

Appendix G(1)

Growth Management Concept

Teams

	Land Use, Zoning, and Development	Economic Development and Infrastructure	Historic Preservation	Greenspace
Countywide				Greenbelt to separate land classifications
North County	US 19 corridor	Emphasis		
South County	Hillside development			Scenic corridors
Towns and Nodes		Emphasis	Emphasis	

Economic Development Strategies

Nursery was in operation but couldn't get help, so it closed. Labor shortage.
 Continue agricultural operations: encourage preferential tax assessment.
 Antique mall for Concord's downtown/ downtown revitalization generally.
 Scenic byway designations to bring people into the county.
 Golf courses.
 Industrial development.
 Retail threshold analysis.
 Outdoor recreation Flint River.

Population Levels Required to Support Selected Commercial Activities.

Commercial Activity	Threshold (per population)
Corner store	1 per 500
Convenience grocery	1 per 2,000
Delicatessen and bakery	1 per 3,000
Drug store	1 per 3,000
Beauty parlor	1 per 3,000
Service station	1 per 5,000
Bank office	1 per 5,000
Hardware store	1 per 5,000
Barber shop	1 per 5,000
Supermarket	1 per 10,000

Source: DeChiara, Joseph, Julius Panero, and Martin Zelnick. 1995. Time-Saver Standards for Housing and Residential Development. 2nd Edition. New York: McGraw-Hill, Inc.

Pike County Growth Management, Zoning, & Development

Land Needs

(McIntosh Trail Spatial Analysis 1998)

- Residential = approximately 2,458 acres of residential; (492 urban and 1475 acres suburban).
- Commercial = 19 acres suburban and 58 urban.

This development can be easily accommodated within existing municipalities and areas with existing or future water supply.

Land Classification

(five categories: this is a modification of the McIntosh Trail Spatial Analysis (1998) categories): The entire county is mapped to fit within one of these classifications.

- **Conservation.**
- **Agricultural**
- **Rural Residential** (one unit per two acres).
- **Suburban** (approximately one unit per acre).
- **Urban** (municipalities and activity centers).

	Conservation	Agricultural	Rural Residential	Suburban	Urban
Public water service	No	No	No	Yes	Yes
Sanitary sewer service	No	No	No	No	Yes
Agricultural use	Yes	Yes	Yes	Yes	No
Residential land use allowed	No	Restricted	Yes	Yes	Yes
Density	1 per 5 acres	1 per 10 acres	1 per 2 acres	1 per acre	2-20 per acre
Conservation use assessment	Yes	Yes	No	No	No
Transfer of development rights	Sending	Sending	-----	Receiving	Receiving
Purchase of development rights	Yes	Yes	No	No	No
U.S. Hwy. 19 Development corridor	No	Yes	No	Yes	Yes
Scenic corridor	Maybe	Yes	Yes	No	No
Downtown specific plans/infill	No	No	No	No	Yes
Greenbelts	Yes	Yes	Yes	Yes	Yes
Environmental impact statement	Yes	No	Maybe	No	No
Conservation/cluster subdivisions	No	Restricted	Yes	Yes	Yes
Pine Mountain Ridgeline Protection	Yes	Restricted	No	No	No

The **conservation** area consists primarily of flood plains, wetlands and other sensitive areas (not to be developed).

The **agricultural** classification is reserved almost exclusively for agricultural and forestry uses. It is not appropriate for large-scale or even minor (exemption) subdivisions. Some two-acre lots exist in the agricultural classification but new subdivisions are restricted.

The **rural residential** land classification is assigned to areas that have already been subdivided at a density of one unit per two acres. The map is highly generalized and does not encompass all two acre lots in the county.

The **suburban** land classification corresponds primarily to the northeast portion of Pike County, where development pressures are greatest (due to suburban subdivisions occurring just across the border in Spalding County).

The **urban** classification corresponds primarily with the city limits of Pike County's municipalities. Each city is considered a "node" of development. An additional node, which is centered on the commercial area in Spalding County just north of the Pike County line, also includes property in the northeast corner of Pike County. Therefore, urban uses can also occur within the two (U.S. Hwy. 19 and U.S. Hwy. 41) corridor overlay districts within the designated node.

Overlay Districts

- **U.S. 19 corridor.** This overlay district encompasses all properties fronting or near U.S. Highway 19 north of Zebulon to the county line. Development within the corridor should be subject to guidelines and regulations with regard to access, building orientation, landscaping, parking, and building materials, among other things. Commercial development should occur only within the nodes (Zebulon and near the commercial area just across the county line in the northeast corner of the county). Outside nodes, the corridor should maintain a rural character.
- **U.S. 41 corridor.** This overlay district includes properties fronting U.S. Highway 41 in Pike County. Development within the corridor should be subject to guidelines and regulations with regard to access, building orientation, landscaping, parking, and building materials, among other things. Commercial and industrial development is generally appropriate within the corridor.
- **Scenic corridor.** This is a designation along selected rural highway corridors and is intended to preserve the pastoral views of farming and the rural landscape in Pike County. Development within a scenic corridor should be consistent with guidelines and regulations that protect and enhance views of the scenic landscape from the road.
- **Pine Mountain ridgeline protection.** This area includes the ridgeline where slopes may be difficult to develop and where subdivision development would be highly visible in the community. Unregulated development would impair the scenic vista of the ridgeline. Within this area, a special set of regulations should be employed that ensure safe and aesthetically appropriate building and development practices.
- 2020 plan suggests transferable development rights (TDR).
- Agricultural preservation through tax incentives and other techniques.

Overall Recommendations, Zoning

- **Modify Two-acre Zoning.** Pike County's residential districts vary based on the size of the housing unit (square feet) but not the size of the lot. Virtually all residential districts establish a minimum lot size of two acres. Current county policy allows for subdivisions to be built in A-R and other zoning districts without rezoning. Lot and houses are served only by on-site wells and on-site septic systems. This policy has resulted in a scattering of residential subdivisions across the rural landscape, inconsistent with stated objectives of preserving a rural quality of life.

- **Allow one-acre lots in suburban classifications.** In areas served by public water, the minimum lot size should be reduced to one-acre. Actually, state health requirements allow lot sizes smaller than one acre when served by public water but not sanitary sewer.
- **Establish a much larger minimum lot size for the agricultural classification.** Pike County needs to further restrict residential development in agricultural and forestry areas if it wants to protect them for viable farming and forestry operations and preserve an overall rural quality of life in the county. Pike 2020 recommends that the county implement a five-acre minimum Agricultural-Forestry (AF) district that does not allow residential subdivision development (Pike 2020 Project Report). This is a good idea but the five-acre lot size may not be sufficient to avoid further scattered residential development in the countryside. Ten acres is generally considered to be the minimum lot size needed to provide viable farming and forestry operations and to avoid scattered residences in agricultural areas. The resource team recommends that the ten-acre minimum apply to the agricultural land classification (see map). Some exceptions for this ten-acre minimum could be made. For example, some communities make an exception for “intra-family land transfers” in order to allow large property owners the opportunity to subdivide one- or two-acre lots to their sons and daughters. Such an exception should be limited to five lots or less.
- **If residential development is allowed in the agricultural district (minor exceptions are recommended), it should be rural cluster or conservation subdivision design.** Pike County should restrict residential subdivisions in the agricultural classification but if minor exceptions are made, they should be required to follow a rural cluster zoning or conservation subdivision design.
- **Municipalities need to be sure that city zoning ordinances accommodate development.** City zoning ordinances may preclude the types of downtown development envisioned by the resource team in Williamson and Concord.
- **The zoning text and map should be revised to include the four recommended overlay districts.**
- **Use DCA’s model ordinances as needed.** There are several modules in DCA’s Model Land Use Management Code that should be considered for adoption by Pike County, including: subdivisions and land development (Section 2-2), improvement requirements (Section 2-3), hillside development (Section 2-7 draft), rural clustering for any subdivisions allowed in the agricultural classification (Section 4-7), and selected portions of design guidelines (Section 5-3) for the highway and scenic corridor overlay districts. Municipalities might consider using the specific development plan module (Section 5-1) to guide development in the downtown, and the historic preservation (Section 5-4) module to establish historic preservation districts.
- **Adopt a conservation subdivision ordinance.** Reinitiate the conservation subdivision ordinance that was prepared but tabled. Although the resource team has not reviewed the ordinance, Pike County should strongly consider adopting some form of conservation subdivision development.

Documents Reviewed

McIntosh Trail Regional Development Center. September 1998. Pike County Land Use Study. Barnesville: McIntosh Trail RDC.

Pike County Commission. Pike 2020 Project Report: Goals and Recommendations for the Future. Zebulon: Pike County Commission.

Pike County Zoning Ordinance.

Pike County Subdivision Regulations.

Appendix G(2)

Economic Development Strategy

Introduction

Everything we talk about tonight is economic development within the context of what you told us you wanted here in Pike County -

- Preserve the Rural Character
- Cherish a Small Town/Rural Area Way of Life
- Allow for Quality Growth and Reasonable Development of Private Property
- Increase Retail Opportunities in the County
- Develop Jobs Base that Respects the Natural, Rural and Small Town Environments/Quality of Life

Many of the specific topics we cover tonight as a team some folks might think are fluff, but this kind of strategic, holistic planning is essential for the successful development of your Town Centers and for successful Industrial Development.

- Historic Preservation
- Arts and Culture
- Greenspace Development and Enhancements
- Tourism
- Design
- Marketing & Promotion

All build the foundation for successful economic development!

- One other key point - Demolition is not economic development any more.
- ***Local decision making and local control and implementation is in your hands.***

Our job is to be honest and give you our best recommendations to help you reach your goals.

Economic Development Opportunities

We saw lots of opportunities! But there are scary things at the gate...unplanned, unmanaged growth and the Sprawlding of Pike County. It is totally unnecessary that that happen. The resources and development opportunities already exist in Pike county that, woven together into a comprehensive strategy, will allow Pike Co. folks to realize their vision.

We looked at the many resources that each community has to distill what makes Pike Co., and each community, unique. The areas we focused on were:

- Historic & Cultural Resources
- Greenspace and Natural Resources
- Proximity to development
- Emerging Development Patterns
- New and/or renewing neighborhoods, businesses and other forms of economic activity

We propose to capitalize on the strengths of each community, so that every community has the chance to prosper in its own unique way.

Overarching Recommendation

We recommend that Economic Development activity, specifically retail and service business development, be concentrated around existing town centers which are, and have been, centers of community life in Pike County for over a century.

Remember what Jerry said about the projected need for commercial space? We feel that this need can be more than adequately addressed by the concentration of commercial development, with the added benefit of allowing for the preservation of the rural character that folks have said over and over again they do not want to lose.

All of your town centers have a unique niche within the county, which together will weave a strong and vibrant economic base for the entire county. Within this context, we propose the following:

Development Strategies

Concord

- Local cultural history
- Antiques, arts, crafts
- Concentration of historic buildings

Meansville

- Concentration of historic commercial buildings (Few buildings but what is there is good)
- Folk art enclave- home of nationally renowned folk potter
- Significant stock of historic residential architecture

Molena

- Concentration of historic buildings- 1 property owner with dedication
- Eco-tourism- Outdoor sports potential because of proximity to Flint River
- Local history mini-museum
- Gateway/Visitor information center
- Antiques

Williamson

- Re-built traditional town center at the crossroads to serve housing boom spillover from Spalding
- Commercial development to serve growing residential market in northern Pike
- Significant stock of historic residential architecture

US 19 at the county line- “East Williamson” (*we needed to give it a real name!*)

- Potential future commercial node, again from Spalding County spillover
- Here Pike County must embrace and manage the development that is happening here

Specific Economic Development Projects

Specifically—We saw clear and doable opportunities in each Town Center for projects that will enhance their economic development potential and, in most cases, do so by building on existing infrastructure.

Concord

- Concord Community Activity Area and exhibit hall - the white, wooden structure at the back, as an exhibit space with an outdoor stage/deck (like Flowery Branch Depot)
- Redeveloped Cotton Warehouse - Sonny Story Community Center pavilion and open air market
- Redeveloped Strickland Building - 40,000 square feet of antiques mall and arts incubator

Meansville

- Conversion of abandoned gas station into facility to celebrate tradition of local potters, other arts & crafts
- Adjacent Old Wooden Store converted to arts-related space
- Space in City Hall (historic depot) for exhibiting local potters' work/other local arts & crafts

Molena

- Linear park and walking trail along GA 18 through town
- Development of local mini-museum and welcome center
- Market Flint River access to canoe/kayak enthusiasts
- Encourage eco-tourism with recruitment of outdoor outfitter
- Work with Meriweather County to improve river landing at GA 18 (may be County activity)
- Support and assist the private work underway to preserve the town's architectural heritage

Williamson

- Develop a comprehensive new town center development plan for commercial and residential growth that builds on the existing building stock in scale and materials
- Enhance existing commercial/Town Center uses such as the Bank, Country Store BBQ, Oliver Twist Antiques and the Post Office Branch
- Preserve and Enhance Veterans' Park
- Develop a plan for residential growth around the existing community infrastructure that values the existing housing, both in terms of materials, design and density
- Acknowledge that Spalding County growth is close and getting closer
- Embrace the opportunity to establish here what you want that part of County to be

Zebulon

- Concentrate the development back toward the city center (In fill vacant properties, bring current uses up to the street in a traditional town center design circa 1885-1920's)
- Inventory vacant lots for infill construction around Square
- Develop a more defined entryway where US 19 splits north and south of town
- Undertake corridor development plan

- Develop design guidelines for new construction
- Keep county offices downtown at all costs, while finding off-square locations for county annex offices to free buildings up for retail uses
- Shore up and use 2 county-owned buildings for farmers' market with use of tennis courts also
- Maintain the historic rhythm of buildings around square and encourage commercial uses
- Encourage the rehabilitation of courthouse square building facades to historic appearance
- Redevelop the old elementary school for community uses such as a combination performing arts center and the City's Head Start facility- a big win-win for the entire community

How?

