated portion of Pike County, there are areas where errands can be made on foot in the county's municipalities such as the Zebulon Downtown Square.
8. Some of our children can and do walk to school safely.		X	
9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.		X	

Pike County consists primarily of large agricultural and forestry tracts with rural residential single family subdivisions and scattered single family residences throughout the county. There are no apartment or townhouse developments at the present time in unincorporated Pike County. There are a few existing duplexes located near the city limits of Williamson and Concord. As public sewer is not planned for the county and public water is available in only a very small portion of the county, it is unlikely that housing alternatives to site built and manufactured single family detached dwellings will be available anytime in the near future in unincorporated Pike County. However, there are multi-family housing opportunities in the cities of Concord and Zebulon where public water and sewer are available.

In an effort to maintain the large tract, rural character of unincorporated Pike County, the Board of Commissioners recently repealed both the P-R (Planned-Residential) and DR-6 (Duplex Residential) districts which allowed for multi-family and attached single family types of residential development, including duplexes. Presently, there are no zoning districts in unincorporated Pike County that provide for any type of residential housing except single family detached units. Further, at the present time, the minimum lot size in areas zoned A-R (Agricultural-Residential) is three (3) acres and in all of the residential districts (R-6, R-11, R-15, and R-20), the minimum lot size is two (2) acres. The PRD (Planned Residential Development) district allows for the development of minimum one (1) acre single family residential lots, but this particular district is only allowed if at least fifty (50) percent of a property lies within a one (1) mile arc of the intersection of U.S. Highway 19 and the Spalding County line or within ½ mile of the city limits of any incorporated municipality in Pike County as the city limits existed as of October 12, 2006. The county’s recently adopted Conservation Subdivision Ordinance provides for a 50 percent reduction in the minimum lot size of the underlying district; however, as Conservation Subdivisions are only allowed in residential districts, the smallest residential lot would still be one (1) acre. To continue to preserve the rural integrity of the county, many residents have expressed an interest in increasing the minimum lot size to five (5) acres in some areas of the county.

There is little nonresidential development in the unincorporated portion of the county and for the most part, the nonresidential development is located along the major corridors of U.S. Highway 19 and U.S. Highway 41. Additional retail and commercial uses are located within the cities of Concord, Meansville, Molena, Williamson and Zebulon.

None of the office, retail, commercial or industrial districts in unincorporated Pike County allow for residential developments. Therefore, the county does not provide for “mixed-use” developments of residential and nonresidential uses within a single district.

Unincorporated Pike County does not have a county-wide street tree planting or tree protection ordinance; however, the county recently adopted overlay districts for the U.S. Highway 19 and U.S. Highway 41 corridors which specify landscaped areas along the highways and in parking lots, as well as natural, vegetative buffers adjacent to residential uses. Some residents have expressed opposition to a tree protection ordinance due to the amount of logging activity in the county and the likelihood that individual property rights would be compromised.

Given the large tract, rural character of the county and the lack of sidewalks and bicycle lanes, children do not walk or bike to school or to the county’s recreational facilities. The county’s recreational facilities are maintained by the Recreation Authority.

DEVELOPMENT PATTERNS Infill Development Objective			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments

DEVELOPMENT PATTERNS Infill Development Objective			
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote Brownfield redevelopment.		X	Not Applicable
3. Our community is actively working to promote greyfield redevelopment.		X	Not Applicable
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		There are areas designed for commercial development at a few intersections in unincorporated Pike County; however, most commercial development is planned along the U.S. Highway 19 and U.S. Highway 41 linear corridors.
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	The smallest minimum lot size in unincorporated Pike County is 10,000 square feet for commercial uses. The smallest residential lot size is 2 acres except in Conservation Subdivisions and PRD zonings which allow for the development of 1-acre lots.

The municipalities in Pike County are considered its urban centers where infill development is more appropriate and encouraged than in the unincorporated areas of the county. There are no known environmentally contaminated sites or vacant large shopping centers or malls in unincorporated Pike County. There are lots in the county's existing business/industrial parks that are undeveloped.

Most of the county's commercial corridors are linear in configuration along the major highways. Some intersections were designated on the 2025 Comprehensive Plan Future Land Use Map as appropriate areas for small nodal commercial developments with a limited number of uses due to the required minimum lot sizes of the commercial (10,000 square feet) and professional office/institutional (20,000 square feet) zoning districts. A total lack of public sewer, as well as the lack of public water in most of the unincorporated portion of Pike County, contributes to the lower potential densities of these intersections.

DEVELOPMENT PATTERNS Sense of Place Objective			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		The nonprofit Pike Historic Preservation has inventoried sites, restored the Whiskey Bonding Barn (on National Register), and awards prizes every year for renovated historic sites (Strickland renovation; old school renovation in process for county offices; Heritage Farms nominated and honored).
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		The County recently adopted overlay districts for U.S. Highway 19 and U.S. Highway 41 corridors which specify building materials and landscaping requirements.

DEVELOPMENT PATTERNS Sense of Place Objective			
4. We have ordinances to regulate the size and type of signage in our community.	X		The county revised its sign ordinance in 2008.
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	A guidebook would be a good project to undertake with the Chamber of Commerce and Industrial Development Authority.
6. If applicable, our community has a plan to protect designated farmland.	X		

Although only the existing municipalities in Pike County would contain “downtown” areas, other characteristics such as vast woodlands, creeks, ponds, the Flint River, existing farms, pastures, orchards, and scenic views from mountain tops provide Pike County residents with a treasured “sense of place.”

To help ensure that future nonresidential development along the county’s major highways continues to protect the visual landscape, the county’s recently adopted overlay districts provide for newly landscaped areas, as well as the preservation of existing natural vegetation, wherever possible. The overlay districts also specify acceptable building materials, underground utilities, screening of detention facilities and other design and development standards to provide compatibility with existing developments and to protect and preserve the overall aesthetics of the county.

In addition, in 2008 the county revised its sign ordinance not only to regulate the size, height, location, and type of signs, but also to prevent the unnecessary cluttering of the landscape with excessive and unattractive signage.

DEVELOPMENT PATTERNS Transportation Alternatives Objective			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.	X		Limited public transportation is provided by Dial-A-Bus (Griffin) and by the McIntosh Trail Council on Aging.
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		Stub-outs for future access are required in overlay districts where nonresidential development will most likely occur.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6. We have a plan for bicycle routes through our community.		X	Tour de Pike is an annual event with a planned route. The county does not have a transportation plan to provide for the construction of dedicated bicycle lanes.
7. We allow commercial and retail development to share parking areas wherever possible.		X	Parking areas may be shared but the required number of spaces for each individual use cannot be reduced.

There is very limited public transportation in Pike County. If a bus is available, Dial-A-Bus in Griffin may pick up a customer in Pike County, but there are no scheduled routes in Pike County. The McIntosh Trail Council On Aging provides transportation for senior citizens. The county’s residents drive to almost all destinations including workplaces outside of Pike County. As the unincorporated portion of the county is so rural in nature and most businesses and homes are located further apart than what would be considered by most people as an acceptable distance to walk, the county does not require sidewalks. Similarly, there are no bike lanes in Pike County.

The recently adopted overlay districts require that inter-parcel connectivity be provided or if the distance between parking lots or driveways is greater than fifty (50) feet, developers may provide stub-outs with easements for future access. The county’s zoning ordinance does not currently allow for shared parking to reduce the number of required parking spaces for individual uses.

DEVELOPMENT PATTERNS Regional Identity Objective			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		Local agricultural products are sold at area farmer markets.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.		X	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		More should be done to promote tourism in Pike County.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

The residents of Pike County have carefully planned and successfully maintained the agricultural and rural residential heritage and identity of the county by consistently requiring compliance with zoning district minimum lot sizes and other development standards which are intended to protect the existing farmlands, forests, residences and nonresidential uses from the encroachment of dissimilar and undesirable uses which would change the county’s “sense of place” that many residents so highly value.

Although more could be done to promote tourism in Pike County, there are some annual events including Tour de Pike, Slow Exposures Photography Exhibition, Chestnut Oaks Center (agricultural events), Christmas Tour of Homes, Garden Club Tour, Market on the Square (Zebulon), Pimento Festival, Concord Jubilee, Molena Fest, A Day in Meansville, and July 4th Celebrations.

The nationally ranked Slow Exposures Photography Exhibition celebrates the culture of the rural South. Hundreds of people visit during the last two weeks of September to see the juried show of fine art photography that features images taken in two categories: Rural South and West Central Georgia (includes images taken in six designated counties surrounding/near Pike County). The show contributes a lot in the way of revenue to area businesses and restaurants.

Zebulon’s Market on the Square allows area farmers to sell directly to consumers. Also, new organic farmers in Pike County are now selling their products to metro Atlanta markets at premium prices and therefore becoming economically sustainable. The AG Authority has embarked on a long-term strategic initiative to attract new and transitioning organic farms.

Resource Conservation

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource conservation.

RESOURCE CONSERVATION Heritage Preservation Objective			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.		X	There are no designated historic districts in unincorporated Pike County.
2. We have an active historic preservation commission.	X		Pike County has an Historical Society and a separate entity "Pike Historic Preservation."
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	

As in the past, the county and its municipalities will continue to value and protect its historic and natural features by discouraging incompatible uses.

RESOURCE CONSERVATION Open Space Preservation Objective			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a green space plan.		X	The county's Conservation Subdivision Ordinance adopted in 2008 requires that 40% of a project's total land area be permanently protected as open space.
2. Our community is actively preserving green space, either through direct purchase or by encouraging set-asides in new development.	X		Presently, required only in Conservation Subdivisions.
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X		CUVA (Conservation Use Valuation Assessment) – Land owners can apply for conservation use valuation of their property if they meet the county's eligibility requirements and are willing to sign a conservation agreement to keep the land in its current use for 10 years. Landowners can re-enroll after 10 years if they wish to remain in CUVA.

RESOURCE CONSERVATION Open Space Preservation Objective			
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		As the Conservation Subdivision ordinance was only recently adopted, it has not been widely used to date; open space will be protected in perpetuity.

The county's recently adopted Conservation Subdivision Ordinance requires that forty (40) percent of the project's gross land area be set aside as permanently protected open space. Steep slopes, 100-year floodplain, stream buffers, wetlands, endangered species and their habitats, archaeological sites, cemeteries and burial grounds are to be included in the permanently protected open space.

RESOURCE CONSERVATION Environmental Protection Objective			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	X		The county's natural resources have been mapped by its GIS staff.
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and taken steps to protect them.	X		Environmental ordinances have been adopted.
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree replanting ordinance for new development.	X		The recently adopted overlay districts protect existing natural buffers and require planted landscape areas.
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		

In addition to those areas to be permanently protected in Conservation Subdivisions, the county has adopted ordinances to protect environmentally sensitive areas which have been identified throughout the county. Ordinances have been adopted for the protection of watersheds, groundwater recharge areas, wetlands, floodplain, and areas within the Flint River corridor. In addition, the county enforces best management practices for all new development.

The county will update its Floodplain Management Regulations in accordance with the Federal Emergency Management Agency's (FEMA) revised requirements associated with the adoption of new Flood Insurance Rate Maps (FIRM), effective September 11, 2009, which identify the county's Special Flood Hazard Areas.

Social and Economic Development

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development.

**SOCIAL AND ECONOMIC DEVELOPMENT
Growth Preparedness Objective**

Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		The County relies on census data.
2. Our local governments, the local school board, and other decision making entities use the same population projections.	X		
3. Our elected officials understand the land development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		The County has made numerous revisions to its Zoning Code during the past year and anticipates additional forthcoming changes.
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen education campaign to allow all interested parties to learn about development processes in our community.		X	Although the County does not have an official campaign to educate citizens, information is available from the county's planning staff, the Chamber of Commerce and the Industrial Development Authority.
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		The county's Board of Commissioners, Planning Commission and Board of Appeals meetings are all advertised public meetings open to the public.
10. We have a public awareness element in our comprehensive planning process.	X		Any action to change our Comprehensive Plan and/or Future Land Use Map would be subject to a public hearing process.

The county is in an ongoing process of updating its zoning ordinance and subdivision regulations to establish development standards which will serve to ensure that future growth is compatible with the existing rural character of Pike County. Although there are no immediate plans to provide public sewer, a portion of the county is now served by public water. There are many dirt roads in the county that need to be paved to accommodate existing and future uses. The county has a point system in place to prioritize road improvements. The county has recently completed three (3) new fire stations and acquired new fire trucks. In 2006, the county adopted an Impact Fee Ordinance which allows the county to impose development fees for system improvements (libraries, parks, roads, etc.).

**SOCIAL AND ECONOMIC DEVELOPMENT
Appropriate Businesses Objective**

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.

	Yes	No	Comments

SOCIAL AND ECONOMIC DEVELOPMENT Appropriate Businesses Objective			
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		Although the loss of one employer would not cripple the county's economy, the loss of any one employer would be significant as there are so few places to work in Pike County.

Pike County's Chamber of Commerce and Industrial Development Authority work together to attract new and suitable businesses in terms of job skills and opportunities for future growth. The Industrial Development Authority assists businesses in locating appropriate sites and offers assistance with the various permitting processes.

SOCIAL AND ECONOMIC DEVELOPMENT Employment Options Objective			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		There are only a few professional and managerial jobs available in the county.

As a primarily agricultural, rural county, there are few highly-skilled, professional or managerial jobs available. Most of the county's working residents commute to surrounding jurisdictions for suitable employment.

SOCIAL AND ECONOMIC DEVELOPMENT Housing Choices Objective			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		Guest quarters are allowed.
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above average).	X		Overall, with consideration given to the available housing options within its municipalities, the county offers a wide range of housing opportunities.

SOCIAL AND ECONOMIC DEVELOPMENT Housing Choices Objective			
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		X	Not applicable to rural unincorporated Pike County.
5. We have options available for loft living, downtown living, or "neotraditional" development.		X	Not applicable to rural unincorporated Pike County.
6. We have vacant and developable land available for multifamily housing.		X	The county does not have infrastructure to support multi-family housing.
7. We allow multifamily housing to be developed in our community.		X	The county does not have infrastructure to support multi-family housing.
8. We support community development corporations that build housing for lower income households.		X	
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	Although the zoning ordinance allows for a minimum 600 square foot home in the R-6 district, the minimum lot size is 2 acres.

With consideration given to the higher density apartment and townhouse developments in the municipalities of Pike County where public water and sewer are available and the low density, rural residential subdivisions and scattered single family dwellings in unincorporated Pike County, there exists a wide range of housing choices for all levels of income. Anyone who works in Pike County should be able to locate desirable, affordable housing within the county or its cities.

Multi-family housing is not a permitted use in any zoning district in unincorporated Pike County; however, within the municipalities, where public water and sewer are available, there exists adequate multi-family housing to satisfy the needs of Pike County's residents. There are a few garage apartments and opportunities for loft living and mixed uses within the municipalities.

SOCIAL AND ECONOMIC DEVELOPMENT Educational Opportunities Objective			
Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	x		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		There are only a few jobs available for college graduates.

Although there are no institutions of higher learning in Pike County, there are several schools reasonably accessible to the county's residents: Gordon College, Barnesville; Griffin Technical School, Griffin; Flint River Technical School, Thomaston; UGA Agricultural Campus, Griffin; and Mercer University, McDonough.

Pike County is a Certified Work Ready Community which helps ensure that its residents have necessary training to staff existing and future new jobs.

At the present time, Pike County has few opportunities for college graduates in professional and/or managerial careers. However, as the Chamber of Commerce and Industrial Development Authority continue to work together to attract new and more technologically advanced businesses to the county, hopefully there will be more opportunities for the children of Pike County with high school diplomas and college degrees to continue to live and work in the county.

Governmental Relations

Regional solutions and regional cooperation encompass the governmental relations objective.

GOVERNMENTAL RELATIONS Regional Solutions Objective			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

Pike County participates in regional economic development programs, environmental programs and initiatives and works with its municipalities and other local jurisdictions to achieve common goals and objectives. The County’s leadership thinks regionally in terms of issues like the preservation of environmentally sensitive lands and transportation alternatives and understands that many of today’s issues and challenges extend well beyond the control of local government.

GOVERNMENTAL RELATIONS Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		

GOVERNMENTAL RELATIONS Regional Cooperation			
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

Pike County plans jointly with its cities for comprehensive planning purposes. In addition, the county works with neighboring jurisdictions to resolve common problems. Pike County’s officials and residents recognize that there may be additional opportunities for more regional cooperation to enhance services by pooling some capital resources without increasing the costs of service delivery.

Analysis of Areas Requiring Special Attention

Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development:

The Flint River which flows along the western border of the county is certainly one of the most scenic, natural resources in the county and as such should be fully protected from any type of development that could potentially harm its aesthetics or water quality. Some county residents believe that there may be areas along the Flint River where Native American burial grounds exist that need to be located, marked and preserved as cultural resources. On April 8, 2009, the county adopted an Abandoned Cemetery & Burial Ground Protection Ordinance which provides for American Indian remains to be protected by the same processes and standards as all other cemeteries and burial grounds within the legal boundaries of Pike County.

During the latter part of 2008, the Federal Emergency Management Agency (FEMA) completed a re-evaluation of flood hazard areas in Pike County. The new Flood Insurance Study (FIS) and Firm Insurance Rate Maps (FIRM) will become effective on September 11, 2009. The new maps designate the Flint River, Birch Creek, Elkins Creek, Turnpike Creek, and Little Potato Creek as Special Flood Hazard Areas (1% annual chance flood, aka 100-year flood). The county will adopt revised Floodplain Management Regulations that meet or exceed the current standards of the National Flood Insurance Program. No new construction of principal buildings will be allowed in the Special Flood Hazard Areas. Permitted uses with restrictions may include agricultural uses, dams, fences, grading, signs, parks and recreational areas, parking, utilities, and roads. In addition to the Flint River and all of the county's creeks, lakes, ponds and streams, there are many areas of wetlands that should be preserved. Throughout the county, timberlands remain a valuable natural resource. The mountains along the southern border of the county provide scenic views that many residents hope to preserve for many years to come.

Although only three sites in Pike County are listed on the National Register of Historic Places (Pike County Courthouse in Zebulon, the R. F. Strickland Building in Concord, and the William Barker Whiskey Bonding Barn in Molena), there are many other historical sites within the county's municipalities and unincorporated areas, including the Hollonville Opry House, the Williamson Music Barn, the old Meansville jail, and the Rock Store. Hopefully, these structures will be preserved for many years to come instead of razed for new development incompatible with the small-town, rural character of Pike County.



Whiskey Bonding Barn

Areas where rapid development or change of land uses is likely to occur:

It is anticipated that the most rapid area of development within Pike County would be along its northernmost and northeasternmost boundaries adjacent to Spalding and Lamar Counties along the U.S. Highway 19 and U.S. Highway 41 corridors. Pike County's current Future Land Use Map provides for the most intense residential uses in the northeastern corner of the County with most of the areas designated for commercial uses along U.S. Highway 19, U.S. Highway 41, State Route 18 and State Route 362. The areas adjacent to the city limits of Williamson, Concord and Zebulon would most likely be where changes in land use from residential and agricultural to office, retail and commercial would occur.

With the adoption of the new FIRMs and designation of special flood hazard areas, the county has a mechanism for preventing rapid development in close proximity to the Flint River and the county's creeks.

Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation:

During the past five years, most of the building permits issued in unincorporated Pike County have been for scattered single family residential dwellings throughout the county. The Deerlake Subdivision was the last major residential subdivision approved (2006) in the county. For the years 2005-2009 (to date), approximately 580 permits for new residential construction were issued. An additional fifty (50) permits were issued for manufactured homes. Several churches have been built during the past five years including Wings of Joy, Life Springs, Mountain Gap Pentecostal Church, Pike First Assembly of God, and Grace Rock Community Church. Other nonresidential construction during the last five years includes Tiny Tots Daycare Facility, the Etheridge Mill Industrial Park, the Zebulon Business Park, Peach State Airport Museum, Title Pawn, Centerfield Sports, Pike Feed & Seed, a car wash, and an attorney's office.

As there is no public sewer in unincorporated Pike County and reluctance exists on the county's part to allow privately owned centralized septic systems due to the problems associated with long-term maintenance and failure rates, individual septic systems are utilized by residential and nonresidential uses in unincorporated Pike County.

Public water is available only in a very small part of the county north of Zebulon.

As most of the development during the past five years has been residential, the greatest impact has been to the Pike County school system which consists of one high school, one middle school, one elementary school and one primary school. The Pike County public schools serve all of the school-age children in unincorporated Pike County and its municipalities. All except the middle school are over capacity and have classroom trailers.

Pike County has many unpaved roads that need to be improved not only in anticipation of the county's future pace of development but also to meet the needs of its existing residents and businesses.

Given the city of Williamson's location along State Route 362 and proximity to Spalding County, it is anticipated that future growth in that area could impact the county's transportation system.

Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors):

Pike County recently adopted an overlay district to provide design and development standards for new and expanding developments along the U.S. Highway 19 and U.S. Highway 41 corridors. The overlay district specifies building materials, as well as landscaping and buffering requirements, to improve the overall aesthetics of both corridors.

Large abandoned structures or sites, including those that may be environmentally contaminated:

There are no large abandoned structures in unincorporated Pike County or any structures or sites that are known to be environmentally contaminated.

Areas with significant infill development opportunities (scattered vacant sites):

Due to the large-tract rural, residential character of Pike County, there are no areas within the unincorporated portion of the county with significant infill development opportunities. There are some infill opportunities within the municipalities of Pike County.

