

More Information About Recommendation

Location	Recommendation	Why Necessary	Further Details	Project Type	Cost	Recommended Timeframe
County + Cities	Undertake an audit of city and county development regulations for barriers to quality growth.	This audit will uncover revisions needed to make it easier for "quality growth" forms of development (like mixed-use projects, traditional neighborhood developments, and conservation subdivisions) to be implemented in Pike County and its municipalities.		Development Regulations	Low	Immediate
County + Cities	Modify city and county development regulations to accommodate the resource team's recommended types of development (see Overall Development Concept) and to eliminate barriers to quality growth identified by the audit. Review DCA's "Alternatives to Conventional Zoning" package for a menu of development regulations that may be appropriate for Pike County. Suggested development regulations are detailed in Appendix C.	Necessary to implement the Overall Development Concept recommended by the resource team.	Illustration 1 Appendix C	Development Regulations	Moderate	Immediate
County	At minimum, modify (reduce) the existing two-acre residential zoning requirements.	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 currently provide for 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. 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.	Appendix G(1)	Development Regulations	Low	Immediate
County	Revise zoning regulations to include overlay districts to manage development along key highway corridors and atop the Pine Mountain Ridge.	Highways throughout Pike County are facing increased development pressure that threatens to destroy their remaining rural character. Inappropriate development practices could infringe on these areas, and destroy their unique scenic qualities. Similarly, insensitive grading practices, ridgeline development, tree removal, and architecture incompatible with steep terrain could destroy the beautiful scenery of the Pine Mountain Ridge that is important to the tourism appeal of the area.	Appendix G(1)	Development Regulations	Moderate	Immediate
County + Cities	Evaluate city and county development regulations for consistency, and make revisions as necessary.	Consistency in development regulations will bring more rationality to growth and development in the municipalities and county, and reduce the tendency of developers to locate projects in the jurisdiction with the most favorable development requirements.		Development Regulations	Low	Immediate
County + Cities	Develop a well-coordinated, comprehensive economic development management program that brings together: industrial development, Town Center development, chamber-based promotion and tourism development. <ul style="list-style-type: none"> ● Make this organization the single point of contact for local Economic Development recruitment activities. ● Provide reliable public sector funding, such as dedicating a percentage of property tax millage for this organization's economic development, tourism and quality of life activities. 	Provides a unique opportunity to coordinate economic recruitment, downtown revitalization, and tourism efforts within a single organizational structure. Permits Pike County's municipalities to undertake a joint "Main Street" approach when each community is perhaps too small to effectively support this approach on its own.	Illustration 2 Appendix G(2)	Economic Development	High	Immediate
County + Cities	Create core Economic Development Sales Team. Recruit people who represent some resource/add value to team, build broad based team with depth.	Critical to success of economic recruitment activities.	Appendix G(3)	Economic Development	Low	Mid-term
County + Cities	Analyze the types of enterprises that might fit effectively into the local economy, including identification of industries that can be accommodated immediately. Possibilities include agri-business/horse opportunities (possible niche for the Business Park).	Enables a rational approach to economic recruitment activities. Currently, the potential for industrial development, or other employment generators is limited by the lack of sufficient water and sewer service.	Appendix G(3)	Economic Development	Low	Immediate
County + Cities	Consider creating incentives (such as tax breaks, provision of needed infrastructure, workforce training) to encourage the targeted types of businesses to locate in the county.	May give Pike County a competitive edge in attracting desired employers.	Appendix G(3)	Economic Development	Low	Mid-term