To do this will require a combination of public and private investment, some funding from outside sources, and no small measure of in-county entrepreneurship. Where the most successful revitalization efforts occur, local, self-help is the rule.

In addition, Pike County must develop a cutting edge Economic Development Model and an organizational framework that is visionary, practical, non-political and non-partisan. If you all pull this together you will have created an Economic Development Model that will lead the way in out state, even our nation!

Later in the session we will elaborate on the tools you will need to capitalize on the enormous opportunities we have outlined her tonight.

Organizational Framework

P.O.P – Pike’s Opportunity for Progress (See Chart)

- Umbrella Economic Development Organization (501©(3))
- Stakeholder Board: The Roundtable as per Camelot
 - City Governments (all Town Centers at the table)
 - County Government
 - Industrial Development Authority
 - Downtown Development Authority(ies)
 - County Development Authority
 - Utilities
 - Financial Institutions
 - Chamber of Commerce
 - Business and Community Leaders
 - Citizens

Leadership, vision and resource development – not program micro-management.

- CEO

Executive Director works in partnership with the Board Chair to manage the organization. An active and empowered CEO model.

- Program Areas (Incentive and Assistance Based – Local Govt’s and County are Regulatory)
 - Industrial Development
 - Retention
 - Expansion
 - Recruitment
 - Workforce Housing
 - Town Center Development (The Main Street-Better Home Town Model)
 - Organization
 - Promotion
 - Design
 - Economic Restructuring – Small Business Retention, Expansion and Recruitment
 - Housing (clustered around Town Centers)
 - Chamber of Commerce (County-wide, Town Center-based)
 - County-wide Image Development, Marketing and Promotion
 - Small Business/Retail Marketing and Promotion
 - Festival & Special Event Coordination
 - Tourism Development
 - Tourism Marketing and Promotion
 - Hospitality Planning and Development

- Staffing
 - Executive Director/CEO
 - Industrial Development Manager*
 - Town Center Development Manager*
 - Chamber Executive (Manager)*

*Report directly to the Executive Director/CEO

- Funding
 - Industrial Authority revenue committed to this POP through service contract
 - Chamber dues/revenues committed to this POP through service contract
 - DDA revenues committed to this POP through service contract
 - County Development Authority revenues committed to this POP through service contract
 - All Town Centers contribute to Town Center Management Program through POP via a service contract
 - Major businesses and leadership make direct donations to POP
 - Utilities make direct donations to POP
 - Local County-wide Community Foundation
 - Grant writing and fundraising

Financial and Development Incentives & Assistance (Direct and Indirect)

- Façade Grant program for each Town Center
- Design Assistance through DCA/GTHP/UGA
- DCA Downtown Development Revolving Loan Fund
- Georgia Cities Foundation (through GMA)
- Local Low Interest Fixed Asset Loan Program (See Bill Russell)
- Planning and Zoning Incentives (such as higher density allowances for Conservation Subdivisions)
- Business Development Assistance through SBDC, UGA
- Development Assistance through DCA's regional office

Next Steps

- Develop an umbrella economic development organization that is visionary, practical, non-political, non-partisan, public-private and inclusive of the many stakeholders in Pike County.
- Develop Financial and Planning & Zoning Incentives to encourage entrepreneurship and positive development including Design and Preservation Guidelines
- Gain approval for the Town Center development concept with each community.
- Undertake a Market Study to determine Commercial Development opportunities.
- Develop a Town Center design/development plan for Williamson.

Appendix G(3)

Economic Development Regarding Business Park

Observations

Park is beautiful – presents well, buffered well (surroundings compatible)

Evidence of community investment

- *general fund contribution
- *Employment of ED professional
- *involvement in joint development authority (partner with Tier 1 County)
- *business incentives/business friendly attitude
- *100% Freeport exemption
- *seeking outside professional assistance (GA Tech readiness assessment)

12,000 sf of multi-tenant space available

60 miles to Atlanta, Columbus & Macon

One hour from Atlanta airport

Business park land cost is high as compared to neighboring counties

At a disadvantage competitively regarding land costs, infrastructure and resources

No sewage at park

Limited water distribution and capacity

Transportation issues re: park and in general

No vision for the park

- *who are we trying to attract?
- *what are our resources?

Needs

Industrial zone buffers – ensure future compatibility

Create core ED sales TEAM

- *people who represent some resource/add value to the team
- *build broad based team with depth

ED leadership training

- *diversity and not the usual suspects
- *youth leadership

Business park vision

Opportunities

Investigate Ag/horse opportunities (possibly niche for business park)

Agribusiness center

*horse shows

Build and strengthen relations with technical colleges/Gordon College

Entrepreneurial development

Market Southern Terry building

Conduct BREP (Business Retention and Expansion Process) through DCA

Recommendations

Lower asking Business Park land costs

Additional \$ for IDA

Long term commitment to ED program

Conduct mock prospect visit

Create a sales team

Improve water and sewage infrastructure to park

Target industries you can accommodate today

Appendix G(4)

Preserving Rural Character - Culture and Heritage

Pike County is very fortunate to have a wealth of cultural and historic resources. Within the county borders, the county can boast of nationally known Meansville potter Marie Rogers. Regionally known woodcarvers, a well-known taxidermist, community festivals and the Tour de Pike are woven in to the cultural landscape. These activities are strengthening and preserving the identity of Pike County and reinforcing its character.

Defining the character of a community is as much about talking about “who” the residents are (current and historic) as it is about defining the type of landscape and living environment. The farm family imprint, the African-American cultural traditions, the “caboose club”, the pilot’s corridor among many other cultural traditions that inform the next generation and new residents to Pike County.

One resident described Pike County as “ the light under the bush”. Promoting the character of the community does include creating a platform from which to clearly define to others (tourism and new residents) what is important about that community. Through culture and heritage development vehicles can be developed to assist in sharing that platform and in creating the type of community which will emerge in the next decade.

Recent studies show that the young educated workforce is more likely to choose to live in an environment that is culturally active and values cultural activities, even if it means taking lower wages, over living in an environment which is culturally nebulous. This workforce will also have increasing opportunities to telecommute as rural communities increase their technological capabilities.

Georgia has several rural communities that use cultural activities as economic development and tourism vehicles. Among them include Tifton, Franklin, Moultrie and Colquitt. Members of these communities are eager to share their stories with you.

Observations

Defining a rural character includes several key components. Among them include:

- a. small groups or “communities of history” (decades or centuries)
- b. acknowledgement , support and celebration of culture-bearers (those who share with the community the heritage values)
- c. civic and cultural institutions or activities
- d. school contributions to cultural education
- e. history and traditions of spiritual institutions
- f. designated spaces (indoors or outdoors) for public cultural events and activities

Communities of History - Pike County has numerous communities of history. The “caboose club” and those members of pilot’s corridor are as critical to the fabric of the community as traditional groups. The African American community is extremely rich in Pike County with Martin Luther King, Jr. and Emancipation Day parades, civil rights history, existing segregated-era school buildings, agricultural contributions and strong food-related history. As one community member said “fried chicken, our food”. The African American community has small communities of history throughout the county such as Near and the Hill Top community. Each of the towns has small informal booster or support groups.

Acknowledgement and Celebration of Culture Bearers – Pike County is able to support a bluegrass music community through the Opry and the Music Barn. A quilter's guild, woodcarvers network, North Runner Taxidermy are among the quality traditional arts resources available. There are fine artists in the county. These visual artists are teaching after school classes and painting murals to support themselves in addition to selling their work. Festivals exist such as Concord's Block Party. There isn't an on-going way to honor or celebrate the work of a particular artist or group of artists. There are a minimal amount of heritage events.

Civic and Cultural Institutions or Activities Pike County has an active civic life with clearly identified Kiwanis, Lions, Rotary, Masons, United Men of Pike and Garden Clubs. Concord is the home of one of the oldest Garden Clubs in Georgia and additional garden clubs have been established to help facilitate the use of foundation funds. The Lions have been working to collect artifacts. The public library houses limited genealogical materials. There is a historical society. The senior center has cultural activities. Pike's Pathways to Pride existed to support and promote wildflower presentation.

The Pike Arts Council has a strong history of providing activities to the community. The Council has produced large events using the Strickland building and utilized other spaces including schools. The Council is struggling (as are all arts councils) with increasing and diversifying participation.

School Contributions to Cultural Education - The schools have a history of presenting artist in residence programs, although not recently. The high school produces plays and musical events that are student-based and attract the local community. The schools have not been used to promote cultural activities through the distribution of information or as a promoter of outside events. The school facilities have hosted limited access for touring arts groups or cultural activities promoted by the Pike County Arts Council. On-going afterschool and summer arts and cultural activities for children K-12 are not in place.

History and Traditions of Spiritual Institutions - Pike County has numerous spiritual institutions. Each has congregational history and a set of traditional arts activities (ex. Sunday pot-luck lunch, Deaconess Day, etc.) There is a set of "communities of history" attached closely to spiritual institutions – those rooted in the past and documented by the rich and diverse cemeteries that dot the landscape.

Designated Spaces for Public Cultural Events and Activities – Pike County's Courthouse grounds are used for limited activities. Parades use the downtown Zebulon area. The schools have an auditorium. The areas adjacent to the walking trails (former railroad tracks) are used for festivals. There is an open-air farm market site in Zebulon.

Recommendations

The County needs to create a support structure to enable these resources to be shared with new county residents as well as to create promotion for tourism and economic development purposes. This structure can be created by:

Surveying the cultural traditions unique to Pike County, using the expertise of a folklorist.

A folklorist could document:

- Foodways at community social events and survey the farmers market
- Oral histories, farm histories, current developer histories (now will become the past)
- Document the uniqueness of history and traditions of spiritual institutions. (ex. spiritual music)
- Southern gardens (possible tours) and multigenerational family farms
- Music – Opry and Music Barn

Once a survey is complete, consider creating a master-apprentice program where high school students can learn traditional arts and cultural practices from “masters” in the community and thereby strengthening cottage industry activities. Develop a venue to begin regularly selling master and apprentice goods or for the performing arts (fiddler, banjo, etc.) work with commercial venues to support emerging artists.

Funding for this may be sought from the Georgia Council for the Arts and the Georgia Humanities Council.

Surveying and prioritizing the key activities in the community, using the expertise of an oral historian and the assistance of interns.

This could include:

- Documenting the pilot’s community.
- Documenting the civic organizations.
- Documenting the cemeteries and perhaps creating and promoting a historic cemetery trail.
- Surveying and documenting the history and cultural activities of the African American community.
- Documenting the experiences of diverse communities and individuals with the Strickland building.
- Help support and strength the current work being done by the Historical Society.

Georgia’s colleges and universities, the Georgia Humanities Council and various other state resources are available to assist you.

Continuing active support of the collection of artifacts from all parts of the community for the development of a Pike County Museum

This could:

- Create a body of knowledge to share locally as the county continues to receive new residents.
- Honor the contributions and acknowledge the diversity of the entire community.
- Be developed in a way the Quality Core Curriculum standards could be implemented and thereby become an asset to the schools.
- Bring multi-generational groups together through photograph identification festivals.

Applying for an artist in residence for the county.

An artist in residence could:

- Interpret feelings about the rural character of the community.
- Develop multigenerational projects to share those histories .

Applying for an arts education development grant

This could:

- Bring in an artist in residence for a short period of time to help determine what types of in-school and afterschool programs could be created.
- Bring in a consultant to help develop the resources to sustain such programming
- Set the stage to create a 3-5 year county-wide arts education plan which could include school, community and tourist-based activities.

Using the Grassroots Arts Program (GAP) to pilot or strengthen activities

Each of the 159 states has a small amount of funds set aside through regional regranting organizations to specifically use for the development and piloting of arts and cultural activities. The contact for Pike County is Dot Bass (706) 665-2535.

Applying for Technical Assistance support to bring in a consultant to work on cultural communications and marketing (promoting cultural activities both within the county and to an external tourism market.)

This consultant could:

- Look to see what cultural activities may be appropriate to share in tourism
- Suggest niche and non-traditional marketing for county residents
- Suggest a promotional structure for tourism
- Look at the possibility of developing cross town councils (such as a Garden Council, a church women's council, festivals council) as a formal communication and planning network

Setting aside or creating a limited number of public and community access spaces which promote interaction.

Considering the cultural effects of planning and development by continually asking:

What existing structures should be preserved?

