

PIKE'S PATHWAYS OF PRIDE



Renovated Pike County Courthouse (2013)

A Comprehensive Plan for Pike County, Georgia
2017-2037

October 31, 2017

PIKE'S PATHWAYS OF PRIDE

COMPREHENSIVE PLAN

2017-2037

A Comprehensive Plan for Pike County, Georgia in accordance with the Georgia Planning Act of 1989 and the new Minimum Planning Standards and Procedures established by the Georgia Department of Community Affairs, with an effective date of March 1, 2014



Prepared By:

The Pike County Department of Planning and Development
The Pike County Comprehensive Plan Stakeholder Committee
The Pike County Planning Commission

Three Rivers Regional Commission

October 31, 2017

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August 29, 2017

Three Rivers Regional Commission
PO Box 1600
Franklin, GA 30217

RE: Comprehensive Plan Update Submittal

Pike County has completed an update of its comprehensive plan and is submitting it with this letter for review by the Three Rivers Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plans covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact David Allen at 770-567-2007.

Sincerely,



J. Briar Johnson, Chairman
Pike County Board of Commissioners

Enclosures

UNINCORPORATED PIKE COUNTY



INTRODUCTION / PLAN UPDATE PROCEDURES

The purpose of the Pike County Comprehensive Plan is to provide local officials with a tool to manage and guide anticipated future growth and development in the County through the year 2022. The Plan represents the local government's participation in, and contribution to, the coordinated planning process as set forth by the Georgia Planning Act of 1989. By meeting the Minimum Planning Standards and Procedures established as part of the legislation, the Comprehensive Plan establishes a framework from which the County can work when planning for the future provision of public facilities and services, economic growth, housing, education and the preservation of natural, cultural and historic resources. In addition, the Plan will serve as the basis for local government decision-making regarding economic development, environmental protection, and the future pattern of land use.

The 2017 Pike County Comprehensive Plan Update is an update to the current comprehensive plan, prepared in accordance with the new Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989, which the Georgia Department of Community Affairs (DCA) put into effect on March 1, 2014.

The new Department of Community Affairs planning standards are reduced and simplified from previous plan updates, thus seeking to make local plans more relevant to specific community needs and, hopefully, generating increased local pride, appreciation of community features, and appropriate land use. The generation of specific **Community Goals** and a relevant **Vision Statement** translate into specifying important **Needs, Opportunities, and Policies** for the community, which then translates into a **Community Work Program**, an action plan for making these goals, needs, and opportunities a reality. The overall Pike County community wants to maintain its rural character, while, at the same time, improve its infrastructure and create appropriate business opportunities and tourism venues to better diversify its tax base.

This comprehensive plan is the second within Pike County prepared in accordance with the Georgia Planning Act of 1989. The first full plan was adopted in 2004, and a partial update was adopted in 2009, under the old planning standards. Both of these plans remain available in hard copy from the Pike County government and the Three Rivers Regional Commission. (At the time of the last plan updates, the Three Rivers Regional Commission was known as the McIntosh Trail Regional Development Center.) As with the last plan updates, Pike County has worked closely with the staff of the Regional Commission to ensure that compliance with all current standards are met.

Pike County is part of the Upper Flint Regional Planning Council. The adopted regional water plan, Upper Flint Regional Water Plan (November 2011), was reviewed and consulted by the Pike County Planning and Development Department and the city governments in preparation for this plan. The purpose of this Regional Water Plan is *to provide guidance, leadership and education on water resource utilization within the region. Through cooperation among stakeholders, this plan will assist the Council's efforts to manage the region's water resources in a sustainable manner, be supportive of public health and natural ecosystems, support the State's economy and enhance the quality of life for its citizens.*

Likewise, its stated goals are as follows:

- 1. Lead the development and implementation of water resource policy in this region and work together with the state and federal government and with the other regional councils to ensure that the welfare and needs of our region are met.*
- 2. Enhance public understanding of water resources and provide stakeholders with an opportunity for input into regional water policy.*
- 3. Maintain and strive to improve the quality and quantity of our water resources in order to protect natural ecosystems and public health.*
- 4. Manage water resources sustainably through the three “C’s” – conserving, capturing and controlling water – in order to provide for the needs of all water users in the region (agriculture, utilities, residential, commercial, industry, forestry, and recreation).*
- 5. Sustain the region’s aquifers and surface waters in a way that will continue to support the economic activities of the Upper Flint Region and the economy of the State of Georgia.*
- 6. Ensure that actions taken by this Council do not impede the agriculture and forestry based economy of this region.*

One of the local comprehensive plan’s objectives is to maintain consistency with the Upper Flint Regional Water Plan by better protecting the Flint River and its tributaries in the future from concentrated growth. The County also needs to conserve and protect groundwater resources in sensitive areas, encourage and promote responsible farming practices, and reduce erosion and sediment problems on construction sites through consistent and thorough use of Best Management Practices. The County and its municipalities’ main water usage categories are agricultural and municipal. Pike County can better coordinate with the local office of the Natural Resources Conservation Service in order to better inform local farmers on conservation practices for agricultural water usage. Pike County can also seek to expand its own public water service system in order to conserve valuable groundwater resources. Per the Regional Water Plan, Pike County’s streams, including Elkins Creek and Potato Creek, were found to have very good assimilative capacity and healthy dissolved oxygen levels, but these levels were projected to lower to the “good” and “limited” range by 2050. Per the regional plan, the term “assimilative capacity” refers to the ability of a water body to naturally reduce pollutants to a level that does not exceed state water quality standards or harm aquatic life. Pike’s main growth in the next several decades will still be primarily agricultural and residential, but, even though these activities are less impactful than industry, they still need to be closely monitored near streams and other water bodies. Periodic consulting of the Upper Flint Regional Water Plan is encouraged.

In addition, Part V Environmental Planning Criteria were reviewed and considered in the development of the comprehensive plan update. The Criteria involve standards and restrictions for Water Supply Watersheds, Protection of Groundwater Recharge Areas, Wetlands Protection, River Corridor Protection and Mountain Protection. Since the Pike area is not recognized as a mountainous region, the County does not provide standards for Mountain Protection, but already provides standards for protection of the other four Environmental Criteria in its Zoning Code, Sections 156.280 through 156.336. Areas provided protection in the form of buffers, impervious setbacks, and other measures include the Flint River Corridor, the City of Griffin / Flint River

Intake near the southwestern portion of the County, the Still Branch Reservoir, the City of Zebulon / Elkins Creek Intake Watershed, the City of Thomaston / Potato Creek Intake Watershed, certain groundwater recharge areas in the southern and western parts of the County, and wetlands areas throughout Pike County. These special areas have also been conveyed on an official map, the “Watershed, Wetlands and Groundwater Recharge Area Protection Map” which is referred to prior to the issuance of development permits. (See the appendix for a copy of the map.)

As noted earlier, Pike County followed the new DCA planning standards to develop a broad-based community plan to address the future growth and development of Pike County. A Stakeholder Committee was created, including elected members from the governing authorities, local businessmen and women, and local community leaders. This Committee had significant participation and had numerous opportunities to both help develop, review, and revise all components of the Comprehensive Plan Update. The general public was offered the chance to participate at the two required public hearings, as well as several other joint hearings with the Planning Commission that occurred in the winter and the spring of 2017. These hearings were legally advertised through specified wording provided by the Three Rivers Commission in order to inform the general public of the process and to invite their input. In addition, public surveys concerning local planning issues were created and presented on local social media pages in order to garner additional public input. (Survey results were summarized in the Demographics section of the Plan, and the full results appear in the appendix.) The Pike County public hearings conducted for the Comprehensive Plan Update were as follows:

October 25, 2016 – Initial, Required Public Hearing at the Board of Commissioners’ Meeting

January 25, 2017 – Stakeholders’ Meeting; General Public Invited

February 9, 2017 – Joint Planning Commission / Stakeholders’ Meeting; General Public Invited

March 9, 2017 - Joint Planning Commission / Stakeholders’ Meeting; General Public Invited

April 18, 2017 – Joint Meeting with Leaders of the 5 Cities, Planning Commission, and the Stakeholders; General Public Invited

July 13, 2017 – Review of Rough Draft of Comprehensive Plan Update with Planning Commission; General Public Invited

August 29, 2017 - Final, Required Public Hearing at the Board of Commissioners’ Meeting; Presenting Final Draft; General Public Invited

The final public hearing was held after a plan draft was developed and reviewed by the Stakeholders, the Planning Commission, and the Board of Commissioners to garner any final input. A more detailed summary of community involvement (newspaper advertisements and meeting minutes) is included in the appendix.

BRIEF HISTORY OF PIKE COUNTY

Pike County, Georgia was established in 1822, the 57th of Georgia's 159 counties. Originally created from Monroe County, it currently contains 218.4 square miles and is bordered by 4 other counties – Spalding, Lamar, Upson, and Meriwether Counties. The original inhabitants of the Pike County area were the Creek Indians, whose arrowheads and pottery shards can still be found in the County today. The County, and the City of Zebulon, were both named after Zebulon Montgomery Pike, a famous explorer and contemporary of Lewis and Clark. Zebulon became the County seat in 1825.



Churches have always played a large part in the social history of Pike County, with the first churches being organized at the very beginning of the County's history. There are also several long-running, religious campgrounds in the area. Most of the major Christian denominations are represented in Pike, and the County currently contains over sixty places of worship.

The City of Concord was established in 1866, but was not officially incorporated until 1970. Concord benefitted greatly when the Georgia Midland and Gulf Railroad began coming through the town in 1887. The R.F. Strickland store was established that same year, and the original building still stands today. Besides having an active downtown, Concord was also active agriculturally, producing cotton, corn, soy beans, grapes, peaches, strawberries, and various canned goods. Concord was also the location of the nationally known Smith Brothers Nursery, known for ornamental and fruit trees and ornamental shrubs. The City of Meansville was formed in the early 1870s and grew around the Atlanta-to-Fort Valley Railroad. Meansville was known for various agricultural products, including cotton, peaches, pecans, and pimentos. At one time, there was a large pimento canning operation in Meansville. Like the City of Concord, the City of Molena came into its own when the Georgia Midland and Gulf Railroad came through the area in 1888. Molena is known mainly for agriculture – cotton, peaches, cattle and especially turkeys. The City of Williamson existed early in the history of Pike County, but was not named Williamson until the Williamson family donated land to allow the Georgia Midland and Gulf Railroad to come through the town. Williamson has produced peaches and cotton in the past, and the airstrip just outside of town has transformed into an active hub, with an aviation museum, restaurant, and a planned residential community. Recently, the Williamson downtown has begun to be revitalized with the development of several new stores and a new gas station. The City of Zebulon, being the County seat and the junction of Highways 18 and 19, has always maintained an active commercial downtown. The downtown has recently enjoyed a revival, with the introduction of new sidewalks, landscaping, streetlights, and a variety of new businesses. The Pike County Courthouse was enlarged and renovated in 2013, and the Courthouse grounds were upgraded the following year. Just south of town are several significant industries and a 21 lot industrial park.

Pike County's very first "roads" were a collection of Indian trails and stage coach lines. The northern portion of U.S. Highway 19 in Pike County, from the Spalding County line to the northern City limits of Zebulon was started in 1931. The southern portion of U.S. Highway 19 in the County, from the Upson County line to the southern City limits of Zebulon was started the following year. A small portion of U.S. Highway 41 runs through the northeastern part of the County, while northern Pike County is crossed by Georgia Highway 362. Georgia Highway 18 runs through the center of Pike, from the eastern County line all the way to Molena, and Georgia Highway 109 bisects the southern portion of Pike County. Currently, Pike County contains 374 miles of roads, of which 51.5% are paved. The recent approval of a Special Purpose Local Option Sales Tax (SPLOST) is dedicated to improving existing paved roads and paving dirt roads wherever possible.

Despite the ever increasing urbanization in the metro Atlanta area, Pike County remains a largely agricultural community, which still produces significant amounts of peaches, pecans, and other crops. However, with an approximate 90% residential tax base, the County is seeking to diversify with responsible growth strategies. Most of the business in the Zebulon area and the other four Cities are locally owned. Zebulon has its own business park off of Highway 19, and the County recently opened up another business park off of Highway 41. The business parks are designed to concentrate future businesses in certain area of the County in order to minimize the effect of new business on Pike's rural character. Recently, Pike County has begun to realize the potential of developing agri-tourism venues in the area, such as rodeos, photography exhibits, and bed-and-breakfasts.

Pike's exceptional scenery has allowed the County several times in the past to play host for the filming of several motion pictures. Portions of the movies *Murder in Coweta County* (1982) and *Tank* (1984) were filmed in and around the Courthouse. The television movies *Cold Sassy Tree* (1989) and *Mama Flora's Family* (1998) were also filmed in Pike County. More recently, portions of the motion picture *Lawless* (2012) were filmed in western Pike County, and portions of the movies *42* (2013) and *American Made* (2017) were filmed at Candler Field in Williamson. The partial filming of *Logan Lucky* (2017) at the Courthouse saw Zebulon return as a host for movie filming. The popular television show *The Walking Dead* has also been filmed multiple times in portions of Pike County. These types of low-impact revenue sources have proven to be of financial benefit to the County in the past, and the County anticipates more filming projects in the future.

Pike County has four sites placed on the National Register of Historic Places – the Pike Co. Courthouse in Zebulon, the R.F. Strickland Building in Concord, the William Barker Whiskey Bonding Barn, and, most recently, New Hebron Baptist Church.



DEMOGRAPHICS IN PIKE COUNTY

The 2010 Census showed Pike County, Georgia having a population of 17,869, up 30.5% from the 2000 Census population of 13,688. In 2010, Pike County ranked 99th in population amongst the 159 Georgia counties. In 2010, there were 6187 households and 4,906 families residing in the county, with a population density of 82.7 residents per square mile. The median income per household in the County was \$53,213, and 10.5% of the population was below the poverty line.

In June 2017, in an effort to obtain more public involvement with the Comprehensive Plan update, a series of online surveys were generated and posted on the Pike County, Georgia Community Facebook Page and the Pike County Discussion Facebook Page. Over 200 citizens responded on a wide range of topics. A general summary of the main findings of the surveys is as follows:

- The majority of the respondents were homeowners and not renters.
- Of the things that were liked the most about Pike County, the respondents mostly praised the rural, small town atmosphere, the school system and relatively low taxes.
- Of the things that were disliked most about Pike County, the respondents mostly chose a lack of proper maintenance of the roads, inadequate internet service, a need for more choice with restaurants and shopping, and public services such as animal control, fire protection, and litter clean-up needing to be upgraded.
- Most respondents were not in favor of new multi-family housing, retirement communities, or assisted living facilities being located in Pike County.
- Most respondents were in favor of managed growth of future residential developments, business and industry, and new business and industry should be concentrated in the Highway 19 and Highway 41 corridors.
- Most respondents that were employed worked outside of the County. For respondents that were employed within Pike County, the top three locations of employment were the public school system, local and State government offices, and churches.
- Most respondents felt that Pike County's current tax ratio of 90% residential / 10% commercial-industrial was too high. Many respondents felt that either an 80/20 or 70/30 tax ratio was a better balance. However, most respondents said that their property taxes were too high.
- Most respondents were "sometimes" bothered by having to drive to other counties and cities for goods and services. In terms of possible new industry in Pike County, most respondents would like to see the creation of small, specialized companies, with new manufacturing or a new factory as a fairly close second. In terms of possible new commercial development, most respondents would like to see new restaurants, with a new entertainment venue as a close second.
- Most respondents felt that a lack of infrastructure and the beliefs of citizens were the main obstacles to further commercial and industrial growth in the County.