Implementation of Recommendation			For Local Use		
Funding Source	Technical Assistance	Applicable Toolkit (at www.georgiaqualitygrowth.com)	Status	Responsible Party	Notes
Quality Growth Grant Program; Appendix A	Regional Development Center or DCA Regional Staff	Audit of Barriers to Quality Growth			
Quality Growth Grant Program; Appendix A	Regional Development Center or DCA Regional Staff	Alternatives to Conventional Zoning; Reducing Barriers to Quality Growth; Transit Oriented Development; Smart Parking Solutions; Traditional Neighborhood Development; Encouraging Mixed-Use Development; Conservation Subdivisions; Using Public Facilities to Manage Growth			
Quality Growth Grant Program; Appendix A	Regional Development Center or DCA Regional Staff	Alternatives to Conventional Zoning			
Quality Growth Grant Program; Appendix A	Regional Development Center or DCA Regional Staff	Using Overlay Districts			
Appendix A	Regional Development Center or DCA Regional Staff				
Appendix A	DCA Regional Staff & Office of Downtown Development				
Appendix A	Ga DITT or Ga Tech Economic Development Institute				
Appendix A	Ga DITT or Ga Tech Economic Development Institute				
Appendix A	Ga DITT or Ga Tech Economic Development Institute				

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Location	Recommendation	Why Necessary	Further Details	Project Type	Cost	Recommended Timeframe
County + Cities	Conduct BREP (Business Retention and Expansion Process) through DCA.	Helps determine what's needed to retain existing employers and to encourage their expansion within Pike County.	Appendix G(3)	Economic Development	Low	Immediate
County + Cities	Provide Economic Development Leadership Training.	Helps build a base of local leaders who understand the key ingredients of growing the local economy.	Appendix G(3)	Economic Development	Moderate	Mid-term
County + Cities	Build and strengthen relations with technical colleges/Gordon College.	These schools can play a critical role in workforce education and development.	Appendix G(3)	Economic Development	Low	Mid-term
County + Cities	Encourage entrepreneurial development throughout the county.	Homegrown industries have the potential to create many more jobs than those recruited from outside Pike County.	Appendix G(3)	Economic Development	Moderate	Long-term
County + Cities	Create a comprehensive vision for the future of the Business Park. Ask: 1) Who are we trying to attract? 2) What are our resources? This should include staging a "mock prospect visit" to identify strengths and weaknesses of the park.	An effective recruitment strategy is contingent on having a clear vision for the Business Park.	Appendix G(3)	Economic Development	Low	Immediate
County + Cities	Implement needed improvements at the Business Park as identified above. Recommended improvements include: <ul style="list-style-type: none"> ● Improve water and sewage infrastructure. ● Reduce land costs. ● Create industrial zone buffers to ensure the park's future compatibility with surrounding developments. 	Pike County is currently at a competitive disadvantage regarding land costs, infrastructure and resources as compared to neighboring counties.	Appendix G(3)	Economic Development	High	Mid-term
County + Cities	Market the Southern Terry building.	This is the equivalent of a "spec building" ready for immediate occupancy by a potential employer.	Appendix G(3)	Economic Development	Low	Immediate
County + Cities	Build a tourism marketing and development plan around distinct themes. These might include: Tour de Pike, Flint River Activities, local artisans and heritage, or Scenic Byways.	Pike County has unrealized tourism potential, and tourism can be a major job generator that doesn't require water & sewer, spec buildings, etc.	Appendix G(4)	Tourism	Moderate	Mid-term
County + Cities	Develop and implement a consistent informational signage design that clearly distinguishes tourist-oriented directional signs from commercial advertising.	Will make Pike County more attractive and easier for visitors to "navigate".		Tourism	Moderate	Long-term
County	Identify and designate Scenic byways linking all of the major cities/hamlets. (Linkage to the Scenic byway proposed for Warm Springs is desirable.)	This is a designation along selected rural highway corridors that is intended to preserve the pastoral views of farming and the rural landscape. A corridor management plan is developed for each Scenic Byway, setting forth guidelines, incentives, and regulations to be employed to protect and enhance views of the scenic landscape from the road.		Tourism	Moderate	Immediate
County + Cities	Locate funding 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: See what cultural activities may be appropriate to promote for tourism; Suggest niche and non-traditional marketing for county residents; Suggest a promotional structure for tourism.	Will contribute to building a tourism industry in Pike County.	Appendix G(4)	Tourism	Moderate	Long-term