Which of those structures should remain private and which are suitable for commercial development?

Are there public communal spaces both outdoors and indoors for people to come together?

Can existing buildings be used or community spaces be attached to emerging public buildings?

Are there spaces where children can come together with adults outside of school and church?

Do the festivals and Tour de Pike have the infrastructures they need (covered spaces, electricity, band shell, speaker's podium, etc.)?

Can public parks be created with promote the themes embodied in our community?
(Pilot's Park, Heritage Park, History Park)

Does the placement of the housing in new developments reinforce a sense of community and lead to community interaction and dialogue?

Designating specific facilities, perhaps historically used for community interaction, as performing arts and visual arts spaces.

This could assist in the designation of resources to these activities.

Beginning to site pieces of public art that encapsulate the values of the community

The use of public art could be used to focus community attention on rural character.

- Examples: Mule and tenant farmer in Houston County
- Tifton Downtown, bringing the rural county side in via a publicly created mural
- Colquitt Downtown, murals depicting agricultural history

Appendix G(5)

Historic Preservation

Historic Resource Assessment

Pike County has a rich history and innumerable historic resources; there are also many dedicated citizens who have made a commitment to keeping that history alive through restoring Pike's historic resources. However, there has never been a formal historic resource survey of the county. Also, only two properties are listed on the National Register of Historic Places, including the Pike County Courthouse and the R.F. Strickland Company in Concord. These two represent only a minute fraction of what exists in the area. Pike County has a historic preservation ordinance, but has not established a preservation commission. Therefore, there is no substantial protection for historic properties within the county.

A historic resource study of Pike County, including twenty-one buildings and structures, was completed by the McIntosh Trail Regional Development Center in 1979. An update of those records in July 2000 concluded that two of the buildings no longer existed, including the Wells House and the Old Williams Mill. Also, three structures were not found, including the Means-Holloway House, the Mangham House, and the Brown-Chandler House. Those five constitute roughly 25% of the original twenty-one listed in the McIntosh Trail RDC study, which is the only available study of the long-term effects of having no preservation protection at the local level. The buildings included in the McIntosh Trail study barely scratch the surface of Pike County's historic resources. While the county has much to offer, there are no local methods of preservation protection currently employed within county limits. Pike County already has a preservation ordinance, which provides for the establishment of a preservation commission. This would be the best course of action to provide protection for Pike's historic sites. Historic buildings should be locally designated individually or within a district to offer the best protection. Also, buildings should be nominated to the National Register of Historic Places, which makes property owners eligible to apply for funding for restoration projects, and offers some protection against federally-funded projects that threaten historic resources.

Primarily, Pike County should conduct a formal historic resource survey throughout the county to identify buildings or structures that are historic. There has never been such a survey conducted in Pike County. Potential districts and individual buildings should be targeted for listing in the National Register and the Georgia Register of Historic Places. Pike County presently has no National Register historic districts, but there is the potential for several. Possible districts include Concord Street from Courthouse Square to Franklin Street in Zebulon, Highway 18 in Concord, and Hill Street in Concord. Also, there are farm complexes in Pike County with the same potential, such as the house and outbuildings at Harden and Glover Roads east of Zebulon. These properties and districts should be considered not only for the National Register, but also for local designation if Pike County establishes a preservation commission in the future.

In addition to identification of historic properties, surveys aid preservation and landuse planning, assist preservation efforts of Georgia's Certified Local Governments, expedite environmental review by governmental agencies, promote research of the state's history and architecture, and increase awareness of and interest in a community's historic buildings. Surveys are sponsored by local or regional organizations or governmental agencies under contract with the Historic Preservation Division (HPD), and may be conducted by both paid, trained surveyors and volunteers. Funding for surveys is available through the HPD. Priority for funding is given to surveys in areas lacking a survey or underrepresented in existing surveys; surveys in areas experiencing development pressure on historic resources; surveys with direct links to district or multiple property National

Register nominations, other preservation activities or to planning; and surveys that meet information needs, such as for historical contexts, thematic studies, environmental review, or tax activity.

Pike County adopted a preservation ordinance in 1994, which is a substantial and positive action. The next step is to appoint a design review board (much like a planning commission) and adopt a set of design guidelines. Historic districts and individual properties may be locally designated under the ordinance, which will make them subject to the newly adopted design guidelines. Before major changes (including demolition) are made to structures located within the historic district, or before new construction may be built within the district, the property owner must appear before the design review board to receive a Certificate of Appropriateness (formal approval). The board makes decisions based on the design guidelines, a list of rules ensuring that such activities will be compatible with existing buildings in the district. The historic preservation commission staff works with property owners to produce appropriate plans. The design guidelines and the Certificate of Appropriateness process are not meant to intimidate property owners or limit their activity; rather, they serve as an effective tool by which communities can ensure the future integrity of historic districts and historic resources. This process ensures that future construction or alterations will be compatible with the existing fabric of the district, so that the whole serves as a cohesive unit. This process has been hugely successful in many Georgia towns and counties.

Any city, town, or county that has enacted a historic preservation ordinance, enforces that ordinance through a local preservation commission, and has met the requirements outlined in the *Procedures for Georgia's Certified Local Government Program* is eligible to become a CLG. Local governments must meet five broad standards in order to become a CLG:

- Enforce appropriate state or local legislation for the designation and protection of historic properties.
- Establish an adequate and qualified historic preservation review commission by state or local legislation. A preservation review commission is a locally appointed board that reviews design changes in designated historic districts in order to maintain the district's special and irreplaceable qualities.
- Maintain a system for survey and inventory of historic properties that furthers the purpose of the National Historic Preservation Act.
- Provide for adequate public participation in the local historic preservation program, including the process for recommending properties for nomination to the National Register of Historic Places. A local government must encourage the public's participation in its preservation efforts by having meetings that are open to all local residents, by sponsoring community-wide information and education activities and by encouraging National Register nominations.
- Satisfactorily perform the responsibilities delegated to it under the National Historic Preservation Act. The HPD works closely with a CLG to help it meet local needs and interests and to fully participate in the CLG program.
-

The benefits associated with becoming a CLG include: eligibility for application for federal historic preservation grant funds available only to CLGs; direct participation in the National Register of Historic Places program by reviewing local nominations prior to their consideration by the Georgia National Register Review Board; opportunities for technical assistance training sessions, information material, statewide meetings, workshops, and conferences; and increased communication and coordination among local, state, and federal preservation activities, as well as with other CLGs. Pike County should take advantage of the Certified Local Government program.

In December of 1998, a Joint Study Committee on Historic Preservation reported that "Historic preservation is a proven economic strategy for Georgia's communities interested in creating jobs, attracting

investors and visitors, revitalizing their downtowns, and providing affordable housing. . . . According to Donald Rypkema, author of *The Economics of Preservation*, 'Nationwide, \$1 million spent in rehabilitating older buildings creates 39 more jobs – 20 in the construction industry and 19 elsewhere in the economy. This is 2.2 more jobs than the same amount spent in new construction.' Rehabilitation of existing historic building stock has also been shown to cost less than new construction. The measures of a successful preservation and economic development strategy are revitalized downtown areas, rehabilitated historic neighborhoods, heritage museums, and tourist destinations that accurately and fully interpret Georgia history and pre-history, and new development that complements existing investments. Many areas in Georgia are prospering and growing. The cost of roads, schools, public utilities, and other public and private services are substantially higher in new growth areas. Historic preservation is a cost effective economic development strategy that reuses infrastructure investment which then results in more sustainable communities in Georgia.”

This report provides solid support for rehabilitation and adaptive use of historic buildings. Pike County would benefit from adaptive use projects. Typically, small businesses can start up with fewer costs if they are located in historic buildings, because new construction costs can be so high. This fosters a larger and more diverse group of businesses that will attract a larger number of customers and visitors to the area, consequently spending more money.

The Main Street Program and the Georgia Better Hometown Program are invaluable for local governments interested in downtown revitalization. To be eligible for the Main Street program, towns must have a population of 5,000 to 50,000. To be eligible for the Georgia Better Hometown program, towns must have a population of 1,000 to 5,000. The city of Zebulon would be a good candidate for the Georgia Better Hometown program. The application includes the following:

- Establish a task force and coordinator,
- Formal written application,
- Must be signed by Mayor and endorsed by community and county leaders,
- Must have a “downtown area,” and
- Encouraged to form a Downtown Development Authority.

Although the program does not provide monetary support, each community receives three years of technical assistance, including streetscapes, façade improvement drawings, and the knowledge of individuals experienced in revitalization projects.

Pike County should consider seeking funding for preservation projects through grants and other sources, such as the Georgia Heritage 2000 Grant, which is available from the Historic Preservation Division. Historic properties owned by the county that are in need of rehabilitation could be eligible for funding from various sources; therefore, Pike County should explore such funding options when appropriate. Another option is the Special Purpose Local Option Sales Tax (SPLOST). Many communities use SPLOST funds to accomplish local preservation goals, such as the restoration of a county-owned historic building, or the improvement of the historic central business district streetscape.

Pike County should consider enacting a local marker program to identify its historic and significant properties. This would promote education and encourage tourism in the area. A local historic marker program could be funded by SPLOST, a local preservation organization, or through donations. Subsequently, Pike County could develop a driving or walking tour of its historic sites of interest to encourage travel within the area.

Heritage Education programs in Pike County schools would promote a local interest in the county's historic resources. Such programs properly take advantage of the historic resources within the county, and employ them as learning laboratories to teach students about historic preservation, historic buildings, architecture, archaeology, city planning, Georgia history, and a wide range of other topics. A long-term benefit of heritage education in Pike County schools is that children will mature into adults with respect for and an interest in the protection and preservation of historic resources. "Talking Walls," the Georgia Trust for Historic Preservation's Heritage Education Program, is an excellent source for materials. Director Ellen Ivy can be contacted for more information at (404) 881-9980.

Pike County must consider its historic resources when planning for its future. They constitute an integral part of the community, and need to be protected if they are to survive. If employed, the aforementioned methods of protection will ensure that Pike County's historic resources will be preserved for the future in the midst of the development that threatens them. Historic resources form the backbone of the community and contribute to the community's aesthetic beauty. In addition, such resources will benefit the county's economy by providing affordable housing and retail space for small businesses, and by creating jobs for restoration and rehabilitation work. Preservation is "good for business," and Pike County should consider these factors while planning for the future.

Recommendations

- Conduct a formal survey of the county to identify historic areas and assist in planning efforts. This has never been done in Pike County. Surveying serves as the basis for all preservation activities and is necessary.
- Pike County adopted a preservation ordinance that was never enforced. Establish a preservation commission to provide local protection for historic resources.
- Adopt design guidelines to ensure compatibility among new and old construction.
- Eventually, the local government should join the Certified Local Government program.
- Zebulon should participate in the Better Hometown program.
- Enact a local marker program to identify historic buildings and increase tourism and education.
- Enact heritage education programs in local schools.

Why Preservation?

Pike County has a rich history and innumerable historic resources; there are also many dedicated citizens who have made a commitment to keeping that history alive through restoring Pike's historic resources. However, there has never been a formal historic resource program in the county.

Also, only two properties are listed in the National Register of Historic Places, including the Pike County Courthouse and the R.F. Strickland Company in Concord. These two represent only a minute fraction of what exists in the area. Pike County has a historic preservation ordinance that applies to the unincorporated areas of the county, but has not established a preservation commission. In addition, none of the cities within the county have adopted historic preservation ordinances. Therefore, there is no substantial protection for historic properties within the county.

Existing Historic & Cultural Resources

The existing cultural and historic resources in the county represent the following types of resources:

- African American resources
- Cultural Landscape resources
- Agricultural Resources
- Rural Resources
- Commercial and downtown resources
- Residential Property
- Cemeteries
- Archaeological sites

Recommendations

Comprehensive Survey of Historic Resources

Initially, Pike County should conduct a formal historic resource survey, such as the Georgia Historic Resource Survey maintained by the Historic Preservation Division, throughout the county to identify buildings or structures that are historic. There has never been such a survey conducted in Pike County. Potential districts and individual buildings should be targeted for listing in the National Register and the Georgia Register of Historic Places.

Public Awareness about Historic Preservation

The local historical society and other community groups should work to raise awareness about the county's historic resources.

One way to raise awareness about its history is a marker program. Marker programs, such as the one sponsored by the Georgia Historical Society, help to identify existing historic resources and sites and increase tourism and education. For more information on historic marker programs, contact the Georgia Historical Society.

Heritage Education

Heritage Education programs in Pike County schools would promote a local interest in the county's historic resources. Such programs properly take advantage of the historic resources within the county, and employ them

as learning laboratories to teach students about historic preservation, historic buildings, architecture, archaeology, city planning, Georgia history, and a wide range of other topics. A long-term benefit of heritage education in Pike County schools is that children will mature into adults with respect for and an interest in the protection and preservation of historic resources. "Talking Walls," the Georgia Trust for Historic Preservation's Heritage Education Program, is an excellent source for materials. Contact the Georgia Trust for Historic Preservation for more information at (404) 881-9980.