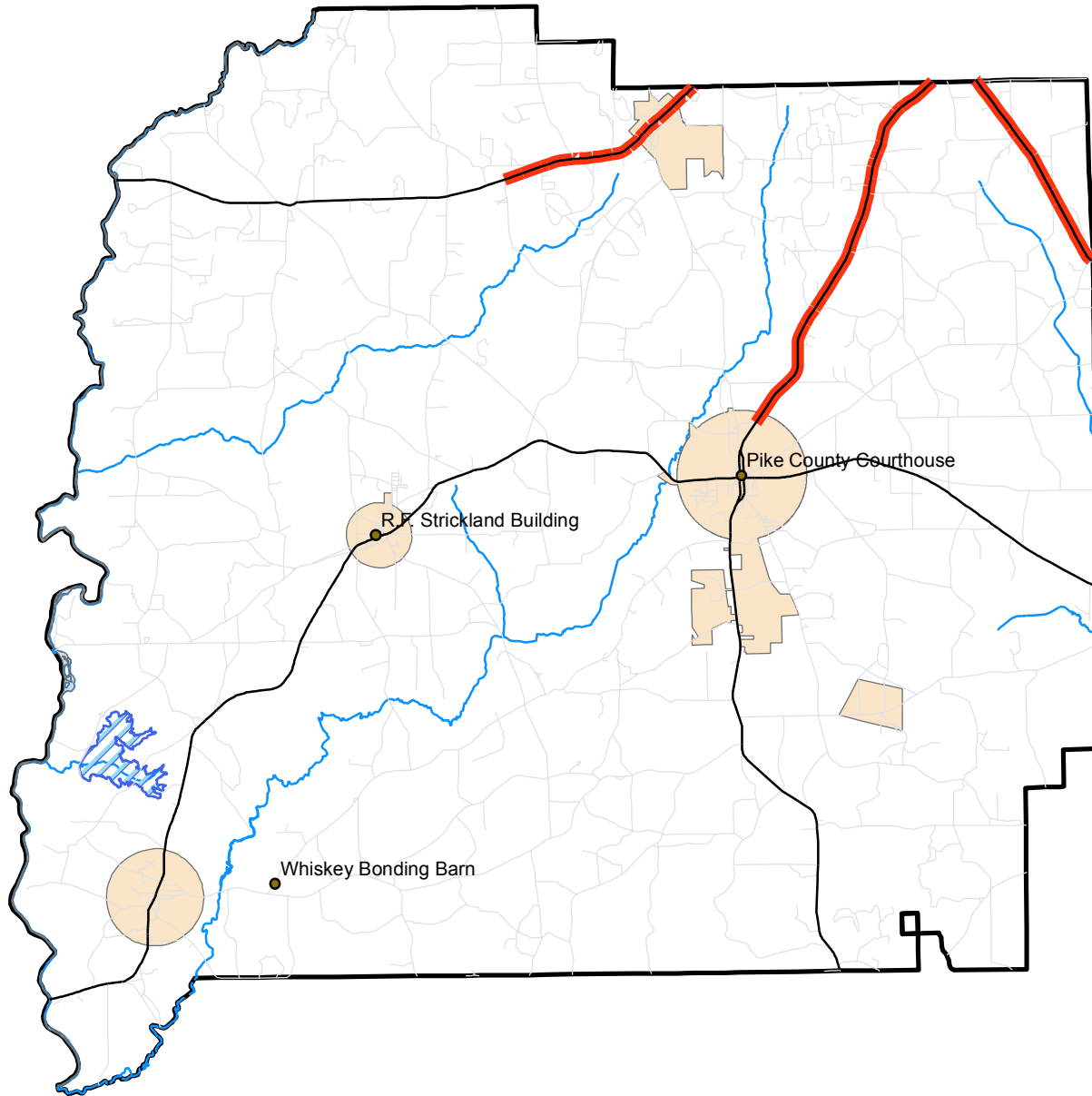
Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

Within unincorporated Pike County, there are no known areas of poverty or substantially higher unemployment than in the overall county including its municipalities.

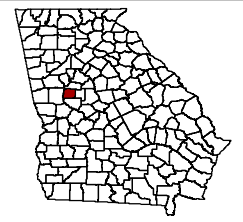
Pike County, Georgia Areas of Special Attention

Legend

- Historical Sites
- County Boundary
- Municipal Boundaries
- Rapid Development
- Primary County Roads
- Flint River
- Major Creeks & Streams
- County Roads
- Sill Branch Reservoir



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Identification of Issues and Opportunities

Economic Development

Issues:

- Not enough jobs for the residents of Pike County
- Jobs are primarily for unskilled labor and are therefore low wage jobs
- Significant lack of technology infrastructure
- Lack of interstate access
- No direct access to railroad; commercial/industrial uses would generate a lot of truck traffic
- Nonresidential lots are overpriced and therefore difficult to market
- Most of the county's business/industrial park remains vacant and may be at least in part due to a liquid propane pipeline that runs through the park
- County should not offer tax incentives, reduced impact fees, etc. to attract businesses that take advantage of the county's generosity and then vacate the properties after a few years
- Many county residents want to maintain the rural integrity of the county and therefore do not want a lot of incompatible businesses in the county that would create a more commercialized area

Opportunities:

- Promote tourism for nontraditional job opportunities and too generate revenue
- Recruit businesses that are likely to stay long-term in Pike County
- Enhance wireless technology infrastructure (Wi-Fi and/or WiMax) to attract businesses and provide for home-based work opportunities and telecommuting
- Target low impact/high technology industrial users
- Enhance the Chamber of Commerce and Industrial Development Authority websites to provide information about available retail, commercial and industrial sites
- Promote county purchases of land that are suitable for the intended purposes and that are not constrained by pipelines, etc. that make the properties difficult to market to new businesses in Pike County

Natural and Cultural Resources

Issues:

- Protection of Flint River and other areas of natural resources including creeks, streams, forests, mountain slopes and ridges, etc.
- Protection of area around reservoir
- Identification and protection of all cemeteries and burial grounds
- Protection of historic Hollonville, Concord, Meansville, and Molena

Opportunities:

- Promote eco-tourism associated with the Flint River (canoeing, zip lines, primitive camping, etc.)
- Provide alternative development patterns/housing choices that are more compatible with environmental protection concerns of the reservoir
- Provide for development that is compatible with the unique sense of place in Hollonville
- Promote public awareness programs about the county's natural and cultural resources

Community Facilities & Services

Issues:

- Renovation of Historic Courthouse
- Need improvements to recreational facility for adults
- Need indoor recreational facility with meeting rooms, gym, etc.
- Lack of coordination between school system and Recreation Authority to jointly utilize existing facilities and services
- Lack of public parks
- Lack of consistency of various county initiatives with the policies of the Comprehensive Plan, for example, public water lines should be targeted for those areas of the county where future higher density development is designated on the Comprehensive Plan Future Land Use Map instead of areas designated for very low density rural residential and agricultural uses.

Opportunities:

- Provide for the renovation of the historic courthouse
- Provide recreational activities for adults
- Provide for an indoor recreational facility
- Provide for additional public parks
- Encourage more cooperation between Recreation Authority and school system to jointly use recreational facilities
- Provide for master plans of major county projects and encourage consistency with the intent and policies of the Comprehensive Plan

Housing

Issues:

- Provide adequate housing for projected population growth without sacrificing rural or small town character
- Balance private property rights with need for protection of environmentally sensitive land surrounding reservoir

Opportunities:

- Provide for low density, conservation subdivisions by right with increased setbacks from reservoir for impervious surfaces and septic systems

- Strive to maintain a “rural mix” of housing types/sizes (similar to what is existing currently in the rural areas) as opposed to the homogenous housing development usually associated with subdivision
- Provide for larger minimum lot sizes to accommodate residents interested in residing in areas of large lot subdivisions and to preserve the county’s rural character

Land Use

Issues:

- Protect the aesthetics of U.S. Highway 19 and other gateway corridors while allowing economic activity to flourish and not harming private property rights
- Prevent the destruction of small town character by not allowing incompatible development in close proximity to the city limits of the county’s municipalities
- Minimize conflicts between rural, agricultural land uses and new housing developments
- Some areas of the county zoned R-6 should be zoned AR reflective of the existing and past primarily agricultural and forestry uses of the property
- Much care must be taken to protect the rights of farmers when planning for future growth
- Establish a 5-acre minimum lot size in some areas of county to preserve the rural integrity of the county

Opportunities:

- Target key intersections for nodal commercial development, maximizing use of infrastructure improvements. Discourage “leap-frog” development patterns
- Encourage conservation subdivisions with “rural design open space” to separate housing from busy highways and fill in the areas between the commercial nodes
- Evaluate the use of TDR (transferable development rights) to properly distribute development along the commercial corridors
- Evaluate TDR (transferable development rights) to prevent encroachment of development into prime agricultural lands
- Utilize visualization techniques to determine what development patterns would best complement existing small towns and prepare an overlay ordinance
- Re-evaluate R-6 zoning classifications to determine if the AR district might be more appropriate to allow agricultural uses and larger lots
- Encourage large agricultural tracts and uses along the southernmost portion of county
- Protect farmlands from the encroachment of incompatible uses

Transportation

Issues:

- Lack of public transportation in the county
- Lack of adequate funding for paving of dirt roads and other road improvements
- Lack of bicycle lanes

Opportunities:

- Explore the possibilities of a public transportation system
- Share resources (including capital equipment) with adjacent rural counties, in an agreement mutually beneficial to all
- Utilize calcium chloride spray to stabilize dirt roads and minimize negative effects of dust
- Encourage connectivity in new development through the use of interparcel access and stubbed subdivision roads

Intergovernmental Coordination

Issues:

- Lack of density to support infrastructure such as water/sewer lines

Opportunities:

- Concentrate infrastructure investments in areas targeted for nodal, commercial and/or industrial growth
- Consider alternatives to traditional, centralized water/sewer facilities such as package plants, decentralized wastewater treatment systems, etc.
- Expand agreements with adjoining counties to pool resources to fund regional services for additional police, fire and EMS services

Policies

Economic Development

- Pike County will seek to provide technology infrastructure at locations targeted for nodal commercial and/or industrial development.
- Pike County will encourage businesses to locate in the county that will provide a balance of skilled, unskilled, managerial and professional opportunities for its residents.
- Pike County will encourage the development of businesses in the county with challenging opportunities and growth potential for the children of its longtime residents to work in the county and contribute to the county's heritage and prosperity.
- Pike County will encourage tourism to provide job opportunities and generate revenue.
- Pike County will seek to attract businesses that provide economic and recreational benefits associated with access to the Flint River while minimizing visual impact and land use conflicts.
- Pike County will develop a county-wide marketing plan for a regional economic development program.
- Pike County will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements.
- Pike County will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- Pike County will enhance its website to promote available nonresidential sites and business opportunities.

Natural and Cultural Resources

- Pike County will strictly enforce all regulations intended to protect and preserve its natural and cultural resources.
- Pike County will promote public awareness programs about the county's natural and cultural resources.
- Pike County will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.

- Pike County will promote the protection and maintenance of existing trees and open space.
- Pike County will encourage the location of new development away from agricultural areas to conserve farmlands.
- Pike County will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- Pike County will encourage the identification and protection of all known cemeteries and burial grounds.
- Pike County will continue to support the renovation of the county's historic courthouse.
- Pike County will provide alternative development patterns/housing choices compatible with the environmental protection of the reservoir.
- Pike County will encourage appropriate and compatible development in areas of the county with historic significance and/or a unique sense of place, such as Hollonville.

Facilities and Services

- Pike County will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- Pike County will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.
- Pike County will use planned infrastructure expansion to support development in areas identified in the county's Comprehensive Plan as suitable for such development.
- Pike County will invest in parks and open space to enhance the quality of life for our citizens.
- Pike County will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.
- Pike County will support an expansion of the UGA agricultural campus in Griffin.
- Pike County will continue to support the development of recreational facilities that offer a variety of activities for children and adults.

Housing

- Pike County, along with its municipalities, will continue to provide a mix of housing opportunities to enable residents who work in the county to also live in the county.
- Pike County will continue to support the elimination of substandard, dilapidated housing.
- Pike County will consider moderate density, neotraditional development within walking distance of its cities along with requirements for rural design open space and pocket parks.
- Pike County will encourage a rural mix of housing types and sizes as opposed to homogenous housing developments.

Land Use

- Pike County's decisions on new development will continue to preserve the county's character and sense of place.
- Pike County will encourage development with design, landscaping, lighting, signage, and scale that adds value to the county and helps to preserve its rural and historic character.
- Pike County will use land efficiently to avoid the costs and problems associated with urban sprawl.
- Pike County will preserve its rural character and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- Pike County will support new land uses that contribute to protecting the environment and preserving meaningful open space.
- Pike County will consider a 5-acre minimum lot size in some areas of the county to help preserve its rural integrity.
- Pike County will investigate if there is a need to revert some of the county's R-6 zonings to A-R to allow for more agricultural uses of residentially zoned lots.
- Pike County will consider a transfer of development rights ordinance to allow for more intense development in appropriate areas of the county.
- Pike County will encourage agricultural uses and the protection of all farmlands.

Transportation

- Pike County will target transportation improvements to support desired development patterns for the community.
- Pike County will provide road improvements to enhance community aesthetics and to minimize environmental impacts.
- Pike County will promote interparcel access and/or stubouts for future access to reduce the number of curb cuts on major roads to enhance safety of motorists.
- Pike County will utilize traffic calming devices and other design considerations to help preserve the peaceful nature of our residential neighborhoods.

Intergovernmental Coordination

- Pike County will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- Pike County will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection, and transportation).
- Pike County will consult other public entities in our area when making decisions that are likely to impact them.
- Pike County will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

Pike County, Georgia
Short Term Work Program, 2010 – 2014

Activity	2010	2011	2012	2013	2014	Responsible Party	Estimated Cost	Funding Source
Economic Development – from previous STWP								
Continue to market the business/industrial park	X	X	X	X	X	Chamber of Commerce (CC), Industrial Development Authority (IDA)	Unknown	Pike County
Explore the possibility of a spec building in the Industrial Park		X				IDA, Community Sales Team (CST)	\$250,000	Investors, Grant
Coordinate economic development efforts with municipalities	X	X	X	X	X	IDA	Not applicable	Not applicable
Study the feasibility of capitalizing on the equine industry in Pike County		X				Board of Commissioners (BOC), IDA, Agribusiness Authority, Equine owners	Unknown	Local
Economic Development – new items								
Develop, fund and implement a three to five year economic development marketing program that quantifies and documents the resources (sites and buildings) of Pike County, the region and the state. The marketing program should have several target audiences (desired industry and business types) with collateral materials, communication plans and target specific information about the community.	X	X	X			IDA	\$30,000 over three years	Pike County
Develop, fund and implement a long-term plan for infrastructure improvements that will enhance green space, business clusters and the overall quality of life for Pike County including a strong water and sewer system and additional telecommunications system including telephone and internet.				X		IDA, BOC, Pike County Water & Sewerage Authority (PCWSA), cities, AT&T	Unknown	Pike County
Research the training needs of existing and potential businesses (newly identified target sectors) and collaborate with the Pike County School System, area technical colleges, and other educational institutions to develop a workforce initiative that coincides with these needs.			X			IDA, Board of Education (BOE), Existing businesses & industries	\$5,000	Pike County
Perform 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.	X	X	X	X	X	IDA, BOC, CC	\$1,000	Pike County
Build, train and support a community sales team that represents the varied interests in Pike County. The leaders will serve as	X	X	X	X	X	IDA	\$10,000 over five years	Pike County

Activity	2010	2011	2012	2013	2014	Responsible Party	Estimated Cost	Funding Source
the “project team” for Pike County.								
Determine future use and development of the approximate 64 acres on US Hwy 41 and add infrastructure.					X	IDA, BOC	\$1,000,000	Investors, Grant
Natural and Cultural/Historic Resources – from previous STWP								
Restoration of County courthouse - project will be undertaken when funding is available	X	X	X			Board of Commissioners	\$2.3 million	SPLOST
Natural and Cultural/Historic Resources – new items								
Establish a committee to locate and mark gravesites and burial grounds	X	X	X			Pike County Historical Society	Unknown	Unknown
Community Facilities & Services – from previous STWP								
Continue to develop a capital improvements program for fire, police, road and other capital projects; need to make adjustments to financial policy to allow for county funding of CIP.	X					Pike County	\$2,000	Local
Identify land for possible future green space and/or recreational uses	X	X	X	X	X	BOC & Cities	Unknown	Pike County
Study sewerage treatment alternatives	X	X				BOC & PCWSA	Unknown	Pike County & PCWSA
New judicial and administrative government complex	X	X	X	X	X	Pike County	\$27 Million	SPLOST, Bonds, Ad Valorem taxes
Continue to study the feasibility of animal control and private facilitated alternatives	X	X				Pike County	\$400,000 startup cost	Pike County, cities and private funding
Community Facilities & Services – new items (some modified from previous STWP)								
Acquire Electronic Voting Machines and Express Poll for Absentee & early voting	X					Election Superintendent	\$14,000	Pike County
Community Recreation Center with Aquatics/Pool, 4-Softball Fields (2 are Adult Size Fields), 2-Football Fields, 6-Tennis Courts, Passive Green Space with Walking Paths, Playground & Shelter, Pond, Amphitheater & Parking. Recreation Center to include Auditorium, Gymnasium, Banquet Hall, Kitchen/Concessions, Meeting Rooms, Office Space, Conference Room, Activity Rooms for Arts& Crafts, Gymnastics/Fitness, Dance, Karate, etc., Lockers & Indoor Walking Track.	X	X	X	X	X	Pike County Parks & Recreation Authority (P&RA), BOE, Pike County	\$20,000,000 Plus Land Acquisition Cost	SPLOST, Bonds and Impact Fees
Baseball Lighting – to light baseball fields 1, 2, 3, 4 & 5. These fields are currently lighted, but with inadequate and inferior lighting. The new	X	X				P&RA, Pike County	\$347,500.00	Possible SPLOST or

Activity	2010	2011	2012	2013	2014	Responsible Party	Estimated Cost	Funding Source
system would be a much more efficient system. It is very possible that the lighting is also wired in an unsafe manner.								Impact Fees
Softball Lighting – to light softball fields 6, 7 & 8. These fields are currently lighted, but with inadequate and inferior lighting. The new system would be a much more efficient system.	X	X				P&RA, Pike County	\$196,000.00	Possible SPLOST or Impact Fees
Football Lighting – to light football fields 1 & 2. These fields are currently lighted, but would be replaced with a new and more efficient system.	X	X				P&RA, Pike County	\$201,500.00	Possible SPLOST or Impact Fees
Completion of Soccer Complex – grading, drainage, rock hound, 2 inches of sand, irrigation, sod, erosion control mat and prep for upper field.	X	X				P&RA, Pike County	\$264,000.00	SPLOST
Pave Baseball Parking	X	X				P&RA, Pike County	\$135,027.00	Stimulus and/or SPLOST
Pave Softball Parking	X	X				P&RA, DCA & Pike County	\$101,413.00	Stimulus and/or SPLOST
Pave Soccer Parking	X	X				P&RA, DCA & Pike County	\$54,076.00	Stimulus and/or SPLOST
Pave Football Parking	X	X				P&RA, DCA & Pike County	\$16,868.00	Stimulus and/or SPLOST
Implement Adult Sports Programming – Flag Football, Basketball, Softball, Tennis, etc.	X	X	X	X	X	P&RA	Depends on number of teams and individuals participating	General Fund & Registration Fees
Install New Playground Equipment at the Soccer Complex	X					P&RA	\$30,000.00	General Fund (Capital Project)
Replace fencing at Baseball (1, 2, 3, 4 & 5) Softball Fields (6, 7 & 8) & Football Fields and add Safety Netting at fields.	X	X	X	X	X	P&RA	\$75,000.00	General Fund (Capital Project and/or Concession Funds) and/or SPLOST
Add irrigation to Softball Fields (6, 7 & 8) and Football Field #1			X	X	X	P&RA	\$45,000.00	General Fund (Capital Project and/or Concession

Activity	2010	2011	2012	2013	2014	Responsible Party	Estimated Cost	Funding Source
								Funds)and/or SPLOST
Acquire additional land or identify county owned land for expansion of park system throughout the county.			X	X		P&RA, Pike County	Unknown	Impact Fees and budget
Study sewerage treatment alternatives	X	X				County, PCWSA	Unknown	Budget
Housing								
Continue code enforcement efforts to locate and condemn abandoned, vacant, dilapidated properties to protect the public safety and welfare	X	X	X	X	X	Pike County	County Staff salaries	Budget
Land Use – from previous STWP								
Continue to update zoning ordinance	X	X	X			Pike County	County staff salaries	Budget
Update Comprehensive Plan – full update to include future land use maps	X	X				Pike County	County staff salaries and/or consultant	Budget
Land Use – new items								
New Aerial Flight			X			Board of Assessors (BOA)	\$40,000	Local
Study the feasibility of a 5-acre minimum lot size for portions of the county	X					Pike County	County staff salaries	Budget
Re-evaluate areas of the county designated R-6 to determine if agricultural zoning is more appropriate	X	X				Pike County	County staff salaries	Budget
Study the feasibility of a Transfer of Development Rights Ordinance			X			Pike County	County staff salaries	Budget
Transportation								
Improve dirt roads based on point system	X	X	X	X	X	Pike County Road Department		Budget
Support expansion of I-16 from Macon to LaGrange; hope to accomplish feasibility study by 2014 at a cost of \$500,000	X	X	X	X	X	Fed & State DOT	Unknown	Federal
Intergovernmental Coordination								
Changing enabling legislation to add provision for providing natural gas		X				PCWSA/ County	N/A	N/A
General Planning								
Full time Field Appraiser	X					BOA	\$30,000	Pike County
New Server for Tax Assessor’s Office			X			BOA	\$10,000	Pike County
Print capabilities to produce maps in Tax Assessor’s office			X			BOA	\$8,000	Pike County
Locate site for and install second well and treatment building	X	X				PCWSA	\$250,000	USDA Grant

Activity	2010	2011	2012	2013	2014	Responsible Party	Estimated Cost	Funding Source
Vehicle – Full time use for Assessor’s office		X				BOA	\$15,000	Local
Extend water service lines		X			X	PCWSA	\$3,000,000	USDA Loans and Grants
New up-to-date secure stand alone independent 911 center			X	X		Pike County		Unknown
911 CAD (Computer Assisted Dispatch)	X					911	\$35,000	Budget
Additional Staffing – One additional program staff and one additional maintenance staff to assist with additional work load and responsibilities.		X	X			P&RA, Pike County	\$80,000.00 (Salary & Benefits)	General Fund
Hire a county clerk	X					Pike County	\$38,000	Budget
Hire fulltime director of EMS				X		BOC	\$45,000	Budget