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Funding Source	Technical Assistance	Applicable Toolkit (at www.georgiaqualitygrowth.com)	Status	Responsible Party	Notes
	DCA Regional Staff & BREP Program				
Appendix A	Ga DITT or Ga Tech Economic Development Institute				
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Appendix A	Ga DITT or Ga Tech Economic Development Institute				
Ga Environmental Facilities Authority; Appendix A	Ga DITT or Ga Tech Economic Development Institute				
Appendix A	Ga DITT or Ga Tech Economic Development Institute				
Appendix A	Ga DITT Tourism Representative				
Appendix A	DCA Regional Representative & Design Services Section				
Appendix A	GaDOT Scenic Byway Program				
Appendix A	Ga DITT Tourism Representative				

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Location	Recommendation	Why Necessary	Further Details	Project Type	Cost	Recommended Timeframe
County	<p>Develop a comprehensive Greenspace Plan for establishing a countywide network of greenways and parks, including:</p> <ul style="list-style-type: none"> ● Identification of logical greenway connections between high-use areas, public destinations and major places of recreation, shopping, or employment. ● Include trails along abandoned railroad routes, which provide an excellent opportunity to connect the communities in the county. ● Link trails for pedestrians, cyclists and equestrians with waterways for canoeing and kayaking. Elkins Creek and Flint River offer abundant opportunities. ● Inventory of existing utility easements, stormwater retention areas, reservoirs and environmentally sensitive lands (such as riparian buffers, wetlands, floodplains and steep slopes) that should be integrated into the greenspace network. ● Where it is not possible for greenways to connect, use sidewalks in existing street right-of-ways to create a continuous trail network throughout the county. ● Convenient crossings of the major highways (which are quite wide and busy). ● Planning for linkages to regional trail systems, such as the Pine Mountain trail system in Meriwether County. ● Development of a comprehensive map of planned greenways and a detailed strategy for acquisition and development of the system. 	Will help preserve rural character while providing alternative transportation and recreational opportunities for Pike County residents and visitors.	Illustrations 12, 13	Greenspace & Trails	Moderate	Immediate
County	<p>Implement the greenways plan incrementally, even if this means that the network cannot be fully interconnected for several years:</p> <ul style="list-style-type: none"> ● Make trail right-of-way acquisition a priority. It is important to secure rights-of-way early, while land is still undeveloped and affordable. ● Explore alternatives to fee-simple acquisition of greenway rights-of-way. For example, property owners can be encouraged to grant conservation easements in return for tax and legal benefits. 	Will help preserve rural character while providing alternative transportation and recreational opportunities for Pike County residents and visitors.	Illustrations 12, 13	Greenspace & Trails	High	Mid-term
Concord	<p>Adopt a comprehensive redevelopment strategy that accommodates new development while enhancing existing local assets: rural cultural history; concentration of historic buildings; antiques, arts, and crafts shops. Where necessary, employ powers authorized under the Georgia Urban Redevelopment Law (see Appendix E) to implement this redevelopment strategy.</p>	Since the Resource Team recommends that new growth be concentrated in or around the Town Centers, Concord will need a plan for accommodating this new growth so that it enhances the existing charm, walkability, and livability of the community.	Illustration 3 Appendix E	Downtowns & Activity Centers	Moderate	Mid-term
Concord	<p>Redevelop the Strickland Building - 40,000 square feet – as community center, with artists studios on second floor.</p>	Preserving and revitalizing the historic core of Concord is important to maintaining sense of place as the community grows.	Appendix G(2)	Downtowns & Activity Centers	High	Long-term
Concord	<p>Rehabilitate other historic buildings for antiques market, arts, or crafts market.</p>	Preserving and revitalizing the historic core of Concord is important to maintaining sense of place as the community grows.	Appendix G(2)	Downtowns & Activity Centers	High	Long-term