Historic Preservation Ordinance & Commission/CLG

Pike County adopted a preservation ordinance in 1994 but has never taken full advantage of the benefits of the ordinance. The county needs to establish a preservation commission to provide focus for preservation activities within the county and future local protection for historic resources. None of the cities within Pike County have adopted historic preservation ordinances, and future preservation plans should include local historic preservation programs in all of the municipalities within the county.

A local preservation ordinance gives the local government the power to appoint a preservation commission to identify and protect historic resources. Local historic preservation commissions can conduct design review or seek funding for historic preservation projects.

Any city, town, or county that has enacted a historic preservation ordinance, enforces that ordinance through a local preservation commission, and has met the requirements outlined in the *Procedures for Georgia's Certified Local Government Program* is eligible to become a CLG. Local governments must meet five broad standards in order to become a CLG:

- Enforce appropriate state or local legislation for the designation and protection of historic properties.
- Establish an adequate and qualified historic preservation review commission by state or local legislation. A preservation review commission is a locally appointed board that reviews design changes in designated historic districts in order to maintain the district's special and irreplaceable qualities.
- Maintain a system for survey and inventory of historic properties that furthers the purpose of the National Historic Preservation Act.
- Provide for adequate public participation in the local historic preservation program, including the process for recommending properties for nomination to the National Register of Historic Places. A local government must encourage the public's participation in its preservation efforts by having meetings that are open to all local residents, by sponsoring community-wide information and education activities and by encouraging National Register nominations.
- Satisfactorily perform the responsibilities delegated to it under the National Historic Preservation Act. The HPD works closely with a CLG to help it meet local needs and interests and to fully participate in the CLG program.

The benefits associated with becoming a CLG include: eligibility for application for federal historic preservation grant funds available only to CLGs; direct participation in the National Register of Historic Places program by reviewing local nominations prior to their consideration by the Georgia National Register Review Board; opportunities for technical assistance training sessions, information material, statewide meetings, workshops, and conferences; and increased communication and coordination among local, state, and federal preservation activities, as well as with other CLGs. Pike County should take advantage of the Certified Local Government program.

Design Guidelines

Historic Preservation and Architectural Review guidelines are an important component of any community's historic preservation program. Design guidelines are developed to assist in decisions regarding changes within designated local historic districts. They are intended to encourage orderly, creative and compatible development within these areas.

The objectives of these Design Guidelines are many:

1. By preserving the historic integrity of the historic districts, public and private investment is protected.
2. The Guidelines maintain the "sense of place" that distinguishes Pike County and its environment.
3. Sensitive, compatible and appropriate rehabilitation work and new development will be encouraged to contribute to an existing well-established architectural heritage.

Design Guidelines can be utilized by a community as a voluntary educational tool for property owners, as criteria in a local façade improvement program or as design standards when making regulatory decisions on property within local historic districts.

Comprehensive Design Guidelines need to include guidance on rehabilitation, additions, new construction, landscapes and signage.

- Rehabilitation work should be done in a manner that retains the greatest amount of historic material possible. Repair rather than replace architectural elements. If replacement is necessary, it should be done in kind.
- Additions and new construction should be designed to be compatible with existing historic buildings in the area.

Voluntary Strategies

Conservation Easements

A conservation/preservation easement is a voluntary mechanism that individual property members can use to permanently protect their property and to receive tangible tax benefits. Property owners can donate easements to non-profit organizations or to land trusts and then take an income deduction based on the value of the easement.

For more information on easements and land trusts (including a list of land trusts in Georgia), contact the Georgia Land Trust Service Center – (706) 546-7507.

National Register of Historic Places

The National Register of Historic Places is an important voluntary tool for raising awareness about community historic resources. The National Register is our nation's listing of historic places that are more than 50 years of age and possess architectural or historic integrity. More importantly, the National Register is a tool to recognize the historic importance of a resource and does not place any restrictions on the use or development of a property. The National Register on its own does not protect a property from demolition or inappropriate development.

Pike County presently has no National Register historic districts, there several potential districts throughout the county. Possible districts include:

- Downtown Zebulon, with particular emphasis on the residential neighborhoods near downtown.
- Downtown Concord, including residential sections to the north of Highway 18
- Downtown Molena, to include residential sections adjacent to downtown.

Also, there are farm complexes in Pike County with the National Register eligibility. These properties and districts should be considered not only for the National Register, but also for local designation if Pike County establishes a preservation commission in the future

Grants from the CLG program and Local Development Fund are available to pay for the preparation of National Register nominations. For more information on the National Register, contact the National Register Coordinator at the Historic Preservation Division at (404) 656-2840.

Centennial Farm Program

The Georgia Centennial Farm program recognizes family farms that are over 100 years old. The program does not affect use of the property; however, it encourages continued use of farm land and farm resources for agricultural use. For more information about the Centennial Farm program, contact the Historic Preservation Division at (404) 656-2840.

Barn Again!

The National Trust for Historic Preservation’s Barn Again! Program provides property owners with incentives for protecting their historic farm buildings, such as barns and silos. For more information on Barn Again!, contact the National Trust for Historic Preservation at www.nthp.org.

Resource Opportunities for Preservation Projects

PRESERVATION PROJECTS	RESOURCES
Historic Resource Surveys	<p><u>Historic Preservation Fund Grants: Survey and Planning Predevelopment and Development</u> Survey and Planning/Predevelopment and Development grants are awarded on an annual basis for projects, which will enhance historic preservation in local communities or throughout the state. All grants are awarded on a 60/40 matching basis.</p> <p>Historic Preservation Division Grants Coordinator (404) 651-5181 or 656-2840</p> <p><u>Local Development Fund (LDF)</u> The LDF is a state funded grant program that provides local governments with matching funds for community improvement projects.</p>

	<p>Eligible Applicants: Local Governments Eligible Activities: Downtown projects, parking facilities, historic preservation projects, tourism & marketing activities, recreation, community facilities, solid waste activities, activities implementing approved comprehensive plans & improvements to historic public buildings. Total Funding: Approximately \$650,000 per year Maximum per Project: \$10,000 for single community projects and \$20,000 for multi-community projects. Match Requirements: Dollar for dollar local matching funds required. Due Dates: October 1st and April 1st.</p> <p><u>Georgia Department of Community Affairs</u> 60 Executive Park South, N. E. Atlanta, Georgia 30329 www.dca.state.ga.us</p> <p>Cynthia Easley (404) 679-4789 ceasley@dca.state.ga.us</p>
National Register Nomination	<p>Local Development Fund (LDF)—DCA—(see above)</p> <p><u>The Certified Local Government Program: Preservation Through Local Planning</u> The CLG Program extends the federal and state preservation partnership to the local level. It enhances the local government role in preservation by strengthening a community’s preservation program and its link with the Historic Preservation Division.</p> <p>Office of Public Service and Outreach, University of Georgia Pratt Cassity, Director 325 South Lumpkin Street Athens, Georgia 30602-1861 (706) 542-4731</p>
Preservation Plans	<p>Local Development Fund (LDF)—DCA--(see above)</p> <p><u>The Certified Local Government Program: Preservation Through Local Planning—(see above)</u></p>
Design Guidelines	<p>Local Development Fund (LDF)—DCA—(see above)</p> <p>Quality Growth Grant Program The purpose of the Quality Growth Grant Program is to provide eligible recipients with state and financial assistance for the implementation of quality growth initiatives that</p>

	<p>are outside the typical scope of other grant or loan sources.</p> <p>Eligible Activities: Promote growth management concepts or discourage urban sprawl; preparation of local ordinances, regulations, or inter-governmental agreements promoting quality growth; public education; preserve community heritage; alternative/multi-modal transportation facilities; preservation of environmental resources; start-up for quality growth programs and physical development projects.</p> <p>Total Funding: Approximately per year</p> <p>Maximum per Project: Applications may be submitted for any amount between \$5,000 and \$40,000. The typical project is expected to be funded at \$25,000. Any application requesting more than \$25,000 must clearly demonstrate that the proposed project is a particularly innovative exceptional Quality Growth project.</p> <p>Match Requirements: No more than 50% of the total project cost can be paid with the Quality Growth Grant. Dollar for dollar local matching funds required.</p> <p>Due Dates: Two application due dates each year: November 15th and May 15th.</p> <p><u>Georgia Department of Community Affairs</u> 60 Executive Park South, N. E. Atlanta, Georgia 30329 www.dca.state.ga.us</p> <p>Julie Brown Quality Growth Administrator (404) 679-0614 jbrown@dca.state.ga.us</p>
Historic Marker Program	<p><u>Local Development Fund (LDF)—DCA—(see above)</u></p>
Heritage Education Program	<p><u>The Heritage Education Program</u> Our Heritage Education Program operates across Georgia. The Program trains teachers to use local historic resources as teaching tools. These resources include primary documents such as diaries, census records, maps, and photographs, along with oral histories, newspapers, and historic sites.</p> <p>The Georgia Trust's Heritage Education Program works toward:</p> <ul style="list-style-type: none"> • Students connecting with and appreciating their communities' local historic resources, so that they will develop a sense of place and a sense of

	<p>stewardship</p> <ul style="list-style-type: none"> • Students appreciating the historic sites, structures, artifacts, and documents that give insight into their communities' histories and development • Students understanding the origins of their communities, how they evolved, what influenced their evolution, and how state and national events influenced their communities • Students understanding their communities' contributions to the cultural heritage of Georgia and the United States <p>Students appreciating the cultural and folk traditions of their communities.</p> <p>The Georgia Trust for Historic Preservation Call 404-881-9980 for more information or e-mail info@georgiatrust.org.</p>
Preserving Neighborhoods	<p><u>Living Places</u></p> <p>The <i>Living Places</i> (LP) program was created as part of The Georgia Trust's goal to <i>reclaim, restore and revitalize Georgia's historic resources</i>. This program is geared toward fostering quality rehabilitation and infill redevelopment in historic neighborhoods. The LP program combines the principles of historic preservation, smart growth, quality design and community involvement in developing the technical skills, community consensus and the financial resources necessary to revitalize neighborhoods around the state of Georgia.</p> <p>The Georgia Trust Beth Shorthouse, <i>Living Places</i> Manager 1516 Peachtree Street, NW Atlanta, GA 30309 404-881-9980, ext. 3320 bshorthouse@georgiatrust.org</p>
Rehabilitating Non-Profit/Publicly Owned Properties	<p><u>The Georgia Heritage Grant Program</u></p> <p>The Program offers matching funds on a statewide competitive basis to local governments and nonprofit organizations for the preservation of Georgia/National Register-eligible historic properties. Grant monies are awarded to development projects which include stabilization, preservation, rehabilitation and restoration activities. Predevelopment projects include plans and specifications, feasibility studies, historic structure reports, or other building-specific or site-specific preservation plans.</p>

The Historic Preservation State Tax Incentive Program

This incentive program is designed to encourage rehabilitation of both residential and commercial historic buildings that might otherwise be neglected. These rehabilitated buildings not only increase property values for owners, but eventually, increase tax revenues for local governments.

Historic Preservation Division

Tax Incentives Division
(404) 656-2840

Downtown Development Revolving Loan Fund (DDRLF)—DCA

The DDRLF is designed to assist non-entitlement cities and counties in implementing quality downtown development projects. Have a viable downtown development project and clearly identify the proposed uses of the loan proceeds.

Eligible Applicants: Downtown Development Authorities and Local Governments

Eligible Activities: Real estate acquisition, clearance, development, redevelopment and construction; rehabilitation of public and private infrastructure and facilities; purchase or lease of equipment and other assets; loans to sub-recipient organizations to carry out eligible activities and leaseback or sale of project assets.

Total Funding: Approximately \$2.3 million per year

Maximum per Project: \$200,000

Match Requirements: N/A

Due Dates:

Other: Interest rate: below-market rates, depending on project requirement. Repayment Period: up to 20 years, depending on the assets financed and project requirements. Security: usually project collateral and backing by the applicant.