- A slight majority of respondents lived on a paved road in Pike County. For those that lived on unpaved roads, a majority were okay with living on an unpaved road, as long as regular maintenance was performed on the roads.
- The vast majority of respondents had private wells and individual septic systems, but most of them were opposed to using a public water or public sanitary sewer system.
- Most respondents felt that the greatest technological issue facing Pike County was internet related: too slow internet speeds and a lack of universal broadband.
- The vast majority of respondents felt that the Flint River and Pike's farms were the greatest natural resources in the County.
- As far as recreational events in Pike County are concerned, most respondents enjoyed the various city festivals and hunting /fishing the best.
- More children's playgrounds, both indoor and outdoor, were the main choice of most respondents in terms of new recreation types in the County in the future.
- Ball fields and playgrounds were the favorite venues of respondents, with walking tracks being a close second. The walking tracks in the five cities appeared to be used relatively equally, with the exception of the City of Molena.
- Soccer and baseball were the sports in Pike County that had the most participation rates from survey respondents.
- Of sports or other events that respondents felt could be promoted more in Pike County, art-based events, countywide yard sales, and equestrian events were mentioned.
- More respondents felt that "too much" money was spent on recreation in Pike County, as opposed to "too little" or "about right".

(For the complete survey results, refer to the Appendix section.)



UNINCORPORATED PIKE COUNTY, GEORGIA

VISION STATEMENT

This update to the Pike County Joint Comprehensive Plan seeks to build upon the quality work of the previous editions of the Comprehensive Plan. There have been many physical, social, and economic changes to Pike County and the surrounding area in the years since the last full update to the Comprehensive Plan.

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

The quality of the local education system needs to be maintained by planning for new school facilities to meet the needs of the expanding population, but also by using proper planning principles to better ensure that future development does not outpace the capacity of the education system.

The 2 to 3 acre minimum lots sizes in Pike County need to continue to be maintained in order to better preserve rural character. Smaller lot sizes, such as those provided in planned residential developments (PRDs), must be used only in moderation, and must provide ample allocations of protected green space. Planned residential developments also need to have the same density as regular subdivisions, and their lots need to be at least one acre in size to adequately accommodate well and septic systems. Larger, minimum lot sizes (larger than 3 acres) should be evaluated for certain areas within Pike County, such as potentially sensitive areas along the Flint River.

To support growth, Pike County needs to focus on improving infrastructure (especially roads), and community services such as fire and police protection, E911 services, and animal control. There continues to be a goal to provide exceptional public safety by providing needed equipment and training for our law enforcement officers, firemen, and other personnel. The development of more cellular coverage and universal broadband in Pike County needs to be promoted.

The County needs to plan for expanded public water and sewerage needs and the management of solid waste. Cooperative regional opportunities need to be explored to possibly better meet these needs. The existing public water system needs to be expanded to better conserve and protect groundwater resources.

The County needs to find funding to purchase land for public use parks and improving recreational areas, in order to enhance quality of life, provide tourism opportunities, and to

protect the environment. Environmentally responsible, public recreational areas along the Flint River need to be promoted.

The promotion of agri-tourism in Pike County is a good balance between maintaining rural character, expanding commercial growth, and recognizing and protecting historic and cultural sites in the County. Agri-tourism should be viewed as just as valid an industry as other more conventional industries in Pike County.

Improvement in the communication and coordination between the Pike County government and the governments of the five cities within Pike County needs to continue, relative to service delivery, infrastructure, development standards, and a range of other issues. The philosophy of promoting unity with the County and the Cities while, at the same time, celebrating the diversity that each municipality has to offer, is at the core of successful intergovernmental communication and coordination.

Each of these issues is addressed in this plan and suggestions are offered as to how to meet these needs.

The full update to the Pike County Joint Comprehensive Plan Land Use Plan 2017 is to be used as a guide for future growth planning.

COMMUNITY GOALS:

Economic Development / Tourism

- Broaden the tax base to create a healthier residential / commercial / industrial ratio.
- Seek new businesses and industries which are the right scope and size for Pike County.
- Hire an Economic Development Director for Pike County.
- Promote locally owned businesses.
- Fully utilize existing industrial parks in the County.
- Provide economic incentives for prospective businesses in Pike County.
- Concentrate business and industry on the main arterial corridors in the County.
- Further promote agri-tourism in Pike County, including equine related events, bed and breakfasts, cultural exhibits, “Geotours” (themed geocaching), and more.
- Identify areas suitable for hotel and motel development.
- Aid the Chamber of Commerce in developing a directory for restaurants, bed and breakfasts, and other commercial activities within Pike County.
- Further promote the movie industry in Pike County.

Infrastructure / Government Services

- Continue to improve specified paved and unpaved roads during the term of the 5 year roads SPLOST.
- Continue to purchase and maintain equipment for the proper maintenance of local roads.
- Expand the public water line system to maintain the viability of the Pike County Water & Sewerage Authority, better conserve groundwater resources, and provide better fire protection.
- Provide equipment upgrades and more training for the volunteer fire department.
- Provide equipment upgrades and more training for the Sheriff’s Office.
- Expand and upgrade County jail facilities.
- Provide latest technology to aid the Emergency / 911 system.
- Expand animal control services in Pike County and enlarge the animal control facility on County Farm Road.
- Provide an updated feasibility study on the prospect of natural gas lines in Pike County.
- Improve cooperation and efficiency and clarify the scope of intergovernmental agreements and services between Pike County and the five cities.

Technology

- Improve internet speed, choice, and cost efficiency in Pike County.
- Continue to expand cellular coverage in Pike County and eliminate major “dead zones”.
- Provide tax incentives, etc. for improving and expanding technological services in Pike County.

Recreation / Parks

- Promote environmentally responsible, public, recreation opportunities along the Flint River.
- Promote more interconnectivity between the communities in Pike County, through the development of more public walking and bicycle trails, and the designation of public green spaces and parks.
- Continue to improve the condition of the ball fields at the Twin Oaks Road recreational complex.
- Expand the size and scope of the Twin Oaks Road recreational complex.
- Explore the possibility of smaller, “satellite” recreational fields in cities in Pike County other than Zebulon.
- Explore the possibility of adult sports leagues in Pike County.
- Explore the possibility of hosting traveling sports teams in Pike County as an alternate revenue source.

Agriculture / Rural Character

- Promote youth agriculture programs in Pike County, including the Future Farmers of America.
- Explore the possibility of hiring a full time County agent.
- Fully fund the Pike County Agribusiness Authority.
- Provide larger minimum lot sizes in certain areas of the County to conserve farmland and maintain low residential densities.
- Better protect designated Centennial Farms in Pike County.
- Encourage the preservation of historic agricultural buildings and their possible re-purposing as event venues, etc.
- Update the County Zoning Code to better restrict certain land uses and activities from agricultural / residential zoning districts.
- Provide ample green space in any new planned residential developments and conservation subdivisions

CHARACTER AREAS AND LAND USE:

Character areas are geographic sub-areas of a community which contain unique characteristics and physical form. According to the Department of Community Affairs, Character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas may be identified by the types of development found there which vary from historic downtowns, commercial/industrial areas, or residential neighborhoods. Other character areas may lack development and include more natural features such as green space and parkland.

The following list identifies character areas found within unincorporated Pike County, and these are obviously distinct from the character areas found inside the municipal limits of the five cities within Pike County. Each character area listed contains a description and desired development patterns, recommended land uses, and a list of implementation measures.

Character areas within unincorporated Pike County are designated as:

- **Rural Residential Development / Agriculture**
- **Planned Residential Development**
- **Commercial / Industrial Nodes**
- **Hollonville Area**
- **Arterial Overlay Corridor**
- **Flint River Corridor**
- **Water Protection Areas**

Rural Residential Development / Agriculture

Description

This category represents significant swaths of land throughout unincorporated Pike County. Homes within this area are relatively well maintained and are built on properties that are a minimum two to three acres in size, but are often 10+ acres in size for conservation purposes. In addition, these lots often contain large and small agricultural practices, such as gardens, larger-scale farming, the keeping of livestock, and timberland.

Desired Development Patterns

Single unit detached homes that reflect a rural residential look built on relatively large lots. Typically, these lots will have limited pedestrian orientation and access, generous swaths of open space, pastoral views and a relatively high degree of building separation. Large lot sizes are needed to limit development density, protect farmland and rural character, and preserve environmentally sensitive areas.

Land Use

The primary land uses within this character area will be single-family, detached homes, passive agricultural practices, and more active agri-business activities on medium to large farming tracts.

Implementation Measures

The primary goals are to maintain the rural atmosphere in Pike County, protect farmland, and encourage future farming practices, all the while accommodating new single-family residential development by:

- Maintaining or increasing the current development standards of lot size and widths and building setbacks in single family residential zoning districts.
- Maintaining or increasing the current development minimum heated area for dwellings in single family residential zoning districts, especially major subdivisions.
- Allowing higher density residential developments only in areas near the five cities in Pike County.
- Nomination and designation of more “centennial farms” in the County in order to highlight the need for more preservation.
- Explore possibility of creating regulations to establish vegetative screening of developments adjacent to centennial farms in order to preserve natural vistas.
- Promotion of agri-tourism on certain farms in the County in order to maintain the viability of these farms and to better educate the public on the agrarian way of life.
- Promotion of land trusts to better preserve large, unbroken tracts of farmland and forestland.

Planned Residential Development

Description

Homes within this area are usually well maintained and modern, and are built on properties that are usually one acre or less in size. These developments have more of a suburban feel than rural residential development.

Desired Development Patterns

Single unit detached homes that reflect a more urban look built on relatively small lots with narrower widths. Typically, these lots will have well developed pedestrian orientation and access in the form of sidewalks and trails, areas of public green space, and public amenities, such as gazebos, parks, and pools.

Land Use

The primary land uses within this character area will be higher-density, single-family, detached residential with little to no agricultural practices.

Implementation Measures

The primary goal is to accommodate new single-family residential developments of this style, without violating the overall rural atmosphere in Pike County by:

- Maintaining the current Zoning Code standard of only having this style of development within ½ mile of the city limits of any incorporated municipality in Pike County or within a one mile arc of the intersection of U.S. Hwy 19 and the Spalding County line.
- Designating natural or undisturbed buffer areas around the perimeter of these developments which preserve existing vegetation, screen development from adjacent properties, and preserve scenic vistas.
- Providing ample green space areas in these developments to ameliorate the effects of smaller lots and higher dwelling densities.

Commercial / Industrial Nodes

Description and Development Patterns:

Located mainly along the major highways of Pike County, and near the five cities, exist small commercial / industrial nodes which are adjacent to larger residential and agricultural areas. These nodes are concentrated business activity centers which include a variety of single-service “mom and pop” style businesses, locally owned manufacturing companies, and a few “franchise” businesses.

Desired Development Patterns

Encourage development that will compliment and match the character of the nearby area. Approve business development that will provide more local jobs and tax revenue, but will not create too large an impact on rural character and existing infrastructure.

Land Use

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

Implementation Measures:

- Improve façade of existing structures.
- Provide regulations to guide future alterations to existing structures.
- Provide regulations to better control design and materials of future structures.
- Provide regulations to ensure appropriate signage.
- Provide regulations to ensure appropriate lighting.
- Improve parking areas with landscaping.
- Preserve and supplement natural screens / buffers.

Hollonville Area

Description

The Hollonville area is the most significant commercial / industrial node in unincorporated Pike County. Hollonville is as large as the City of Meansville, but it remains an unincorporated, mixed-use area in northwestern Pike County. A farming community as early as 1830, Hollonville still contains active farms, such as Gregg Farms, a “u-pick” public farm with a variety of fruits and vegetables. Along Georgia Highway 362, which cuts through the center of the Hollonville area, is a church, a few residences, a gas station, a tire store, and the Hollonville Opry House, a music event venue. Recently, several nearby farmhouses were being renovated to preserve their original style. Crosspointe Christian Academy, a private school started in 2011, is nearby.

Desired Development Patterns

New residential development should match the mix of housing types and styles of the older residences near “downtown” Hollonville. There should be a halt on future commercial development in the area until specific design standards can be adopted for this area.

Land Use

The Hollonville area is a hodgepodge of residential, agricultural, and commercial uses.

Implementation Measures

- Stricter adherence to the Pike County Future Land Use Map in terms of future commercial development in the Hollonville area to eliminate “spot zoning”.
- Establish specific design standards for future buildings along the Highway 362 corridor.
- More promotion of nearby “u-pick” farms as agri-tourism venues by the County, in order to better ensure their future viability.

Arterial Overlay Corridor

Description and Development Patterns:

U.S. Highway 19 and U.S. Highway 41 are the main vehicular arteries in Pike County and are considered the “entryways” into the County from both Spalding and Upson Counties. Other major highways going through Pike County are Ga. Highway 18 in the middle of the County, Ga. Highway 362 to the north, and Ga. Highway 109 to the south. There is a large variety of business and industry along Highway 19 and 41, and these roads are recognized as the “desired business routes” for Pike County’s future. There is only sporadic business and industry on Highways 18, 362, and 109.

Desired Development Patterns

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

Land Use

The primary land uses within this character area will be a diverse mix of commercial businesses and industries (both manufacturing and service industries) with buildings of varied styles and heights. There are also individual residences, major residential subdivisions and farms along these routes.

Implementation Measures:

- Maintain, and do not reduce, the current design standards of the Highway 19 and Highway 41 Overlay District Ordinance with an eye towards the long term future.
- Explore the possibility of extending the Overlay District standards to the entire interior of any industrial parks that have frontage on Highway 19 and Highway 41, even those individual industrial park lots that lie outside of the Overlay District corridor limits.
- Provide regulations to govern any future commercial and industrial development along Highways 18, 362, and 109, with similar design standards as the Highway 19 / 41 Overlay District Ordinance.

Flint River Corridor

Description

The Flint River is one of the most important rivers in Georgia, and forms the entire western boundary of Pike County, separating it from its neighbor, Meriwether County. The Flint River is one of the few rivers in the United States that flows for 200 or more miles unimpeded by dams, although a dam proposal for the Flint was defeated in the 1970s. If implemented, this would have inundated significant portions of southwestern Pike County. The Flint is prone to natural flooding as well, and there are significant swaths of floodplain along the Flint and its tributaries. Many people enjoy recreational pursuits in the Flint River, such as boating, swimming, fishing, tubing, and canoeing; however, there is currently no public boat ramp or other primary access point to the Flint River in Pike County. Flat Shoals, a rocky, shallow area at the David Knott Bridge joining Pike and Meriwether Counties became privately owned a few decades ago and no longer allows any public access.