Implementation of Recommendation			For Local Use		
Funding Source	Technical Assistance	Applicable Toolkit (at www.georgiaqualitygrowth.com)	Status	Responsible Party	Notes
Quality Growth Grant Program; Appendix A	Regional Development Center or DCA Regional Representative	Preserving Open Space			
Governor's Greenspace Program; Appendix A	Regional Development Center or DCA Regional Representative	Preserving Open Space			
Appendix A	DCA Regional Representative & Office of Quality Growth	Transit Oriented Development; Smart Parking Solutions; Traditional Neighborhood Development; Encouraging Mixed-Use Development; Downtown Specific Plans			
Downtown Revolving Loan Fund; Ga Cities Foundation; Appendix A	DCA Regional Representative & Office of Downtown Development				
Downtown Revolving Loan Fund; Ga Cities Foundation; Appendix A	DCA Regional Representative & Office of Downtown Development				

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Location	Recommendation	Why Necessary	Further Details	Project Type	Cost	Recommended Timeframe
Concord	Mirror the design of the front facade of the cotton warehouse for a new all-weather pavilion, located in the open area formed by brick warehouses.	This pavilion could be used for a variety of public functions including an open air market.	Appendix G(2)	Downtowns & Activity Centers	High	Long-term
Concord	Rehabilitate the white, wooden structure as an exhibit space with an attached outdoor stage/deck (like the Flowery Branch Depot).	Preserving and revitalizing the historic core of Concord is important to maintaining sense of place as the community grows.	Appendix G(2)	Downtowns & Activity Centers	High	Long-term
Concord	Develop a community greenspace for a fair weather Concord community activity area and exhibit hall.	Will provide a community gathering area and recreation space for Concord residents and visitors.	Appendix G(2)	Downtowns & Activity Centers	High	Long-term
East Williamson	Develop a detailed Town Center plan for this emerging node. Where necessary, employ powers authorized under the Georgia Urban Redevelopment Law (see Appendix E) to implement this plan.	This area faces strong development pressures, spilling over from Spalding County. Pike County must embrace and manage the development that will be happening here.	Illustration 8 Appendix E	Downtowns & Activity Centers	Moderate	Immediate
East Williamson	Offer incentives to encourage developers to undertake projects consistent with the redevelopment plan. These incentives might include write-down of land acquisition costs, property tax breaks, new public facilities or infrastructure to support the project, waiver of specific requirements in local development regulations, or other financial incentives derived from creative use of public funds.	Incentives will bring the developers on board for developing East Williamson as the well-planned Town Center envisioned herein.		Downtowns & Activity Centers	High	Immediate
East Williamson	Actively recruit appropriate commercial/retail businesses to the Town Center.			Downtowns & Activity Centers	Low	Mid-term
Meansville	Adopt a comprehensive redevelopment strategy that accommodates new development while enhancing existing local assets: concentration of a few good historic commercial buildings; folk art enclave (home of nationally renowned folk potter); significant stock of historic residential architecture. Where necessary, employ powers authorized under the Georgia Urban Redevelopment Law (see Appendix F) to implement this redevelopment strategy.	Since the Resource Team recommends that new growth be concentrated in or around the Town Centers, Meansville will need a plan for accommodating this new growth so that it enhances the existing charm, walkability, and livability of the community.	Appendix F	Downtowns & Activity Centers	Moderate	Mid-term
Meansville	Convert abandoned gas station into a facility to celebrate tradition of local potters, other arts & crafts.	Preserving and revitalizing the historic core of Meansville is important to maintaining sense of place as the community grows.	Illustration 4	Downtowns & Activity Centers	High	Long-term
Meansville	Develop the adjacent Old Wooden Store as an arts-related space.	Preserving and revitalizing the historic core of Meansville is important to maintaining sense of place as the community grows.	Appendix G(2)	Downtowns & Activity Centers	High	Long-term
Meansville	Set aside/develop space in City Hall (the historic depot) for exhibiting local potters' work/other local arts & crafts	Will support tourism while, at the same time, promoting preservation of cultural traditions in Pike County.	Appendix G(2)	Downtowns & Activity Centers	Moderate	Mid-term
Molena	Adopt a comprehensive redevelopment strategy that accommodates new development while enhancing existing local assets: concentration of historic buildings; outdoor tourism potential of proximity to the Flint River; local history mini-museum; opportunity for a gateway/visitor information center; antiques shops. Where necessary, employ powers authorized under the Georgia Urban Redevelopment Law (see Appendix E) to implement this redevelopment strategy.	Since the Resource Team recommends that new growth be concentrated in or around the Town Centers, Molena will need a plan for accommodating this new growth so that it enhances the existing charm, walkability, and livability of the community.	Appendix E	Downtowns & Activity Centers	Moderate	Mid-term