Georgia Department of Community Affairs

60 Executive Park South, N. E.

Atlanta, Georgia 30329

www.dca.state.ga.us

Steed Robinson

(404) 679-1585

srobinso@dca.state.ga.us

Georgia Municipal Associations' Georgia Cities Foundation

	<p>Low Interest Loan money available for cities and downtown development authorities to implement quality downtown development projects.</p> <p>Georgia Municipal Association Georgia Cities Foundation Perry Hiott—(404) 688-0472</p> <p><i>The Redevelopment Fund Program</i> The Redevelopment Fund provides flexible financial assistance to local governments to assist them in implementing challenging economic and community development projects that cannot be undertaken with existing public sector grant and loan programs.</p> <p><i>Eligible Applicants:</i> Units of general-purpose local government classified as “non-entitlement” by the U.S. Department of Housing and Urban Development.</p> <p><u>Georgia Department of Community Affairs</u> 60 Executive Park South, N. E. Atlanta, Georgia 30329 www.dca.state.ga.us</p> <p><u>Steed Robinson</u> (404) 679-1585 <u>srobinso@dca.state.ga.us</u></p>
<p>Commercial of Properties within the National Register Districts</p>	<p><u>The Redevelopment Fund Program—(see above)</u></p> <p><u>Downtown Development Revolving Loan Fund (DDRLF)—DCA—(see above)</u></p> <p><u>The Historic Preservation State Tax Incentive Program—(see above)</u></p> <p><u>The Historic Preservation Federal Tax Incentive Programs: Rehabilitation Investment Tax Credit (RITC) and the Charitable Deduction</u> RITC’s are the most widely used incentive program. Certain expenses incurred in connection with rehabilitating an old building are eligible for a tax credit. RITCs are available to owners and certain long-term renters of income-producing properties. These are two available rates: 20% for a historic building and 10% for a non-historic building, with different qualifying criteria for each rate.</p> <p>The Charitable Contribution deduction is taken in the form of a conservation easement and enables the owner of a “certified historic structure” to receive a one-time tax deduction. A conservation</p>

	<p>easement usually involves the preservation of a building’s facades by restricting the right to alter its appearance.</p> <p>Historic Preservation Division Tax Incentives Coordinator (404) 656-2840</p> <p><u>Georgia Municipal Associations’ Georgia Cities Foundation—(see above)</u></p> <p><u>Establishing a Low Interest Loan Fund</u> Low interest loan funds are used to encourage property owners or tenants to do repairs beyond the facade. These help put a vacant property in rentable condition or do improvements to an occupied property. While property owners benefit from depreciation, leaseholders can also depreciate improvements. Contact Bill Russell, UGA Business Outreach Services at (706) 583-8046.</p> <p><u>Facade Grant Programs</u> Facade grant programs are used to spur investment in downtown properties. Each property owner/tenant is offered \$500 to be matched by the owner with \$500 in real expense (no in kind labor). There is a designation completion date. Contact Bill Russell, UGA Business Outreach Services at (706) 583-8046.</p>
<p>Rehabilitation of Residential Properties within the National Register Districts</p>	
<p>Join the Georgia African American Historic Preservation Network</p>	<p><u>The Georgia African American Historic Preservation Network</u> The network is an informal group of over 300 persons from around the state who have a growing interest in preserving the cultural and ethnic diversity of Georgia’s African American heritage.</p> <p>Historic Preservation Division Georgia African American Historic Preservation Division (404) 656-2840</p>
<p>Downtown Streetscape Improvements/bike & pedestrian paths</p>	<p><u>Intermodal Surface Transportation Efficiency Act of 1991</u> The objective of the program as established by Congress is to enrich the traveling experience of the highway user through enhancements to our transportation system. The TEA legislation identified the following categories:</p> <p>Multi-use Facilities: This may include improvements such as bicycle and pedestrian facilities and safety and educational activities, and other non-motorized uses and preservation of</p>

	<p>abandoned railway corridors.</p> <p>Historic Resources: This may include improvements such as acquisition of historic sites, historic preservation, rehabilitation of historic structures, transportation museums, and archaeological planning and research.</p> <p>Transportation Aesthetics: This may include improvements such as landscaping and other scenic beautification, and mitigation of water pollution due to highway runoff and mitigation of vehicle caused wildlife mortality.</p> <p>State Preservation: This may include improvements such as acquisition scenic easement and scenic sites, scenic byway programs, and tourist and welcome center facilities for scenic or historic highways.</p> <p>The Department of Transportation (404) 651-5327</p>
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Historic Sites

Zebulon

1. Zebulon Mercantile Building. Southwest corner of Courthouse Square, Zebulon. Built by Samuel Mitchell in 1826, this is the oldest commercial building in the county and has been in constant use since it was built. Some consider it the oldest public building between Macon and Atlanta. One of the first occupants of the building was the local Masonic Lodge. The building has been remodeled several times, with the most recent remodeling being in 1976. Currently, the building houses Stephens Realty on the first floor and the Masonic Lodge on the upper floor. The building is publicly accessible and is in fair condition, despite the cosmetic changes that have occurred over time.
2. Pike County Courthouse. Courthouse Square, Zebulon. There have been three courthouses built on the Courthouse Square. The first courthouse (1826-1827) was a two-story frame building, 50' x 44'. This courthouse followed plans intended for the courthouse at Newnan. In 1844, a new courthouse was constructed costing \$5,500. This courthouse was done in a Greek temple style and was nicknamed the "Temple of Justice." It was a two-story structure made of stone and brick covered with plaster, giving a marble effect. Tradition says the bricks were made of Pike County clay found near Zebulon. That fine old building was taken down when the present courthouse was built in 1895. The present courthouse cost \$18,200. It is a two-story brick structure that originally had a tower in the center. However, the tornado of 1949 partially destroyed the tower, and it was moved to the front of the courthouse. Many of the statues adorning the tower were never found. The WPA made improvements to the building in 1935-1936. The greatest features of the courthouse are the pressed metal ceilings found in the courtroom, Ordinary's Office, and the Clerk of the Superior Court's Office. These ceilings were featured in Courthouses of the U.S. The building is in very good condition and is publicly accessible. The Pike County Courthouse was listed on the National Register of Historic Places in 1980.
3. Pierce's Store (United Bank). 400 Griffin Street, Zebulon. Located on the east side of the square, this building was remodeled in the 1950s and 1960s, during which time most of the original features were removed and/or covered. Recent renovations have taken place, extending the building into the neighboring two buildings. There is a new building being constructed beside it on Highway 18. Mr. Watson at the Bank has more details about the remodeling work. The buildings are in excellent condition and are publicly accessible.
4. McKinley House. 210 Jackson Street near the intersection with Griffin Street, Zebulon. This two-story house was built in 1825 and moved the following year from the town of Newnan, the original Pike County seat near what is now Meansville. The home is a two-story plantation plain type house with a shed room added onto the back of the house. Internal modifications have also been made. Reddish heart pinewood was uncovered in the original walls, but the walls have been covered by sheetrock. There are some fine examples of handcarving on the doors and mantelpieces in this home. Currently, the porch supports have been replaced by iron posts and balustrades, and the first floor windows have been replaced. The house is in poor condition.

5. Zebulon Depot. Corner of Depot Street and Concord Street, Zebulon. This depot was originally built in the 1880s by the Southern Railroad to serve the farms in the area. The railroad tracks were removed in 1978, a blow to the county's economy. The building is now owned and used by the Lions Club, and it is in excellent condition. It is still marked by the "Zebulon" sign.
6. Banks Street House. Banks Street, four houses from Jackson Street, Zebulon. This one-story house built in 1860 features a Greek Revival transom and sidelights and a tin roof, and received several rear additions through the years. The home was previously owned by Walker Chandler, a local lawyer, who renovated it. Reddish heart pine walls and floors were exposed and refurbished during the early stages of renovation. The house is currently in good condition.
7. Berry House. 140 Banks Street, Zebulon. This circa 1900, one-story gabled ell cottage is in the Greek Revival style and features a transom over the door.
8. Banks House. Banks Street near the Methodist Cemetery, Zebulon. This quaint two-story home was built in the 1880s and is considered one of the best examples of Victorian architecture in Pike County. Burrell Banks, for whom Banks Street was named, originally built the home. Mr. Banks was one of the main homebuilders in Pike County during the 1880s and 1890s. This home has been kept in the Banks family since it was built with the only significant modification being the addition of a tin roof. The house has two center chimneys and a complex roofline, and is in great condition. There is a board & batten, pyramidal-roof outbuilding behind the house, and there are informal plantings of trees and shrubs throughout the yard.
9. Methodist Cemetery. Banks Street across from the Zebulon United Methodist Church, Zebulon. Originally laid out in 1825 when Zebulon was planned, this cemetery was on the extreme southern side of the town. Many of the original Pike County residents are buried here. Several Seminole War veterans are supposedly buried here, but their grave markers have not been discovered. The cemetery is open without any sort of fence around it.
10. Wells House. Meansville Street, Zebulon. Demolished to create a church parking lot.
11. Means House. 217 Meansville Street, Zebulon. This circa 1906, two-story clapboard house features ox-eye windows, brackets, and transoms over doors. There are informal plantings within a low garden wall in front of the house. The house is in excellent condition and is now occupied by the Capri Personal Care Home, a great example of adaptive use.
12. 143 Meansville Street. Zebulon. This two-story, clapboard, Queen Anne type house features a verandah and porte-cochere, brackets and sidelights. Some of the original windows have been replaced with modern windows. The house is in fair condition.
13. 135 Meansville Street. Zebulon. This one-story Craftsman-style bungalow features a full-width front porch and pyramidal roof. The house appears to be in good condition.
14. Sprayberry House. 160 Meansville Street, Zebulon. This is a two-story, Craftsman-style American Foursquare house with four-over-one windows. There is a two-story, side-gabled garage with asbestos siding behind the house. The house is currently owned by the Sprayberry family, and is in very good condition.
15. Laura Wells House. 150 Meansville Street, Zebulon. This circa 1900, clapboard, Queen Anne cottage has received both side and rear additions, and has a hipped roof with cross-gables.
16. Mitchell-Baker House. Meansville Street, Zebulon. This two-story, plantation plain house is one of the oldest in Zebulon. Located one house south of the intersection of Griffin Street and Culbreth Street, the clapboard house is painted a mustard-yellow color. The house appears to have retained many original features, but is in poor condition, needing some repairs. The landscape is overgrown and somewhat masks the house.
17. Slade-Elliott House. Corner of Meansville Street and Culbreth Street, Zebulon. This circa 1880, one-story, Queen Anne cottage features a pyramidal roof with gables, a verandah, a transom above the front door, stained glass windows, and a brick pier foundation. It is currently vacant and is in desperate need of repair. Located behind the house are some tin sheds and an old board & batten shed, which is in poor condition. With a restoration, the house could serve as a residence again, or could be adapted for use as a business.
18. Fuller Chapel United Methodist Church and Cemetery. Meansville Road, Zebulon. This 1913, one-story church with front gabled roof and steeple has been clad in vinyl siding and its windows have been replaced. Also, there is a two-story concrete block addition to the rear. The cemetery behind the church is fairly overgrown with grass and weeds.
19. Old Telephone Exchange (Chamber of Commerce). Corner of Adams Street and Concord Street, Zebulon. Built in 1940, this one-room brick building has a front-gabled roof and a small, bracketed, gabled roof above the front door. The original windows have been replaced, but it is in good condition and is accessible to the public.
20. First Baptist Church. Corner of Concord Street and Church Street, Zebulon. Built in 1890, this building features a front-gabled roof, stained glass windows, a bell tower at the corner of the building with diamond-headed vents, and a pedimented porch with dentil molding and wood pier supports. There is a modern, three-story addition to the rear and the building is currently clad in vinyl siding. However, it seems to be structurally sound and is publicly accessible.
21. Mangham-Redding-Gwyn House. 248 Concord Street, Zebulon. The house was built in 1833, probably by slave labor. It is notable because of the people who lived in this house. It has belonged to the same family continuously for six generations. Mr. Wiley Mangham, who bought the property from John Mangham when the house was about a year old, was the first Ordinary of Pike County, had been clerk of the Inferior Court for ten years, and helped with the beginning organization of the county. Another distinguished resident of the house was Charles Redding Gwyn, Sr., who was a former Mayor of Zebulon, State Senator, City Clerk Solicitor, and founder of the Bank of Zebulon. Originally, the house was four rooms and a closed hall downstairs, two rooms upstairs and a shed room. Four of the original chimneys still stand; one chimney was torn down several years ago when a bathroom was added. That brick was saved and used in a new fireplace in the present

den. All of the old fireplaces have handsome carved mantels. The house has undergone two major renovations, the first around 1904, the second in 1954. Sixteen-inch sills with wooden pegs were found during the remodeling. The walls were sixteen to eighteen-inch planks and have been plastered above the chair-rails. The original chair-rails and wainscoting remain and are painted. A small stairway was removed from the front hall and a larger one installed toward the center of the house. Beautiful leaded side lights and a fan light were added around the front door. The present kitchen is where the old back porch was, and a den is where the first kitchen and pantry stood. Both rooms are in the shed section of the house.

The front porch and balcony have changed little. The lower balusters were removed and concrete replaced the wood floor. The support columns, now with squared capitals, once had fancy scrollwork brackets on each side. In 1970, aluminum siding was placed over the wide clapboards.

The house is in very good condition, and features an old boxwood hedge from the sidewalk area to the front porch.