Desired Development Patterns

Commercial and industrial developments should be prohibited within a certain distance from the Flint River. Large residential subdivisions should also be limited adjacent to the Flint River. If the Flint River can be better promoted as a tourism venue in Pike County, then it will be better appreciated by citizens and has a better chance of being properly used and preserved.

Land Use

The primary land uses within this character area will be single-family residential and agriculture.

Implementation Measures

- Stricter adherence to the Pike County Future Land Use Map in terms of future commercial and industrial development along the Flint River to eliminate “spot zoning”.
- Revision of the County Zoning Code to create larger residential lot sizes within a zone a certain distance from the Flint River to discourage future large subdivision developments and high housing densities.
- Environmentally responsible, public recreational areas along the Flint River need to be promoted.
- Wherever possible, connect to regional network of green space and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes

Water Protection Areas

Description

Throughout Pike County, there are certain “sensitive land areas” recognized – wetland areas, large groundwater recharge areas, and watersheds for the Flint River and certain creeks which contribute to the public drinking water supply. The Still Branch Reservoir between Concord and Molena is also recognized as a water protection area.

Desired Development Patterns

In the Zoning Code, there are established undisturbed buffers and impervious setbacks from the Flint River, Elkins Creek, and Potato Creek in certain zones of these water protection areas. There are also larger standards for lot sizes in groundwater recharge areas in terms of septic system usage. It is believed that these standards were only recently enforced.

Land Use

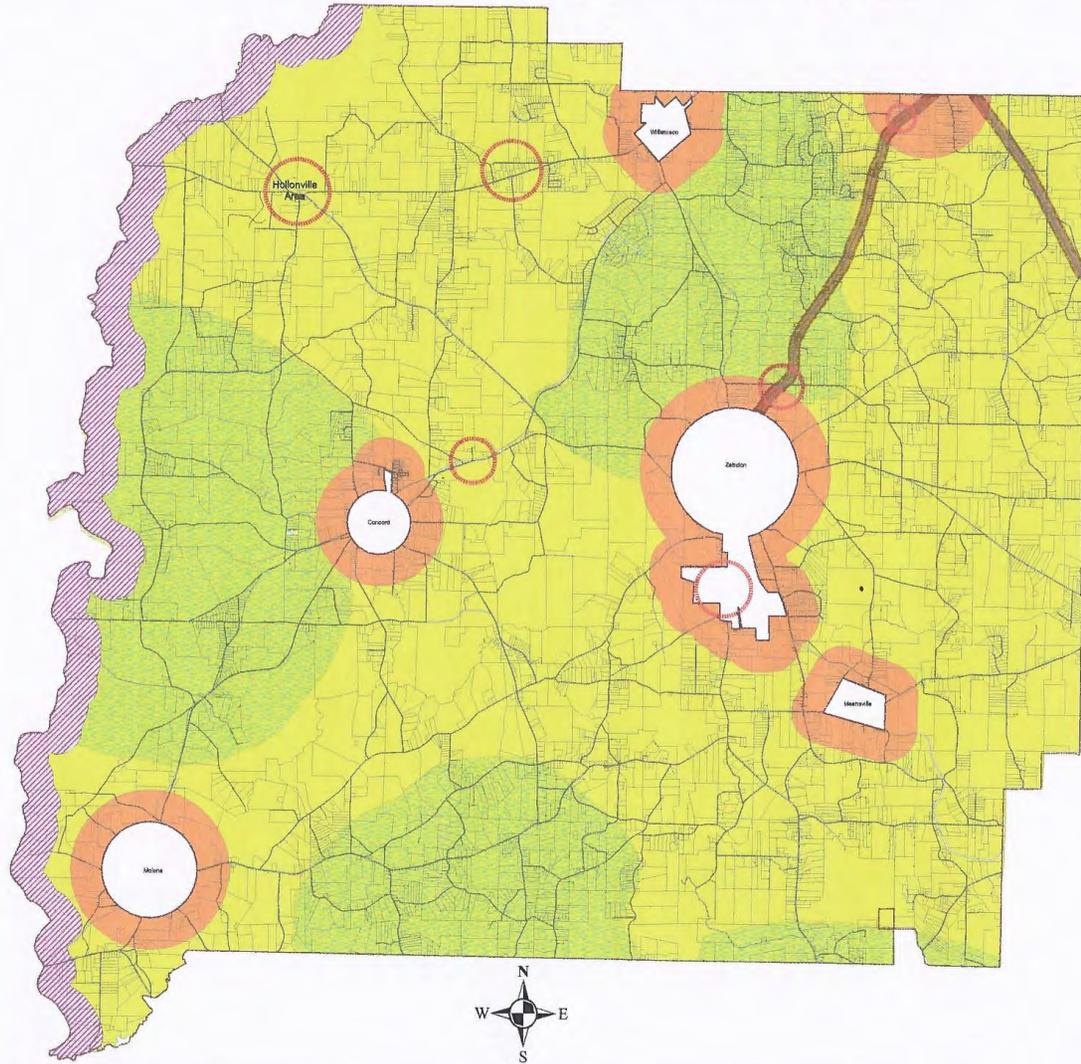
The primary land uses within this character area will be single-family residential and agriculture, but there are some commercial and industrial uses scattered throughout these areas.

Implementation Measures

- Stricter adherence to the sensitive land area standards in terms of future commercial and industrial development in these areas.
- More communication with the Environmental Health Department in terms of septic system requirements in groundwater recharge areas.
- Possible enlargement of the undisturbed buffer widths and impervious setback widths along the Flint River and the Still Branch Reservoir.
- Explore expansion of the County water line system in certain areas to reduce the number of future water wells and to better protect groundwater resources.

Note: Only a small sliver of timberland at the Pike County / Spalding County border is included on the Georgia Metropolitan Planning Organization Map, and Pike County is not included in any planning with the Atlanta Metropolitan Planning Organization. Pike County is also not a member of the Atlanta Regional Commission. Therefore, no Transportation component of the 2017 Comprehensive Plan Update is required for Pike County.

Character Areas for Pike County, Georgia



- Roads
- County Boundary
- Cities
- Commercial Industrial Nodes
- Arterial Overlay Corridor
- Potential Planned Residential Development Areas
- Flint River Corridor
- Water Protection Areas
- Rural Residential Development/ Agriculture

Three Rivers
REGIONAL COMMISSION

200 NORTH MAIN STREET, SUITE 200
MILLEDGEVILLE, GEORGIA 31061-1000
706-335-1000

DISCLAIMER
This map was created by Three Rivers Regional Commission and utilizes a map of Regional Commission boundaries for the State of Georgia. Sources of map information include the U.S. Census Bureau (2008) and QDCT circa. (2005). The map was created for informational purposes only. The user of this document agrees to render TRRC harmless for the information herein.

Produced by: Three Rivers Regional Commission
August 8, 2017

PIKE COUNTY CHARACTER AREA PHOTOGRAPHS



Rural Residential Development/ Agriculture



Rural Residential Development / Agriculture



Rural Residential Development/ Agriculture



Rural Residential Development / Agriculture



Planned Residential Development



Planned Residential Development



Commercial / Industrial Node



Commercial / Industrial Node



Hollonville Area



Hollonville Area



Arterial Overlay Corridor – Highway 41



Arterial Overlay Corridor – Highway 19



Flint River Corridor at Highway 18 Bridge



Flint River Corridor at Flat Shoals



Water Protection Area – Still Branch Reservoir



Water Protection Area – City of Zebulon Reservoir

NEEDS AND OPPORTUNITIES:

Economic Development / Tourism

- More industries to fill the City of Zebulon industrial park on Highway 19 and the Pike County industrial park on Highway 41
- Retention of established businesses and industry in Pike County.
- Economic Development Director
- Reduction of the current 90% residential / 10% non-residential tax ratio to a more balanced 80/20 or 70/30 ratio
- Improve and expand public infrastructure, such as roads and water lines, in order to attract new business and industry
- Revitalize certain areas of Pike County, such as the Meansville area and the Molena area
- More local jobs for County citizens
- More local sales tax revenue generated
- Develop and promote low-impact tourism opportunities in our community
- Partnership with the City of Zebulon to redevelop existing buildings within the City limits, including the old school building on Adams Street.
- Establish a Community Work Program to be compatible with new industries and to coordinate with existing industries.

Development Patterns

- Avoid commercial and industrial “spot zoning” throughout the County
- Provide more uniform design standards for new businesses and industry throughout the County.
- Concentrate business and industry on the main arterial corridors in the County.
- Continue to maintain 2 to 3 acre minimum residential lot sizes in the County
- Continue to limit high density / multi-family residential developments to areas within ½ mile of or directly adjacent to the five cities in Pike County

Mobility

- More walking trails in the unincorporated County
- Establishment of bicycle trails in the County
- Repair of damaged roads in the County (potholes, washouts, etc.)
- More public transport for senior citizens and special needs groups

Community / Livability

- Improve the curb-appeal of business and industry
- More community wide event venues, possibly generated by agri-tourism

- More public park / recreation areas throughout Pike County
- More systematic litter cleanup programs in the County
- Improved internet service
- Improved cellular coverage

Conservation

- Protect the Flint River and its tributaries
- Protect Elkins Creek and its tributaries
- Protect groundwater resources, including the groundwater recharge area near Molena.
- Preserve rural scenery and the agrarian way of life
- Better recognition and preservation of historical / cultural landmarks
- Better protection of tree densities and significant trees in the County

Governmental Relations

- Better coordinate with neighboring jurisdictions (including other counties) on shared needs
- Clarify existing intergovernmental services between the County and the five cities and offer new intergovernmental services to the cities, as necessary
- Institute more uniform development regulations that would apply concurrently to the County and the five cities

COUNTY POLICIES:

Development Patterns

- Pike County will adhere strictly to the 2025 Future Land Use Map to avoid any further commercial and industrial “spot zoning” throughout the County and will re-evaluate the document as necessary in the future.
- Pike County will continue to attract, promote, and develop low-impact tourism opportunities in the community, including equine events and the movie-making industry. Proper planning must be conducted to ensure that these activities are appropriate in size and scope for the area and do not negatively impact the quality of life of the citizens.
- Pike County will continue to concentrate new business and industry in certain commercial nodes and corridors in the County.
- Per the 2025 Future Land Use Map, Pike County will continue to preserve most of the County as agricultural and low to medium density residential areas, with individual lot sizes going no lower than 2 acres. High density residential developments (planned residential developments) and multi-family residential developments shall be restricted to the city limits and a mile radius around the cities.
- Pike County’s gateways and corridors will continue to develop a “sense of place” for the community in the future, through adherence to uniform design standards.

Conservation

- Pike County shall better protect its most important natural resource, the Flint River and its tributaries, through strict adherence to the Watershed Protection Districts established in the Zoning Code, and by establishing new minimum lot size requirements along the Flint River corridor.
- Pike County shall better protect another important natural resource, Elkins Creek, through strict adherence to the Watershed Protection Districts established in the Zoning Code, and by critical evaluation of the types of future developments proposed for its watershed.
- Pike County shall better protect groundwater resources through strict adherence to Groundwater Recharge Areas established in the Zoning Code, and by critical evaluation of the types of future developments proposed for these areas.
- Pike County will compile an official list of remaining historical and cultural landmarks in the County and explore creating new regulations for their preservation.
- Pike County shall explore creating tree preservation and replacement standards for new developments, which would establish overall plant density requirements and incentives for saving “significant trees”.

Community Facilities, Services, and Infrastructure

- Pike County will develop, fund, and implement a long-term plan for infrastructure improvements in the County.
- Pike County will continue to proceed with the local roads SPLOST and maintain an improvements priority list which addresses the greatest needs first.
- Pike County will continue to advance a Capital Improvements Program for fire, police, roads, and other capital projects. Adjustments to the financial policy may need to be made to allow for county funding of the Capital Improvements Program.
- Pike County will continue to explore possible areas of expanded fire protection where possible.
- Pike County shall work with the Pike County Water & Sewerage Authority to identify suitable areas where water lines can be extended and where new water lines can be added to the overall system.
- Pike County will identify land for potential green space and /or recreational uses.
- Pike County will identify suitable areas along the Flint River for recreational use.
- Pike County will consider a feasibility study on introducing broadband service to the area.
- Pike County will take advantage of the location “air fi” equipment on existing structures throughout the County in order to provide better internet service.
- Pike County will continue to support the development of additional cell towers in suitable areas that experience frequent dropped calls. Pike County will also continue to support the co-location of cellular equipment on existing structures, where feasible.
- Pike County will provide an updated feasibility study on the prospect of natural gas lines in Pike County.
- Pike County will consider limiting development within the community in areas that cannot be reasonably served by public infrastructure (including the school system).
- Pike County will explore possible expansion of public transit services (more vehicles, more frequent routes) to certain locations in Pike County for senior citizens and special needs groups.

Economic Development

- Pike County will continue to market the industrial park on Highway 41 and assist the City of Zebulon in marketing the industrial park on Highway 19.
- Pike County will continue to coordinate economic development efforts with the five cities.
- Pike County shall develop, fund, and implement a 3 to 5 year economic development and marketing program that quantifies and documents the resources (sites and buildings) of Pike County, the region, and the State. The marketing program should have several target audiences (desired industry and business types) with collateral materials, communication plans, and target specific information about the community.
- Pike County will develop a closer relationship with the Georgia Resource Center – Georgia Power Economic Development Agency, Georgia Electric Membership

Corporation, MEAG Power, and other entities to better match “right fit” businesses for the County.

- Pike County will build, train, and develop a community sales team that represents the varied interests in Pike County. The leaders will serve as “the project team” for Pike County. The team needs to be represented by members of the Pike County Chamber of Commerce, the Industrial Development Authority, and the Pike County Commissioners’ Office.
- Pike County shall perform an ongoing business retention and expansion program for the County to continually be in touch with existing businesses and industries to identify their demographics, needs, and challenges.
- Pike County shall explore providing economic incentives for new and existing businesses and industry.
- Pike County shall continue to support expansion of the proposed highway corridor between Macon and Lagrange due to its potentially positive effects of revitalizing southern Pike County, including the Molena area.

Governmental Relations

- Pike County will update and revise intergovernmental agreements between the County and the five cities and offer new intergovernmental services to the cities as requested, per its Service Delivery Strategy.
- Pike County will communicate with the five cities and research their ordinances to find common development standards that can be developed into a “minimum standards ordinance”, which would be enforceable throughout the County and the five cities.
- Pike County will promote interconnectivity between itself and the five cities through the provision of new recreational features, such as parks and trails.
- Pike County will work closer with Three Rivers Planning Commission and other regional associations to become more aware of other opportunities and methods for improving the County.
- The Pike County Board of Commissioners will review its development goals on an annual basis to check for past progress and future needs.