**Pike County, Georgia
Report of Accomplishments
2005 – 2009 Short Term Work Program Update**

Activity	Responsible Party	Cost Estimate	Funding Source	Status	Explanation
Implement a coordinated economic development strategy	Pike County, CC, IDA, RDC	Unknown	Local	Completed	The Industrial Development Authority completed a Strategic Plan in May of 2008 and is currently implementing the items outlined in the plan.
Market industrial park	CC, IDA	Unknown	Local	Ongoing	The Industrial Development Authority continues to market the Business/Industrial park to prospective businesses.
Conduct a marketing study to target quality economic growth	Pike County, IDA	\$15,000 - \$25,000	Local	Completed in 2007	In March of 2007, the Industrial Development Authority engaged the services of a marketing professional to develop a marketing study/strategy. This was never moved forward as the cost was too high.
Fully develop the current business park to include all infrastructure and speculative building	Pike County, IDA	Unknown	Local	Partially Completed	The infrastructure for the business park was completed. To date, the Industrial Development Authority has not determined the need or desire for a spec building.
Study the feasibility of capitalizing on the equine industry in Pike County	Pike County, IDA Agribusiness Authority	\$10,000 - \$20,000	Local	Postponed until at least 2011	No studies have been undertaken; Dependent on community for additional interest and input.
Coordinate all tourism activities through the Pike County Chamber of Commerce as the official tourism agency	Pike County, City, IDA, CC	NA	NA	Completed	The location of the Chamber office makes it the “front door” for the community as it relates to tourism materials including maps, brochures, etc. The Chamber has taken a step back from being the special events organization for the community since it is a business organization collecting membership dues from businesses.
Study feasibility of developing the reservoir as a recreation/tourism vehicle	Pike County, IDA, CC	\$10,000 - \$20,000	County/Grants	Abandoned	City of Griffin (location of reservoir) is not interested in pursuing any activity other than fishing.
Expand scenic byway throughout Pike County	Pike County, City, IDA, CC	Unknown	Local, Regional, DNR	Abandoned	No interest indicated by residents to extend the Meriwether-Pike Scenic Byway
Study the feasibility of locating a technical college satellite campus in Pike County	Pike County, School Board,	\$15,000 \$20,000	Local, DCA	Abandoned	Question posed to Flint River and Griffin Tech and UGA – direction altered to offer concept of

Activity	Responsible Party	Cost Estimate	Funding Source	Status	Explanation
	IDA, CC				regional expansion in current locations.
Coordinate city and county economic development efforts	Pike County, City, IDA, CC	NA	NA	Ongoing	Recently, identified a Community Sales Team that includes a cross section of community and elected officials.
Work with school system to integrate college credit classes into high school	Pike County, City, IDA, CC	Unknown	NA	Abandoned	School system will establish curriculum.
Purchase building permitting software	Pike County	\$2000	Local	Completed	Purchased in October 2008.
Review existing subdivision regulations and make appropriate amendments	Pike County	NA	NA	Completed	Amendments completed in 2009.
Study the feasibility of impact fees	Pike County, City, Consultant	\$50,000-\$80,000	Local	Completed	The Pike County Impact Fee Ordinance was adopted in 2006.
Increase mapping capabilities through GIS to assist in determining potential marginal land for development	Pike County	\$50,000 \$70,000	Local, RDC	Completed	Purchased wide carriage color printer, installed Arcview; GIS staff has received training; digitized aerial map has been completed; digitized tax map has been redrawn
Adopt a Right To Farm Ordinance	Pike County	NA	NA	Abandoned	Although Pike County did not adopt a right to farm ordinance, the Official Code of Georgia, Section 41-1-7, prevents existing agricultural uses from being treated as nuisances by new development.
Complete an inventory of historic resources countywide	Pike County, DNR	NA	NA	Completed	Historic resources have been mapped.
Assist with Downtown Development efforts to preserve the historic Zebulon Square	Pike County, City, DDA	Varies	Local, DCA	Completed	Received TE grant in 2006 for enhancement of downtown area including sidewalks, revitalization of dilapidated buildings
Activate the Historic Preservation Commission	Pike County	NA	NA	Abandoned	The County has a Historical Society. No interest in activating the Historic Preservation Commission.
Work with school system to feature local artists in their curriculums	Pike County, Arts Authority, School Board	NA	NA	Abandoned	Not feasible.
Study the feasibility of wildlife habitat through a county owned park system	Pike County, Recreation Consultant	\$5,000 \$15,000	Local, DNR	Abandoned	County tried to get 146 acres through Georgia Land Trust, but land trust dropped the project.

Activity	Responsible Party	Cost Estimate	Funding Source	Status	Explanation
Restoration of the County Courthouse	Pike County, Consultant, DCA	Varies	Local, DCA	Ongoing	A study has been done. Project will be undertaken when funding is available.
Plan for the use of historic sites as meeting and performance venues	Pike County, DDA	Unknown	Local, DCA	Completed	Currently, the Whiskey Bonding Barn and the R F Strickland buildings are used as meeting places.
Review the provision of police and fire services and make needed improvements as needed	Pike County	Unknown	Local, USDA	Completed	Built three new fire stations: Lifsey Springs, Williamson & Hollonville; purchased 4 new pumpers with SPLOST money; purchased 2 new tankers with impact fees
Develop capital improvements program for fire, police and road department equipment purchases	Pike County	\$2,000	Local	Ongoing	Designed CIP in 2007 that addressed fire, police, roads & equipment purchases-- funded about \$400,000.00; however, funding was reallocated in 2008 to offset ad valorem tax increases. Nothing was funded for CIP in 2008. The fuel pump system for all of Pike County was installed in 2006 and has saved the County considerably in fuel usage savings. The trucks, tractors and motor graders have been purchased from the new SPLOST program.
Establish a points system for evaluating road paving priorities and provide a paving schedule for appropriation	Pike County, DOT	NA	NA	Completed	
Use priority list to improve unpaved roads and resurface	Pike County, State, DOT	\$1,400,000	SPLOST	Completed	Point system will establish priority list.
Establish a training program for Public Works employees	Pike County	NA	NA	Abandoned	Was not funded.
Establish policies and procedures for improved management and levels of supervision to improve quality standards for Public Works	Pike County	NA	NA	Completed	Procedures manual has been designed, approved and adopted.
Fully utilize County GIS	Pike County, RDC	Unknown	Local	Completed	Software was purchased at the end of the 2007 fiscal year and has been installed in a new computer server system at the Planning and Development Department. This will enable us to work with GIS in totality.

Activity	Responsible Party	Cost Estimate	Funding Source	Status	Explanation
Update zoning ordinance	Pike County, Consultant	Unknown	Local	Ongoing	This process was begun several years ago utilizing a citizens advisory committee. Presently, the county's planning staff is working on updates to the ordinance.
Update current and future land use maps	Pike County, RDC, DCA	Unknown	Local	Postponed until 2010/2011	With the installation of the GIS software and our expanded mapping capability, we are mapping all parcels with zoning designations and reviewing our land use designations so as to map them also. We are applying overlays of all data currently available to us for the most advantageous use of our system. This will expand as we move forward with personnel and ability in-house.
Identify land for possible future green space and/or recreational use	Pike County, P&RA	Unknown	NA Impact Fees	Ongoing	Would like to expand department by having a park/green space in each city within Pike County.
Identify more/new land for commercial and industrial uses	Pike County, IDA	NA	NA	Completed	Purchased 64 acres on US Hwy 41 in the county for future development.
Study the possible formation of a joint Water and Sewerage Authority for each city and the county to minimize distribution conflicts	Pike County, PCW&SA, City	NA	NA	Abandoned	Informal study completed; joint authority no longer feasible; Water & Sewerage Authority in Pike County is separate from the cities.
Establish uniform County/city standards for specifications governing installation of service lines	Pike County, PCW&SA, City	NA	NA	Completed	Uniformity in size of lines and connections, etc. has been established
Determine future needs for residential, commercial, industrial and school system growth	Pike County, PCW&SA, City, School Board	NA	NA	Abandoned	No studies for combined future growth of residential and nonresidential uses have been done.
Study sewerage treatment alternatives	Pike County, PCW&SA, City	Varies	Local, DNR	Ongoing	Still being researched.
Study the feasibility of utilizing the abandoned landfill for recreation fields	Pike County, Recreation Consultant	\$5000 \$15000	Local, DNR	Abandoned	Not feasible for ball fields
Work with Keep Pike Beautiful to expand recycle center for reduction of solid waste	Pike County, KPBA, City	Varies	Local, DNR	Completed	Recycling center is operated by a private contractor.
Plan for future judicial and administrative government complex	Pike County, Consultant	Unknown	Local	Ongoing	Feasibility study has been accomplished including space needs, consolidations, property

Activity	Responsible Party	Cost Estimate	Funding Source	Status	Explanation
					acquisition, public safety and is ready for continuation and possibly funding -- \$27 Mil project.
Study the feasibility of consolidation of both city and county facilities and services	Pike County, City, Consultant	\$10000 \$15000	Local, DCA	Completed	Renewal of Service Delivery Strategy accomplished in 2009.
Study the technology needs of the county offices to maximize quality of services	Pike County, Consultant	Unknown	Local	Completed	Technological needs have been determined and improvements made.
Establish a county records archives for adequate document protection and preservation	Pike County, Secretary of State (SOS)	Unknown	Local, SOS	Completed	School board has provided county with 2 empty classrooms for archives
Study the future need for a county owned ambulance service	Pike County, EMA Consultant	Unknown	Local, OHLS	Abandoned	Was considered in 2005 but no funding available. Currently, the county contracts with a private ambulance service.
Hire a dedicated records clerk	Pike County	TBD	Local	Ongoing	Under consideration.
Increase personnel, training and equipment for Investigations/Narcotics/Special Operations Unit and Uniformed Division	Pike County	Unknown	Local	Completed	
Study the feasibility of animal control and private facilitated alternatives	Pike County, Consultant	Unknown	Local	Ongoing	Drafted an ordinance not yet adopted; County dedicated land for facility; funding not available
Renovate or relocate fire stations for increased level of services	Pike County, EMA	Unknown	NA	Completed	Built three new fire stations: Lifsey Springs, Williamson & Hollonville; purchased 4 new pumpers with SPLOST money; purchased 2 new tankers with impact fees
Evaluate the need and location for future fire stations	Pike County, EMA	Unknown	NA	Completed	Perhaps a new fire station on US 41 and a new station on US 19 to replace 2 nd district fire station
Hire a full time paid Director of Emergency Services	Pike County, EMA	TBD	Local, OHLS	Abandoned	Have a volunteer full time director of EMS
Evaluate the creation of paid firefighter positions	Pike County, EMA	Unknown	Local, OHLS	Abandoned	Data does not support. (1700 calls a year does not justify paid positions)
Study lighting needs and provide lighting on all existing ball fields	Pike County, P&RA	Unknown	Local	Ongoing	The county commissioners approved the use of impact fees to light the upper soccer fields at its April 8 th meeting. A quote has been received to upgrade the baseball, softball and football lighting with a new system.
Increase and enhance parking areas	Pike County, P&RA	Unknown	Local	Ongoing	A "Shovel Ready" project has been submitted to the DCA to pave the baseball, softball, football

Activity	Responsible Party	Cost Estimate	Funding Source	Status	Explanation
					and soccer parking areas for consideration. Marked paved parking is desperately needed for safety, convenience and organization. The area between the softball and soccer fields has been mowed and can be used as overflow parking. This area was used for July 4, 2008 parking. There is very little area to increase parking.
Build new restrooms adjacent to 13/14 baseball diamond	Pike County, P&RA	Unknown	Local	Completed	Restrooms complete and 460 feet of drain line added in 2008.
Upgrade baseball/softball diamonds	Pike County, P&RA	Unknown	Local	Ongoing	Routine upgrades are made to the fields on an ongoing basis as regular maintenance. Some of the fields need to be totally renovated by re-grading and laying new sod. The softball fields and Football Field #1 need an irrigation system. All fields need new fencing. The fencing is in terrible shape and is not the right height, which is a safety concern. Safety netting needs to be installed at all of the fields, as well.
Approve a design and locations of new announcer stands	Pike County, P&RA	NA	NA	Completed	All fields have score stands or score is kept from the press box.
Renovate baseball concessions	Pike County, P&RA	Unknown	NA	Completed	The current baseball concession was once a concession/restroom building. The restrooms were removed and the concession was expanded.
Build a 20 x 40 open shelter at softball complex	Pike County, P&RA	Unknown	Local	Completed	Located between Field 6 and 8.
Plan, locate and drill wells for irrigation of fields	Pike County, P&RA	Unknown	Local	Completed	The upper soccer fields are irrigated through a well. Football Field #2 is irrigated through a well. All five baseball fields are irrigated through city water. Football Field #1, all softball fields and the lower soccer fields are not irrigated.
Recondition soccer fields	Pike County, P&RA	Unknown	Local	Ongoing	There are many needs at the soccer complex due to incorrect construction when the complex was built. We do have plans to topdress the upper large soccer field this year.
Build a one mile walking trail	Pike County, P&RA	Unknown	Local, CDC	Completed	A ½ mile paved walking track was constructed at the soccer complex.
Install playground equipment for preschool and elementary ages	Pike County, P&RA	Unknown	Local	Completed	A playground complete with swings, play structure, ground surfacing and border was

Activity	Responsible Party	Cost Estimate	Funding Source	Status	Explanation
Evaluate the implementation of adult league sports	Pike County, P&RA	Unknown	Local	Ongoing	installed in 2008. This is a definite need of the community and a desire of the Recreation Authority to offer adult sports. Currently, we are planning an adult basketball league for the 2009/10 winter and a flag football league for the 2009 fall. The biggest challenge in offering adult sports is the lack of facilities. We do not have a gymnasium or any adult size softball fields.
Plan for expansion of existing and future needs for recreation and parks facilities	Pike County, P&RA	Unknown	Local	Ongoing	Our desire is to become a full service parks and recreation provider. With the addition of one maintenance position and one athletic coordinator we are making positive strides in this area. We desire to offer recreation and leisure opportunities for all age groups. Land acquisition or use of currently owned county property is a must if we are to expand facilities throughout the county or work in cooperation with the county's cities to manage and operate their city owned greenspaces and passive parks.
Study the needs for a multiple use facility	Pike County, P&RA, City	Unknown	Local	Ongoing	We have a concept plan for a new community recreation center and park, including athletic fields, tennis courts, pool, amphitheater, shelter, playground, walking track, passive green space, gymnasium, auditorium, meeting and activity rooms, banquet hall, kitchen, office space and indoor walking track.

CITY OF CONCORD

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This 1907 two-story brick building, located on Main Street, housed the first business in the area. Strickland's Company began in 1840, and shaped the development of the town of Concord. This building is an important landmark in Pike County and will be used as a Community Center for the City of Concord and the surrounding regional area.

RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE PARTIAL UPDATE
TO THE PIKE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN TO THE
MCINTOSH TRAIL REGIONAL DEVELOPMENT CENTER AND TO THE STATE OF GEORGIA
FOR REVIEW AND COMMENT PURSUANT TO THE REQUIREMENTS OF THE GEORGIA
DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, Pike County together with the cities of Concord, Meansville, Molena, Williamson and Zebulon prepared a Comprehensive Plan under the 2004 Minimum Planning Standards of the Georgia Department of Community Affairs; and

WHEREAS, a Partial Update to the Multi-jurisdictional Comprehensive Plan is required for Pike County and all of its municipalities to maintain their Qualified Local Government Status; and

WHEREAS, Pike County and all its municipalities have prepared a Partial Update to the Multi-jurisdictional Comprehensive Plan, according to *Requirements for a Partial Update to the Local Government Comprehensive Plan March 2007*, as promulgated by the Georgia Department of Community Affairs, Office of Planning and Quality Growth; and

WHEREAS, requirements for a Partial Plan Update specify that the Partial Update be submitted for regional and state review; and

WHEREAS, to authorize such review, Resolutions by the Pike County Board of Commissioners and the City Councils of Concord, Meansville, Molena, Williamson and Zebulon are required; and

WHEREAS, the City Council of Concord held an advertised public hearing during its regular meeting on June 10, 2009.

NOW THEREFORE BE IT RESOLVED by the City Council of Concord, Georgia, as follows:

1.

It is hereby authorized that the Partial Update to the Pike County Multi-jurisdictional Comprehensive Plan shall be submitted for regional and state review in accordance with Requirements for a Partial Update to the Local Government Comprehensive Plan of the Georgia Department of Community Affairs.

2.

Pike County and its municipalities hereby submit the Partial Plan Update to the McIntosh Trail Regional Development Center in order for it to conduct a completeness check and to complete its review and a report of findings and recommendations, and respectfully request its favorable determinations.

3.

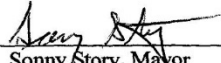
Pike County and its municipalities respectfully request that the Georgia Department of Community Affairs complete a compliance review of the Partial Update of the Comprehensive Plan and respectfully request its favorable determination.

4.


In no event will Pike County or any of its municipalities take any official action to adopt the Partial Plan Update until sixty (60) days after the Partial Plan Update has been certified by the regional development center as complete.

This Resolution is adopted this 10th day of June, 2009.

Mayor and City Council
City of Concord

By: 
Sonny Story, Mayor

Attest:


City Clerk

Assessment of Quality Community Objectives (QCO)

Development Patterns

Traditional neighborhoods, infill development, sense of place, transportation alternatives, and regional identity are Quality Community Objectives that relate to development patterns.

DEVELOPMENT PATTERNS Traditional Neighborhoods Objective			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neotraditional development "by right" so that developers do not have to go through a long variance process.		X	In the future, the City may consider adopting ordinances to allow neotraditional development by right.
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.	X		Although the city does not have an organized tree planting campaign, the existing walking path was designed with this concept in mind.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		The city has only a few sidewalks to maintain; however, a future streetscape project would be appropriate.
7. In some areas several errands can be made on foot, if so desired.		X	
8. Some of our children can and do walk to school safely.		X	As the school system is approximately seven (7) miles away from the City of Concord, no children walk or bike to school.
9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.		X	

DEVELOPMENT PATTERNS Infill Development Objective			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote Brownfield redevelopment.			N/A

DEVELOPMENT PATTERNS Infill Development Objective			
3. Our community is actively working to promote greyfield redevelopment.		X	There are no greyfield areas within the City of Concord.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	The City of Concord does not allow for small lot development. The minimum lot size is 21,780 square feet (one-half acre).

DEVELOPMENT PATTERNS Sense of Place Objective			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		The R. F. Strickland Building is on the national register and the City of Concord is attempting to acquire funds to repair and renovate it.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		To preserve the history of the City of Concord and the aesthetics of the downtown area, all future construction must match the décor of the current city buildings.
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	The City of Concord does not offer a development guidebook; however the Quality Growth Resource Team Report conducted in November, 2002 did address the type of new development desired in the community.
6. If applicable, our community has a plan to protect designated farmland.	X		There is very little farmland within the city limits of Concord.

DEVELOPMENT PATTERNS Transportation Alternatives Objective			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.		X	As a small, rural town, the City of Concord does not have a system of public transportation; however, the city is willing to work with the regional area to develop a public transportation system for the Pike County and Spalding County area.
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	

DEVELOPMENT PATTERNS Transportation Alternatives Objective			
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	Presently, there are only sidewalks in front of the R. F. Strickland Building.
4. We have a sidewalk ordinance in our community that requires all new development to provide user friendly sidewalks.	X		There is a city ordinance which covers sidewalks in general, but not to the extent that all new development must provide sidewalks.
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.		X	The Pike County Kiwanis Club sponsors the Tour de Pike annually for bicycle riders which begins in the City of Concord.
7. We allow commercial and retail development to share parking areas wherever possible.	X		

DEVELOPMENT PATTERNS Regional Identity Objective			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		The City of Concord is built around the architectural style and heritage of the R. F. Strickland Building. Renovation of the R. F. Strickland Building will help to keep the City of Concord alive for the future of the community. Although struggling to promote and preserve a sense of place, the community's determination will prevail.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.		X	
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

Resource Conservation

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource conservation.

**RESOURCE CONSERVATION
Heritage Preservation Objective**

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

	Yes	No	Comments
1. We have designated historic districts in our community.	X		
2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X		

**RESOURCE CONSERVATION
Open Space Preservation Objective**

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

	Yes	No	Comments
1. Our community has a greenspace plan.	X		
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set - asides in new development.	X		The City encourages the preservation of greenspace and environmentally important areas.
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		

**RESOURCE CONSERVATION
Environmental Protection Objective**

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.		X	
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X	

Social and Economic Development

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development.

SOCIAL AND ECONOMIC DEVELOPMENT Growth Preparedness Objective			
Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision making entities use the same population projections.	X		
3. Our elected officials understand the land development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.	X		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen education campaign to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public awareness element in our comprehensive planning process.	X		

SOCIAL AND ECONOMIC DEVELOPMENT Appropriate Businesses Objective			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	

**SOCIAL AND ECONOMIC DEVELOPMENT
Appropriate Businesses Objective**

2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	
3. We recruit firms that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	

**SOCIAL AND ECONOMIC DEVELOPMENT
Employment Options Objective**

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.		X	

**SOCIAL AND ECONOMIC DEVELOPMENT
Housing Choices Objective**

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or "neotraditional" development.		X	
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower income households.	X		
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	

**SOCIAL AND ECONOMIC DEVELOPMENT
Educational Opportunities Objective**

Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

	Yes	No	Comments
1. Our community provides workforce training options for its citizens.		X	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.		X	
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

Governmental Relations

Regional solutions and regional cooperation encompass the governmental relations objective.

**GOVERNMENTAL RELATIONS
Regional Solutions Objective**

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

	Yes	No	Comments
1. We participate in regional economic development organizations.		X	
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.		X	
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		The City of Concord has an Intergovernmental Agreement Process for the Provision of Extraterritorial Water and Sewer Services with the Pike County Board of Commissioners.

**GOVERNMENTAL RELATIONS
Regional Cooperation**

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	X		

GOVERNMENTAL RELATIONS
Regional Cooperation

4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		
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Analysis of Areas Requiring Special Attention

At this time, the City of Concord is not considering any annexations. The City wishes only to preserve and protect its historic downtown area. The City has established a committee for the renovation of the historic R. F. Strickland Building (40,000 square feet) to be used as a community center.

Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development:

Presently, there are no significant natural or cultural resources impacted by development.

Areas where rapid development or change of land uses is likely to occur:

As the overall Pike County area is a bedroom community, there are no areas of rapid development within the Concord area where a change of land uses is likely to occur.

Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation:

The City's Planning Commission will not allow development to outpace the availability of community facilities and services.

Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors):

None

Large abandoned structures or sites, including those that may be environmentally contaminated:

The City of Concord does not have any large abandoned structures or sites including those that may be environmentally contaminated.

Areas with significant infill development opportunities (scattered vacant sites):

There are a few scattered vacant sites which provide significant infill development opportunities.

Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

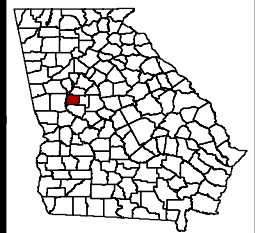
There are no areas of poverty and/or unemployment substantially higher than the overall community.

Concord, Georgia Area In Need of Redevelopment

Legend

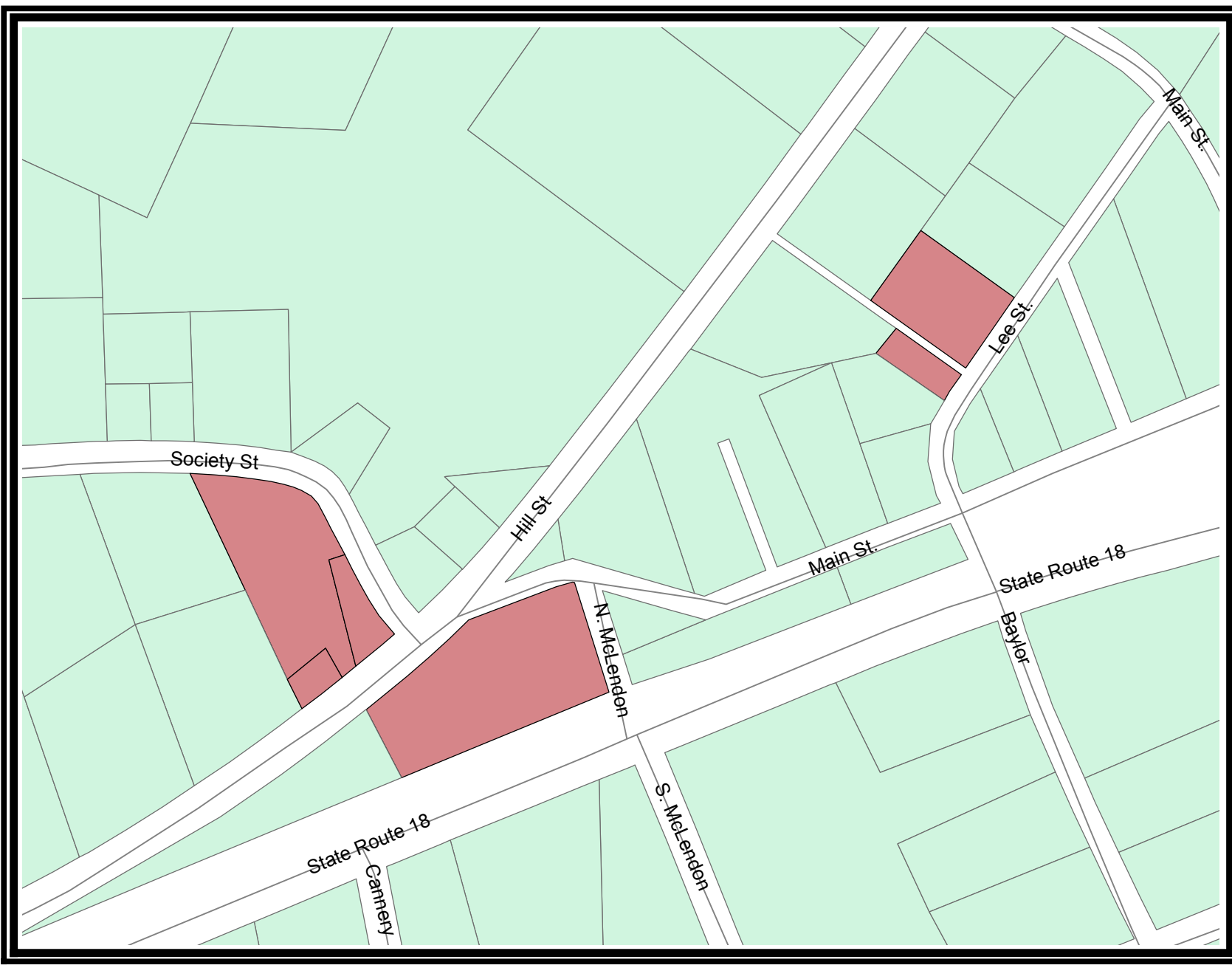
- County Roads
- Parcels
- Infill Development

N



Produced By:
Pike County, Georgia
Department of Planning
and Development
GIS Division

06/02/09



Identification of Issues and Opportunities

The City of Concord will consider:

- Adopting a street tree ordinance;
- Organizing a tree planting campaign;
- Planning for nodal development (compact development near intersections rather than spread along a major road);
- Developing a guidebook that illustrates the type of development that is wanted by the community; and
- Adopting an ordinance that will complement our historic district.

Policies

Economic Development

- The City of Concord will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- The City of Concord will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- The City of Concord will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- The City of Concord will promote the protection and maintenance of trees and green open space in all new development.
- The City of Concord will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- The City of Concord will seek to ensure safe and adequate supplies of water.

Facilities and Services

- The City of Concord will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- The City of Concord will protect existing infrastructure investments by encouraging infill redevelopment, and compact development patterns.
- The City of Concord will limit development within our community to areas that can be reasonably served by public infrastructure.
- The City of Concord will invest in parks and open space to enhance the quality of life for our citizens.

Housing

- The City of Concord will encourage infill housing development in existing neighborhoods.

Land Use

- The City of Concord's decisions on new development will contribute to, not take away from, our community's character and sense of place.
- The City of Concord will encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- The City of Concord will encourage development whose design, landscaping, lighting, signage, and scale add value to our community.
- The City of Concord is committed to providing pleasant, accessible public gathering places and parks throughout the community.
- The City of Concord will support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

Transportation

- The City of Concord will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- The City of Concord's new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- The City of Concord's new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- The City of Concord will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).
- The City of Concord will support the creation of a community-wide pedestrian/bike path network.
- The City of Concord will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

Intergovernmental Coordination

- The City of Concord will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.

- The City of Concord will work jointly with neighboring jurisdictions on developing solutions for shared regional issues.
- The City of Concord will consult other public entities in our area when making decisions that are likely to impact them.
- The City of Concord will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

City of Concord, Georgia
Short Term Work Program, 2010 – 2014

Activity	2010	2011	2012	2013	2014	Responsible Party	Estimated Cost	Funding Source
Work with the Regional Development Center (RDC) to coordinate the development of a regional transit system	X	X	X	X	X	RDC	Unknown	Unknown
Water Improvement: Repair wall on spring and clear well	X					City of Concord	\$30,000	City of Concord
Develop the R. F. Strickland Building as a community center for Pike County	X	X				City of Concord	\$700,000	Local Funds, SPLOST, Donations
Sewage Repair, Hilltop Community	X					City of Concord	\$500,000	Community Development Block Grant (CDBG)
Work with County on developing a Parks & Recreation strategy	X	X				City of Concord & Pike County	Unknown	Unknown
New Fire Station/EMS	X					City of Concord & Pike County	\$600,000	USDA Loan

**City of Concord, Georgia
Report of Accomplishments
2005 – 2009 Short Term Work Program Update**

Activity	Responsible Party	Cost Estimate	Funding Source	Status	Explanation
R. F. Strickland Building project to develop a community center for Pike County area	City	\$700,000.00	Local funds, Donations, Fund raisers	Underway	Completion date depends on USDA approved funds and SPLOST
Work with RDC in coordination of the regional transit system	City	NA	NA	Ongoing	No contact from RDC on this matter
Work with County on developing a Parks & Recreation Strategy	City	NA	NA	Ongoing	No contact from county
Water Improvement Phase I-Construction of New Water Tank	City	\$500,000.00	CDBG, Grant / Matching Funds, Local	Completed	Completed in 2007
Water Improvement Phase II-Drill new well as “Back Up” to existing water supply and provide a loop system	City	\$30,000.00	GEFA Loan	Abandoned	Project no longer needed; presently have a backup water system with Still Branch Reservoir (contract with City of Griffin water system)
Water Improvement III-Upgrade the 2 inch galvanized mains with 7 inch and 8 inch PVC mains. Renovation of Spring House, New Pump and construction of fence area	City	\$200,000.00	GEFA Loan	Partially completed	New pump installed but remaining project postponed due to lack of funds
Development of Green Space on Land purchased by the City of Concord and develop new park area with outdoor open stage	City	\$100,000.00	Local Funds/Grants	Completed	Completed in 2008

CITY OF MEANSVILLE

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Meansville City Hall (Old Depot)

RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE PARTIAL UPDATE
TO THE PIKE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN TO THE
MCINTOSH TRAIL REGIONAL DEVELOPMENT CENTER AND TO THE STATE OF GEORGIA
FOR REVIEW AND COMMENT PURSUANT TO THE REQUIREMENTS OF THE GEORGIA
DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, Pike County together with the cities of Concord, Meansville, Molena, Williamson and Zebulon prepared a Comprehensive Plan under the 2004 Minimum Planning Standards of the Georgia Department of Community Affairs; and

WHEREAS, a Partial Update to the Multi-jurisdictional Comprehensive Plan is required for Pike County and all of its municipalities to maintain their Qualified Local Government Status; and

WHEREAS, Pike County and all its municipalities have prepared a Partial Update to the Multi-jurisdictional Comprehensive Plan, according to *Requirements for a Partial Update to the Local Government Comprehensive Plan March 2007*, as promulgated by the Georgia Department of Community Affairs, Office of Planning and Quality Growth; and

WHEREAS, requirements for a Partial Plan Update specify that the Partial Update be submitted for regional and state review; and

WHEREAS, to authorize such review, Resolutions by the Pike County Board of Commissioners and the City Councils of Concord, Meansville, Molena, Williamson and Zebulon are required; and

WHEREAS, the City Council of Meansville held an advertised public hearing during its regular meeting on June 8, 2009.

NOW THEREFORE BE IT RESOLVED by the City Council of Meansville, Georgia, as follows:

1.

It is hereby authorized that the Partial Update to the Pike County Multi-jurisdictional Comprehensive Plan shall be submitted for regional and state review in accordance with Requirements for a Partial Update to the Local Government Comprehensive Plan of the Georgia Department of Community Affairs.

2.

Pike County and its municipalities hereby submit the Partial Plan Update to the McIntosh Trail Regional Development Center in order for it to conduct a completeness check and to complete its review and a report of findings and recommendations, and respectfully request its favorable determinations.

3.

Pike County and its municipalities respectfully request that the Georgia Department of Community Affairs complete a compliance review of the Partial Update of the Comprehensive Plan and respectfully request its favorable determination.

4.

In no event will Pike County or any of its municipalities take any official action to adopt the Partial Plan Update until sixty (60) days after the Partial Plan Update has been certified by the regional development center as complete.

This Resolution is adopted this 8th day of June, 2009.

Mayor and City Council
City of Meansville

By: Gayle Burden
Gayle Burden, Mayor

Attest:

Donna Kay Charz
City Clerk

Assessment of Quality Community Objectives (QCO)

Development Patterns

Traditional neighborhoods, infill development, sense of place, transportation alternatives, and regional identity are Quality Community Objectives that relate to development patterns.

DEVELOPMENT PATTERNS Traditional Neighborhoods Objective			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neotraditional development "by right" so that developers do not have to go through a long variance process.			N/A
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.			N/A
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.			N/A
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.			N/A
7. In some areas several errands can be made on foot, if so desired.		X	
8. Some of our children can and do walk to school safely.		X	
9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.		X	

DEVELOPMENT PATTERNS Infill Development Objective			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	

DEVELOPMENT PATTERNS Infill Development Objective			
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	

DEVELOPMENT PATTERNS Sense of Place Objective			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4. We have ordinances to regulate the size and type of signage in our community.		X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.	X		

DEVELOPMENT PATTERNS Transportation Alternatives Objective			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.		X	
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6. We have a plan for bicycle routes through our community.		X	

**DEVELOPMENT PATTERNS
Transportation Alternatives Objective**

7. We allow commercial and retail development to share parking areas wherever possible.	X		
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**DEVELOPMENT PATTERNS
Regional Identity Objective**

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.		X	
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

Resource Conservation

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource conservation.

**RESOURCE CONSERVATION
Heritage Preservation Objective**

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

	Yes	No	Comments
1. We have designated historic districts in our community.	X		Same as 2004
2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	We are updating our zoning ordinance.

RESOURCE CONSERVATION Open Space Preservation Objective			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.	X		
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.			N/A

RESOURCE CONSERVATION Environmental Protection Objective			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.			We have no development at this time.
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.			We have no new development.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).			N/A

Social and Economic Development

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development.

SOCIAL AND ECONOMIC DEVELOPMENT Growth Preparedness Objective			
Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments

**SOCIAL AND ECONOMIC DEVELOPMENT
Growth Preparedness Objective**

1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	
2. Our local governments, the local school board, and other decision making entities use the same population projections.			N/A
3. Our elected officials understand the land development process in our community.	X		We have no new development.
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		We are currently reviewing our zoning ordinance but have not begun changes yet.
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	
7. We have clearly understandable guidelines for new development.		X	
8. We have a citizen education campaign to allow all interested parties to learn about development processes in our community.			N/A
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		As the Zoning Administrator, I have our zoning books available but they are being updated.
10. We have a public awareness element in our comprehensive planning process.			N/A

**SOCIAL AND ECONOMIC DEVELOPMENT
Appropriate Businesses Objective**

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.

	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	
3. We recruit firms that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	We have no job base in Meansville.

**SOCIAL AND ECONOMIC DEVELOPMENT
Employment Options Objective**

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

	Yes	No	Comments

**SOCIAL AND ECONOMIC DEVELOPMENT
Employment Options Objective**

1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.			N/A
3. Our community has jobs for unskilled labor.			N/A
4. Our community has professional and managerial jobs.			N/A

**SOCIAL AND ECONOMIC DEVELOPMENT
Housing Choices Objective**

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		Some variances required.
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above average).		X	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		X	
5. We have options available for loft living, downtown living, or "neotraditional" development.		X	
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.		X	
8. We support community development corporations that build housing for lower income households.		X	
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	

**SOCIAL AND ECONOMIC DEVELOPMENT
Educational Opportunities Objective**

Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

	Yes	No	Comments
1. Our community provides workforce training options for its citizens.		X	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

Governmental Relations

Regional solutions and regional cooperation encompass the governmental relations objective.

GOVERNMENTAL RELATIONS Regional Solutions Objective			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		McIntosh Trail RDC
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E911, homeland security, etc.	X		Mutual aid
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

GOVERNMENTAL RELATIONS Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

Analysis of Areas Requiring Special Attention

At this time, the City of Meansville is not considering any annexations.

Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development:

Presently, there is no development occurring in Meansville.

Areas where rapid development or change of land uses is likely to occur:

There are no areas in Meansville where a change of land uses is likely to occur.

Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation:

The City of Meansville will not allow development to outpace the availability of community facilities and services.

Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors):

None

Large abandoned structures or sites, including those that may be environmentally contaminated:

The City of Meansville does not have any large abandoned structures or sites including those that may be environmentally contaminated.

Areas with significant infill development opportunities (scattered vacant sites):

At the present time, there are no infill opportunities in the City of Meansville.

Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

None

Identification of Issues and Opportunities

The City of Meansville's major issue is the need to upgrade its water system. The city's Short Term Work Program provides for improvements at a cost of approximately \$185,000 to be primarily SPLOST funded.

Policies

Economic Development

- The City of Meansville will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- The City of Meansville will take into account access to housing and impacts on transportation when considering economic development projects.
- The City of Meansville will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- The City of Meansville will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- The City of Meansville will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- The City of Meansville will promote the protection and maintenance of trees and green open space in all new development.
- The City of Meansville will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- The City of Meansville will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- The City of Meansville will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Facilities and Services

- The City of Meansville will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- The City of Meansville will limit development within our community to areas that can be reasonably served by public infrastructure.
- The City of Meansville will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.

Housing

- The City of Meansville will encourage development of housing opportunities that enable residents to live close to their places of employment.

Land Use

- The City of Meansville will use land efficiently to avoid the costs and problems associated with urban sprawl.
- The City of Meansville will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.

Intergovernmental Coordination

- The City of Meansville will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- The City of Meansville will consult other public entities in our area when making decisions that are likely to impact them.
- The City of Meansville will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

City of Meansville, Georgia
Short Term Work Program, 2010 – 2014

Activity	2010	2011	2012	2013	2014	Responsible Party	Estimated Cost	Funding Source
Natural and Cultural/Historic Resources								
Develop historic preservation ordinance	X	X	X			City	Unknown	City
Community Facilities & Services								
Upgrade the city's water system	X	X	X	X	X	City	\$185,000	City/SPLOST
Modernize city hall	X	X	X			City	\$60,000	City/SPLOST
Develop a Parks & Recreation program	X	X	X	X	X	City	\$40,000	City, Grant
Land Use								
Update zoning ordinance	X	X	X			City, RDC	\$500	City
Develop aesthetic/beautification standards	X	X	X			City, RDC	Unknown	Unknown
Develop new zoning map	X	X				City	Unknown	City
Develop new Future Land Use Map	X	X				City	Unknown	City

**City of Meansville, Georgia
Report of Accomplishments
2005 – 2009 Short Term Work Program Update**

Activity	Responsible Party	Cost Estimate	Funding Source	Status	Explanation
Work with County on developing a Housing strategy	City, Pike County	TBD	City	Not accomplished	Project not initiated by county or city
Develop business recruitment strategy	City, Chamber of Commerce	NA	NA	Not accomplished	No action taken
Develop a Capital Improvement Program for upgrading the Water System	City	\$150,000.00	City	Postponed	Will be accomplished 2010-2014. See new STWP.
Develop a Capital Improvement Program for the Modernization of City Hall	City	\$60,000.00	City	Postponed	Will be accomplished 2010-2014. See new STWP
Develop a Parks and Recreation Program	City	\$40,000.00	City, Grant	Underway	Will be accomplished 2010-2014. See new STWP
Update zoning ordinance with DNR Environmental Planning Criteria	City, RDC	\$500.00	City	Underway	Will be accomplished 2010-2014. See new STWP
Study aesthetic/beautification requirements for development ordinances	City, RDC	NA	NA	Underway	Will be accomplished 2010-2014. See new STWP
Continue active program of historic preservation within the city	City	0	Local, DCA	Underway	Will be accomplished 2010-2012. See new STWP
Develop new Future Land Use Map	RDC	\$500.00	City	Postponed	Will be accomplished during Comprehensive Plan Full Update process 2010-2011
Develop new zoning map	RDC	\$500.00	City	Underway	Will be accomplished 2010-2012. See new STWP

CITY OF MOLENA

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The City of Molena's old jail dates back to the early 1900's.

RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE PARTIAL UPDATE
TO THE PIKE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN TO THE
MCINTOSH TRAIL REGIONAL DEVELOPMENT CENTER AND TO THE STATE OF GEORGIA
FOR REVIEW AND COMMENT PURSUANT TO THE REQUIREMENTS OF THE GEORGIA
DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, Pike County together with the cities of Concord, Meansville, Molena, Williamson and Zebulon prepared a Comprehensive Plan under the 2004 Minimum Planning Standards of the Georgia Department of Community Affairs; and

WHEREAS, a Partial Update to the Multi-jurisdictional Comprehensive Plan is required for Pike County and all of its municipalities to maintain their Qualified Local Government Status; and

WHEREAS, Pike County and all its municipalities have prepared a Partial Update to the Multi-jurisdictional Comprehensive Plan, according to *Requirements for a Partial Update to the Local Government Comprehensive Plan March 2007*, as promulgated by the Georgia Department of Community Affairs, Office of Planning and Quality Growth; and

WHEREAS, requirements for a Partial Plan Update specify that the Partial Update be submitted for regional and state review; and

WHEREAS, to authorize such review, Resolutions by the Pike County Board of Commissioners and the City Councils of Concord, Meansville, Molena, Williamson and Zebulon are required; and

WHEREAS, the City Council of Molena held an advertised public hearing during its regular meeting on June 9, 2009.

NOW THEREFORE BE IT RESOLVED by the City Council of Molena, Georgia, as follows:

1.

It is hereby authorized that the Partial Update to the Pike County Multi-jurisdictional Comprehensive Plan shall be submitted for regional and state review in accordance with Requirements for a Partial Update to the Local Government Comprehensive Plan of the Georgia Department of Community Affairs.

2.

Pike County and its municipalities hereby submit the Partial Plan Update to the McIntosh Trail Regional Development Center in order for it to conduct a completeness check and to complete its review and a report of findings and recommendations, and respectfully request its favorable determinations.

3.

Pike County and its municipalities respectfully request that the Georgia Department of Community Affairs complete a compliance review of the Partial Update of the Comprehensive Plan and respectfully request its favorable determination.

4.

In no event will Pike County or any of its municipalities take any official action to adopt the Partial Plan Update until sixty (60) days after the Partial Plan Update has been certified by the regional development center as complete.

This Resolution is adopted this 9th day of June, 2009.

Mayor and City Council
City of Molena

By: Elizabeth Anne Barker
Elizabeth Barker, Mayor

Attest:

Alan Beckman
City Clerk

Assessment of Quality Community Objectives (QCO)

Development Patterns

Traditional neighborhoods, infill development, sense of place, transportation alternatives, and regional identity are Quality Community Objectives that relate to development patterns.