Implementation of Recommendation			For Local Use		
Funding Source	Technical Assistance	Applicable Toolkit (at www.georgiaqualitygrowth.com)	Status	Responsible Party	Notes
Downtown Revolving Loan Fund; Ga Cities Foundation; Appendix A	DCA Regional Representative & Office of Downtown Development				
Appendix A	DCA Regional Representative & Office of Downtown Development				
Appendix A	DCA Regional Representative & Office of Downtown Development				
Quality Growth Grant Program; Appendix A	DCA Regional Representative & Office of Quality Growth	Transit Oriented Development; Smart Parking Solutions; Traditional Neighborhood Development; Encouraging Mixed-Use Development; Downtown Specific Plans			
Appendix A	DCA Regional Representative & Office of Quality Growth	Targeted Corridor Redevelopment			
Appendix A	DCA Regional Representative & Office of Downtown Development				
Appendix A	DCA Regional Representative & Office of Quality Growth	Transit Oriented Development; Smart Parking Solutions; Traditional Neighborhood Development; Encouraging Mixed-Use Development; Downtown Specific Plans			
Downtown Revolving Loan Fund; Ga Cities Foundation; Appendix A	DCA Regional Representative & Office of Downtown Development				
Downtown Revolving Loan Fund; Ga Cities Foundation; Appendix A	DCA Regional Representative & Office of Downtown Development				
Ga DOT TEA Program; Appendix A	DCA Regional Representative & Office of Downtown Development				
Appendix A	DCA Regional Representative & Office of Quality Growth	Transit Oriented Development; Smart Parking Solutions; Traditional Neighborhood Development; Encouraging Mixed-Use Development; Downtown Specific Plans			