22. Redding House. 322 Concord Street, Zebulon. This two-story home built in 1870 was originally owned by Bud Redding, distantly related to Wiley Mangham. Another owner of the house was J.W. Storey. The home may have originally been a modified plantation plain style home, but it no longer has a front porch. The house now has two small gables on the front with decorative wood shingling. The house is in good condition.
23. Rowe Hunt-Franklin House. 334 Concord Street, Zebulon. This two-story white frame house was built circa 1885. A previous study in 1979 noted extensive gingerbread and leaded portal windows, neither of which is visible today. The home is currently being renovated, and perhaps those original elements will soon be replaced. The small front gable on the second story features decorative shingles, and there are also gables above the front door and at the corner of the porch roof.
24. Old Zebulon High School (Chandler Building). Intersection of Jackson Street and Adams Street, Zebulon. The high school was built in the 1890s. The land on which the old school building is located is part of the property that was laid out by the county for school purposes in 1825 when Zebulon became the new county seat of Pike County following the abandonment of Old Newnan. After the War Between the States, the local school was named the Jeff Davis Institute. During the decade of the 1880s, the Methodist Episcopal Church, South, joined in with the Zebulon school district and built the present school building. From that time until during the 1910s, the school was called the Griffin District Institute. Householders in Zebulon took in boarding students, both boys and girls. The old building is a rectangular (50' x 60'), two-story building with beautiful dark brickwork. It has the fine aspect of old, two-story brick school houses, and has the additional asset of closed-in double staircases at the entrance to the building. In the mid-1980s, Walker Chandler, a Zebulon attorney, purchased the property and beautifully renovated it, adding a circular brick pond with fountain in front and a walled, courtyard garden to the side. Now named the Chandler Building, there are loft apartments on the second floor and offices, including his, on the first floor. The building is in excellent condition and is a very good example of the success of adaptive use projects.
25. Old Pike County Elementary School. Adams Street near the intersection with Jackson Street, Zebulon. Located across the street from the Old Zebulon High School, this building is owned by the Pike County Board of Education and is currently used for storage and a bus barn. The one-story brick building has two front entrances, both with transoms over the doors. The main entrance has a pedimented front stoop with wood pier supports and pilasters. The minor entrance is recessed with a brick arch. The building could use some repairs, and could house offices or businesses.
26. Old Superintendent's Office. Located behind the Old Zebulon High School, this one-story, gabled ell cottage once housed typing and home economics classes, and later served as the Superintendent's Office. It is currently a private residence, and is in good condition. The porch supports have been replaced by iron posts and a balustrade, and there is a concrete retaining wall located near the road.
27. Baptist Cemetery (Eastview Cemetery). At the end of Adams Street and View Street, Zebulon. This cemetery was in the extreme northern part of Zebulon when it was first laid out in 1825. The Baptist Church was built here but was later torn down. A new church was constructed on Concord Street in 1890. Many of the early county leaders are buried here, including Wynn Arnold, a State Senator in the 1840s. Most of the grave markers are still standing and tell a lot of the history of the county. Presently, the cemetery is named Eastview Cemetery, and a new stone and iron fence was constructed with funds left to the organization. It is nicely kept and publicly accessible. The old Black Baptist cemetery is located next to this cemetery and is accessed by a gravel road that runs alongside the fence separating the two. Many grave markers in this cemetery have been preserved.
28. Old McKinley Homeplace (The Elms). Corner of McKinley Road and New Hope Road, Northeast of Zebulon. This 1823 log dwelling is located approximately 2 ½ miles northeast of Zebulon and is currently for sale. In recent years, Mr. and Mrs. Horace Black purchased the property intending to bulldoze it and at the eleventh hour discovered that beneath years of tacked-on sidings was an authentic notched-log cabin with stone foundation to which two other rooms had been added. The basic layout has been altered very little. The logs had not been chinked and the Blacks sought out the man who helped restore the Tullie Smith House in Atlanta to do this. Much of the original features were saved or slightly altered. The house was wired and modern plumbing added to make a year-round house. The house seems to be in good condition. The log portion of the house is readily visible, and there is a clear distinction between that portion and the addition. There is a plaque on the house marking its age. The McKinley family cemetery lies behind the house.
29. 395 New Hope Road. Corner of McKinley Road and New Hope Road, Northeast of Zebulon. This one-story, front-gabled building is located across McKinley Road from The Elms (Old McKinley Homeplace). A plaque on the building dates it 1899. The building appears to be one room and has a porch with turned posts and gingerbread decoration. It may have originally been a store.

30. Reid House. 167 Shady Lane, 3 miles northwest of Zebulon. The Reid House was built circa 1834 by slave labor. It was made of lumber cut on the farm, native fieldstone, and bricks made of local clay. A classic example of plantation plain architecture, there are two large rooms upstairs, two down (each measuring approximately 17' square), and the shed which now houses the kitchen, bathroom, and laundry. The house is now owned by Victor and Joanna Angle who have done extensive renovation. Total rewiring, plumbing, and insulation were done, and supports were added throughout the house. Many of the original features were saved, including heart pine walls and bubble glass windowpanes (in new frames). A tiny railroad flag stop with the name "Reidsboro" was standing near the house many years ago. When the Reid family made a grant to the railroad, they included a provision for a railroad station there. The station was basically to ship John Reid's cotton to the market. The house appears to be in excellent condition. There is a modern one-story addition to the rear that is barely visible from the road. There is a hedge next to the road, separated from the house by a white fence, which encloses a garden in the front yard. There are mature trees around the house, including paulonia, magnolia, apple, cedar, oak, and redbud.
31. House at Glover Road and Harden Road. East of Zebulon. This large, one-story Queen Anne cottage features three chimneys, a verandah, a transom over the door, and a large bay with chimney at the corner of the house. In a very rural part of Pike County, the house also has three large barns with horizontal wood siding, one small barn (possibly a pumphouse), and one concrete block building. There are large oak trees located on the property. The house is in poor condition, but could be restored. The entire property would be a good National Register historic district.
32. Nazareth Baptist Church. 205 East Milner Road, East of Zebulon. This is a one-story, front-gabled, vernacular, clapboard building with a gabled entrance. There is a one-story addition to the rear of the building. The church was built in the 1910s, and is still in good condition.
33. Elliott's Grocery. Corner of McKinley Road and Highway 18, East of Zebulon. Built in 1938, this one-story, one room building has a brick pier foundation and clapboarding. Although it is no longer in use, the building is in fair condition. It could be adapted for use as a small club meeting house, another small store, or even a little museum for education purposes.

Concord

34. The R.F. Strickland Company. Main Street, Concord. This 1907, large, two-story, brick building housed the first business in the area, which has recently shut its doors. Strickland's began in 1840, and shaped the development of the town of Concord. The building has three front entrances, one on the corner that led to the Concord Bank. An original corrugated metal shed awning at the first story level runs the length of the building, held in place by bars anchored in the building. On the second story, there are segmental headed windows with keystones in the arches and porthole windows above which ventilate the attic. A shaped parapet at the roofline displays the name of the business. The interior features original wood floors and ceilings. Each of the three doors has a different door handle depicting flowers and stalks or other pattern. The plate glass windows have details around the edges, and there are some glass block transoms. The transoms over the doors are merely screens for ventilation. The original wood bulkheads are intact and there are black and gray hexagonal pavers from the sidewalk to the threshold. A vault is located in the room on the corner of the building. The building is relatively unchanged, both on the exterior and interior. It is a great building, but is quite large. It appears to be in excellent condition but is currently vacant. This building is an important landmark in Pike County and should be protected for future generations. This building and several around it were listed on the National Register in 1982.
35. Railroad Freight Building. Main Street across from the R.F. Strickland Company, Concord. Currently vacant, this double pen building features a corrugated metal roof, wood clapboards, two doors, and a brick pier foundation. It is in poor condition and has neither electricity nor plumbing, but could be an adaptive use project. There is some local interest in renovating the building for use as a welcome center. This building is part of the R.F. Strickland Company National Register district.
36. Cotton Warehouse. Main Street east of the R.F. Strickland Company, Concord. This turn-of-the-century one-story building is severely rectangular and has a front gabled roof. It has two segmental headed doors and no windows on the front façade. The walls are constructed of poured concrete, while the front façade is brick. The rafters are exposed on the sides of the building. On only one side there are windows which are currently boarded up. The building, which is part of the R.F. Strickland Company National Register district, is in poor condition and needs repairs. A mule barn lies adjacent to the rear portion of this one, forming two sides of a yard where mules and wagons were stored.
37. Mule Barn. Main Street next to cotton warehouse, Concord. This turn-of-the-century, one-story, square, brick building has a flat roof and segmental headed windows that have been filled in with concrete blocks. There is one garage door in the center of the front façade. This building is located in the R.F. Strickland Company National Register district.
38. Simply Southern Jellies, Jams, Etc. Main Street next to Concord Café, Concord. This one-story brick building has a front gabled roof and a metal shed awning. The original storefront is in place, with wood bulkheads and wood framing the windows, although there are new doors. The front gable roof is also new; the original roof was flat. There are beautiful brick details around the cornice of the building. An old painted grocer's advertisement is barely visible on the side of the building. Although a few original elements have been removed or masked, the building itself is in good condition.
39. Concord Café. Corner of Main Street and Baylor Street, Concord. This one-story building has a brick façade that is not original to the building. Also, there is an aluminum-framed storefront. This building has been altered so that the original appearance is not visible, and historical elements have been masked.

40. Raven Grocery Store. Corner of Main Street and Baylor Street, Concord. Edgar Raven's father-in-law purchased this store from Mr. Beckham in 1907. Raven ran the store until 1945, when he sold it to his son-in-law, Wilbur Wilson. Wilson ran the store until his retirement in 1970. This 2½ story, clapboard building has a corrugated metal, clipped-gable roof. There are two front doors and green shutters covering the windows. The building is in poor condition, and pigeons are nesting in the upper story. This building definitely needs repairs before it is too late. It is a large building and could house any number of activities, including offices, businesses, apartments, or a mixture of these uses.
41. Concord Art & Antiques. 180 Main Street, Concord. This two-story brick building was probably originally symmetrical, but a recent remodeling has altered the first floor façade, using a brick that does not match the original in color or texture. The entire storefront was altered and there is now a hipped roof at the first floor level covered in asphalt shingles. There are original segmental headed windows on the upper floor façade.
42. Mallory's Drugstore. Corner of Highway 18 and Baylor Street, Concord. This one-story brick building with flat roof and segmental headed windows has beautiful details around the cornice. There is a transom over the door and the original wood bulkheads are intact. There is a one-half-story, side-gabled addition to the left side of the building. The original porch is gone, but the ghost of the "Drugstore" sign that was painted on the building is still evident. The building appears in good condition.
43. Smith House (Inn Scarlett's Footsteps). 40 Old Flat Shoals Road, Concord. This two-story brick building with basement has a symmetrical façade. The house has a hipped roof and brick chimneys. There is a full height, full width verandah supported on fluted columns with composite capitals. The entablature has modillions, two egg-and-dart moldings, and dentil molding. A door leading to the second floor balcony features a fan light, while the main front door is flanked by leaded glass sidelights. Decorative window hoods top the first floor windows. A one-story screened porch and a one-story porte-cochere flank the house. The capitals are presently in bad shape and are being worked on. The landscape is well kept, featuring oak, magnolia, crape myrtle, dogwood, and other plantings around the house. Behind the house are two brick outbuildings, one being a small one-room structure with a pyramidal roof. The other is a carriage house with hipped roof, dated 1905, which has been made a gift shop. The property is now being used as a bed & breakfast and tours are given of the house.
44. Old Concord School (Magnolia Farms Equestrian Center). Concord Road behind Inn Scarlett's Footsteps, Concord. This early 1920s school has been adapted for use as a stable building, and is still in good condition. The one-story brick building has a side gable roof with three front gables. There are two brick chimneys and a center cupola. The center gable marks the recessed entrance with a transom over the door. There are both double-hung sash windows and casement windows. Some of the casement windows have been replaced with wood boards that swing open providing ventilation. Virginia Creeper is covering a large portion of the center of the façade; mature crape myrtle, oak, and Bradford pear are planted in front of the building. This is a successful adaptive use project that gave a beautiful old building a new purpose.
45. Strickland House (Hillcrest). 1786 Highway 18, Concord. This 1860 house belonged to Issac Strickland, who started the first business in the area. Originally the house contained only four rooms but was remodeled in 1920 by Issac's son, William Andrew Strickland, a state representative. W.A. Strickland created a much larger house around the original dwelling. Two bedrooms, a "trunk" room, two bathrooms, a kitchen, breakfast room and back porch were added. The front porch was widened and large Ionic columns placed on the front. The house now has ten fireplaces, two with the original mantelpieces. Mahogany sliding doors were installed between the parlor and music room. The dining room was given raised paneling and a plate rail. Interesting light fixtures of brass and iridescent glass were hung, and ornate gold leaf cornices added to the windows. The house has a one-story screened porch on one side and a similar open porch on the other. There are large magnolias, pecans, cedars, oaks, and mature hedges on the property. The back and side yard features a garden with arbor enclosed by a white picket fence. Both the house and garden are presently in excellent condition.
46. Caldwell-Goodman House. Corner of Highway 18 and Miller Street, Concord. This was one of the first homes in Concord, built in the 1880s. The 1½ story, clapboard, center hall cottage house features a side gable roof with two front gables. Each gable has a window in it and there is a transom over the door. A one-story verandah, located one the front and side, has a shed roof with a turret at the corner of the house. The porch has a turned frieze, posts, and balustrade, and decorative brackets at the post corners. There is a one-story addition to the rear of the house. Behind the house is a drive-in crib barn clad in vertical wood siding with a loft area above the center section. There is another one-story barn with windows, possibly an old house.
47. Christy Log House. Hill Street, near Concord. Owned by the Christ family, this pre-1850 house was moved a distance of eight miles from near Flat Shoals in 1972. Now only a memory, Flat Shoals was once a bustling little town with a Post Office, school, church, inns, stores, and grist mill. The house, dated before 1850, is the basic double pen design with loft rooms and a breezeway or "dog-trot" which has been enclosed in recent years. The logs are notched and dovetailed, and there are 43' solid beams spanning the length of the house. The rooms are approximately 19' square. In the loft there are two "dividers" of logs stacked three high for which the owners know no explanation. In renovating, a "parson's room" on one end of the front porch had to be removed. Hand-planed weatherboarding was also removed from the dogtrot to expose the logs. A stairwell had to be added since the original had been removed and the opening closed. The fieldstone chimneys are of the original stone. They and the fireplaces, once full of bird and squirrel nests, were cleaned and are now used. Where there was once an attached shed housing a kitchen and smokehouse, the Christy's have added a new section with a modern kitchen and bathroom. The exterior of the new addition is covered in weatherboarding taken from old houses in Columbus and turned "wrong-side-out." The color blends well with the silver-gray logs. No new wood was used in the house with the exception of the windowsills. All doors are original, the interior doors having string latches. One interesting detail is the generous use of square headed nails for decoration

as well as function. The shutters on the loft windows have nails in a cross design, and the doors show a forked pattern. The roof was covered with cedar shingles, and the house wired and insulated where possible. The total cost was in excess of \$15,000. The Christy Log House lies on a property next to an early twentieth-century house with two barns. Also on the property are the Concord Depot and another historic house with a wood shingled roof. All three of the buildings moved to this property are difficult to see from the road.