DEVELOPMENT PATTERNS Traditional Neighborhoods Objective			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neotraditional development "by right" so that developers do not have to go through a long variance process.	X		
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.		X	Schools are too far away.
9. Some of our children can and do bike to school safely.		X	Schools are too far away.
10. Schools are located in or near neighborhoods in our community.		X	

DEVELOPMENT PATTERNS Infill Development Objective			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote Brownfield redevelopment.		NA	
3. Our community is actively working to promote greyfield redevelopment.		NA	

DEVELOPMENT PATTERNS Infill Development Objective			
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		NA	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	Currently, the minimum residential lot size is 1 acre; however, the city would like to maintain or increase the minimum lot size.

DEVELOPMENT PATTERNS Sense of Place Objective			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		NA	

DEVELOPMENT PATTERNS Transportation Alternatives Objective			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.		NA	
2. We require that new development connects with existing development through a street network, not a single entry/exit.		NA	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	The City of Molena has applied for a TE grant for landscaping and sidewalk improvements and is hopeful that funds will be available by 2010.
4. We have a sidewalk ordinance in our community that requires all new development to provide user friendly sidewalks.		X	Not at this time.
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.		X	

**DEVELOPMENT PATTERNS
Transportation Alternatives Objective**

7. We allow commercial and retail development to share parking areas wherever possible.	X		
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**DEVELOPMENT PATTERNS
Regional Identity Objective**

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		NA	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

Resource Conservation

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource to resource conservation.

**RESOURCE CONSERVATION
Heritage Preservation Objective**

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

	Yes	No	Comments
1. We have designated historic districts in our community.		X	
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	

**RESOURCE CONSERVATION
Open Space Preservation Objective**

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

RESOURCE CONSERVATION Open Space Preservation Objective			
	Yes	No	Comments
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		The City of Molena encourages the preservation of green space as a part of any new development plan review process.
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X		State and county
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

RESOURCE CONSERVATION Environmental Protection Objective			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		NA	
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X	

Social and Economic Development

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development.

SOCIAL AND ECONOMIC DEVELOPMENT Growth Preparedness Objective			
Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments

**SOCIAL AND ECONOMIC DEVELOPMENT
Growth Preparedness Objective**

1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		City/county/state
2. Our local governments, the local school board, and other decision making entities use the same population projections.	X		
3. Our elected officials understand the land development process in our community.	X		Per county and city zoning
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		This is an ongoing review process
5. We have a Capital Improvements Program that supports current and future growth.	X		Ongoing
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen education campaign to allow all interested parties to learn about development processes in our community.	X		Information available upon request at City Hall
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public awareness element in our comprehensive planning process.	X		

**SOCIAL AND ECONOMIC DEVELOPMENT
Appropriate Businesses Objective**

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.

	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	Work within city/county state information plan
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	
3. We recruit firms that provide or create sustainable products.		NA	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		NA	

**SOCIAL AND ECONOMIC DEVELOPMENT
Employment Options Objective**

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

	Yes	No	Comments

SOCIAL AND ECONOMIC DEVELOPMENT Employment Options Objective			
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.		X	
4. Our community has professional and managerial jobs.		X	

SOCIAL AND ECONOMIC DEVELOPMENT Housing Choices Objective			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or "neotraditional" development.	X		The City has one building with second floor housing.
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower income households.	X		
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	

SOCIAL AND ECONOMIC DEVELOPMENT Educational Opportunities Objective			
Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.		X	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.		X	
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

Governmental Relations

Regional solutions and regional cooperation encompass the governmental relations objective.

GOVERNMENTAL RELATIONS Regional Solutions Objective			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

GOVERNMENTAL RELATIONS Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

Analysis of Areas Requiring Special Attention

At this time, the City of Molena is not considering any annexations.

Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development:

There are no areas of significant natural or cultural resources that will be impacted by development.

Areas where rapid development or change of land uses is likely to occur:

There are no areas in Molena where a change of land uses is likely to occur.

Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation:

The City of Molena will not allow development to outpace the availability of community facilities and services.

Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors):

The existing building with eight (8) separate tenant spaces, at the southeast corner of the intersection of State Route 18 and State Route 109, is currently being renovated (except City Hall). The renovations will include at least one restaurant which will replace the Old Molena Cafe. The renovations are expected to greatly enhance the aesthetics of the city.

Large abandoned structures or sites, including those that may be environmentally contaminated:

The City of Molena does not have any large abandoned structures or sites including those that may be environmentally contaminated.

Areas with significant infill development opportunities (scattered vacant sites):

At the present time, there are no infill opportunities in the City of Molena.

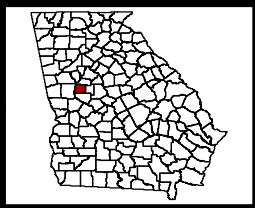
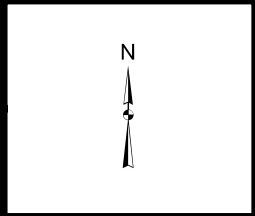
Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

None

Molena, Georgia Area In Need of Redevelopment

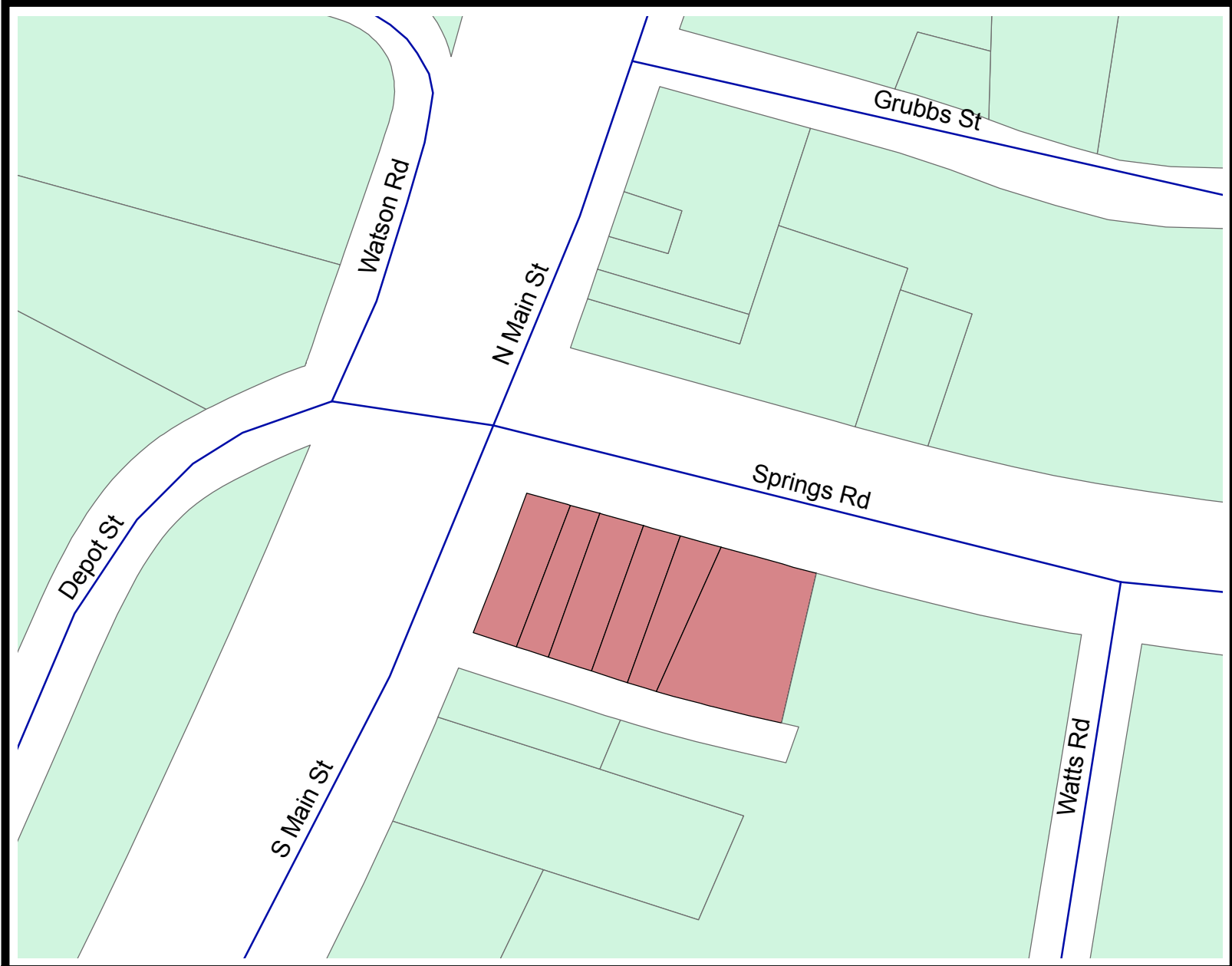
Legend

- County Roads
- Parcels
- Need of Redevelopment



Produced By:
Pike County, Georgia
Department of Planning
and Development
GIS Division

06/02/09



Identification of Issues and Opportunities

Issues:

The City must correct a uranium problem in its water supply.

The City needs a new City Hall and Fire Station.

The City needs a new police vehicle.

The City needs landscaping and sidewalk improvements.

Opportunities:

Provide safe water for the residents of Molena.

Provide new facilities to foster civic pride in the community.

Provide landscaping and sidewalk improvements to improve aesthetics.

Policies

Economic Development

- The City of Molena will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- The City of Molena will take into account access to housing and impacts on transportation when considering economic development projects.
- The City of Molena will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- The City of Molena will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- The City of Molena will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- The City of Molena will promote the protection and maintenance of trees and green open space in all new development.
- The City of Molena will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- The City of Molena will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- The City of Molena will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Facilities and Services

- The City of Molena will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- The City of Molena will limit development within our community to areas that can be reasonably served by public infrastructure.
- The City of Molena will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.

Housing

- The City of Molena will encourage development of housing opportunities that enable residents to live close to their places of employment.

Land Use

- The City of Molena will use land efficiently to avoid the costs and problems associated with urban sprawl.
- The City of Molena will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.

Intergovernmental Coordination

- The City of Molena will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- The City of Molena will consult other public entities in our area when making decisions that are likely to impact them.
- The City of Molena will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

City of Molena, Georgia
Short Term Work Program, 2010 – 2014

Activity	2010	2011	2012	2013	2014	Responsible Party	Estimated Cost	Funding Source
Community Facilities & Services								
Improvements to water quality – The City has applied for a \$500,000 grant to correct a uranium problem. If the grant is not approved by August, 2009, the city will need to obtain a loan to correct the problem. The city will contribute \$48,000 to the cost of the project.	X					City	\$500,000	Grant or loan
New City Hall			X	X		City	\$200,000	SPLOST
New Fire Station			X	X		City	\$150,000	SPLOST
Land Use								
Update zoning ordinance	X	X				City	\$500	City
Develop new zoning map	X	X				City	\$500	City
Transportation								
Police Vehicle			X	X		City	\$30,000	Budget
Landscaping and Sidewalk Improvements	X					City	\$30,000	TE Grant

**City of Molena, Georgia
Report of Accomplishments
2005 – 2009 Short Term Work Program Update**

Activity	Responsible Party	Cost Estimate	Funding Source	Status	Explanation
Work with County on developing a Housing Strategy	City, Pike County	NA	NA	Not accomplished	Project not initiated by county or city
Purchase Fire Truck	City	\$125,000.00	SPLOST	Completed	One fire truck was purchased with a loan instead of SPLOST
Implement Walking Trail	City, DOT	\$100,000.00	City, DOT, Grant	Completed	Project completed in 2005
Work with RDC in coordination of the regional transit system	City	NA	NA	Abandoned	Not feasible
Work with County on developing a Parks & Recreation Strategy	City, Pike County	NA	NA	Not accomplished	Project not initiated by county or city
Prepare a Capital Improvement Program and Budget for future water system improvements	City, Consultant	\$15,000.00	Local	Ongoing	City has been collecting funds for maintenance and improvements. See new STWP.
Update zoning ordinance with DNR Environmental Planning Criteria	City, RDC	\$500.00	City	Ongoing	Will pursue in 2010/2011
Begin active program of historic preservation within the city	City, Volunteers	Not applicable	Local, DCA	Accomplished	City and Civic Club monitor historic preservation of buildings
Develop new Future Land Use Map	City, RDC	\$500.00	City	Postponed	Will update Land Use Map as part of the full update in 2011
Develop new zoning map	City, RDC	\$500.00	City	Postponed	Changes may be forthcoming particularly in the minimum lot size
Begin using the Future Land Use Plan in the review of rezoning requests and other land development proposals	City	Not applicable	NA	Accomplished	Whenever rezoning are requested, the City will review the Future Land Use Plan

CITY OF WILLIAMSON

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Papa Willie's is famous for great BBQ!

RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE PARTIAL UPDATE
TO THE PIKE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN TO THE
MCINTOSH TRAIL REGIONAL DEVELOPMENT CENTER AND TO THE STATE OF GEORGIA
FOR REVIEW AND COMMENT PURSUANT TO THE REQUIREMENTS OF THE GEORGIA
DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, Pike County together with the cities of Concord, Meansville, Molena, Williamson and Zebulon prepared a Comprehensive Plan under the 2004 Minimum Planning Standards of the Georgia Department of Community Affairs; and

WHEREAS, a Partial Update to the Multi-jurisdictional Comprehensive Plan is required for Pike County and all of its municipalities to maintain their Qualified Local Government Status; and

WHEREAS, Pike County and all its municipalities have prepared a Partial Update to the Multi-jurisdictional Comprehensive Plan, according to *Requirements for a Partial Update to the Local Government Comprehensive Plan March 2007*, as promulgated by the Georgia Department of Community Affairs, Office of Planning and Quality Growth; and

WHEREAS, requirements for a Partial Plan Update specify that the Partial Update be submitted for regional and state review; and

WHEREAS, to authorize such review, Resolutions by the Pike County Board of Commissioners and the City Councils of Concord, Meansville, Molena, Williamson and Zebulon are required; and

WHEREAS, the City Council of Williamson held an advertised public hearing during its regular meeting on

June 4, 2009.

NOW THEREFORE BE IT RESOLVED by the City Council of Williamson, Georgia, as follows:

1.

It is hereby authorized that the Partial Update to the Pike County Multi-jurisdictional Comprehensive Plan shall be submitted for regional and state review in accordance with Requirements for a Partial Update to the Local Government Comprehensive Plan of the Georgia Department of Community Affairs.

2.

Pike County and its municipalities hereby submit the Partial Plan Update to the McIntosh Trail Regional Development Center in order for it to conduct a completeness check and to complete its review and a report of findings and recommendations, and respectfully request its favorable determinations.

3.

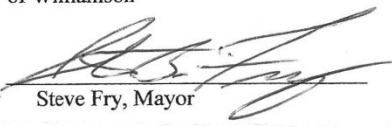
Pike County and its municipalities respectfully request that the Georgia Department of Community Affairs complete a compliance review of the Partial Update of the Comprehensive Plan and respectfully request its favorable determination.

4.

In no event will Pike County or any of its municipalities take any official action to adopt the Partial Plan Update until sixty (60) days after the Partial Plan Update has been certified by the regional development center as complete.

This Resolution is adopted this 4th day of June, 2009.

Mayor and City Council
City of Williamson

By: 
Steve Fry, Mayor

Attest:


City Clerk

Assessment of Quality Community Objectives (QCO)

Development Patterns

Traditional neighborhoods, infill development, sense of place, transportation alternatives, and regional identity are Quality Community Objectives that relate to development patterns.

DEVELOPMENT PATTERNS Traditional Neighborhoods Objective			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	Our code does allow separation by zoning class.
2. Our community has ordinances in place that allow neotraditional development “by right” so that developers do not have to go through a long variance process.	X		
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.	X		
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.	X		
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		Local home school organization allows for some local children to bike/walk; however, public schools are too far.
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community.	X		

DEVELOPMENT PATTERNS Infill Development Objective			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote Brownfield redevelopment.	X		We are rebuilding and renovating brown field areas and buildings.

DEVELOPMENT PATTERNS Infill Development Objective			
3. Our community is actively working to promote greyfield redevelopment.	X		Trying to update code with aesthetic requirements to do so
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		New Subdivisions do so
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	Not at this time but are considering more dense commercial.

DEVELOPMENT PATTERNS Sense of Place Objective			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		We are striving to maintain city character. Our City Motto is " Cherish Our Past, Plan Our Future" and we take that to heart. We are trying to rebuild the old Railroad Depot to be a new City Hall/Municipal Bldg.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		The railroad was the reason Williamson was founded. Two RR Lines ran through the City. A depot was in the heart of town. We are going to rebuild the old depot for a municipal building and meeting place.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		We are also trying to strengthen our ordinances in this respect.
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	Not at this time, but will consider it as finances allow.
6. If applicable, our community has a plan to protect designated farmland.	X		We allow for the continuance of existing uses related to farming practices and livestock.

The City of Williamson is working to promote historical preservation and recognition of historical places. The city is working to obtain funding to rebuild the old railroad depot building which once stood in the heart of Williamson. The city has many pictures and first hand recollections of the site. The city will use the building for city offices, voting space, and Municipal Court. The facility will also be used for meetings, banquets, receptions, etc. This construction will dovetail with the completion of the remodeling of the old United Bank building to become a library and educational facility with books, computer terminals and wireless hi-speed internet access.

DEVELOPMENT PATTERNS Transportation Alternatives Objective			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.		X	

DEVELOPMENT PATTERNS Transportation Alternatives Objective			
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	Working on a TE grant for improvements. In any case we are going to link our existing Caboose/Veterans monument area with the rebuilding of the Railroad Depot by sidewalks. This will incorporate the new library / educational facility and the post office and bank and allow pedestrians to safely traverse much of Williamson.
4. We have a sidewalk ordinance in our community that requires all new development to provide user friendly sidewalks.		X	We are drafting ordinances to this effect.
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	This will be part of the ordinance in work.
6. We have a plan for bicycle routes through our community.		X	We are working on this in conjunction with the Depot/Library and walking path projects.
7. We allow commercial and retail development to share parking areas wherever possible.		X	We currently do this with the restaurant, gas station and churches in town.

The rebuilding of the old railroad depot and completion of the remodeling of the old bank building into a library and educational facility will include pathways linking the Caboose and Veterans monument areas with the “Chicken-Que” area, the helicopter display, the library, the depot, the bank and the post office. This will also give pedestrian access to all three churches within the incorporated City of Williamson limits.

DEVELOPMENT PATTERNS Regional Identity Objective			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		Great BBQ! Bluegrass/gospel

Resource Conservation

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource to resource conservation.

RESOURCE CONSERVATION Heritage Preservation Objective			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.	X		
2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X		

We are adding language in our ordinances to support and promote more architectural planning to preserve the character and identity of our heritage. We are trying to gain funding through a joint SPLOST referendum with Pike County to allow for the rebuilding of the old railroad depot which once stood in the heart of the City. This building will be used for city offices, voting space, municipal court, and be available for civic meetings. The facility will also be available for banquets, receptions, etc. In conjunction with the remodeling of the old bank building into a library/educational facility, this will bring focus to the old railroad lines which ran through the City and were the reason for the city's origin.

RESOURCE CONSERVATION Open Space Preservation Objective			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.	X		
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		

RESOURCE CONSERVATION Environmental Protection Objective			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			

RESOURCE CONSERVATION Environmental Protection Objective			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and taken steps to protect them.	X		
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.	X		
6. Our community has a tree replanting ordinance for new development.	X		
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		

Social and Economic Development

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development.

SOCIAL AND ECONOMIC DEVELOPMENT Growth Preparedness Objective			
Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision making entities use the same population projections.	X		
3. Our elected officials understand the land development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		It is an ongoing process.
5. We have a Capital Improvements Program that supports current and future growth.	X		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		Improving at this time
8. We have a citizen education campaign to allow all interested parties to learn about development processes in our community.	x		Town Hall meetings

SOCIAL AND ECONOMIC DEVELOPMENT Growth Preparedness Objective			
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		Town Hall meetings
10. We have a public awareness element in our comprehensive planning process.	X		

SOCIAL AND ECONOMIC DEVELOPMENT Appropriate Businesses Objective			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.			Not applicable – very small job base

SOCIAL AND ECONOMIC DEVELOPMENT Employment Options Objective			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.		X	

SOCIAL AND ECONOMIC DEVELOPMENT Housing Choices Objective			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		But restricted and reviewing now
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above average).	X		

SOCIAL AND ECONOMIC DEVELOPMENT Housing Choices Objective			
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or "neotraditional" development.		X	
6. We have vacant and developable land available for multifamily housing.	X		But restricted
7. We allow multifamily housing to be developed in our community.	X		But restricted
8. We support community development corporations that build housing for lower income households.		X	
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		By special exception or variance

SOCIAL AND ECONOMIC DEVELOPMENT Educational Opportunities Objective			
Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.		X	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.		X	
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

Governmental Relations

Regional solutions and regional cooperation encompass the governmental relations objective.