S.W.O.T. (STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS) ANALYSIS – PIKE COUNTY, GEORGIA

Strengths

- Zoning Code manages growth well
- Good schools
- Good law enforcement
- Current county manager (a local person who understands local issues)

Weaknesses

- High turnover in law enforcement (possibly from low pay) (compared to other counties)
- Roads (dirt, bad condition)
- Need to cut grass on road shoulders more frequently
- Zoning too rigid? (not business friendly enough?)

Opportunities

- More businesses to come (need good gas station / convenience store)
- Continue to improve 911 system, replace missing street signs for better address locations

Threats

- Idle kids: another community recreation area needed in another part of the County besides Zebulon, possibly closer to Concord and Molena; playgrounds, ball fields, etc.; when ball fields vacant by locals – could be used for traveling tournaments (adult leagues) to bring more money into the County.
- Movie industry trickling down from Fayetteville – need to manage growth in the County, not too fast
- Need to improve visibility of roadways, cut back vegetation

**Pike County Short Term Work Program 2012-2016
Report of Plan Accomplishments**

Activity	Status	Timeframe
Development of 64 acres on Highway 41 into 5 lot Pike County Industrial Park	Complete	2014-2015
Creation of Animal Control Department, with designated Animal Control Officer and a local Animal Control Ordinance	Complete	2012-2015
Establishment of animal control facility for dangerous and vicious dogs	Complete	2014
Upgrading of recreational soccer fields on Twin Oaks Road with grading, seeding, and improved drainage and erosion control measures	Mostly Complete	2015-2016
New aerial flight to assist the Tax Assessor and other County departments	Complete	2014
Improve dirt roads based on point system: Road paving and improvement list has been formulated by County Manager for the next five years	Complete	2014
Passage of 5 year SPLOST for local roads	Complete	2016
Renovation and enlargement of Pike County Courthouse	Complete	2012-2013
Renovation of Pike County Courthouse grounds	Complete	2016
Assisted with Downtown Development Authority efforts to preserve and enhance the historic Zebulon square	Complete	2015
Full-time Field Appraiser for Tax Assessors' office	Complete	2013
Establishment of a County records archive for adequate document protection and preservation on County Farm Road	Complete	2014
Necessary amendments made to Subdivision Regulations, Chapter 155	Complete	2015-2016
Necessary amendment made to Zoning Code, Chapter 156	Complete	2012-2016
Approval and installation of new cell tower on Highway 109 near Molena	Under construction	2016-2017
Approval and installation of new cell tower on River Road near Hollonville	Under construction	2016-2017

**Pike County, Georgia
Community Work Program, 2017 – 2022**

Activity	2017	2018	2019	2020	2021	2022	Responsible Party	Estimated Cost	Funding Source
Economic Development / Tourism									
Complete infrastructure and install signage at County industrial park on U.S. Highway 41.	X	X					Pike Co. Board of Commissioners; Industrial Development Authority (IDA)	\$30,000	Pike County
Place new businesses on the four remaining lots in the County industrial park on U.S. Highway 41.		X	X				Pike Co. Board of Commissioners; Industrial Development Authority (IDA)	N/A	N/A
Assist the City of Zebulon with placing new businesses on the remaining lots in the industrial park on U.S. Highway 19.	X	X	X	X	X	X	Pike Co. Board of Commissioners (BOC), IDA, City of Zebulon	Unknown	Local
Re-evaluate the County impact fee program, relative to its impacts on the growth of business and industry versus its provision for the County.		X	X				Pike Co. Board of Commissioners	Unknown	Pike County
Provide a feasibility study on hiring an Economic Development Director. Director's duties to include - establishing an ongoing Business Retention & Expansion program for the county to continually be in touch with our existing business and industry to identify their demographics, needs and challenges, and establishing closer ties with local State Representatives, the Georgia Resource Center in Atlanta, Georgia Electric Membership Corporation, MEAG Power and other entities to help find new businesses and industries that are the right fit for Pike County.		X	X				Pike Co. Board of Commissioners; Industrial Development Authority (IDA)	Unknown	Pike County
Establish annual or semi-annual meetings between the County and the five cities regarding cooperation with economic development.	X	X	X	X	X	X	Pike Co. Board of Commissioners; Municipal Governments	Unknown	Local
Provide a study on the how the proposed Macon to Lagrange highway would impact southern Pike County, including the City of Molena.			X	X			Pike Co. BOC; GDOT	Unknown	Local and State

Activity	2017	2018	2019	2020	2021	2022	Responsible Party	Estimated Cost	Funding Source
Economic Development / Tourism (continued)									
Provide a study on the feasibility of capitalizing on the equine industry and related agri-tourism events in Pike County.			X	X			Pike Co. Board of Commissioners; Industrial Development Authority (IDA); Agribusiness Authority	Unknown	Pike County
Provide additional seating and a roofed arena for the Chestnut Oak Center on Sandefur Road.			X	X			Pike Co. Board of Commissioners; Agribusiness Authority	Unknown	Pike County
Provide a proposal for tapping more directly into the geocaching tourism market in Pike County, with a Geotour or other themed geocaching venue.			X	X			Pike Co. Board of Commissioners; Chamber of Commerce	Unknown	Pike County
Continue to seek out and approve more motion picture and television filming in various parts of Pike County.	X	X	X	X	X	X	Pike County	Unknown	Pike County
Coordinate all tourism activities through the Pike County Chamber of Commerce as the official tourism agency. Update the official Pike County brochure.	X	X	X	X	X	X	Chamber of Commerce	Unknown	Pike County
Provide a feasibility study on redeveloping the old school building within the City of Zebulon for public events.		X	X				Pike County; City of Zebulon	Unknown	Pike County; City of Zebulon
Recreation / Parks									
Upgrades to lighting at baseball, softball, and football fields; also the lower soccer fields.			X	X			Pike Co. BOC; Pike County Parks & Recreation Authority	Unknown	Impact Fees
Provide a feasibility study on developing a Community Recreation Center with Aquatics Center and pools			X				Pike Co. BOC, Pike Co. BOE; Pike County Parks & Recreation Authority	Unknown	Pike County

Activity	2017	2018	2019	2020	2021	2022	Responsible Party	Estimated Cost	Funding Source
Recreation / Parks (continued)									
Asphalt paving and enlargement of parking lots at baseball, softball, football, and soccer fields.				X	X		Pike Co. Board of Commissioners; Pike County Parks & Recreation Authority	Unknown	Impact Fees
Conversion of open soccer pavilion at Twin Oaks Road into indoor facility.				X	X		Pike Co. Board of Commissioners; Pike County Parks & Recreation Authority	Unknown	Impact Fees
Implement Adult Sports Programming – Flag Football, Basketball, Softball, Soccer, etc.			X	X			Pike County Parks & Recreation Authority	Depends on number of teams and individuals participating	Pike County; Reg. Fees
Provide a study on the feasibility of hosting traveling sports league events in Pike County.		X	X				Pike Co. Board of Commissioners; Pike County Parks & Recreation Authority	Unknown	Pike County
Provide additional baseball batting cages.		X	X				Pike Co. Board of Commissioners; Pike County Parks & Recreation Authority	Approx. \$3,000.00	Impact Fees
Replace baseball shelter.		X	X				Pike Co. Board of Commissioners; Pike County Parks & Recreation Authority	Approx. \$25,000.00	Impact Fees
Acquire additional land or identify county owned land for expansion of park system throughout the county, including abandoned railroad rights-of-way for walking and biking trails.		X	X	X	X	X	Pike Co. Board of Commissioners	Unknown	Pike County
Provide a study on the feasibility of installing additional County recreational fields in the Concord area.			X	X			Pike Co. Board of Commissioners; Pike County Parks & Recreation Authority	Unknown	Pike County
Acquire one or more boat ramp sites along the Flint River for public recreational use.			X	X	X		Pike Co. Board of Commissioners	Unknown	Pike County
Form a committee for long range planning of the Pike Co. Bicentennial					X	X	Pike County	Unknown	Pike

Activity	2017	2018	2019	2020	2021	2022	Responsible Party	Estimated Cost	Funding Source
									County
Infrastructure / Government Services									
Re-evaluate the County impact fee program, relative to the amounts dispersed to the fire department, sheriff's office, E-911 department, and roads.		X	X				Pike County	Unknown	Pike Co.
Continue to maintain a Capital Improvements Program (CIP) for fire, police, road, and other capital projects.	X	X	X	X	X	X	Pike County	Unknown	Pike Co.
Continue to maintain and update the official road improvements list relative to the roads SPLOST approved in 2016.	X	X	X	X	X		Pike County	Limited by sales tax revenue	SPLOST
Promote the re-passage of the roads SPLOST when the current one expires in 2021.					X	X	Pike County	Unknown	Pike County
Coordinate with the Pike County Water & Sewerage Authority about extending public water service lines in certain areas of the County.			X	X	X	X	Pike Co. Board of Commissioners; Pike Co. Water & Sewerage Authority	Unknown	Pike County
Acquire more road surfacing equipment for Public Works so that more road work can be done in-house.		X	X	X	X	X	Pike County Board of Commissioners	Unknown	Pike County
Hire an additional animal control staff person to assist the County animal control officer.		X	X				Pike Co. Board of Commissioners;	Approx. \$25,000.00	Pike County
Expand the yard, storage capacity, and number of cages at the animal control facility on County Farm Road.		X	X	X			Pike Co. Board of Commissioners	Unknown	Pike County
Coordinate with private entities about starting and operating a privately funded humane society / animal shelter, possibly on County property. This facility would be independent of the existing County animal control facility.		X	X	X			Pike Co. Board of Commissioners; Private Entities	Unknown	Private
New training facility for Sheriff's Office on Twin Oaks Road.		X	X				Pike Co. Board of Commissioners; Sheriff's Office	Approx. \$100,000.00	Impact Fees
New storage facility for Sheriff's Office		X	X				Pike Co. Board of Commissioners; Sheriff's Office	Approx. \$25,000.00	Impact Fees
Upgrade and expansion of all fire department system radios		X					Pike Co. Board of Commissioners; Fire Department	Approximately \$35,000.00	Impact Fees
Infrastructure / Government Services (continued)									

Activity	2017	2018	2019	2020	2021	2022	Responsible Party	Estimated Cost	Funding Source
Expansion of E-911 emergency radio system		X					Sheriff's Office	\$40,000.00	Impact Fees
Renovations to library building for additional storage space		X	X				Pike Co. Board of Commissioners; Library Board	Approximately \$50,000.00	Impact Fees
Provide an updated feasibility study on the prospect of natural gas lines in Pike County.			X	X			Pike Co. Board of Commissioners	Unknown	Pike County
Provide a feasibility study on the prospect of broadband in Pike County.			X	X			Pike Co. Board of Commissioners	Unknown	Pike County
Find and approve more sites for air-fi equipment on existing structures in Pike County.	X	X	X	X	X	X	Pike County	Unknown	Pike County
Find and approve more sites for the co-location of cellular phone equipment on existing structures in Pike County.	X	X	X	X	X	X	Pike County	Unknown	Pike County
Complete updated Service Delivery Strategy and finalize intergovernmental agreements between Pike County and the five cities.	X	X					Pike Co. Board of Commissioners; Municipal Governments	Staff salaries	Pike County
Explore feasibility of an additional public shuttle transport for senior citizens and other groups in Pike County.		X	X				Pike Co. Board of Commissioners	Unknown	Pike County
Provide more systematic litter removal throughout Pike County, either through PUP (Pick Up Pike), and / or possible coordination with the five cities and State agencies.		X	X				Pike Co. Board of Commissioners	Unknown	Pike County
Development Patterns / Land Use	X	X					Pike Co. Board of Commissioners; Municipal Governments	Staff salaries	Pike County
Research a possible new ordinance that would establish a "minimum design standard" for signs and other site features that could be enforced throughout the County and the five cities.		X					Pike Co. Board of Commissioners	Staff salary	Pike County
Create a new ordinance that establishes a minimum 5 to 6 acre lot size for new lots in a designated corridor along the Flint River.		X					Pike Co. Board of Commissioners	Staff salary	Pike County
Possible countywide enlargement of established minimum house sizes in residential zoning districts.		X					Pike Co. Board of Commissioners	Staff salary	Pike County
Complete countywide inventory of historical and cultural sites.		X					Pike Co. Board of Commissioners	Staff salary	Pike County
Development Patterns / Land Use (continued)									

Update Future Land Use Map		X	X				Pike Co. Board of Commissioners	Staff salary	Pike County
Explore creating a new ordinance that would establish tree density requirements for future commercial and industrial developments and give tree credits for preserving significant trees.		X	X				Pike Co. Board of Commissioners	Staff salary	Pike County

APPENDIX



Capital Improvements Element
2015 Annual Update

Transmittal Resolution 09-14-16
Adoption Resolution 10-25-16

Annual Impact Fee Financial Report – Fiscal Year 2015
(November 1, 2014 through October 31, 2015)

Schedule of Improvements/STWP Addendum

Pike County, Georgia

**PIKE COUNTY, GEORGIA - ANNUAL IMPACT FEE FINANCIAL REPORT - FISCAL YEAR 2013
(November 1, 2014 through October 31, 2015)**

Public Facilities (County-wide)	Library	Fire	Jail	Sheriff	E-911	Parks & Recreation	Roads	Admin Fee (Max 3%)	CIE Prep (recoupment)	Total
Impact Fee Fund Balance as of November 1, 2014	\$ 11,448.87	\$ 6771.95	\$ 71,974.63	\$ 25,623.34	\$ 8292.67	\$115,649.65	\$ 13,676.16	\$ 18,446.32	\$ 4654.36	\$ 276,537.96
Impact Fees Collected (11/01/14 through 10/31/15)	9672.00	12,918.96	9455.14	5586.64	863.20	31,919.04	4998.97			75,413.95
Admin Fee (Max 3%)								2262.52		2262.52
CIE Prep (Recoupment)									1743.90	1743.90
Accrued Interest	17.69	24.23	17.73	10.48	1.62	58.38	9.33	4.19	3.23	146.88
Impact Fee Refunds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Impact Fee Expenditures	(8565.27)	0.00	0.00	0.00	(7638.00)	(25,415.48)	0.00	0.00	0.00	(41,618.75)
Impact Fee Transfers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Impact Fee Corrections 11/01/14 – 10/31/15	-	-	-	-	-	-	-	-	-	-
Impact Fee Fund Balance as of October 31, 2015	\$ 12,573.29	\$ 19,715.14	\$ 81,447.50	\$ 31,220.46	\$ 1519.49	\$ 122,211.59	\$ 18,684.46	\$ 20,713.03	\$ 6401.49	\$314,486.46
Impact Fees Encumbered ¹	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

¹ As of 10/31/2015, no impact fee funds had been encumbered by the Board of Commissioners for improvements to begin in 2016.
() Parentheses indicate negative amounts.

**PIKE COUNTY, GEORGIA
SCHEDULE OF IMPROVEMENTS/STWP ADDENDUM (2015-2019)**

The purpose of the Schedule of Improvements/STWP Addendum is to identify all capital improvement projects proposed to be funded in whole or in part by impact fees during the upcoming five years, beginning with the current year. They are estimates of concepts only, subject to final review and approval by the Pike County Board of Commissioners.