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Location	Recommendation	Why Necessary	Further Details	Project Type	Cost	Recommended Timeframe
Molena	Enhance the linear park and add walking trail along GA 18 through town.	Will provide a community recreation space for Molena residents and visitors.	Appendix G(2)	Downtowns & Activity Centers	Moderate	Mid-term
Molena	Develop a small, local mini-museum and visitor center.	Will support tourism while, at the same time, promoting preservation of cultural traditions in Pike County.	Appendix G(2)	Downtowns & Activity Centers	High	Long-term
Molena	Enhance Flint River access to canoe/kayak enthusiasts by: recruiting an outfitter and working with Meriweather County to improve river landing at GA 18.	The potential of Flint River is under-realized. With better access to the river, it could serve as an amenity for attracting tourists, and outdoor enthusiasts.	Appendix G(2)	Downtowns & Activity Centers	Moderate	Mid-term
Molena	Support and assist the private work underway to preserve the town's architectural heritage.	Preserving and revitalizing the historic core of Molena is important to maintaining sense of place as the community grows.	Appendix G(2)	Downtowns & Activity Centers	Low	Immediate
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. This should include a plan for residential growth around the existing town center that values the existing housing, both in terms of materials, design and density. Where necessary, employ powers authorized under the Georgia Urban Redevelopment Law (see Appendix E) to implement this plan.	Since the Resource Team recommends that new growth be concentrated in or around the Town Centers, Williamson will need a plan for accommodating this new growth so that it enhances the existing charm, walkability, and livability of the community.	Illustration 5 Appendix E	Downtowns & Activity Centers	Moderate	Immediate
Williamson	Recruit new businesses that enhance the existing commercial Town Center uses such as the Bank, Country Store BBQ, Oliver Twist Antiques, and the Post Office Branch.	Expanding and enhancing the historic core of Williamson is important to maintaining sense of place as the community grows.	Appendix G(2)	Downtowns & Activity Centers	Low	Mid-term
Williamson	Preserve and Enhance Veterans' Park.	Will provide an attractive community gathering area and recreation space for Williamson residents and visitors.	Appendix G(2)	Downtowns & Activity Centers	Moderate	Mid-term
Zebulon	Adopt a comprehensive redevelopment strategy that accommodates new development while enhancing existing local assets: County Government seat; Courthouse Square; commercial, retail and financial center of the County; educational center. The redevelopment strategy should focus new development back toward Zebulon's city center (fill in vacant properties, new development compatible with traditional town center design - circa 1885-1920's). Where necessary, employ powers authorized under the Georgia Urban Redevelopment Law (see Appendix E) to implement this redevelopment strategy.	Since the Resource Team recommends that new growth be concentrated in or around the Town Centers, Zebulon will need a plan for accommodating this new growth so that it enhances the existing charm, walkability, and livability of the community.	Illustration 6 Appendix E	Downtowns & Activity Centers	Moderate	Immediate
Zebulon	Develop more defined entryways where US 19 splits north and south of Zebulon with buildings, signage, and enhanced plantings.	Will improve visitors' first impressions of Zebulon.	Illustration 6	Downtowns & Activity Centers	High	Long-term
Zebulon	Inventory vacant lots for infill construction throughout town	These vacant sites should be built out before new "greenfield" developments on the edge of town are approved.	Appendix G(2)	Downtowns & Activity Centers	Moderate	Immediate
Zebulon	Develop design guidelines to ensure compatibility of new construction.	Design guidelines are useful for encouraging orderly, creative and compatible development within historic areas.	Appendix G(2)	Downtowns & Activity Centers	Moderate	Mid-term
Zebulon	Redevelop the old elementary school for community uses such as a combination performing arts center and the City's Head Start facility.	Will provide a much needed venue for the arts in Pike County.	Appendix G(2)	Downtowns & Activity Centers	High	Mid-term
Zebulon	Create a park and public gathering area around the Courthouse by: planting more trees; installing scattered benches and picnic tables; adding pedestrian pathways/sidewalks crossing the park area.	Enhancing the historic core of Zebulon is important to maintaining sense of place as the community grows.	Illustration 10	Downtowns & Activity Centers	Moderate	Mid-term

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Funding Source	Technical Assistance	Applicable Toolkit (at www.georgiaqualitygrowth.com)	Status	Responsible Party	Notes
Ga DOT TEA Program; Appendix A	Regional Development Center or DCA Regional Representative				
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Quality Growth Grant Program; Downtown Revolving Loan Fund; Ga Cities Foundation; Appendix A	DCA Regional Representative & Office of Quality Growth	Transit Oriented Development; Smart Parking Solutions; Traditional Neighborhood Development; Encouraging Mixed-Use Development; Targeted Corridor Redevelopment; Downtown Specific Plans			
Appendix A	DCA Regional Representative & Office of Downtown Development				
Appendix A	Regional Development Center or DCA Regional Representative				

Quality Growth Grant Program; Appendix A	DCA Regional Representative & Office of Quality Growth	Transit Oriented Development; Smart Parking Solutions; Traditional Neighborhood Development; Encouraging Mixed-Use Development; Downtown Specific Plans			
Ga DOT TEA Program; Appendix A	DCA Regional Representative & Design Services	Improving Strip Commercial Corridors			
Quality Growth Grant Program; Appendix A	Regional Development Center or DCA Regional Representative	Encouraging Infill Development			
Quality Growth Grant Program; Appendix A	DCA Regional Representative & Office of Quality Growth	Design Guidelines			
Downtown Revolving Loan Fund; Ga Cities Foundation; Appendix A	DCA Regional Representative & Office of Downtown Development				
Ga DOT TEA Program; Appendix A	Regional Development Center or DCA Regional Representative				