GOVERNMENTAL RELATIONS Regional Solutions Objective			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E911, homeland security, etc.	X		

**GOVERNMENTAL RELATIONS
Regional Solutions Objective**

4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		
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**GOVERNMENTAL RELATIONS
Regional Cooperation**

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		But improving currently
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

Analysis of Areas Requiring Special Attention

Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development:

None

Areas where rapid development or change of land uses is likely to occur:

None

Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation:

None

Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors):

Caboose/Veterans monument area (will rebuild Railroad Depot)



*“All Gave Some
Some Gave All”*

Large abandoned structures or sites, including those that may be environmentally contaminated:

None

Areas with significant infill development opportunities (scattered vacant sites):

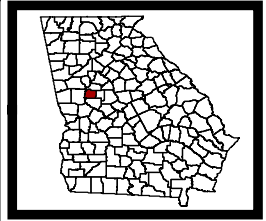
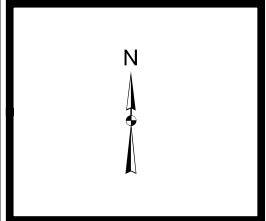
None

Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

None

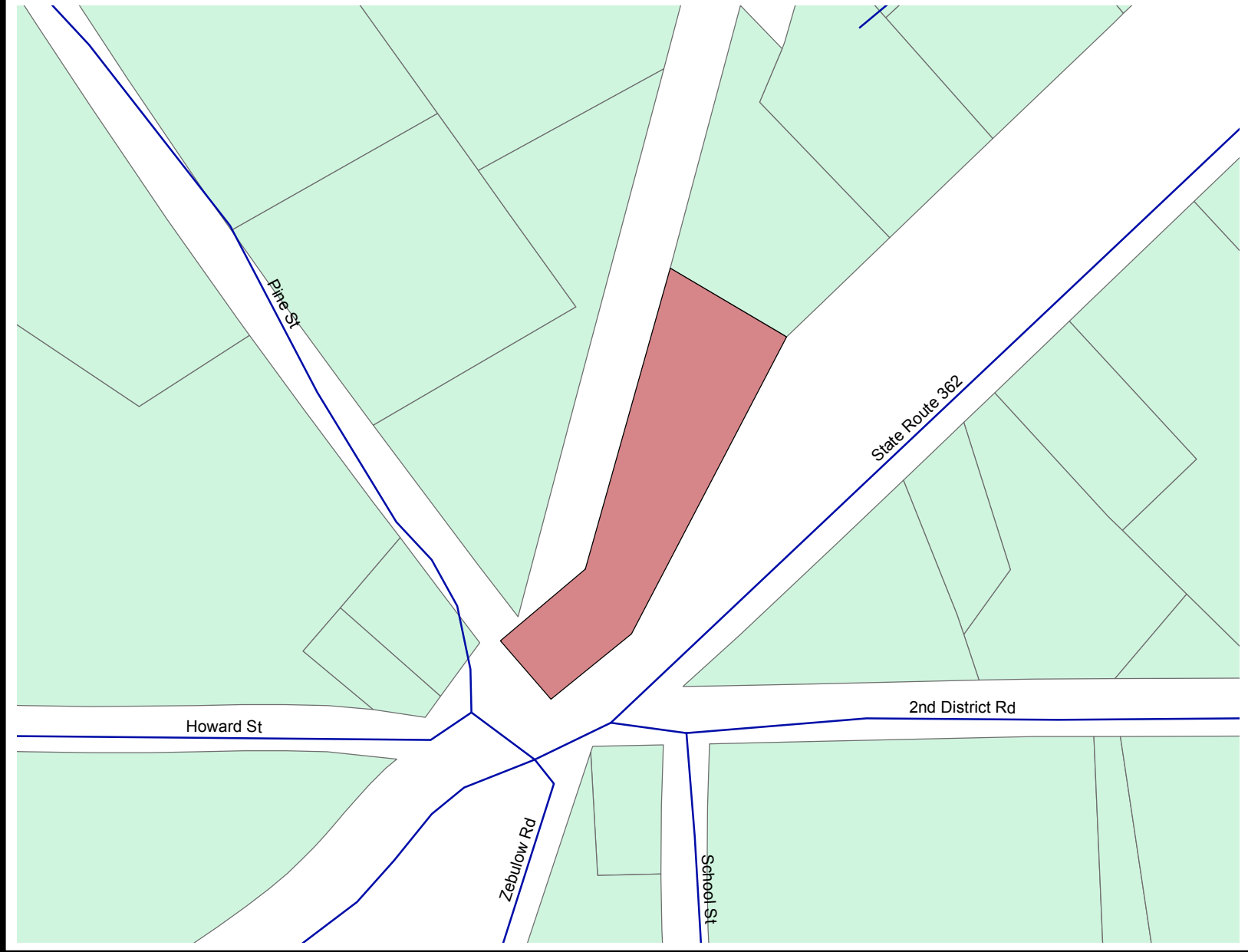
Williamson, Georgia Area In Need of Redevelopment

- Legend**
- County Roads
 - Parcels
 - Need of Redevelopment



Produced By:
Pike County, Georgia
Department of Planning
and Development
GIS Division

06/02/09



Identification of Issues and Opportunities

Issues:

- Need to collect impact fees
- Need procedures in place for building and code enforcement

Opportunities:

- Adopt an impact fee ordinance
- Provide for public safety and welfare

Policies

Economic Development

- The City of Williamson will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- The City of Williamson will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- The City of Williamson will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- The City of Williamson will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- The City of Williamson will promote the protection and maintenance of trees and green open space in all new development.
- The City of Williamson will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- The City of Williamson will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- The City of Williamson will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Facilities and Services

- The City of Williamson will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- The City of Williamson will limit development within our community to areas that can be reasonably served by public infrastructure.
- The City of Williamson will invest in parks and open space to enhance the quality of life for our citizens.

Housing

- The City of Williamson will encourage development of housing opportunities that enable residents to live close to their places of employment.

Land Use

- The City of Williamson will encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- The City of Williamson will encourage development whose design, landscaping, lighting, signage, and scale add value to our community.
- The City of Williamson will use land efficiently to avoid the costs and problems associated with urban sprawl.

Transportation

- The City of Williamson will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- The City of Williamson will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

Intergovernmental Coordination

- The City of Williamson will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- The City of Williamson will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- The City of Williamson will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions

City of Williamson, Georgia
Short Term Work Program, 2010 – 2014

Activity	2010	2011	2012	2013	2014	Responsible Party	Estimated Cost	Funding Source
Economic Development								
Work with Chamber of Commerce and Development Authority to further economic development	X	X				City & Pike County	Not applicable	Not applicable
Community Facilities & Services								
Rebuild old railroad depot for city offices, voting space, municipal court, and civic meetings	X	X	X			City	\$375,000	SPLOST and other
Work with county on developing a parks and recreation strategy	X	X				City & Pike County	Not applicable	Not applicable
Improve city park and walking trail including playground, pavilion and picnic areas	X					City	Unknown	Grant & City
Land Use								
Update ordinances and permitting processes	X	X				City	Unknown	City
Develop new zoning map showing new annexations	X	X				City	Unknown	City
Develop new Future Land Use Map	X	X				City	Unknown	City

**City of Williamson, Georgia
Report of Accomplishments
2005 – 2009 Short Term Work Program Update**

Activity	Responsible Party	Cost Estimate	Funding Source	Status	Explanation
Work with County on developing a Housing Strategy for the future upon communication from the County	City, Pike County	TBD	TBD	Abandoned	Project not initiated by city or county
Continue program of strict and equitable code enforcement	City	\$1,000.00 per year	Local	Completed	
Update zoning ordinance with DNR Environmental Planning Criteria upon communication with DNR	City, RDC	TBD	TBD	Postponed	See new STWP
Work with County on developing a Parks & Recreation strategy upon communication from county	City, Pike County	TBD	TBD	Postponed	Project not initiated by city or county –see new STWP
Work closely with Pike County Chamber of Commerce and Industrial Development Authority to further economic development in the city	City	TBD	TBD	Postponed	Project not initiated by city or county—see new STWP
Prepare a capital improvement program and budget for future water improvements	City, DCA	\$400,000.00	DCA Grant	Completed	
Repair/Upgrade city sidewalks	City	TBD	Grant	Not accomplished	Did not receive grant
Improve city park and walking trail including playground, pavilion and picnic areas	City	TBD	Grant/Local	Underway	See new STWP
Develop new zoning map showing new annexations	City	\$2,000.00	City	Underway	Researching previous annexations
Develop new Future Land Use Map	City, RDC, Pike County	\$100.00	City	Postponed	Will be completed as part of full update in 2011
Use the Future Land Use Plan in the review of rezoning requests and other land development proposals	City	TBD	TBD	Completed	
Update Ordinances and permitting process	City	\$2,000.00	City	Underway	See new STWP

CITY OF ZEBULON

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09-05-21-Rf

RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE PARTIAL UPDATE
TO THE PIKE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN TO THE MCINTOSH TRAIL
REGIONAL DEVELOPMENT CENTER AND TO THE STATE OF GEORGIA FOR REVIEW AND
COMMENT PURSUANT TO THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF COMMUNITY
AFFAIRS

WHEREAS, Pike County together with the cities of Concord, Meansville, Molena, Williamson and Zebulon prepared a Comprehensive Plan under the 2004 Minimum Planning Standards of the Georgia Department of Community Affairs; and

WHEREAS, a Partial Update to the Multi-jurisdictional Comprehensive Plan is required for Pike County and all of its municipalities to maintain their Qualified Local Government Status; and

WHEREAS, Pike County and all its municipalities have prepared a Partial Update to the Multi-jurisdictional Comprehensive Plan, according to *Requirements for a Partial Update to the Local Government Comprehensive Plan March 2007*, as promulgated by the Georgia Department of Community Affairs, Office of Planning and Quality Growth; and

WHEREAS, requirements for a Partial Plan Update specify that the Partial Update be submitted for regional and state review; and

WHEREAS, to authorize such review, Resolutions by the Pike County Board of Commissioners and the City Councils of Concord, Meansville, Molena, Williamson and Zebulon are required; and

WHEREAS, the City Council of Zebulon held an advertised public hearing during its regular meeting on

June 4, 2009.

NOW THEREFORE BE IT RESOLVED by the City Council of Zebulon, Georgia, as follows:

1.

It is hereby authorized that the Partial Update to the Pike County Multi-jurisdictional Comprehensive Plan shall be submitted for regional and state review in accordance with Requirements for a Partial Update to the Local Government Comprehensive Plan of the Georgia Department of Community Affairs.

2.

Pike County and its municipalities hereby submit the Partial Plan Update to the McIntosh Trail Regional Development Center in order for it to conduct a completeness check and to complete its review and a report of findings and recommendations, and respectfully request its favorable determinations.

3.

Pike County and its municipalities respectfully request that the Georgia Department of Community Affairs complete a compliance review of the Partial Update of the Comprehensive Plan and respectfully request its favorable determination.

4.


In no event will Pike County or any of its municipalities take any official action to adopt the Partial Plan Update until sixty (60) days after the Partial Plan Update has been certified by the regional development center as complete.

This Resolution is adopted this 21 day of ~~June~~^{May} 2009.

Mayor and City Council
City of Zebulon

By: 
Mike Beres, Mayor

Attest:


City Clerk

Assessment of Quality Community Objectives (QCO)

Development Patterns

Traditional neighborhoods, infill development, sense of place, transportation alternatives, and regional identity are Quality Community Objectives that relate to development patterns.

DEVELOPMENT PATTERNS Traditional Neighborhoods Objective			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		The city has a zoning code to separate districts—CD district combines uses.
2. Our community has ordinances in place that allow neotraditional development “by right” so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.	X		Pages 167 -171 of the Land Development Ordinance discusses tree planting.
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		X	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.		X	No bike trails
10. Schools are located in or near neighborhoods in our community.	X		

DEVELOPMENT PATTERNS Infill Development Objective			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	

DEVELOPMENT PATTERNS Infill Development Objective			
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	

DEVELOPMENT PATTERNS Sense of Place Objective			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		Architectural Design Review Ordinance; Zebulon has a designated "Downtown District" overlay with design criteria for development.
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.	X		
6. If applicable, our community has a plan to protect designated farmland.		X	

DEVELOPMENT PATTERNS Transportation Alternatives Objective			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.	X		Public Transportation (Dial A BUS) is available in Griffin for local service in Griffin and to the Atlanta Motor Speedway, Hartsfield Airport, and Greyhound (Atlanta). Depending on the availability of a bus, Dial A Bus may pick up a customer in Pike County.
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		Minimum number of access points determined by the Land Development Ordinance.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		The City of Zebulon just started on its second phase of sidewalk construction with a second TE grant. Has improved/extended walkability in past three years.
4. We have a sidewalk ordinance in our community that requires all new development to provide user friendly sidewalks.	X		Sidewalks required by Land Development Ordinance.

DEVELOPMENT PATTERNS Transportation Alternatives Objective			
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.	X		Adopted Quality Growth Study
7. We allow commercial and retail development to share parking areas wherever possible.	X		

DEVELOPMENT PATTERNS Regional Identity Objective			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		Zebulon hosts the Market on the Square during the spring and summer for local agricultural products to be sold.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

Resource Conservation

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource to resource conservation.

RESOURCE CONSERVATION Heritage Preservation Objective			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.	X		Zebulon has inventoried, mapped and adopted an historic district.
2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X		

**RESOURCE CONSERVATION
Open Space Preservation Objective**

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

	Yes	No	Comments
1. Our community has a greenspace plan.	X		
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

**RESOURCE CONSERVATION
Environmental Protection Objective**

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	X		Contained in the Comprehensive Plan, Section 4.3
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.	X		
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5. Our community has a tree preservation ordinance which is actively enforced.	X		Ordinance # 92-04-14-ON
6. Our community has a tree replanting ordinance for new development.	X		Part of Land Development Ordinance
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		Part of Land Development Ordinance

Social and Economic Development

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development.

**SOCIAL AND ECONOMIC DEVELOPMENT
Growth Preparedness Objective**

Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision making entities use the same population projections.	X		
3. Our elected officials understand the land development process in our community.		X	
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.	X		Impact fees for water & sewer
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen education campaign to allow all interested parties to learn about development processes in our community.	X		City Council and Zoning Meetings
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public awareness element in our comprehensive planning process.	X		

**SOCIAL AND ECONOMIC DEVELOPMENT
Appropriate Businesses Objective**

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.

	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	The county's Chamber of Commerce provides this service.
3. We recruit firms that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		

**SOCIAL AND ECONOMIC DEVELOPMENT
Employment Options Objective**

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

**SOCIAL AND ECONOMIC DEVELOPMENT
Housing Choices Objective**

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or "neotraditional" development.	X		CD district allows for residential lofts
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower income households.	X		
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	

**SOCIAL AND ECONOMIC DEVELOPMENT
Educational Opportunities Objective**

Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

	Yes	No	Comments
1. Our community provides workforce training options for its citizens.		X	Griffin Tech/Flint River Tech provides these opportunities.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	Griffin Tech/Flint River Tech provides these opportunities.
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if	X		

SOCIAL AND ECONOMIC DEVELOPMENT
Educational Opportunities Objective

they choose.

Governmental Relations

Regional solutions and regional cooperation encompass the governmental relations objective.

GOVERNMENTAL RELATIONS
Regional Solutions Objective

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

GOVERNMENTAL RELATIONS
Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

Analysis of Areas Requiring Special Attention

Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development:

Land near Elkins Creek

Areas where rapid development or change of land uses is likely to occur:

South of city limits – Highway 19 South; Highway 19 North

Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation:

Not applicable

Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors):

Old Giant Mart; Old Pecan Building (Wing lot—just south of downtown area); retail shops along US Highway 19 South; PALCO (Wooden pallets)/Mid Georgia Water Systems Building sites

Large abandoned structures or sites, including those that may be environmentally contaminated:

Abandoned wing place (Jo's Wings); Giant Mart

Areas with significant infill development opportunities (scattered vacant sites):

South of downtown area; vacant lots across from United Bank along Highway 19 North; Adams Street north of Jackson Street

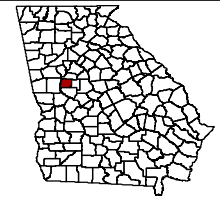
Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole:

Not applicable

Zebulon, Georgia Area In Need of Redevelopment

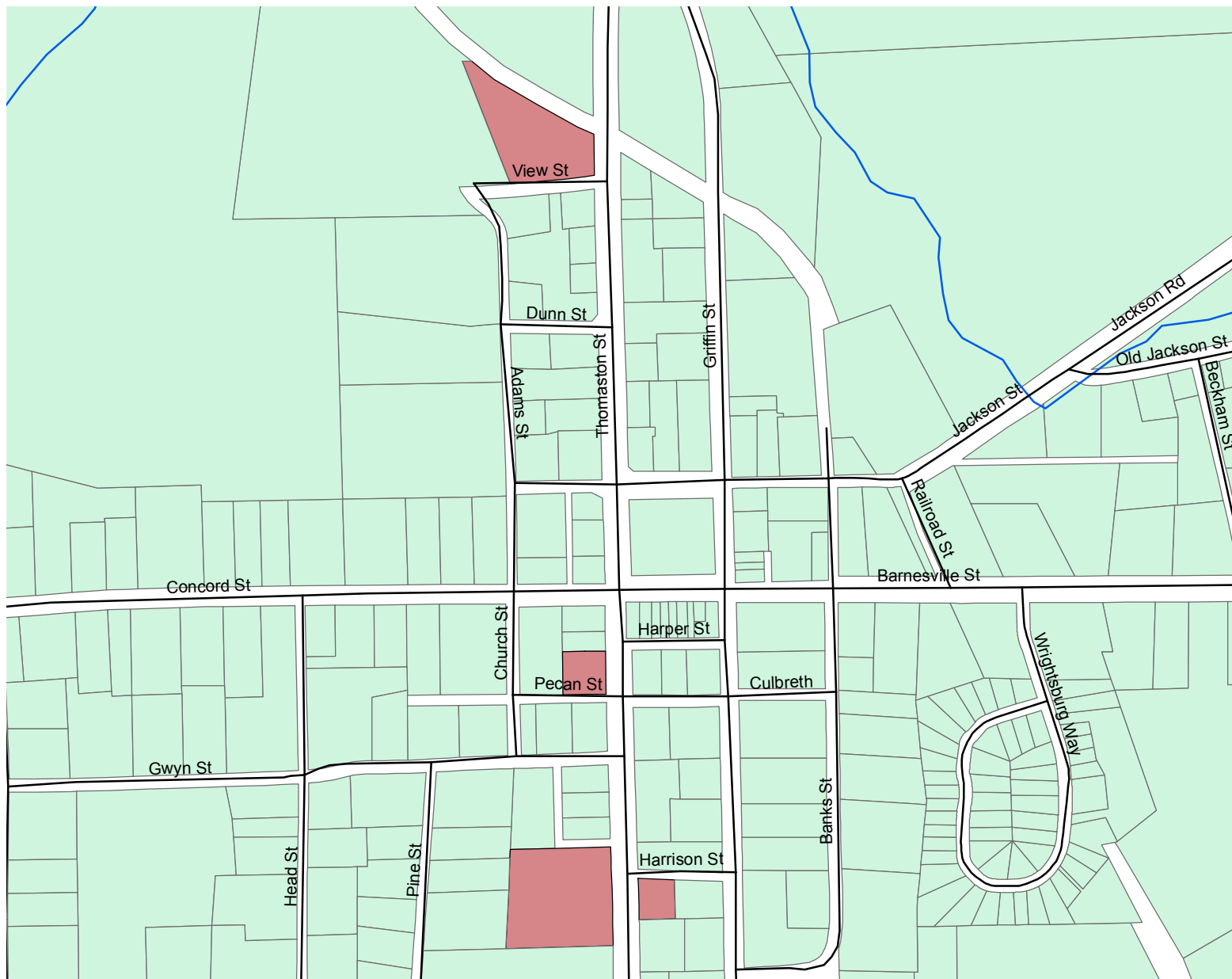
Legend

- County Roads
- Creeks & Streams
- Parcels
- Need of Redevelopment



Produced By:
Pike County, Georgia
Department of Planning
and Development
GIS Division

06/02/09



Identification of Issues and Opportunities

Economic Development

Issues:

Need a business development strategy
Need a Capital Improvements Program

Opportunities:

Recruit businesses/industries that will be compatible with work force
Infrastructure required for new development

Natural and Cultural Resources

Issues:

Need land for city park

Opportunities:

Enhance pride in community and provide for a relaxed environment

Community Facilities & Services

Issues:

Need to inventory existing facilities and services
Need a civic center

Opportunities:

Provide additional services to citizens
Provide space for community events and meetings

Housing

Issues:

Need an intergovernmental agreement for building inspections
Need to collect additional impact fees for fire, police and parks

Opportunities:

Provide for economic and efficient services

Additional impact fees will provide for more available services

Land Use

Issues:

Need to establish clear guidelines for development process

Opportunities:

Clear guidelines will help to promote future residential and nonresidential developments.

Transportation

Issues:

Need to repair and extend/connect sidewalks to provide safe walkways to schools.

Lack of bicycle paths and sidewalks contributes to very heavy traffic congestion during morning and afternoon school hours because so many parents drop-off/pickup their children rather than utilize the school bus system. Due to the volume of traffic, the school system has to provide traffic control at entrances and exits.

Need to evaluate traffic patterns around schools.

Opportunities:

Enhanced pedestrian paths would reduce vehicular traffic to schools.

Work with Pike County and the Georgia Department of Transportation to design and develop new streets and realign existing streets to improve traffic patterns.

Provide for pedestrian safety by extending sidewalks north of downtown Zebulon to Freshway shopping center and along Highway 18.

Intergovernmental Coordination

Issues:

Double taxation

Opportunities:

Provide better services, more economically.

Policies

Economic Development

- The City of Zebulon will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- The City of Zebulon will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- The City of Zebulon will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- The City of Zebulon will take into account access to housing and impacts on transportation when considering economic development projects.
- The City of Zebulon will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- The City of Zebulon will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- The City of Zebulon will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- The City of Zebulon will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- The City of Zebulon will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- The City of Zebulon will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.

- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- The City of Zebulon will promote the protection and maintenance of trees and green open space in all new development.
- The City of Zebulon will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- The City of Zebulon will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- The City of Zebulon will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- The City of Zebulon will promote enhanced solid waste reduction and recycling initiatives.

Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- The City of Zebulon will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- The City of Zebulon will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- The City of Zebulon will limit development within our community to areas that can be reasonably served by public infrastructure.
- The City of Zebulon will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- The City of Zebulon will coordinate provision of public facilities and services with land use planning to promote more compact urban development.
- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.
- The City of Zebulon will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.

- The City of Zebulon will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- The City of Zebulon will invest in parks and open space to enhance the quality of life for our citizens.
- The City of Zebulon will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

Housing

- The City of Zebulon will eliminate substandard or dilapidated housing in our community.
- The City of Zebulon will stimulate infill housing development in existing neighborhoods.
- The City of Zebulon will encourage development of housing opportunities that enable residents to live close to their places of employment.
- The City of Zebulon will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- The City of Zebulon will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).
- The City of Zebulon will support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.

Land Use

- The City of Zebulon's decisions on new development will contribute to, not take away from, our community's character and sense of place.
- The City of Zebulon will encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- The City of Zebulon wants development whose design, landscaping, lighting, signage, and scale add value to our community.
- The City of Zebulon will use land efficiently to avoid the costs and problems associated with urban sprawl.