Project Description County-wide	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Available Funds & Share	Responsible Party	Current Status
Library							
Library Wilsonstak Shelving Units	2015	2015	\$8565.27 (Actual)	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC & Library Board	Complete
Reading Room Furniture w/ USB Ports	Aug. 2016	Sept. 2016	\$18,381.68 (Actual)	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC & Library Board	Finishing
Renovations to Building for Additional Storage Space	2018	2019	\$50,000	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC & Library Board	Planning
Lighted Marquee Sign	2017	2017	\$6,000	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC & Library Board	Planning

**PIKE COUNTY, GEORGIA
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Project Description County-wide	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Available Funds & Share	Responsible Party	Current Status
Jail/Sheriff							
Training Facility for Jail and Sheriff	2017	2018	\$100,000	98.72% from Impact Fee Funds Available	Impact Fees (\$98,720) Sheriff's Office (\$1280)	Pike County BOC & Sheriff's Office	Planning
Storage Facility	2017	2017	\$25,000	98.72% from Impact Fee Funds Available	Impact Fees (\$24,680) Sheriff's Office (\$320)	Pike County BOC & Sheriff's Office	Planning

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Project Description County-wide	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Available Funds & Share	Responsible Party	Current Status
Fire Department							
Upgrade and Expansion of All Fire Dept. System Radios	2017	2017	\$35,000	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC	Planning

**PIKE COUNTY, GEORGIA
SCHEDULE OF IMPROVEMENTS/STWP ADDENDUM (2015-2019)**

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Project Description County-wide	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Available Funds & Share	Responsible Party	Current Status
Parks & Recreation							
Convert Soccer Pavilion into an Indoor Recreation Ctr.	2018	2019	\$350,000	100% from Impact Fee Funds Available	Impact Fees Bouds	Pike County BOC & Pike County Parks & Recreation Auth.	Planning; National Park Service Approved
Adult Softball Fields	2018	2018	\$150,000	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC & Pike County Parks & Recreation Auth.	Planning
Additional Batting Cages	2017	2018	\$3000	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC & Pike County Parks & Recreation Auth.	Planning
Replace Baseball Shelter	2017	2018	\$25,000	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC & Pike County Parks & Recreation Auth.	Planning

**PIKE COUNTY, GEORGIA
SCHEDULE OF IMPROVEMENTS/STWP ADDENDUM (2015-2019)**

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Project Description County-wide	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Available Funds & Share	Responsible Party	Current Status
Parks & Recreation, Continued							
Concession Stand Upgrade	2015	2015	\$11,737 (Actual)	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC & Pike County Parks & Recreation Auth.	Complete
Fence Upgrades	2015	2016	\$13,678.48 (Actual)	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC & Pike County Parks & Recreation Auth.	Complete

**PIKE COUNTY, GEORGIA
SCHEDULE OF IMPROVEMENTS/STWP ADDENDUM (2015-2019)**

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Project Description County-wide	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Available Funds & Share	Responsible Party	Current Status
Roads							
Widening and Paving of Jonathans Roost Road	2016	2017	\$100,000	15% from Impact Fee Funds Available	Impact Fees (\$15,000) LMIG Grant (\$85,000)	Pike County BOC	Planning

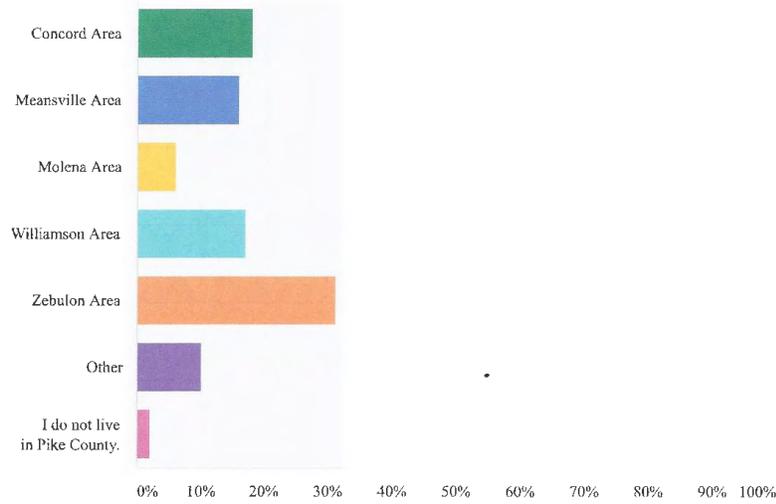
**PIKE COUNTY, GEORGIA
SCHEDULE OF IMPROVEMENTS/STWP ADDENDUM (2015-2019)**

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Project Description County-wide	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Available Funds & Share	Responsible Party	Current Status
E-911							
Emergency Radio Upgrades	2015	2015	\$7638 (Actual)	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC	Complete
Expansion of Entire Emergency Radio System	2017	2017	\$40,000	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC	Planning

Where do you live within Pike County?

Answered: 100 Skipped: 0



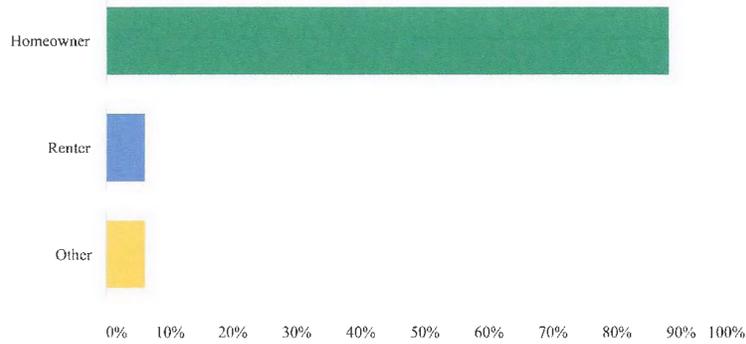
ANSWER CHOICES	RESPONSES	
- Concord Area	18.00%	18
Meansville Area	16.00%	16
- Molena Area	6.00%	6
- Williamson Area	17.00%	17
- Zebulon Area	31.00%	31
- Other	10.00%	10
- I do not live in Pike County.	2.00%	2
TOTAL		100

If you live in Pike County, what best describes your current housing status?

Answered: 99 Skipped: 1

8/28/2017

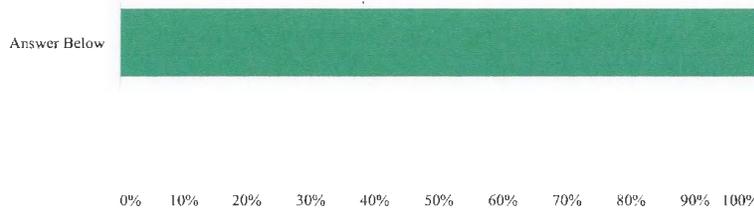
SurveyMonkey Analyze - Pike County Comprehensive Plan 2017



ANSWER CHOICES	RESPONSES	
- Homeowner	87.88%	87
- Renter	6.06%	6
- Other	6.06%	6
TOTAL		99

What do you like about Pike County?

Answered: 59 Skipped: 41

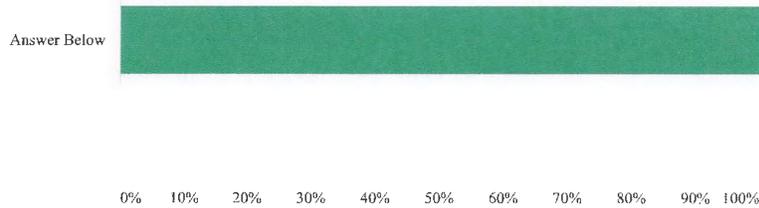


ANSWER CHOICES	RESPONSES	
Answer Below	100.00%	59
TOTAL		59

[Comments \(92\)](#)

What do you dislike about Pike County?

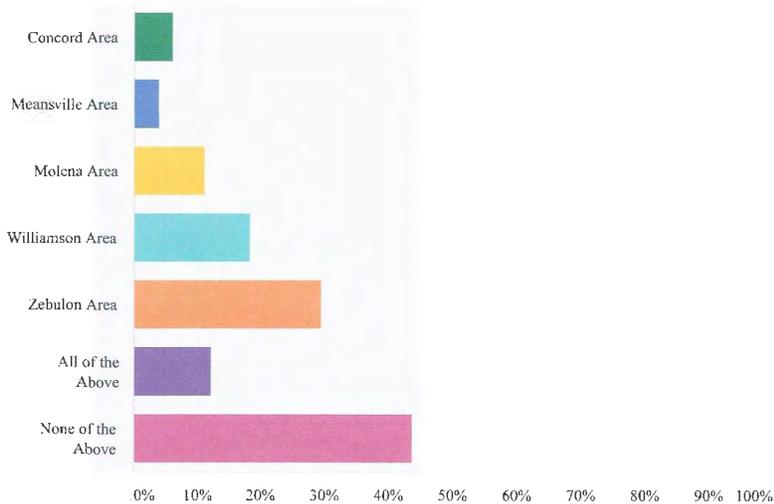
Answered: 53 Skipped: 47



ANSWER CHOICES	RESPONSES	
Answer Below	100.00%	53
TOTAL		53
Comments (83)		

Which area(s) of Pike County do you think are best suited for multi-family residential developments, retirement communities, or assisted living facilities?

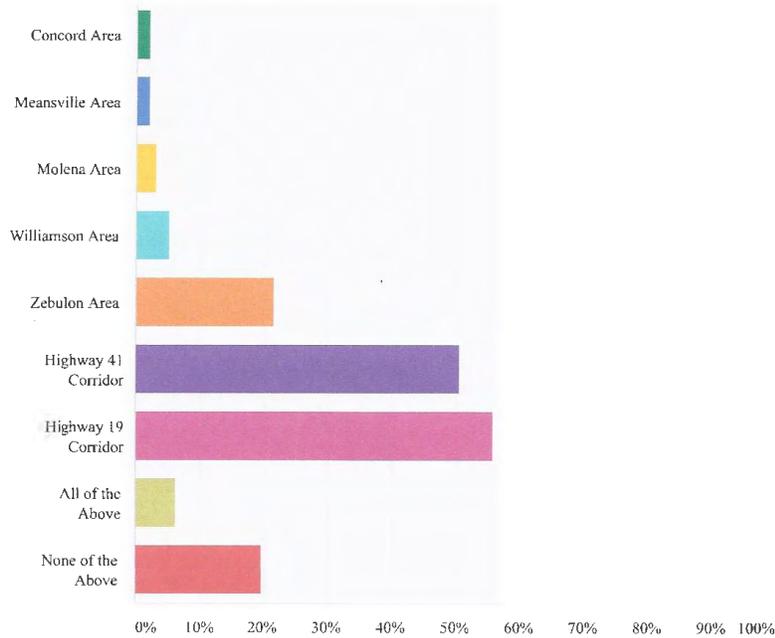
Answered: 99 Skipped: 1



ANSWER CHOICES	RESPONSES	
- Concord Area	6.06%	6
- Meansville Area	4.04%	4
- Molena Area	11.11%	11
- Williamson Area	18.18%	18
- Zebulon Area	29.29%	29
- All of the Above	12.12%	12
- None of the Above	43.43%	43
Total Respondents: 99		

Which area(s) of Pike County do you think are best suited to commercial and industrial developments?

Answered: 97 Skipped: 3

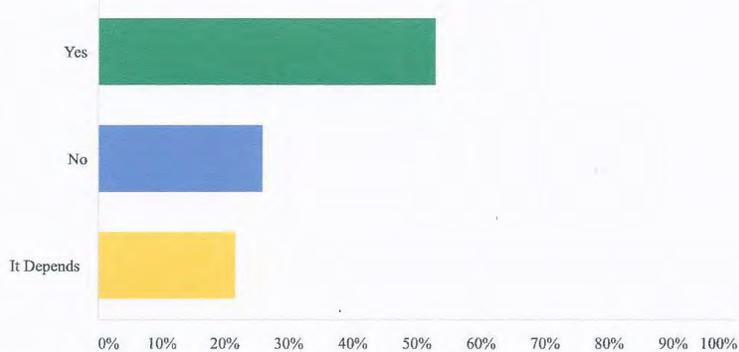


ANSWER CHOICES	RESPONSES	
Concord Area	2.06%	2
Meansville Area	2.06%	2

- Molena Area	3.09%	3
- Williamson Area	5.15%	5
- Zebulon Area	21.65%	21
- Highway 41 Corridor	50.52%	49
- Highway 19 Corridor	55.67%	54
- All of the Above	6.19%	6
- None of the Above	19.59%	19
Total Respondents: 97		

Are there any areas in Pike County where new development should be discouraged?

Answered: 93 Skipped: 7



ANSWER CHOICES	RESPONSES	
- Yes	52.69%	49
- No	25.81%	24
- It Depends	21.51%	20
TOTAL		93

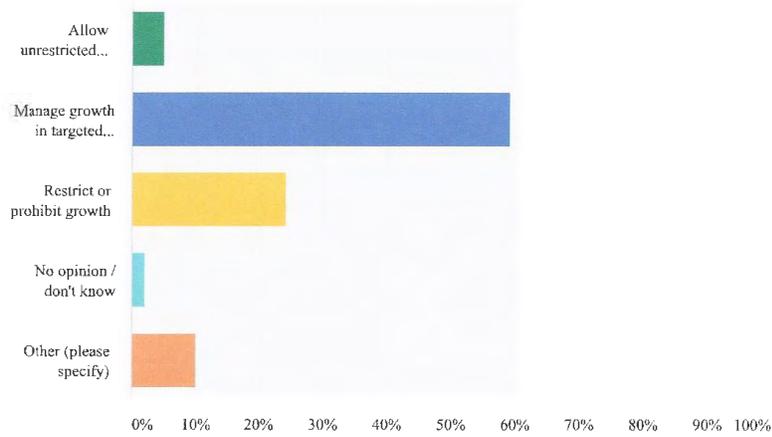
Comments (60)

What type of policy do you think Pike County should have regarding growth?

8/28/2017

SurveyMonkey Analyze - Pike County Comprehensive Plan 2017

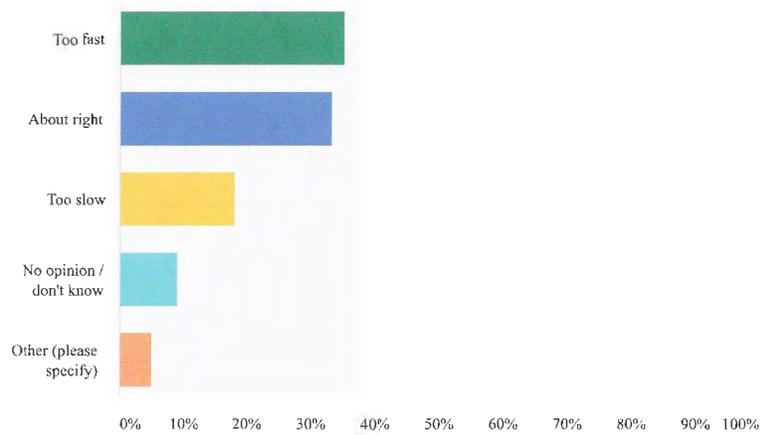
Answered: 100 Skipped: 0



ANSWER CHOICES	RESPONSES	
Allow unrestricted growth	5.00%	5
- Manage growth in targeted areas	59.00%	59
- Restrict or prohibit growth	24.00%	24
- No opinion / don't know	2.00%	2
- Other (please specify)	10.00%	10
TOTAL		100

What do you think about the current growth rate in Pike County?