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Zebulon	Improve the streetscape around the Courthouse Square in Zebulon. See Appendix D for recommended streetscape improvements.	Sidewalks are needed to encourage pedestrian traffic to existing retail, commercial, and government buildings, thereby bringing a sense of vitality to Downtown Zebulon.	Illustrations 10, 11 Appendix D	Downtowns & Activity Centers	High	Mid-term
Zebulon	Maintain/redevelop the historic rhythm of buildings around Courthouse Square by encouraging appropriate infill development and rehabilitation of existing building facades. Recruit new commercial uses to these buildings.	Enhancing the historic core of Zebulon is important to maintaining sense of place as the community grows.	Illustration 9	Downtowns & Activity Centers	Moderate	Long-term
Zebulon	Support the county in doing a space needs assessment for the Courthouse and public offices.	The city needs information about the county's future building needs in order to develop a viable plan for the Courthouse area.	Appendix G(2)	Downtowns & Activity Centers	Moderate	Mid-term
Zebulon	Return county annex buildings to retail uses by relocating county offices immediately off the Courthouse Square.	These government-occupied buildings might instead be used for retail/commercial businesses that would bring more activity and vitality to Courthouse Square.	Appendix G(2)	Downtowns & Activity Centers	High	Long-term
Zebulon	Shore up and use two dilapidated county-owned buildings on Courthouse Square for farmers' market. Include the adjacent tennis courts in this project.	Putting these buildings back into productive use will add to the activity and vitality of Courthouse Square.	Illustration 7	Downtowns & Activity Centers	High	Long-term
Cities	Do periodic windshield surveys to identify vacant lots and existing violations of health and safety codes. Notify property owners of violations and step up code enforcement in a fair and consistent manner.	Many older houses in Pike County's cities are in need of repair and appearance upgrades. Vacant lots identified through the survey can be targeted for new infill development that will help revitalize each community.		Housing	Low	Immediate
Cities	Take advantage of state and federal programs to encourage housing rehabilitation and home ownership. Enlist the local Housing Authority or establish a community housing development corporation (CHDO), either of which have access to a variety of public housing funding sources. A few possibilities include: <ul style="list-style-type: none"> ● Home rehabilitation funds for individual owner-occupants through DCA's CHIP program. ● Low cost home loans through DCA Home Buyer Loans, Federal Home Loan Bank/Affordable Housing Program (FHLB/AHP), or USDA/Rural Development funds. ● Down payment assistance through DCA's OwnHOME Loan or CHIP programs, or FHLB/AHP. 	Improving the existing housing stock will provide more affordable housing options while also helping maintain the traditional character and appearance of each community.	Appendix F	Housing	Low	Immediate
Cities	Provide incentives for development of compatible infill housing on vacant lots. These incentives might include: <ul style="list-style-type: none"> ● Write-down of land acquisition costs. ● Property tax breaks. ● Providing new public facilities or infrastructure to support the project. ● Waiver of specific requirements in local development regulations. ● Financial incentives, such as a low-interest revolving loan program. ● Mortgage buy-down program or down payment assistance for purchasers. 	Infill housing development on vacant lots within existing communities will help revitalize these communities while also reducing the need for new subdivisions in rural areas of the county.		Housing	High	Mid-term
County + Cities	Conduct a formal survey of historic resources throughout Pike County. This will identify potential districts and individual buildings to be protected through local regulations and listed in the Georgia Register of Historic Places and the National Register. Possible National Register districts include: a) Downtown Zebulon, with particular emphasis on the residential neighborhoods near downtown; b) Downtown Concord, including residential sections to the north of Highway 18; and c) Downtown Molena, to include residential sections adjacent to downtown.	Surveying serves as the basis for all preservation activities. This important first step has never been done in Pike County. The benefits of National Register Designation include federal income tax credits for building rehabilitation and state property tax abatements for rehabilitation. There are no restrictions on National Register properties, unless federal funds or permitting are involved in any project that includes a historic resource.	Appendix G(5)	Historic Preservation	Moderate	Immediate