- The City of Zebulon will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- The City of Zebulon's gateways and corridors will create a "sense of place" for our community.
- The City of Zebulon will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- The City of Zebulon is committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- The creation of recreational facilities and set-aside of greenspace are important to our community.
- The City of Zebulon is committed to providing pleasant, accessible public gathering places and parks throughout the community.
- The City of Zebulon is committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.
- The City of Zebulon supports appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- The City of Zebulon encourages mixed-use developments that are human-scale and less auto-oriented.
- The City of Zebulon supports increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- The City of Zebulon supports new land uses that contribute to protecting the environment and preserving meaningful open space.
- The City of Zebulon supports new land uses that enhance housing options in our community.
- The City of Zebulon encourages development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

- The City of Zebulon is open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

Transportation

- The City of Zebulon will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- The City of Zebulon will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- The City of Zebulon's new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, and bicycle routes as well as local vehicular circulation.
- The City of Zebulon will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).
- The City of Zebulon support creation of a community-wide pedestrian/bike path network.
- The City of Zebulon will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

Intergovernmental Coordination

- The City of Zebulon will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- The City of Zebulon will consult other public entities in our area when making decisions that are likely to impact them.
- The City of Zebulon will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

City of Zebulon, Georgia
Short Term Work Program, 2010 – 2014

Activity	2010	2011	2012	2013	2014	Responsible Party	Estimated Cost	Funding Source
Economic Development – new items								
Provide incentives (by Resolution) for new businesses including taxes, and water/sewer connections			X			City, Pike County, Chamber of Commerce	N/A	N/A
Prepare clear guidelines/processes for zoning and business development		X				Zoning Admin.	\$5,000	In house
Increase public awareness by offering welcome packets, informing citizens of events and activities happening in the city, encouraging the public's attendance and participation in public meetings, and informing citizens of the city's website for information and updates		X				Zoning Admin.	\$2,500	In house
Economic Development – from previous STWP								
Research additional funding potential of implementing taxes to provide for economic development	X	X				City	\$20,000	City, Grant
Natural and Cultural/Historic Resources – new item								
Official Historic District		X				City	\$3,500	In house
Natural and Cultural/Historic Resources–from previous STWP								
Apply for historic designation with HPD	X	X				City	\$1000	City
Adopt and implement an historic preservation ordinance and become an active participant in NHP	X	X				City	Not applicable	Not applicable
Community Facilities & Services – new items								
Inventory facilities – needs assessment			X			City and Pike County	\$3,000	In house
Civic Center – needs assessment and preliminary planning					X	City	\$5,000	In house
Community Facilities & Services – from previous STWP								
Work with RDC in coordination of the regional transit system	X	X	X	X	X	City, RDC	Not applicable	Not applicable
Update Impact Fee Ordinance for police, fire and parks	X	X	X			City	\$8,000	City
Work with county on developing a Park & Recreation strategy	X	X				City, Pike County	Not applicable	Not applicable
Seek financial aid for development of a city park	X	X	X			City	\$300,000	City, Grant
Develop Capital Improvements Program	X	X				City	\$5,000	City
Improve communication capabilities of Public Safety personnel	X	X				City	\$18,000	City, Grant
Housing – new items								
Intergovernmental agreement with county for building inspections		X				City	\$3,000	User Fees
Housing – from previous STWP								

Activity	2010	2011	2012	2013	2014	Responsible Party	Estimated Cost	Funding Source
Work with County on developing a housing strategy	X	X				City, Pike County	Not applicable	Not applicable
Upgrade substandard housing within the city	X	X	X	X	X	City, RDC	\$500,000	Grant
Land Use – from previous STWP								
Develop a new Future Land Use Map	X	X				City, RDC	\$1000	City
Update ordinances and permitting process	X	X				City, RDC	\$2000	City
Transportation – new items								
Safe and additional sidewalks			X			City, Pike County, School	\$800,000	Federal, state and city
Bicycle route				X		City, Pike County, School	\$1,100,000	Federal, state, city
Transportation – from previous STWP								
Study applications for bicycle paths and alternate transportation within the city	X	X				City, RDC	\$2,000	City
Develop and obtain funding for multi-use pathway, pedestrian and bicycle friendly	X	X				City, DDA, County	\$750,000	City, Pike County, Grant
Work with state transportation improvements program – truck by-pass	X	X				City, Pike County, DOT, RDC	\$3.8 Mil	Grants
Seek funding to improve road and traffic flow for Pike County school area	X	X				City, Pike County, BOE	\$850,000	City, Pike County, BOE, Grants
Intergovernmental Coordination – new items								
Elimination duplication of services		X				City, Pike County	\$5,000	City, Pike County
Intergovernmental Coordination – from previous STWP								
Review intergovernmental contracts, revenue generation with County	X	X				City	Not Applicable	Not Applicable
Update intergovernmental agreement research and review to improve service delivery and cost effectiveness	X	X				City	\$5000	City, Pike County
Research and review implementation of “Taxing Districts” to eliminate double taxation	X	X				City	\$5000	City, Pike County
General Planning								
Guidelines for development process			X			City	\$8,000	City

Long-term and Ongoing Activities

Implement impact fees for fire, police and parks; provide underground utilities

**City of Zebulon, Georgia
Report of Accomplishments
2005 -2009 Short Term Work Program Update**

Activity	Responsible Party	Cost Estimate	Funding Source	Status	Explanation
Review intergovernmental contracts, revenue generation with County	City	NA	NA	Continuing process	Preliminary work is on-going
Research additional funding potential of implementing taxes to provide for economic development	City	\$20,000.00	City, Grant	Continuing process	Economy suffering
Work with County on developing a Housing Strategy	City, County	NA	NA	Continuing process	Economy
Upgrade substandard housing within the city	City, RDC	\$500,000.00	Grant	Continuing process	Economy
Hire/train City code enforcement officer	City	\$25,000.00	City	Not accomplished	No resources – will discuss intergovernmental contract
Seek financial assistance to upgrade substandard housing within the city	City, RDC	TBD	City	Continuing process	Economy
Work with RDC in coordination of the regional transit system	City, RDC	NA	NA	Continuing process	Improvements accomplished
Update the Impact Fee Ordinance	City	\$8,000.00	City	Completed water/waste	Need police, fire, parks
Work in cooperation with Pike County Board of Education and the Pike County Sheriff's Office to seek funding for a School Resource Officer	City	\$40,000.00	City, County, BOE	Completed	
Seek financial aid for development of a city park	City, RDC	TBD	City, Grant or Loan	Continuing process	Some work completed
Develop strategy and seek funding for pocket parks as well as city park and recreation	City	\$300,000.00	City, Grant	Continuing process	Some work completed
Work with County on developing a Park & Recreation Strategy	City, County	NA	NA	Continuing process	
Study applications for bicycle paths and alternate transportation within the city	City, RDC	\$2,000.00	City	Continuing process	Golf carts
Develop Capital Improvements Program	City	\$5,000.00	City	Continuing process	
Purchase additional equipment to improve Fire Service Protection	City	\$60,000.00	City, County, Grant	Completed & continue	

Activity	Responsible Party	Cost Estimate	Funding Source	Status	Explanation
				upgrades	
Improve City Hall Structure	City	\$1 Mil	City, Grant	Completed	SPLOST FUNDS
Seek “Dual Permit” or alternatives for increased sewage treatment	City	\$25,000.00	Impact Fees	In process – permit approved	Advertise to bid
Update Intergovernmental Agreement research and review to improve service delivery and cost effectiveness	City	\$5,000.00	City, County	Ongoing process	Began Mayor’s meetings
Research and review implementation of “Taxing Districts” to eliminate double taxation	City	\$5,000.00	City, County	Ongoing process	Began Mayor’s meetings
Improve communication capabilities of Public Safety Personnel	City	\$18,000.00	City, Grant	Ongoing process	New antenna on water tower
Apply for historic designation/Certified Local Government status with HPD	City, DDA	\$1,000.00	City	Ongoing	Lists being compiled
Become a “Certified Local Government” by adopting and implementing an historic preservation ordinance and become an active participant in NHP	City	NA	NA	Ongoing	List being compiled
Become a “Better Hometown”	City, DDA	\$3,000.00	City	Not accomplished	No interest
Obtain additional funding for renovations of older buildings and improved parking on town square	City, DDA	\$1.8 Mil	City, Grant, County, DDA	Buildings renovated funding – revolving loan fund	Need improved parking
Obtain funding for Revolving Loan Fund for preserving historical properties and sites	DDA	\$10,000.00	DDA	Completed	Successful
Develop new Future Land Use Map	City, RDC	\$1,000.00	City	In process	Adopted as part of 2009 Comp Update
Update Ordinances and permitting process	City, RDC	\$2,000.00	City	Ongoing	
Develop policy to address DNR Environmental Planning Criteria	City, RDC	NA	NA	Completed	Included in Land Development Ordinance
Correct the new zoning map to scale	City, RDC	City, RDC	NA	Completed	Updated as needed
Adopt new Future Land Use Map	City	\$1,000.00	City, RDC	Ongoing	
Develop policies and specifications for Water, Sewer and Public Roads to be adopted and enforced	City, RDC	NA	NA	Completed	

Activity	Responsible Party	Cost Estimate	Funding Source	Status	Explanation
Research possible alternative water resources	City	\$50,000.00	City, Grant		
Develop and obtain funding for multi-use pathway pedestrian and bicycle friendly	City, DDA, County	\$750,000.00	City, County, Grant	Ongoing	
Work with State Transportation Improvements Program-Truck By-Pass	City, County, DOT, RDC	\$3.8 Mil	Grants	Ongoing	
Seek funding to improve road and traffic flow for Pike County School area	City, County, BOE	\$850,000.00	City, County, BOE, Grants	Ongoing	

A RESOLUTION TO ADOPT THE
*PIKE COUNTY AND CITIES OF CONCORD, MEANSVILLE, MOLENA, WILLIAMSON AND
ZEBULON COMPREHENSIVE PLAN PARTIALUPDATE*

WHEREAS, Pike County together with the cities of Concord, Meansville, Molena, Williamson and Zebulon prepared and adopted a Multi-jurisdictional Comprehensive Plan under the 2004 Minimum Planning Standards of the Georgia Department of Community Affairs (DCA); and

WHEREAS, Pike County together with the cities of Concord, Meansville, Molena, Williamson and Zebulon prepared a Partial Update to the Multi-jurisdictional Comprehensive Plan, according to *Requirements for a Partial Update to the Local Government Comprehensive Plan March 2007*, as promulgated by the Georgia Department of Community Affairs, Office of Planning and Quality Growth; and

WHEREAS, on July 2, 2009, the *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update* was submitted to the Three Rivers Regional Commission (formerly McIntosh Trail Regional Development Center) for review and approval; and

WHEREAS, on July 13, 2009, the Three Rivers Regional Commission determined that the 2009 Partial Comprehensive Plan Update met the standards for completeness and advised that the partial update would be forwarded electronically to the Georgia Department of Community Affairs for review and approval; and

WHEREAS, on July 29, 2009, the Georgia Department of Community Affairs found that the *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update* adequately addresses the Local Planning Requirements and recommended that each item in each of the Short Term Work Programs be reviewed and revised as necessary to identify a specific activity; and

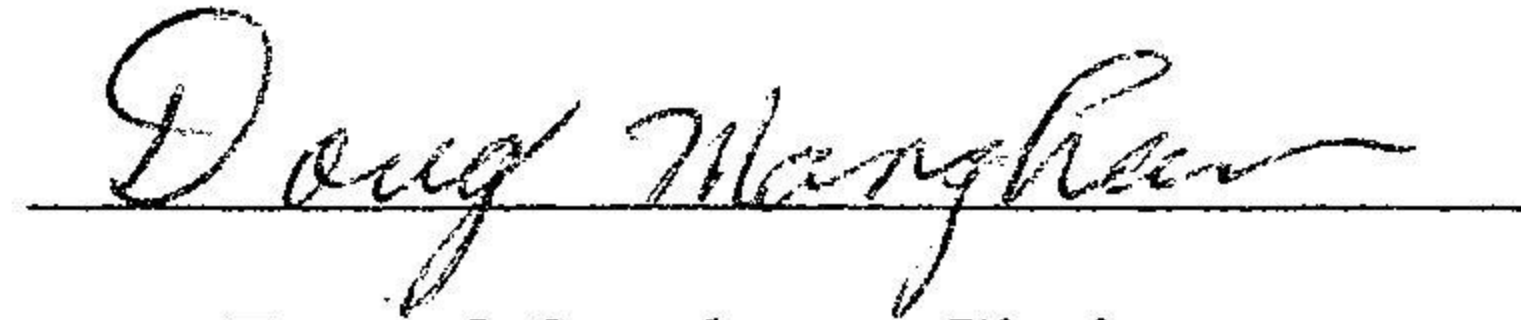
WHEREAS, on August 18, 2009, the Three Rivers Regional Commission issued its Report of Findings and concurred with DCA's recommendation as noted above; and

WHEREAS, the recommendations of the Department of Community Affairs and the Three Rivers Regional Commission have been addressed in the final *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update*.

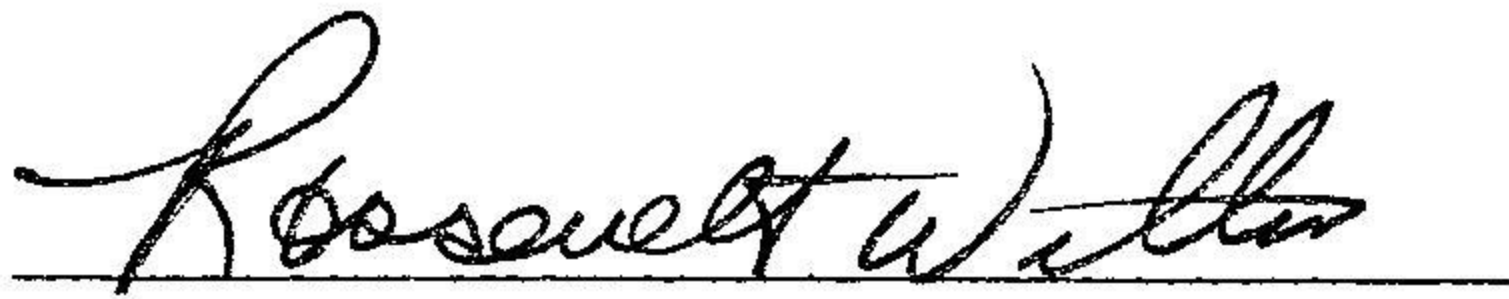
NOW THEREFORE BE IT RESOLVED, the Pike County Board of Commissioners does hereby adopt the *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update*.

SO ADOPTED, this 29th day of September, 2009.

A RESOLUTION TO ADOPT THE
PIKE COUNTY AND CITIES OF CONCORD, MEANSVILLE, MOLENA, WILLIAMSON AND
ZEBULON COMPREHENSIVE PLAN PARTIAL UPDATE



Doug Mangham, Chairman
Pike County Board of Commissioners



Roosevelt Willis, Commissioner



Tommy Powers, Commissioner



Don Collins, Commissioner



Parrish Swift, Commissioner

Attest:



Stephen Marro, County Manager

A RESOLUTION TO ADOPT THE
*PIKE COUNTY AND CITIES OF CONCORD, MEANSVILLE, MOLENA, WILLIAMSON AND
ZEBULON COMPREHENSIVE PLAN PARTIALUPDATE*

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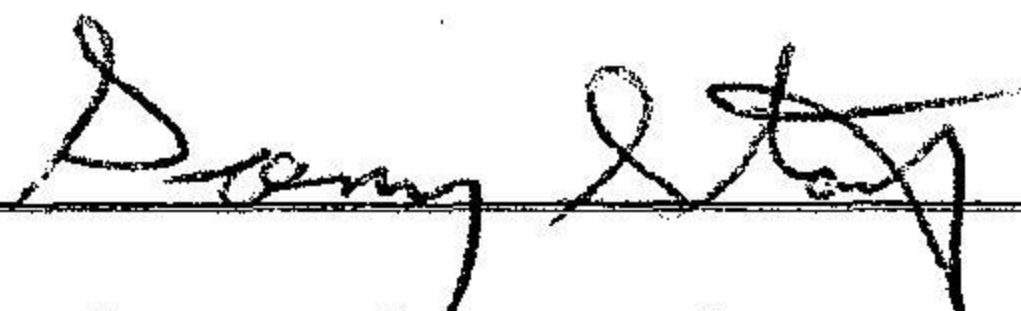
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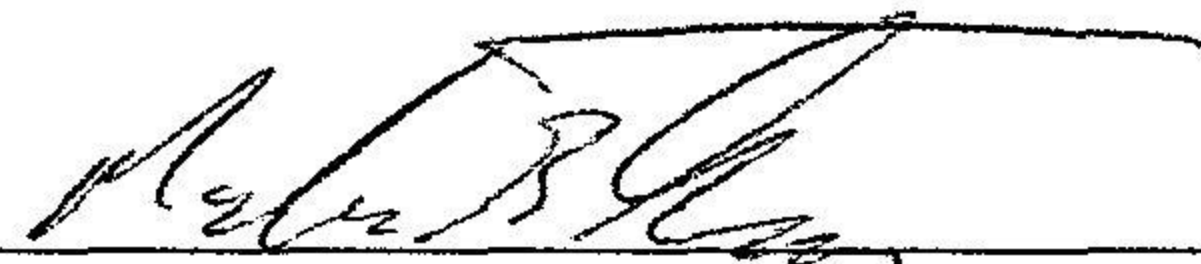
NOW THEREFORE BE IT RESOLVED, the City of Concord does hereby adopt the *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update*.

SO ADOPTED, this 13th day of October, 2009.

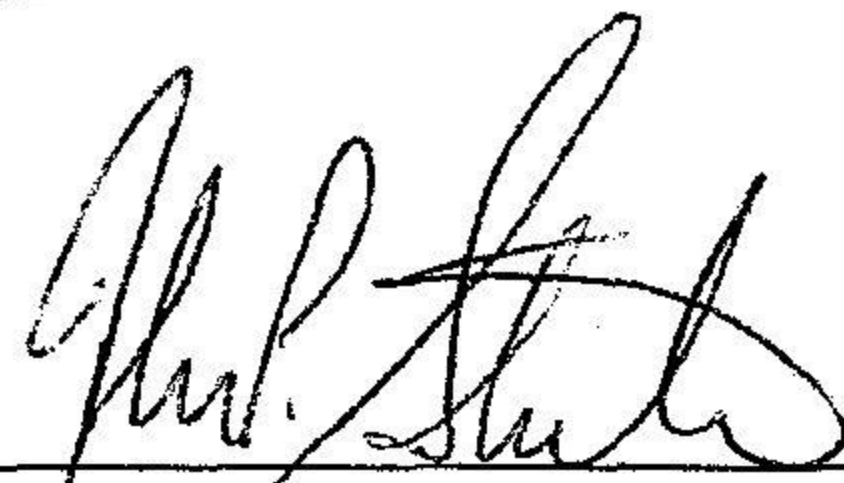
A RESOLUTION TO ADOPT THE
PIKE COUNTY AND CITIES OF CONCORD, MEANSVILLE, MOLENA, WILLIAMSON AND
ZEBULON COMPREHENSIVE PLAN PARTIALUPDATE



Sonny Story, Mayor
City of Concord



Melissa Turgeon, Council Member



John Strickland, Council Member



Jean Ralston, Council Member

Doug Neath, Council Member



Richard Wall, Council Member

Attest:



City Clerk

A RESOLUTION TO ADOPT THE
*PIKE COUNTY AND CITIES OF CONCORD, MEANSVILLE, MOLENA, WILLIAMSON AND
ZEBULON COMPREHENSIVE PLAN PARTIALUPDATE*

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WHEREAS, on July 29, 2009, the Georgia Department of Community Affairs found that the *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update* adequately addresses the Local Planning Requirements and recommended that each item in each of the Short Term Work Programs be reviewed and revised as necessary to identify a specific activity; and

WHEREAS, on August 18, 2009, the Three Rivers Regional Commission issued its Report of Findings and concurred with DCA's recommendation as noted above; and

WHEREAS, the recommendations of the Department of Community Affairs and the Three Rivers Regional Commission have been addressed in the final *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update*.

NOW THEREFORE BE IT RESOLVED, the City of Meansville does hereby adopt the *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update*.

SO ADOPTED, this 12 day of October, 2009.