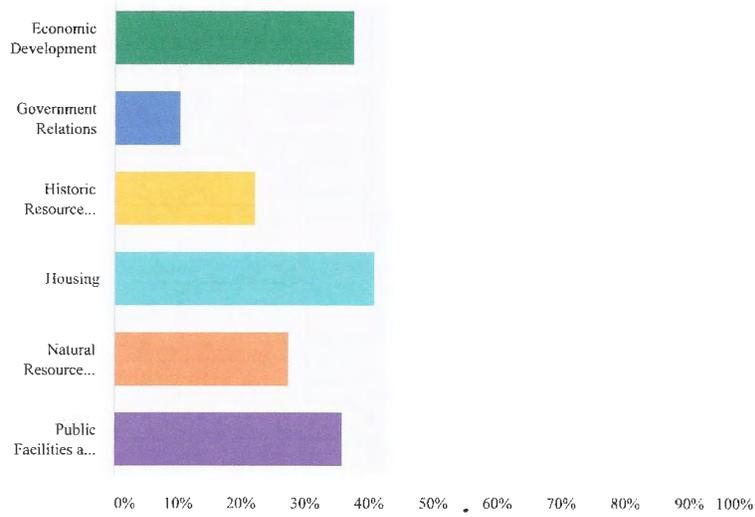
Answered: 100 Skipped: 0



ANSWER CHOICES	RESPONSES	
- Too fast	35.00%	35
- About right	33.00%	33
- Too slow	18.00%	18
- No opinion / don't know	9.00%	9
Other (please specify)	Responses 5.00%	5
TOTAL		100

Please describe any specific issues or suggestions you have for each planning topic in the space provided.

Answered: 59 Skipped: 41



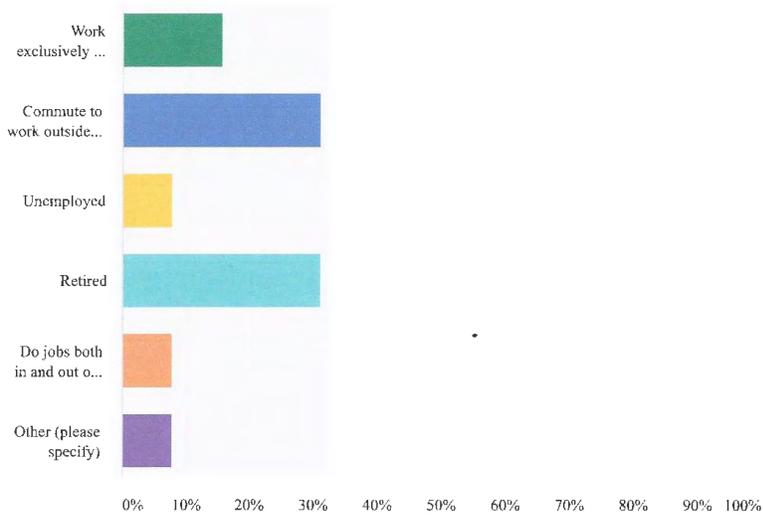
ANSWER CHOICES	RESPONSES	
- Economic Development	37.29%	22
- Government Relations	10.17%	6
- Historic Resource Protection	22.03%	13
- Housing	40.68%	24
- Natural Resource Protection	27.12%	16
- Public Facilities and Services	35.59%	21

Total Respondents: 59

[Comments \(42\)](#)

As a Pike County citizen, what is your current employment status?

Answered: 13 Skipped: 0



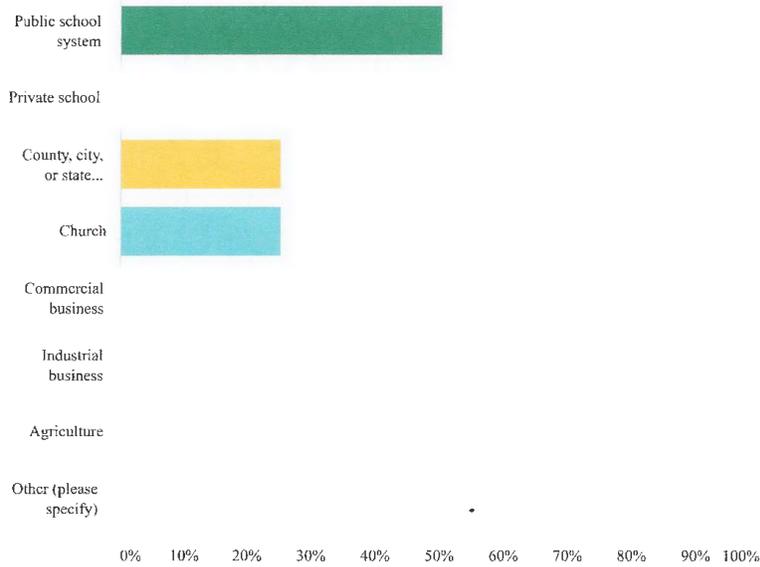
ANSWER CHOICES	RESPONSES	
- Work exclusively in Pike County	15.38%	2
- Commute to work outside of Pike County	30.77%	4
- Unemployed	7.69%	1
- Retired	30.77%	4
- Do jobs both in and out of Pike County	7.69%	1
- Other (please specify)	7.69%	1
TOTAL		13

If you work exclusively in Pike County, where do you work?

Answered: 4 Skipped: 9

8/28/2017

SurveyMonkey Analyze - Pike County Comprehensive Plan 2017 - Economic Development Survey

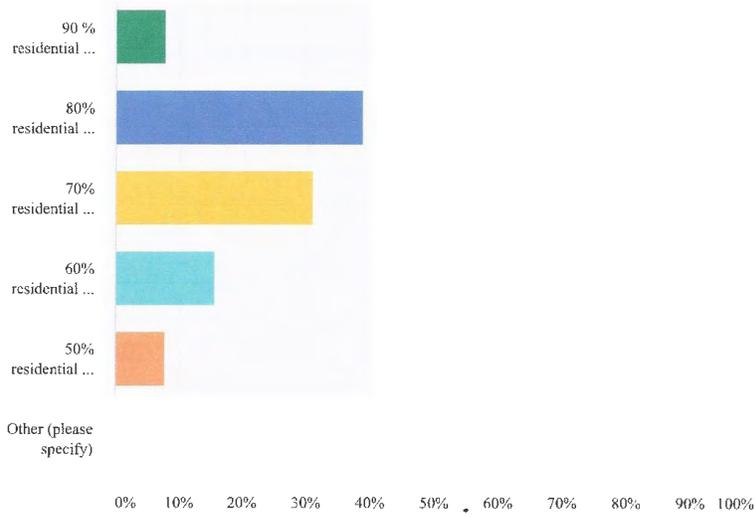


ANSWER CHOICES	RESPONSES	
- Public school system	50.00%	2
- Private school	0.00%	0
County, city, or state government	25.00%	1
- Church	25.00%	1
- Commercial business	0.00%	0
- Industrial business	0.00%	0
- Agriculture	0.00%	0
- Other (please specify)	0.00%	0

Total Respondents: 4

Pike County currently has an approximate tax ratio of 90% residential and 10% non-residential. What do you think is a good ratio for Pike County in the future?

Answered: 13 Skipped: 0



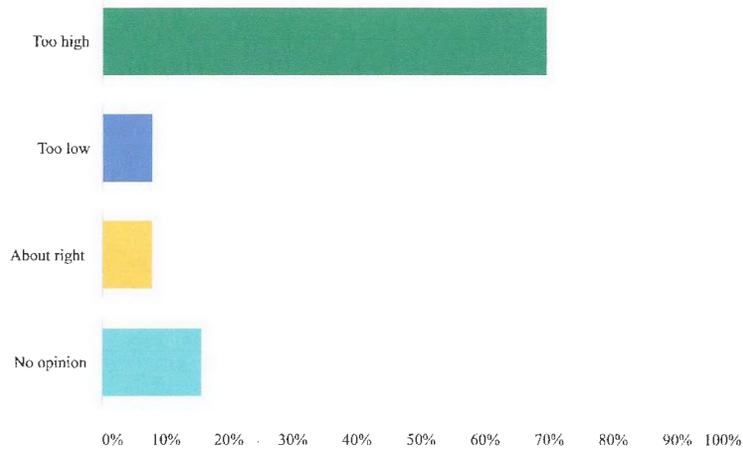
ANSWER CHOICES	RESPONSES	
- 90 % residential / 10% non-residential	7.69%	1
- 80% residential / 20% non-residential	38.46%	5
- 70% residential / 30% non-residential	30.77%	4
- 60% residential / 40% non-residential	15.38%	2
- 50% residential / 50% non-residential	7.69%	1
- Other (please specify)	Responses 0.00%	0
TOTAL		13

How do you feel about your current property tax amount?

Answered: 13 Skipped: 0

8/28/2017

SurveyMonkey Analyze - Pike County Comprehensive Plan 2017 - Economic Development Survey



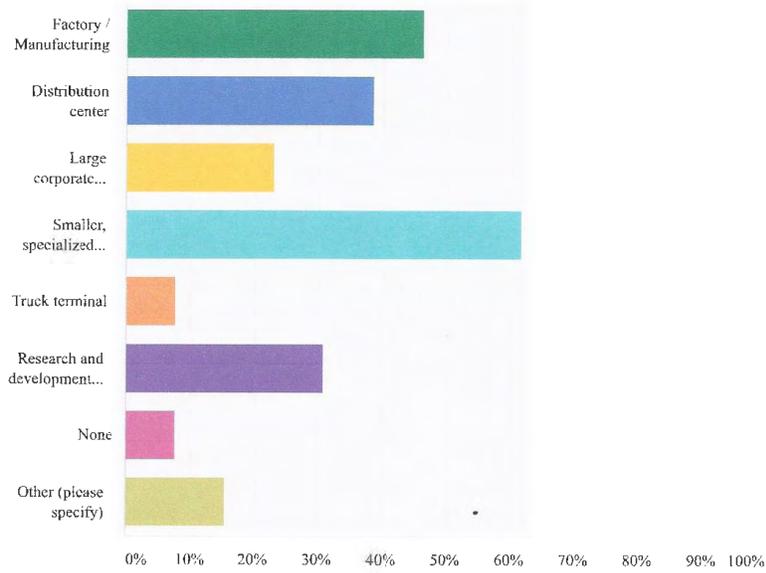
ANSWER CHOICES	RESPONSES	
- Too high	69.23%	9
- Too low	7.69%	1
- About right	7.69%	1
- No opinion	15.38%	2
TOTAL		13

What new industries would you like to see in Pike County?

Answered: 13 Skipped: 0

8/28/2017

SurveyMonkey Analyze - Pike County Comprehensive Plan 2017 - Economic Development Survey

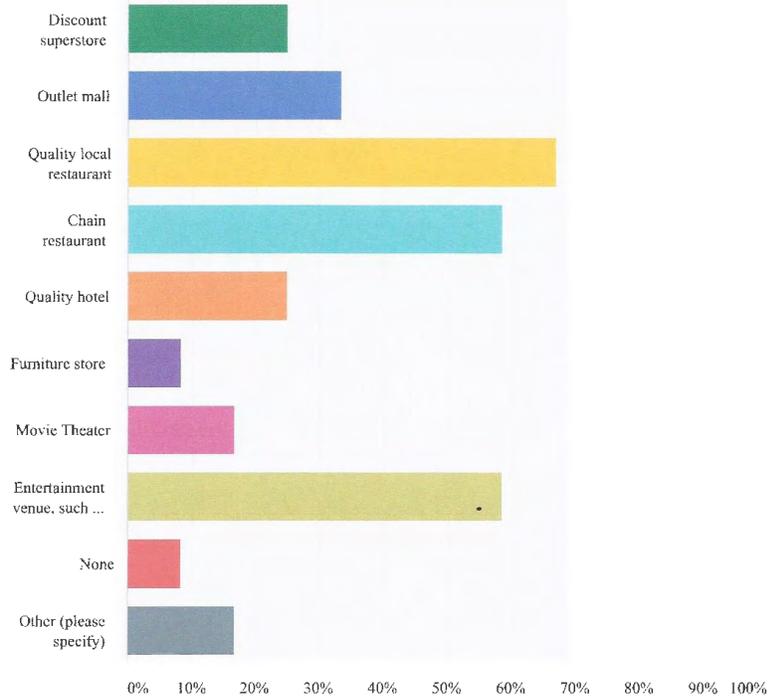


ANSWER CHOICES	RESPONSES	
- Factory / Manufacturing	46.15%	6
- Distribution center	38.46%	5
- Large corporate headquarters	23.08%	3
- Smaller, specialized companies	61.54%	8
- Truck terminal	7.69%	1
- Research and development center	30.77%	4
- None	7.69%	1
- Other (please specify)	Responses 15.38%	2

Total Respondents: 13

What new commercial developments would you like to see in Pike County?

Answered: 12 Skipped: 1

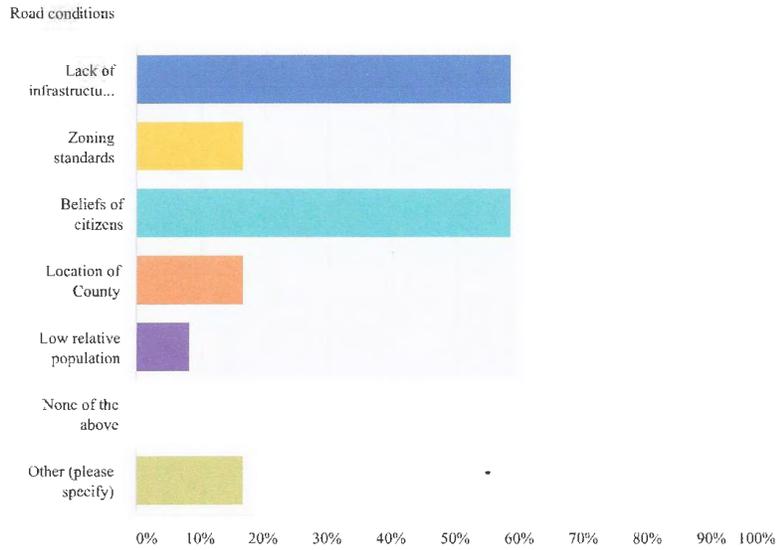


ANSWER CHOICES	RESPONSES	
Discount superstore	25.00%	3
Outlet mall	33.33%	4
Quality local restaurant	66.67%	8
Chain restaurant	58.33%	7
Quality hotel	25.00%	3
Furniture store	8.33%	1
Movie Theater	16.67%	2
Entertainment venue, such as bowling alley, water slide, etc.	58.33%	7
None	8.33%	1
Other (please specify)	16.67%	2

Total Respondents: 12

What do you think is the worst impediment to more commercial and industrial growth in the County?