48. Friendship Presbyterian Church. Corner of Pedenville Road and Friendship Circle, northwest of Concord. The original site of this church, including the old cemetery, was near the intersection of Bottoms Road and West Road, about four miles from the present site. Built in 1869-1870, this one-story, clapboard church features pedimented window hoods, cross-and-bible doors, stained glass windows, and a corrugated metal front gable roof. The pews are hand-hewn and well-preserved, and there is still a partition running the length of the church which was once used to separate men from women during services. The heart pine floors, pulpit, and giant pine doors are original. The narthex was added in 1983, and the pine doors were then moved to the façade of the building. There is a one-story building next to the church that compliments it well and uses some of the same design elements. It was built in 1956-1957 and remodeled and expanded in 1982. The second cemetery is located behind the church. The church itself is in excellent condition and appears relatively unchanged.
49. New Hebron Baptist Church. New Hebron Church Road off Pedenville Road, northwest of Concord. Built in 1908, this one-story clapboard, front gabled church features a metal roof, two front doors, and four-over-four windows. The off-center ridge chimney is brick, as are the foundation piers. The full-width front verandah has a gabled roof. The steeple has a shingled roof and ox-eye windows. There are several large trees near the church, which lies in front of and next to expansive fields.

Williamson

50. Williamson Caboose. Highway 362 in the Williamson Veterans' Memorial Park, Williamson. This old caboose and local landmark is a permanent part of the park. Also located here is the cornerstone from the Old Williamson School, which has been demolished.
51. Williamson Christian Church. Highway 362, Williamson. Built in 1918, this one-story brick church has a Gothic Revival crenellated tower on the front façade that houses the recessed entrance. The church has some stained glass and a one-story rear addition. The building is in excellent condition.
52. Williamson United Methodist Church (formerly Red Oak). Corner of 2nd District Road and School Road, Williamson. Constructed in 1856-1857, the 1½ story building with front gabled roof has a front gabled verandah with a cross on top. In 1889, the chancel was added to the church. In 1902, the vestibule and steeples with bells were added. Sunday school rooms were added in 1946, and the annex was constructed in 1950-1953. Therefore, by 2003, all the additions to this building will be historic. The porch roof is supported on iron posts. Bell towers with pyramidal roofs anchor the two front corners of the church. Although the building has been clad in vinyl siding, it appears to be in good condition. There are informal plantings around and to the side of the building.
53. Williamson Playhouse. Corner of Highway 362 and Howard Street, Williamson. This building was built in 1875 and restored in 1975 by Bryan and Carolyn Whitehurst. The couple used salvaged material from similar structures, and doors and windows that had been in family homes in Barrow, Cook, Dekalb, and Pike Counties. This building has been a general store, gas station, garage, doctor's office, Christmas shop, and currently, a tanning salon. This one-story building has a corrugated metal front gabled roof with a vent in the gable end. There is a shed roof on the front façade at the first floor level and two bay windows. There are no windows on the sides of the building. A large rear addition built after 1975 mimics the original building, which has been clad in vinyl siding, but remains in fair condition.
54. Williamson Storefronts. Corner of Howard Street and Pine Street, Williamson. These two adjacent buildings have been altered. The building on the left (the larger of the two) is no longer symmetrical, has had a roof added with a center gable, and has had a portion of the storefront remodeled. The building on the right is the former Bank. The transoms have been covered with vertical wood siding, which could easily be removed to expose the historical details.
55. Bethany Christian Church. Corner of Bethany Church Road and Hutchinson Road, four miles from Williamson. Built in 1881, this one-story clapboard church has a front gable roof and two front doors. The church appears unaltered except for the foundation piers, which have been coated with what appears to be concrete. Otherwise the building is in fair condition. Bethany Christian Church only holds one service per year, which is attended by former congregation members.

Meansville

56. Old Williams Mill. Meansville. This mill is no longer in existence.
57. Means-Holloway House. Old Meansville. This house was not located but may still be in existence. It was originally a plantation plain style house that was renovated due to deterioration and underwent many changes about twenty years ago. The old porch and balcony were torn down because of safety and replaced with a brick porch and two-story high columns. The old floors were "beyond refinishing" and had to be carpeted, while the walls had to be sheetrocked or paneled. Several original features have been kept, including many windows, mantels, chandeliers, clapboards, and chimneys.
58. Meansville Baptist Church. 501 Highway 109 East, corner of Main Street and Green Street, Meansville. A small French church they had seen inspired World War I soldiers, and upon returning to Meansville, they had this church built in 1931-1935. The one-story brick church has a Gothic arched entrance, steeple, stained glass windows and transom, exposed rafters, buttressing, and stone

details. The roof consists of a large front gable with a smaller cross gable. There is a two-story section on the rear of the church that was constructed in 1963. There is a one-story brick annex building adjacent to the church.

59. Chester Bankston's Store. Corner of Main Street and Green Street, Meansville. Also serving as Carmichael's Grocery and later as Selph Electric Company, this circa 1914 building is now being used as the Meansville Baptist Church Faith Building. It has a flat roof, brick chimneys, and a canvas awning on the front façade. The windows have been altered. Originally segmental headed, they have been filled and replaced with new flat-headed windows. Otherwise, the building appears to be in excellent condition and is a very good adaptive use project.
60. Original Meansville Baptist Church. Corner of Highway 109 and Arthur Road, Meansville. This large, one-story clapboard building with small brackets at the eaves now serves as a private residence. There is a one-story rear shed addition, a screened front porch with a shed roof, and some windows have been replaced. The building is in fair condition.
61. Old Meansville Congregational Christian Church. Main Street, Meansville. Now a private residence, this 1½ story brick building has gothic arched windows above the front door and a gabled entrance porch with a keystone in the Gothic arch. Some additions have been made to the building and some windows have been replaced. The building seems to be in good condition, however.
62. Old Meansville Train Depot. Corner of Main Street and Means Street, Meansville. Now City Hall, the old depot has a hipped roof with overhanging eaves, clapboarding, an eyebrow vent centered in front, transoms over the doors, and large ornamental brackets. The depot is in excellent condition and is accessible to the public. The "Meansville" sign marks it.
63. Old Bank of Meansville. Main Street near Green Street, Meansville. Built in 1911, the flat roof of the one story brick building has fallen in and the interior of the building has deteriorated. The façade is in fair condition, however, and details are still evident on the upper façade. A shed roof hides the transom, but segmental arches are visible. If the façade could be restored and the interior of the building recreated, it would make a nice store again. Otherwise, the façade could be left without any interior and perhaps local schoolchildren could plant an experimental garden within the walls.

Molena

64. Molena Storefronts. Springs Street, Molena. These seven buildings front Springs Street, with the westernmost building at the corner of Main Street. The corner building houses Angie's Salon and Molena City Hall. The ceiling of Angie's Salon is original pressed metal. The Molena Café occupies the next building. The third and remaining buildings are owned by Richard and Pat Jones, who have begun plans to restore them. The third building, the only two-story building on the block, houses their General Store & Antiques shop. The Jones's have renovated the back portion of the first floor into an apartment where they currently live. The second story has yet to be restored. Some repairs have been done to the floors on this level, but much work is left. The roof of the fourth building fell in at some point, so the four walls, including the façade, still remain and are in good condition. There are weeds and plants growing within the walls of the building, and a garden landscape would be ideal for this spot. The fifth building is the only one that is not brick. Its walls are stone and plaster, but in recent years they were covered with stucco to prevent the plaster from falling apart. That and the remaining two buildings are currently used for storage, and are in need of repairs. The Jones's have already begun some of these repairs, including repairing the roof of the sixth building. They also have plans to build decks along the backside of the buildings, and have already done so on the two-story building that houses their apartment. All the buildings, except for the corner building, have metal shed awnings. The corner building has a canvas awning. The roofs of all the buildings are flat, and some have recently been replaced with tin roofs. Pat owns a tenant house behind the stores, which was moved from another location in Pike County. She plans to restore it and use it to display antiques and artifacts. She receives donations for display, and does not sell those items. However, she does plan to sell antiques from the building.
65. Old Molena Jail. Springs Street near the intersection with Main Street, Molena. This one-story, single-pen building has a front door and side door, both of which are covered with hundreds of nails in rows. Above the doors are vents made of iron bars. There are two small, rectangular iron vents on the other two walls. The side-gabled roof is clad in wood shingles. The unusual building appears to be in great condition and serves as a local landmark.
66. Old Molena Depot. Depot Street, Molena. The former train depot was moved to a property on Depot Street and serves as a private residence. The depot sits on the other side of a pond and is quite far from the road. The clay tile hipped roof is visible, as is the brick chimney. It appears as though the building may have been altered, but it is difficult to conclude from the road. It is still marked by the "Molena" sign.
67. Jones Grocery. Highway 109 near Union School Road, east of Molena. Robert Cecil Jones built the store in the 1930s, using money sent by his son, Robert Frederick Jones, who worked for the CCC. Robert Cecil Jones ran the little store on his farm until his death in 1961. It is a one-room, one-story, clapboard building with a front gabled roof, resting on a stone pier foundation. The building has exposed rafters and is shaded by a front shed roof supported on tree branches. Two old gas pumps rest in front of the store. The local landmark is in fair condition.

Hollonville

68. Hollonville Store. Highway 362, Hollonville. Currently vacant, this is a one-story, clapboard building with a front gabled, metal corrugated sheet roof. The windows are covered with shutters and there is a shed roof in front. There is a rear shed addition to the

building, which appears to be in good condition. It would be a good spot for a business or store (except for the newer store that lies beside it).

69. Rice Home. Corner of Highway 362 and Hollonville Road, Hollonville. This 1½ story Greek Revival style cottage features clapboarding, transom and sidelights, green shutters on the second floor windows, pilasters at the corners of the house, and a front gabled verandah supported on wood piers. There are overgrown shrubs located around the house, which is in poor condition.
70. Gregg's Peach Shed. Highway 362 near Gregg Road, just west of Hollonville. This 1½ story, one room, board & batten building has a front gabled, metal roof and a shed roof protecting the front and side of the building, where peach sales are made during the summertime. There is a loft door in the gable end on the front façade. The building is located next to the road, in front of a large peach orchard, and is in good condition.
71. Hollonville United Methodist Church. Highway 362 near Concord Road, Hollonville. Built in 1882, this one-story, front-gabled church has two front doors, transoms above the doors, and stained glass windows. The wood clapboards have been covered with vinyl siding and there is a one-story rear addition to the building. Otherwise, the building is in good shape.

Lifsey Springs

72. Mangham House. Highway 109 three miles west of Highway 19, near Lifsey Springs. This house was not located, but may still be in existence.