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County + Cities	Adopt and implement historic preservation ordinances, including establishment of a preservation commission to provide local protection for historic resources.	None of the cities within the county have adopted historic preservation ordinances. Pike County has a historic preservation ordinance that applies to the unincorporated areas of the county, but has not established a preservation commission. Therefore, there is no substantial protection for historic properties within the county.	Appendix G(5)	Historic Preservation	Moderate	Mid-term
County + Cities	Pursue Certified Local Government (CLG) status. (Once a historic preservation ordinance is adopted, and a historic review board appointed, each city or the county may apply for Certified Local Government status.)	The benefits of becoming a CLG include: eligibility for federal historic preservation grant funds; 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; and increased communication and coordination among local, state, and federal preservation activities such as technical assistance training sessions, information material, statewide meetings, workshops, and conferences.	Appendix G(5)	Historic Preservation	Low	Mid-term
County + Cities	Develop and adopt historic district design guidelines to ensure compatibility among new and old construction.	Design guidelines are useful for encouraging orderly, creative and compatible development within historic areas.	Appendix G(5)	Historic Preservation	Moderate	Mid-term
County + Cities	Promote rehabilitation of historic structures by: providing grants, loans, or other incentives for renovation of historic properties, and contacting absentee owners of older buildings, encouraging them to sell or renovate.		Appendix G(5)	Historic Preservation	High	Long-term
County + Cities	Enact a local historic marker program.	Marker programs help to identify existing historic resources and sites and increase tourism and education.	Appendix G(5)	Historic Preservation	Moderate	Long-term
County + Cities	Create a joint cities-county task force on the arts (composed of educators, local librarians, city/county recreation departments, historic preservation groups, and other civic groups) to develop recommendations on facility needs, programming, local organizational structure and ongoing funding to support the arts. Issues or activities this task force should consider undertaking or supporting are detailed in Appendix G4.	Will launch efforts to promote the arts and preservation of cultural traditions in Pike County.	Appendix G(4)	Arts, Culture, & Heritage	Moderate	Long-term
County + Cities	Designate specific facilities, perhaps those historically used for community interaction, as performing arts and visual arts spaces. Set aside or create a limited number of public and community access spaces which promote interaction.	Venues for arts activities and performances are currently lacking in Pike County.	Appendix G(4)	Arts, Culture, & Heritage	High	Long-term
County + Cities	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.	Will support tourism while, at the same time, promoting preservation of cultural traditions in Pike County.	Appendix G(4)	Arts, Culture, & Heritage	Moderate	Long-term
County + Cities	Look for opportunities 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; Downtown Tifton's public mural of rural country side; Downtown Colquitt's murals depicting agricultural history.	Appendix G(4)	Arts, Culture, & Heritage	Moderate	Long-term
County + Cities	Establish heritage education programs in local schools.	Heritage Education programs promote interest in local historic resources by employing these resources 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 is that children will mature into adults with respect for and an interest in the protection and preservation of historic resources.	Appendix G(5)	Historic Preservation	Moderate	Long-term

Implementation of Recommendation			For Local Use		
Funding Source	Technical Assistance	Applicable Toolkit (at www.georgiaqualitygrowth.com)	Status	Responsible Party	Notes
Appendix A	Regional Development Center or DCA Regional Representative	Historic Preservation Ordinance			
Appendix A	DNR Historic Preservation Division				
DNR-Historic Preservation Division Certified Local Government funds	Regional Development Center or DCA Regional Representative	Design Guidelines			
Appendix A	DCA Regional Representative & Office of Downtown Development				
Appendix A	Georgia Historical Society				
Georgia Council for the Arts and the Georgia Humanities Council funds; Appendix A	Georgia Council for the Arts and the Georgia Humanities Council -- contact Dot Bass (706) 665-2535				
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Appendix A	Georgia Trust for Historic Preservation				