Answered: 12 Skipped: 1



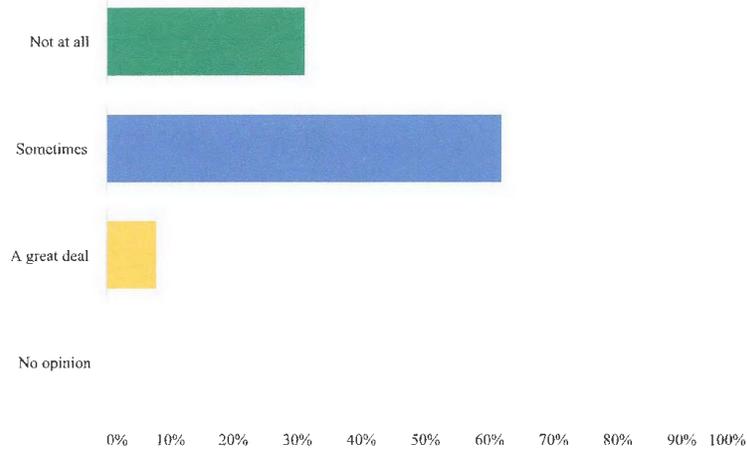
ANSWER CHOICES	RESPONSES	
- Road conditions	0.00%	0
- Lack of infrastructure (utilities, etc.)	58.33%	7
- Zoning standards	16.67%	2
- Beliefs of citizens	58.33%	7
- Location of County	16.67%	2
- Low relative population	8.33%	1
- None of the above	0.00%	0
- Other (please specify)	16.67%	2
Total Respondents: 12		

Do you mind driving to other counties and cities for certain goods and services?

Answered: 13 Skipped: 0

8/28/2017

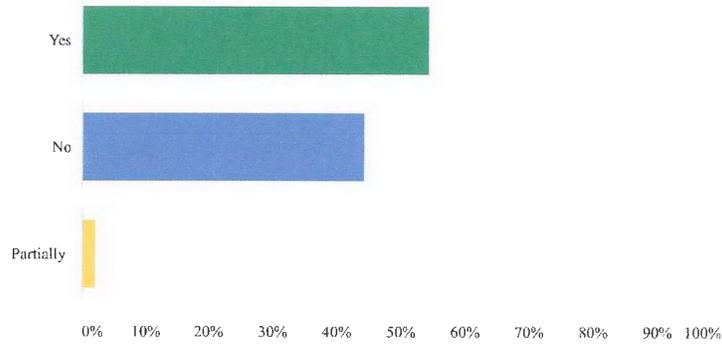
SurveyMonkey Analyze - Pike County Comprehensive Plan 2017 - Economic Development Survey



ANSWER CHOICES	RESPONSES	
- Not at all	30.77%	4
- Sometimes	61.54%	8
- A great deal	7.69%	1
- No opinion	0.00%	0
TOTAL		13

Do you live on a paved road in Pike County?

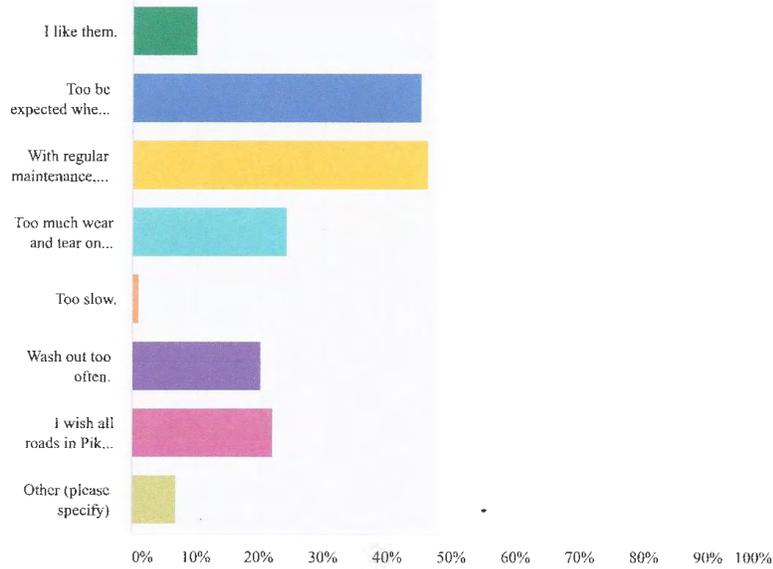
Answered: 100 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	54.00%	54
No	44.00%	44
Partially	2.00%	2
TOTAL		100

How do you feel about unpaved roads in Pike County?

Answered: 100 Skipped: 0

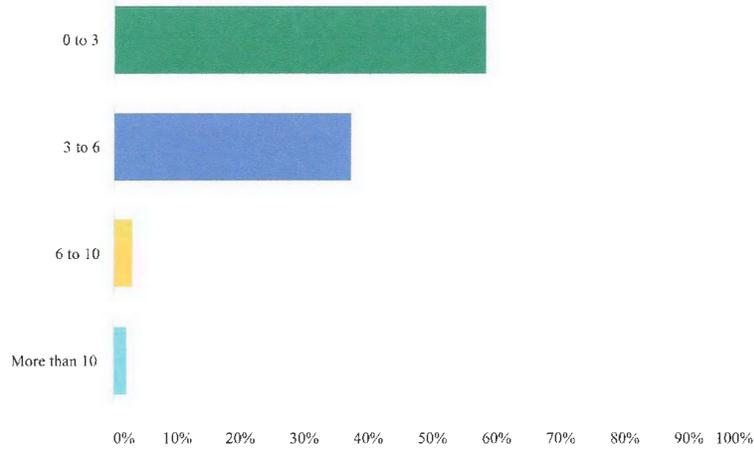


ANSWER CHOICES	RESPONSES	
- I like them.	10.00%	10
- Too be expected when you live in the country.	45.00%	45
- With regular maintenance, they are fine.	46.00%	46
- Too much wear and tear on vehicles.	24.00%	24
- Too slow.	1.00%	1
- Wash out too often.	20.00%	20
- I wish all roads in Pike County were paved.	22.00%	22
Other (please specify)	Responses 7.00%	7

Total Respondents: 100

On average, how many trips a day do you take from your home?

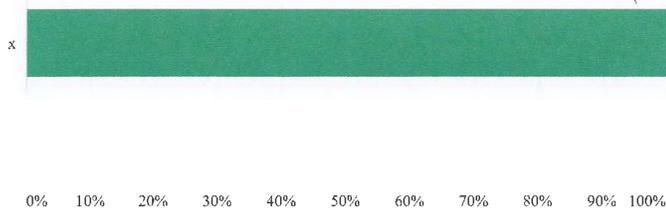
Answered: 100 Skipped: 0



ANSWER CHOICES	RESPONSES	
0 to 3	58.00%	58
- 3 to 6	37.00%	37
- 6 to 10	3.00%	3
- More than 10	2.00%	2
TOTAL		100

Which road needs the most improvement in Pike County?

Answered: 45 Skipped: 55

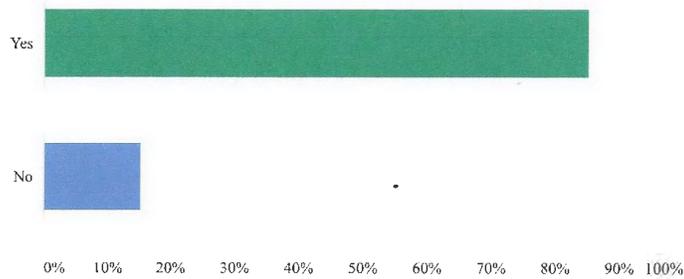


ANSWER CHOICES	RESPONSES	
x	100.00%	45
TOTAL		45

Comments (49)

Do you use a private well?

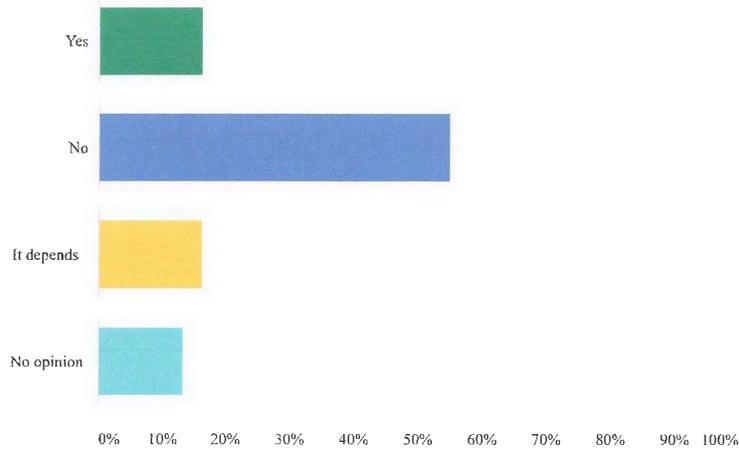
Answered: 100 Skipped: 0



ANSWER CHOICES	RESPONSES	
- Yes	85.00%	85
No	15.00%	15
TOTAL		100

Do you wish you could tap into a public water system?

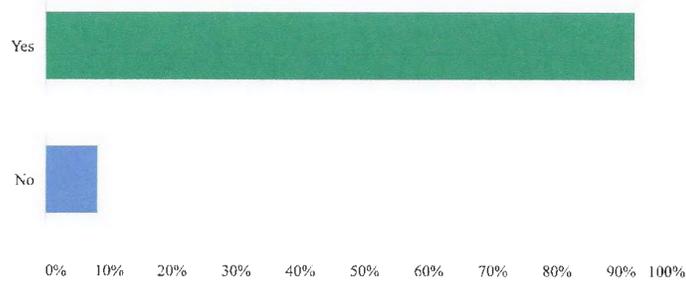
Answered: 99 Skipped: 1



ANSWER CHOICES	RESPONSES	
- Yes	16.16%	16
- No	54.55%	54
- It depends	16.16%	16
- No opinion	13.13%	13
TOTAL		99

Do you use a private septic system?

Answered: 99 Skipped: 1



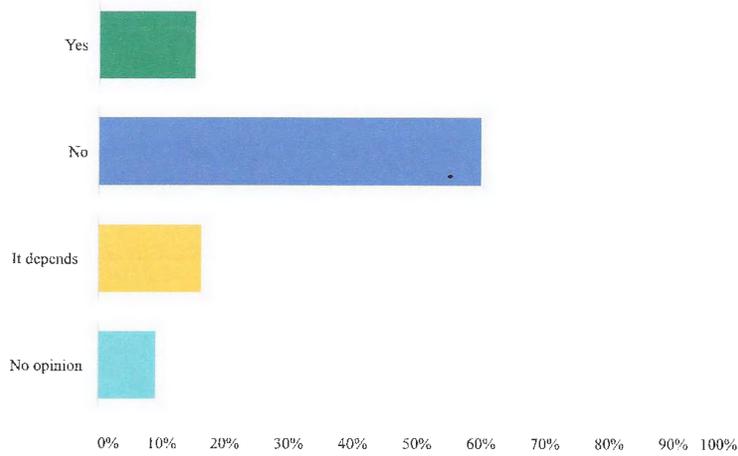
ANSWER CHOICES	RESPONSES	
- Yes	91.92%	91
- No	8.08%	8

TOTAL

99

Do you wish you could use a public sanitary sewer system?

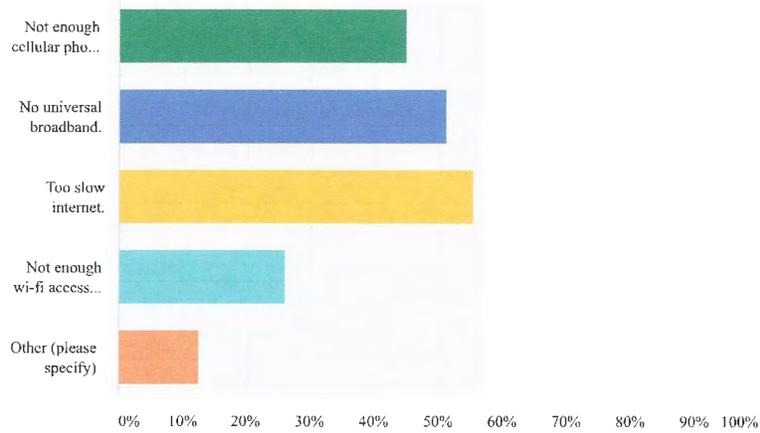
Answered: 99 Skipped: 1



ANSWER CHOICES	RESPONSES	
- Yes	15.15%	15
- No	59.60%	59
It depends	16.16%	16
- No opinion	9.09%	9
TOTAL		99

What is the greatest technological issue facing Pike County today?

Answered: 96 Skipped: 4



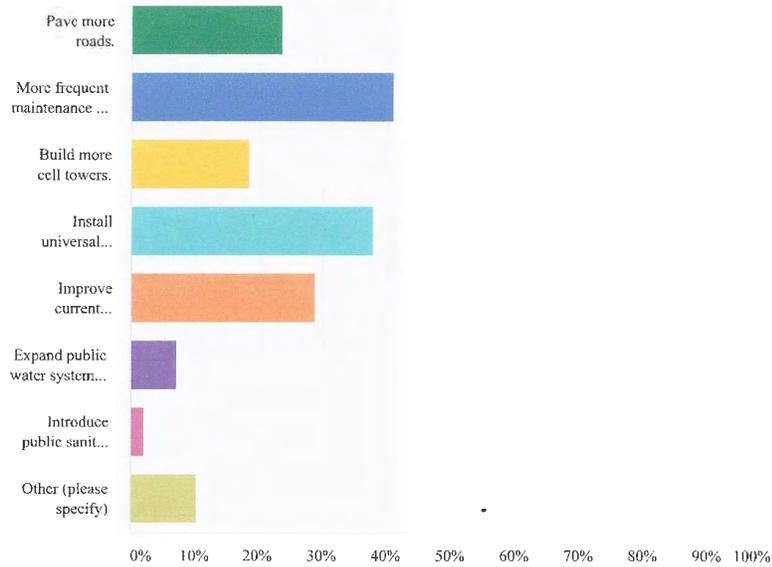
ANSWER CHOICES	RESPONSES	
- Not enough cellular phone coverage.	44.79%	43
- No universal broadband.	51.04%	49
- Too slow internet.	55.21%	53
- Not enough wi-fi access spots.	26.04%	25
- Other (please specify)	Responses 12.50%	12
Total Respondents: 96		

If adequate money was obtained, which issue in Pike County would you address first?