Jugtown

73. Brown-Chandler House. Near Jugtown. Unable to locate.

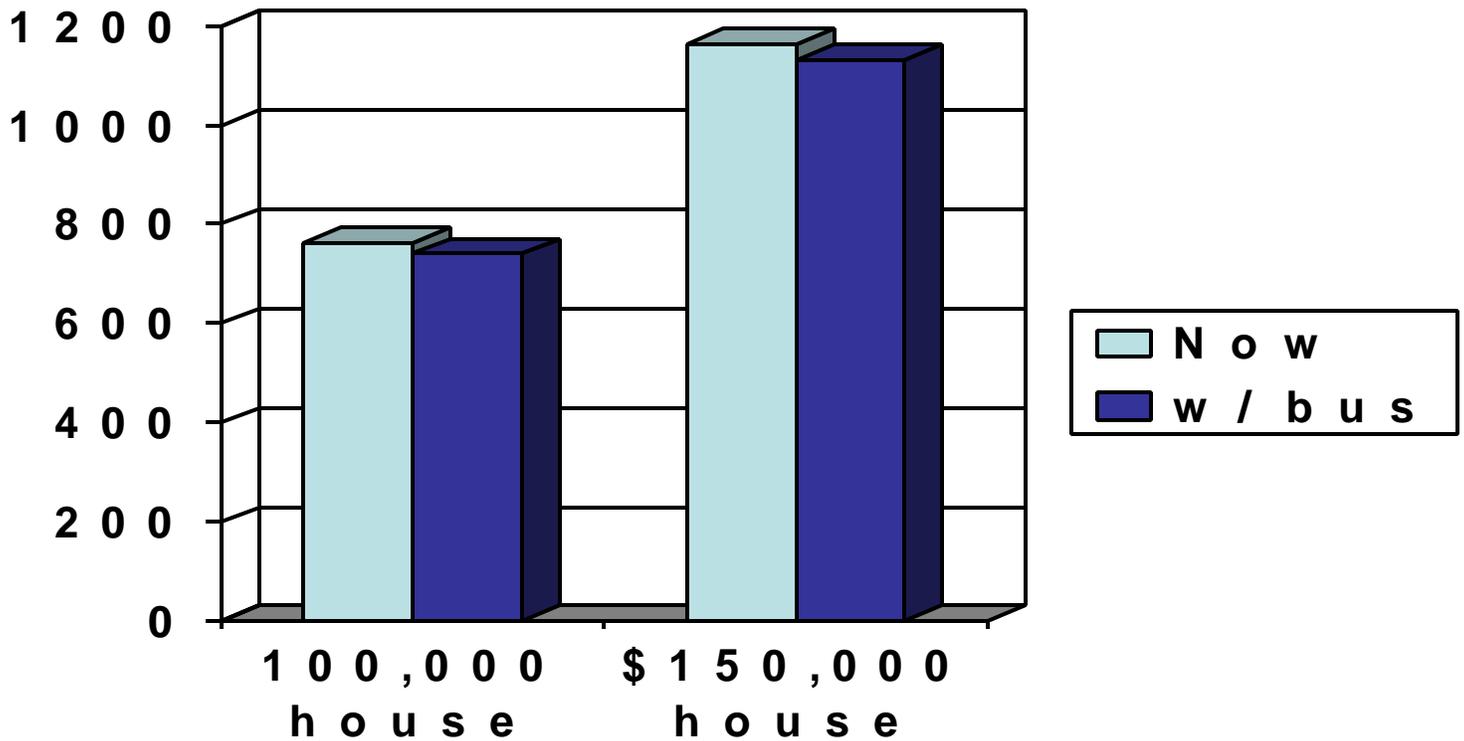
Other Historic Sites of Interest

Although not included in the historic resource survey due to time restrictions, these properties were identified as historic and should be considered as important as the aforementioned sites. By no means is this a complete list.

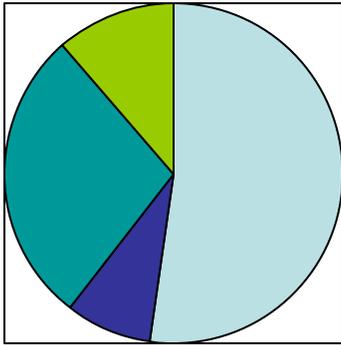
1. 245 Barnesville Road, Zebulon
2. 250 Barnesville Road, Zebulon
3. 255 Barnesville Road, Zebulon
4. 280 Barnesville Road, Zebulon
5. House at Harden Road and East Milner Road, East of Zebulon
6. 465 Glover Road, East of Zebulon

Appendix G(6)

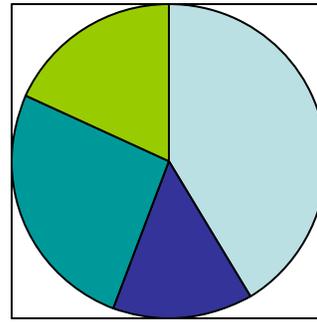
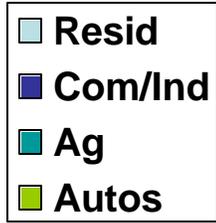
Millage Rate Comparisons



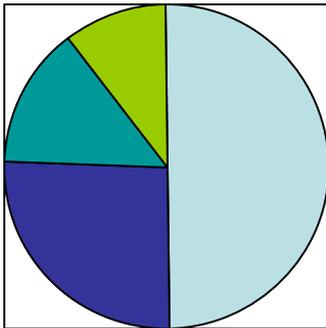
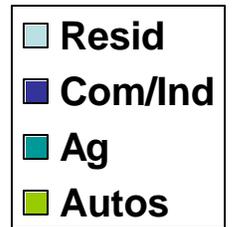
Property Tax Base



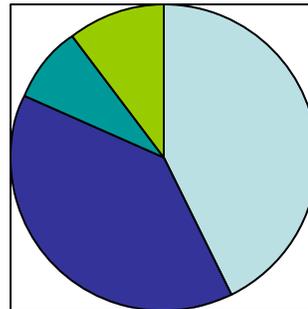
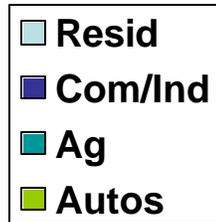
2001



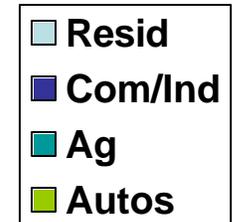
1997



Lamar

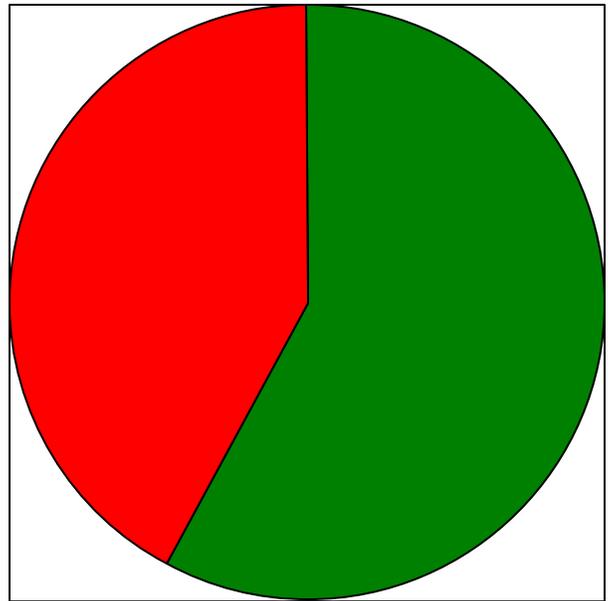


Spalding

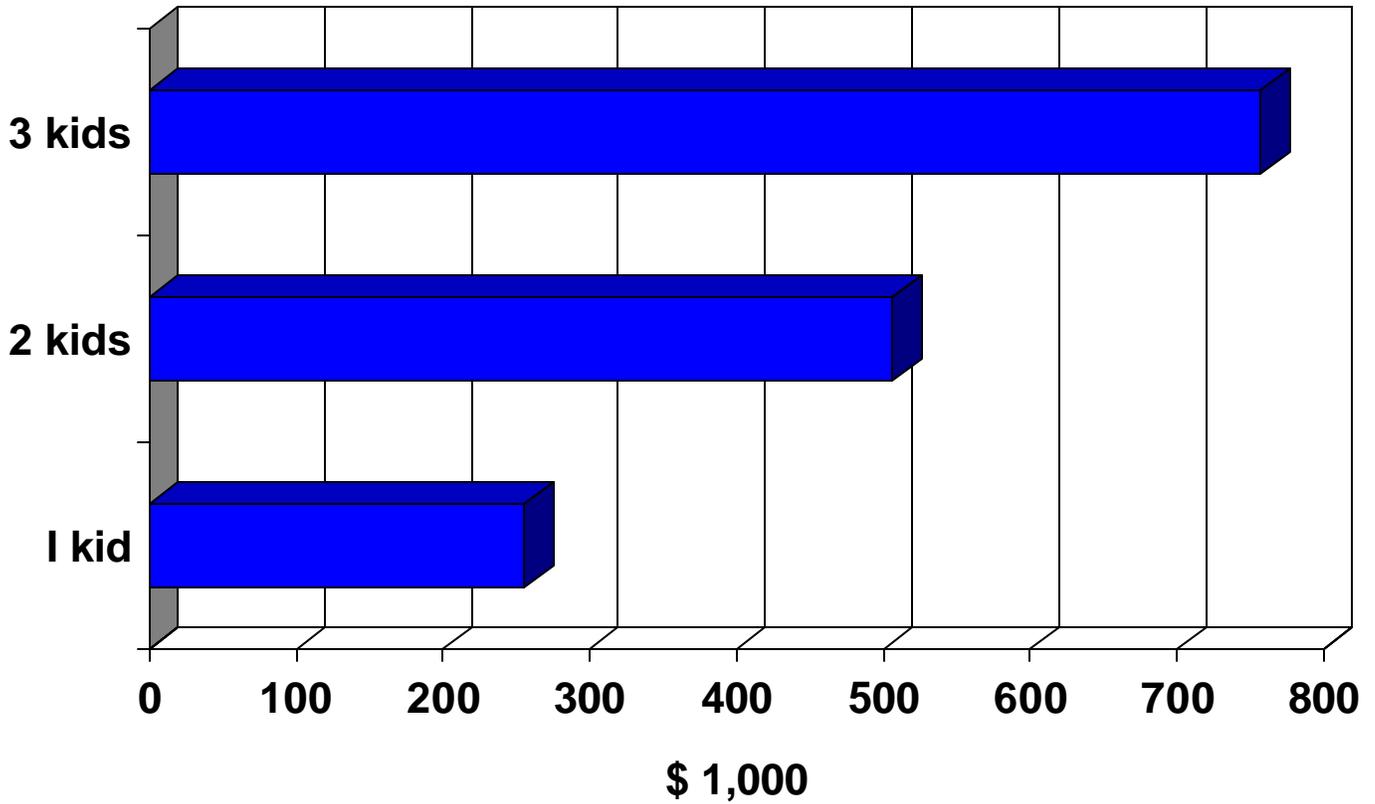


Future School Funding

- Average local spending per pupil = \$1071
- Shortfall w/ \$150,000 house and 1 kid = \$451
- If get 100 new kids:
 - pay an additional \$12/year in school

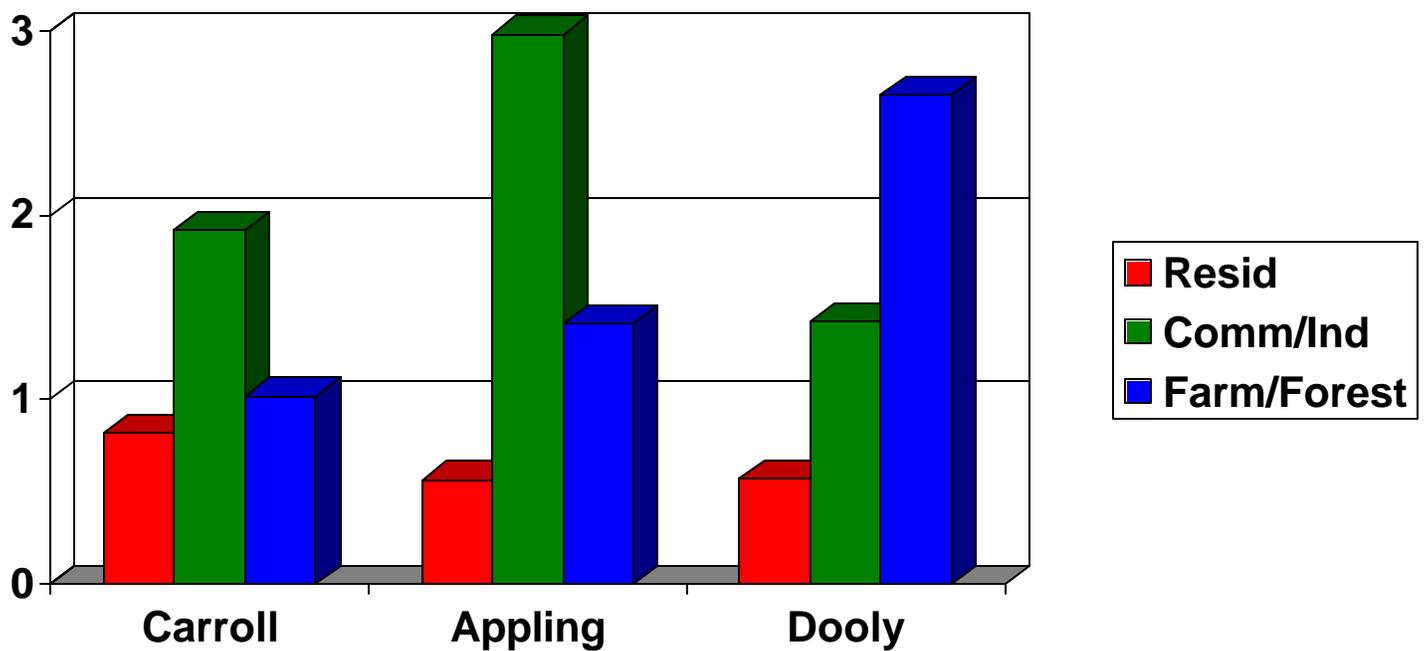


School Funding Break-even



Examples of Service Costs

Revenue per \$1 Expenditure



Benefits of a Business Base

- If Pike County added
 - 5M in comm property
 - 5M in retail sales
- Collect taxes = \$118,000
- Lower tax rates by 0.5 m
- Save a homeowner \$20-30/yr on taxes