A RESOLUTION TO ADOPT THE
PIKE COUNTY AND CITIES OF CONCORD, MEANSVILLE, MOLENA, WILLIAMSON AND
ZEBULON COMPREHENSIVE PLAN PARTIALUPDATE



Gayle Burden, Mayor
City of Meansville



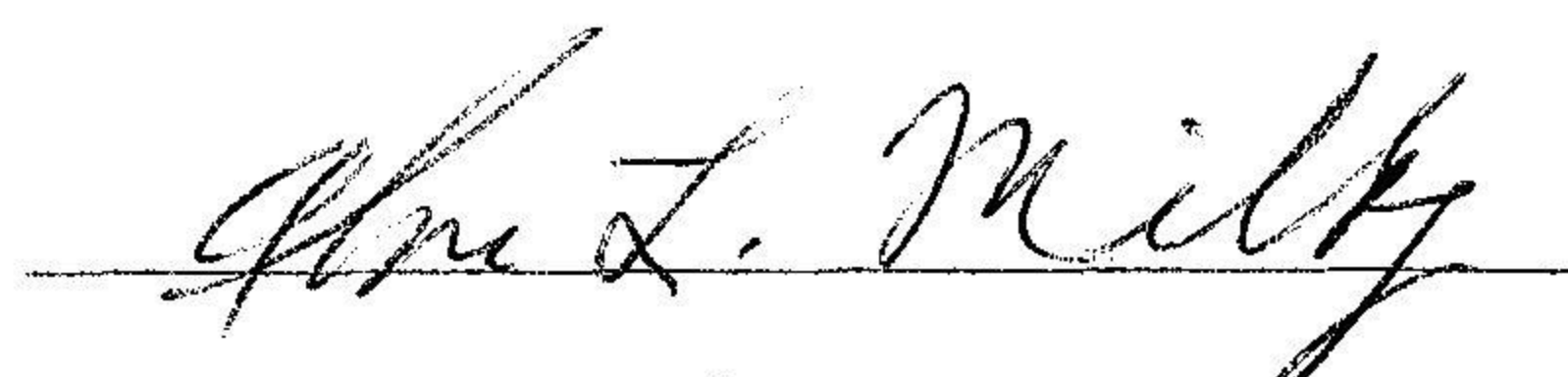
Betty Bradshaw, Council Member



Sandy Mitchell, Council Member



Virlon Rachels, Council Member

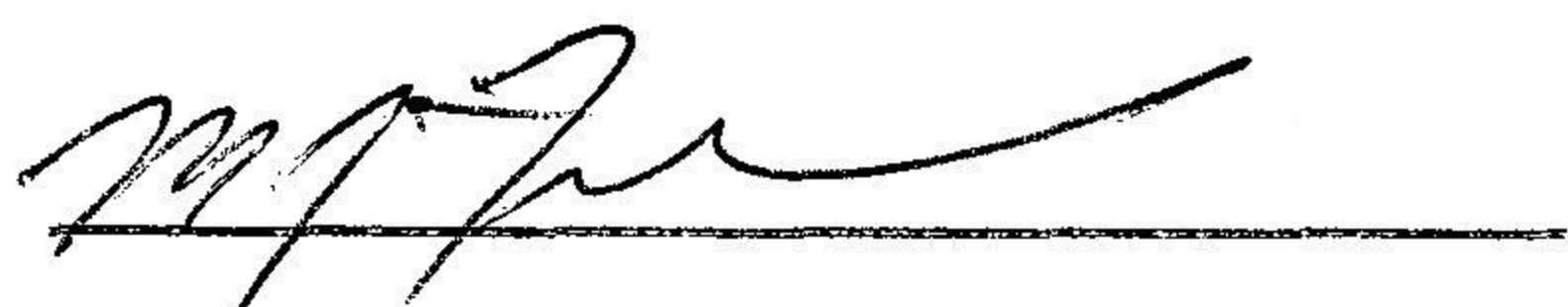


Al Milby, Council Member



Melvin Colquitt, Council Member

Attest:



City Clerk

A RESOLUTION TO ADOPT THE
*PIKE COUNTY AND CITIES OF CONCORD, MEANSVILLE, MOLENA, WILLIAMSON AND
ZEBULON COMPREHENSIVE PLAN PARTIALUPDATE*

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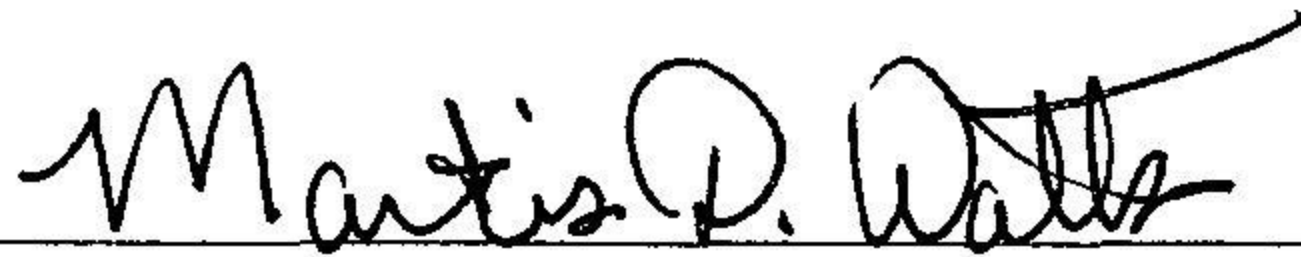
NOW THEREFORE BE IT RESOLVED, the City of Molena does hereby adopt the *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update*.

SO ADOPTED, this 15th day of October, 2009.

A RESOLUTION TO ADOPT THE
PIKE COUNTY AND CITIES OF CONCORD, MEANSVILLE, MOLENA, WILLIAMSON AND
ZEBULON COMPREHENSIVE PLAN PARTIAL UPDATE



Elizabeth Ann Barker, Mayor
City of Molena



Martis Watts, Council Member



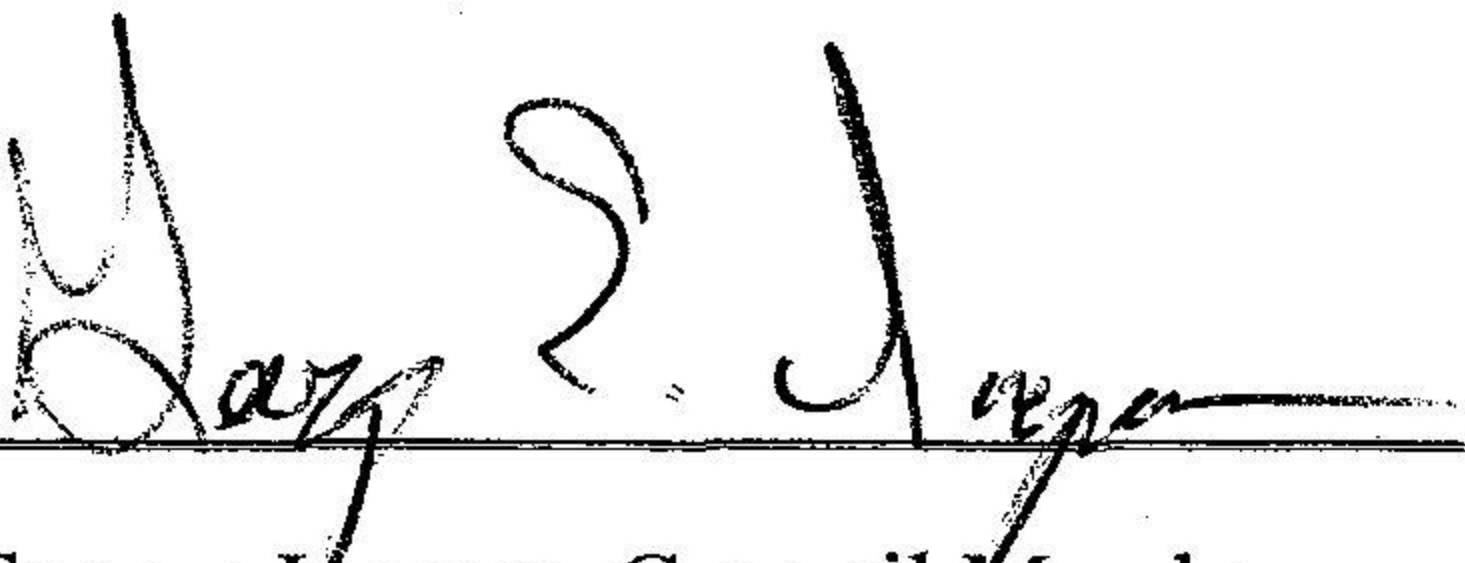
Jay Garner, Council Member



Mike Greene, Council Member

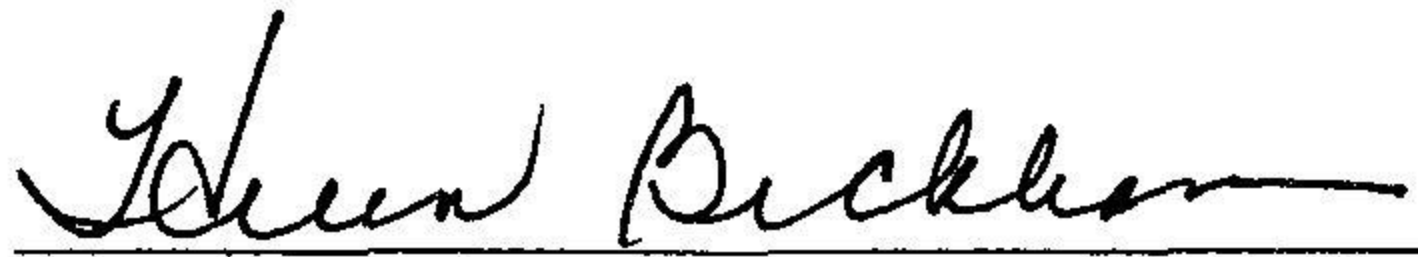


Damon Riggins, Council Member



George Ingram, Council Member

Attest:



City Clerk

A RESOLUTION TO ADOPT THE
*PIKE COUNTY AND CITIES OF CONCORD, MEANSVILLE, MOLENA, WILLIAMSON AND
ZEBULON COMPREHENSIVE PLAN PARTIALUPDATE*

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WHEREAS, on August 18, 2009, the Three Rivers Regional Commission issued its Report of Findings and concurred with DCA's recommendation as noted above; and

WHEREAS, the recommendations of the Department of Community Affairs and the Three Rivers Regional Commission have been addressed in the final *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update*.

NOW THEREFORE BE IT RESOLVED, the City of Williamson does hereby adopt the *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update*.

SO ADOPTED, this 1st day of OCTOBER, 2009.

The City of Williamson

P.O. Box 9
Williamson, Georgia 30292

"Cherish Our Past, Plan Our Future"

Steve Fry, Mayor
Benson Hilley, Council Member
Carol Berry, Council Member

Ryan Edge, Council Member
Eddie Lane, Council Member
Allen Crenshaw, Council Member

A RESOLUTION TO ADOPT THE PIKE COUNTY AND CITIES OF CONCORD, MEANSVILLE, MOLENA, WILLIAMSON AND ZEBULON COMPREHENSIVE PLAN PARTIAL UPDATE

WHEREAS, the recommendations of the Department of Community Affairs and the Three Rivers Regional Commission have been addressed in the final *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update*.

NOW, THEREFORE BE IT RESOLVED, the City of Williamson does hereby adopt the *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update*.

SO ADOPTED, this 1st day of October, 2009.



Steve Fry, Mayor
City of Williamson

Attest:



Clara A. Yeoman, City Clerk
City of Williamson

A RESOLUTION TO ADOPT THE
*PIKE COUNTY AND CITIES OF CONCORD, MEANSVILLE, MOLENA, WILLIAMSON AND
ZEBULON COMPREHENSIVE PLAN PARTIAL UPDATE*

WHEREAS, Pike County together with the cities of Concord, Meansville, Molena, Williamson and Zebulon prepared and adopted a Multi-jurisdictional Comprehensive Plan under the 2004 Minimum Planning Standards of the Georgia Department of Community Affairs (DCA); and

WHEREAS, Pike County together with the cities of Concord, Meansville, Molena, Williamson and Zebulon prepared a Partial Update to the Multi-jurisdictional Comprehensive Plan, according to *Requirements for a Partial Update to the Local Government Comprehensive Plan March 2007*, as promulgated by the Georgia Department of Community Affairs, Office of Planning and Quality Growth; and

WHEREAS, on July 2, 2009, the *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update* was submitted to the Three Rivers Regional Commission (formerly McIntosh Trail Regional Development Center) for review and approval; and

WHEREAS, on July 13, 2009, the Three Rivers Regional Commission determined that the 2009 Partial Comprehensive Plan Update met the standards for completeness and advised that the partial update would be forwarded electronically to the Georgia Department of Community Affairs for review and approval; and

WHEREAS, on July 29, 2009, the Georgia Department of Community Affairs found that the *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update* adequately addresses the Local Planning Requirements and recommended that each item in each of the Short Term Work Programs be reviewed and revised as necessary to identify a specific activity; and

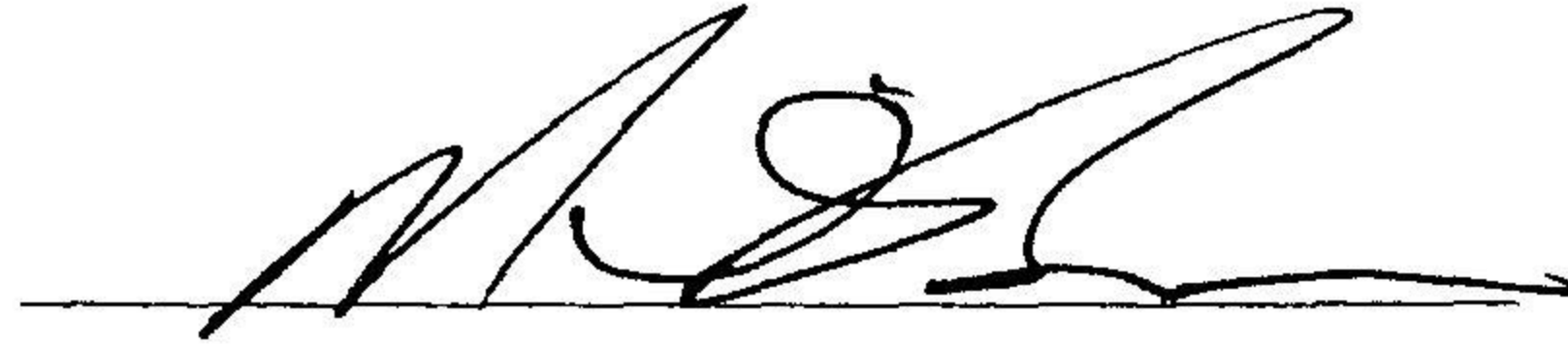
WHEREAS, on August 18, 2009, the Three Rivers Regional Commission issued its Report of Findings and concurred with DCA's recommendation as noted above; and

WHEREAS, the recommendations of the Department of Community Affairs and the Three Rivers Regional Commission have been addressed in the final *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update*.

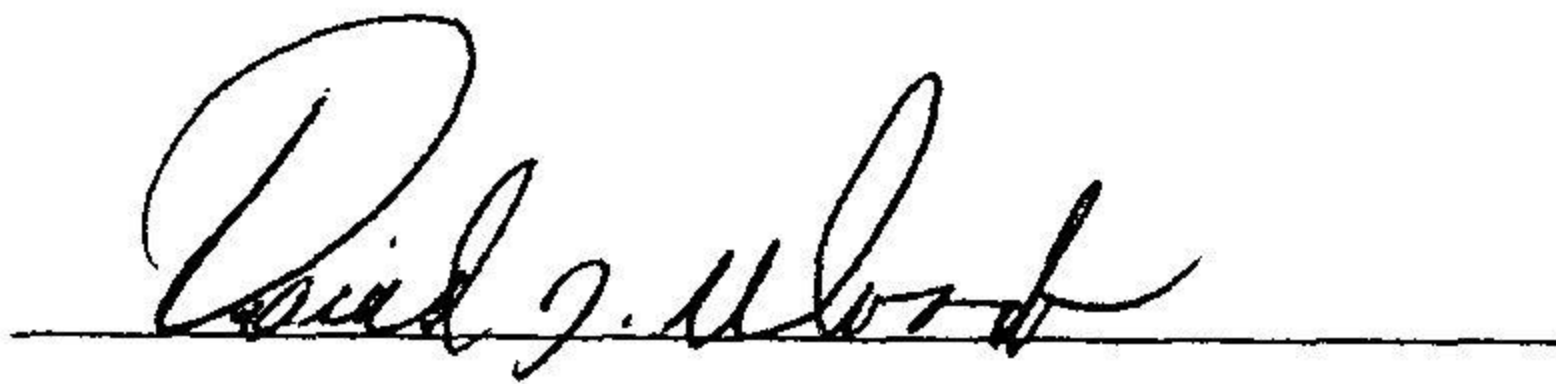
NOW THEREFORE BE IT RESOLVED, the City of Zebulon does hereby adopt the *Pike County and Cities of Concord, Meansville, Molena, Williamson and Zebulon Comprehensive Plan Partial Update*.

SO ADOPTED, this 29th day of September, 2009.

A RESOLUTION TO ADOPT THE
PIKE COUNTY AND CITIES OF CONCORD, MEANSVILLE, MOLENA, WILLIAMSON AND
ZEBULON COMPREHENSIVE PLAN PARTIALUPDATE



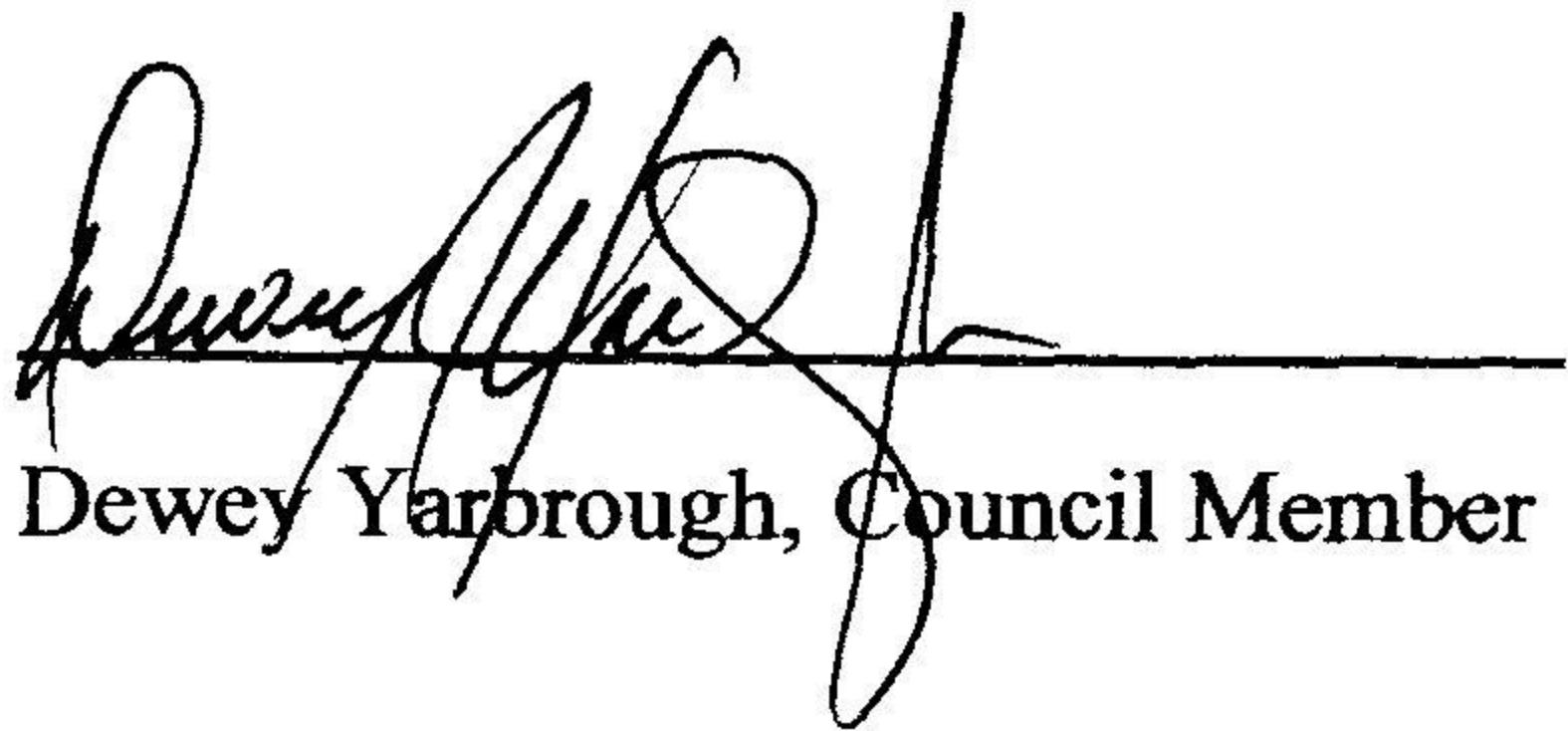
Mike Beres, Mayor
City of Zebulon



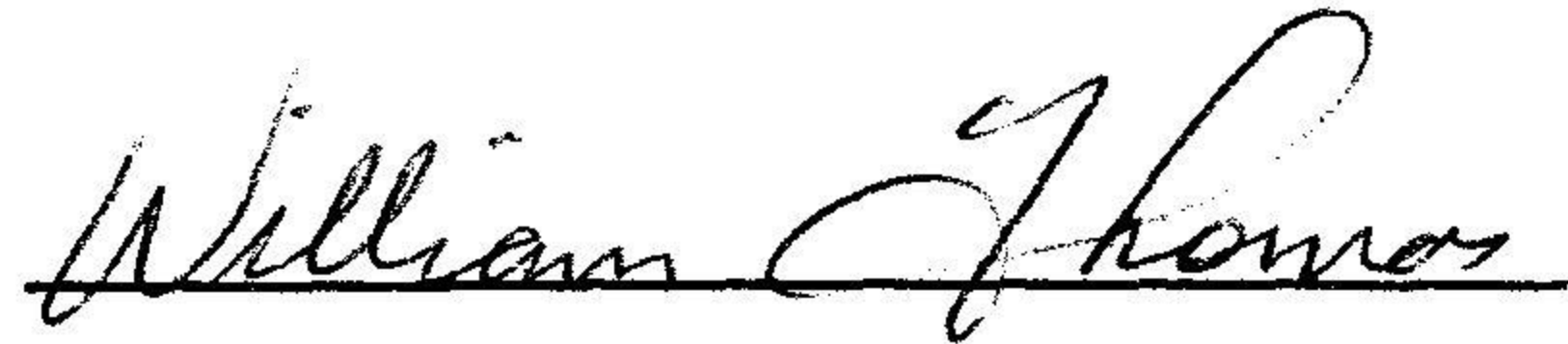
David Woods, Council Member



Harry Rawlins, Council Member

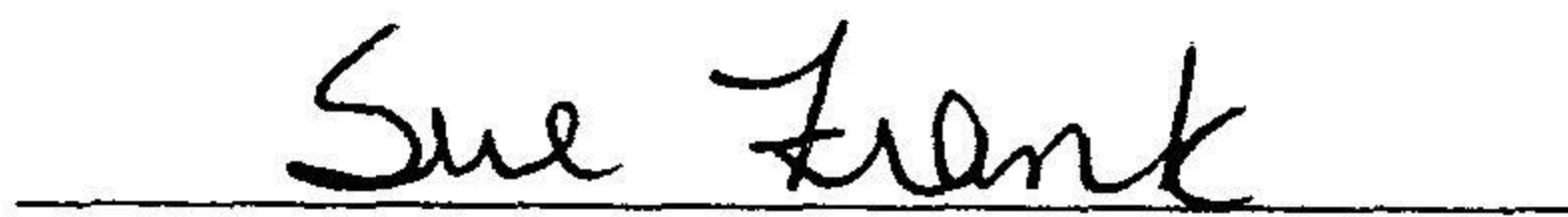


Dewey Yarbrough, Council Member



William Thomas, Council Member

Attest:



City Clerk