Answered: 98 Skipped: 2

8/28/2017

SurveyMonkey Analyze - Pike County Comprehensive Plan 2017 - Infrastructure and Technology



ANSWER CHOICES

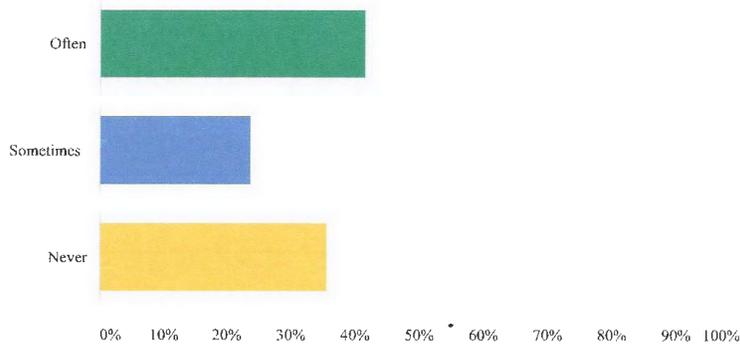
- RESPONSES -

- Pave more roads.	23.47%	23
- More frequent maintenance of existing roads (including unpaved roads).	40.82%	40
- Build more cell towers.	18.37%	18
- Install universal broadband.	37.76%	37
- Improve current internet speed	28.57%	28
- Expand public water system in County.	7.14%	7
- Introduce public sanitary sewer system in portions of the County.	2.04%	2
- Other (please specify)	Responses 10.20%	10

Total Respondents: 98

How often do you, your kids, or grandkids use the recreational complex on Twin Oaks Road?

Answered: 17 Skipped: 0



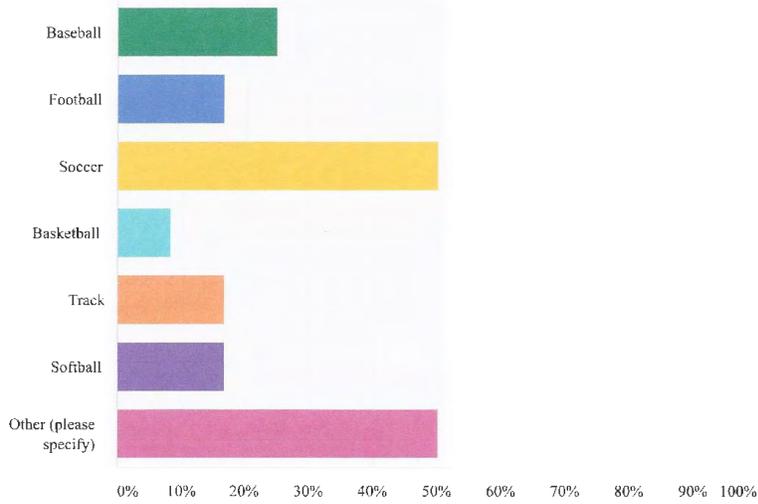
ANSWER CHOICES	RESPONSES	
- Often	41.18%	7
- Sometimes	23.53%	4
Never	35.29%	6
TOTAL		17

What kind of organized sports does your family participate in in Pike County? (Can include school sports)

Answered: 12 Skipped: 5

8/28/2017

SurveyMonkey Analyze - Pike County Comprehensive Plan - Recreation Survey

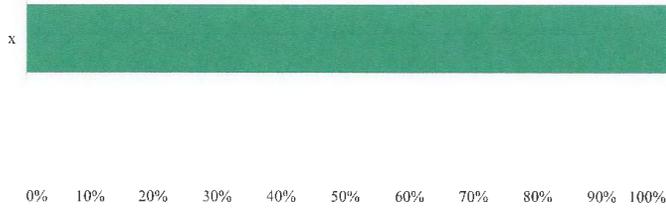


ANSWER CHOICES	RESPONSES	
- Baseball	25.00%	3
- Football	16.67%	2
- Soccer	50.00%	6
- Basketball	8.33%	1
- Track	16.67%	2
- Softball	16.67%	2
- Other (please specify)	50.00%	6

Total Respondents: 12

What are some things that you like about Pike County sports facilities?

Answered: 4 Skipped: 13

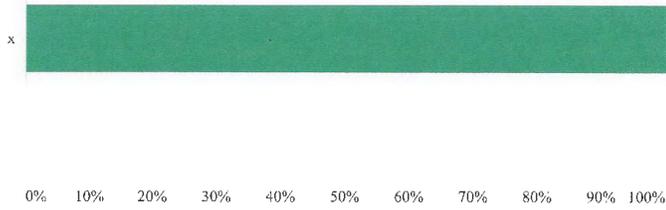


ANSWER CHOICES	RESPONSES	
x	100.00%	4
TOTAL		4

[Comments \(7\)](#)

What are some things that could be improved about Pike County sports facilities?

Answered: 5 Skipped: 12



ANSWER CHOICES	RESPONSES	
- x	100.00%	5
TOTAL		5

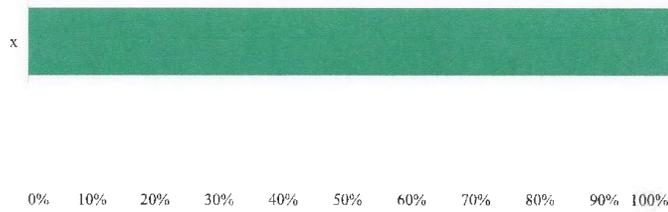
[Comments \(8\)](#)

Q5

[Customize](#) [Export](#)

What are some sports or other events that you feel could be promoted more in Pike County?

Answered: 5 Skipped: 12

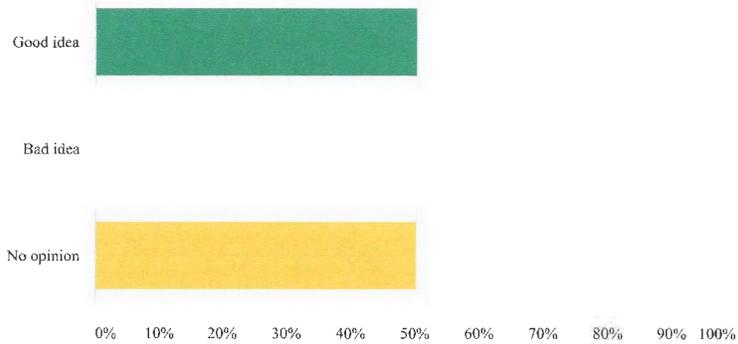


ANSWER CHOICES	RESPONSES	
- x	100.00%	5
TOTAL		5

[Comments \(5\)](#)

How do you feel about adult sports leagues playing in Pike County?

Answered: 16 Skipped: 1

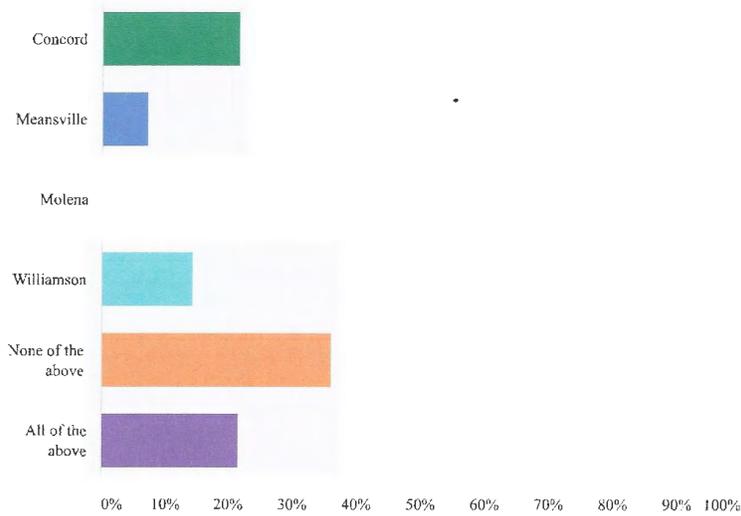


ANSWER CHOICES	RESPONSES	
- Good idea	50.00%	8

- Bad idea	0.00%	0
- No opinion	50.00%	8
TOTAL		16

Besides the Zebulon area, what other areas of Pike County should develop recreational fields?

Answered: 14 Skipped: 3



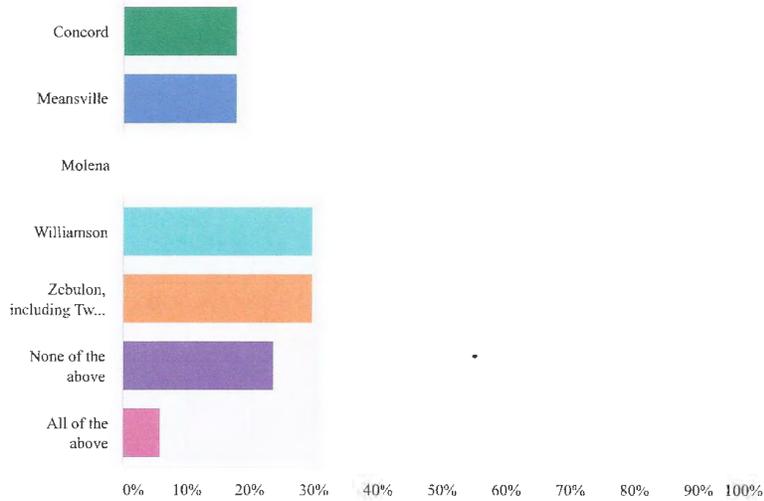
ANSWER CHOICES	RESPONSES	
- Concord	21.43%	3
- Meansville	7.14%	1
- Molena	0.00%	0
- Williamson	14.29%	2
- None of the above	35.71%	5
- All of the above	21.43%	3
Total Respondents: 14		

Q8

Customize Export

Do you use provided playgrounds or walking facilities in the following areas?

Answered: 17 Skipped: 0



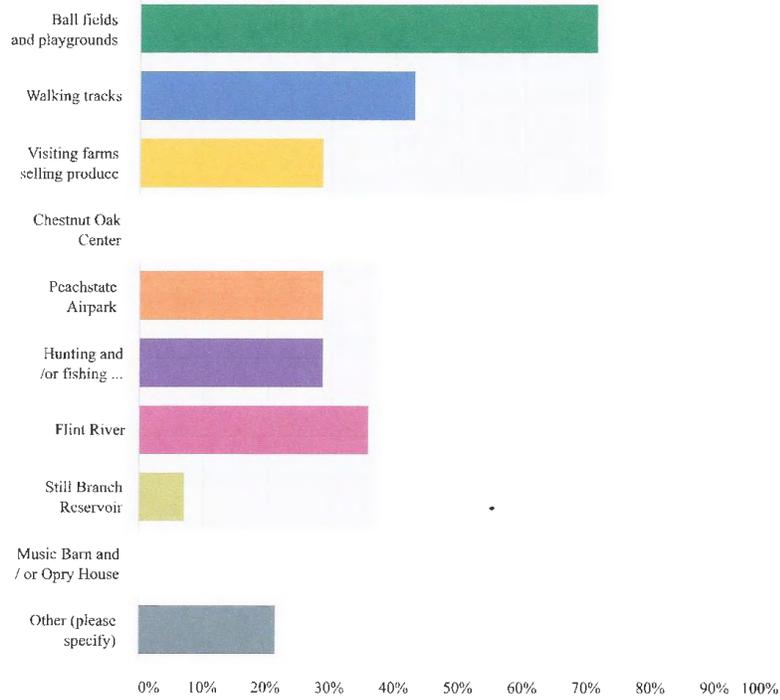
ANSWER CHOICES	RESPONSES	
- Concord	17.65%	3
- Meansville	17.65%	3
- Molena	0.00%	0
- Williamson	29.41%	5
- Zebulon, including Twin Oaks Road	29.41%	5
- None of the above	23.53%	4
- All of the above	5.88%	1
Total Respondents: 17		

What are your favorite recreational venues in Pike County?

Answered: 14 Skipped: 3

8/28/2017

SurveyMonkey Analyze - Pike County Comprehensive Plan - Recreation Survey



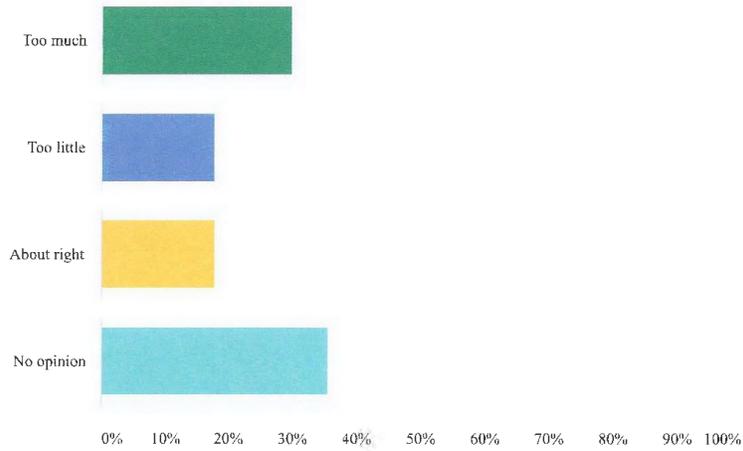
ANSWER CHOICES	RESPONSES	
Ball fields and playgrounds	71.43%	10
Walking tracks	42.86%	6
- Visiting farms selling produce	28.57%	4
- Chestnut Oak Center	0.00%	0
- Peachstate Airpark	28.57%	4
- Hunting and /or fishing on private land	28.57%	4
- Flint River	35.71%	5
- Still Branch Reservoir	7.14%	1
- Music Barn and / or Opry House	0.00%	0
- Other (please specify)	Responses 21.43%	3
Total Respondents: 14		

How do you feel about the amount of money spent on recreation in Pike County?

Answered: 17 Skipped: 0

<https://www.surveymonkey.com/analyze/8zT67nHtj1k1hx8xdPPVRQpTctsUYnvtMlJmFi2TPucGhzWmhyVqncsyRd60KSy9>

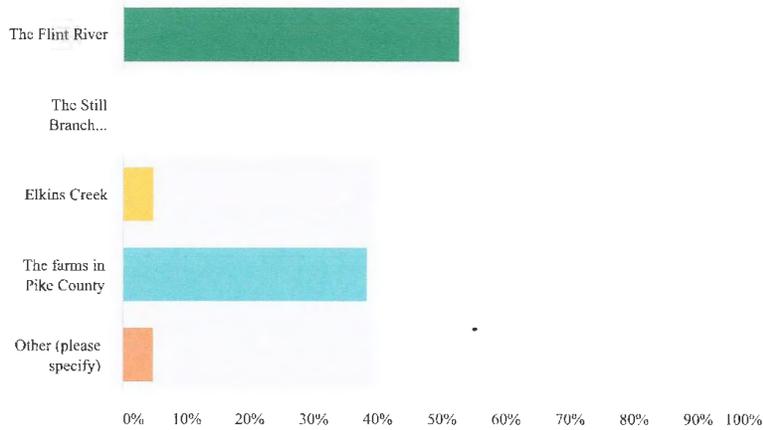
7/8



ANSWER CHOICES	RESPONSES	
- Too much	29.41%	5
- Too little	17.65%	3
- About right	17.65%	3
- No opinion	35.29%	6
TOTAL		17

What do you feel is the greatest natural resource in Pike County?

Answered: 21 Skipped: 1



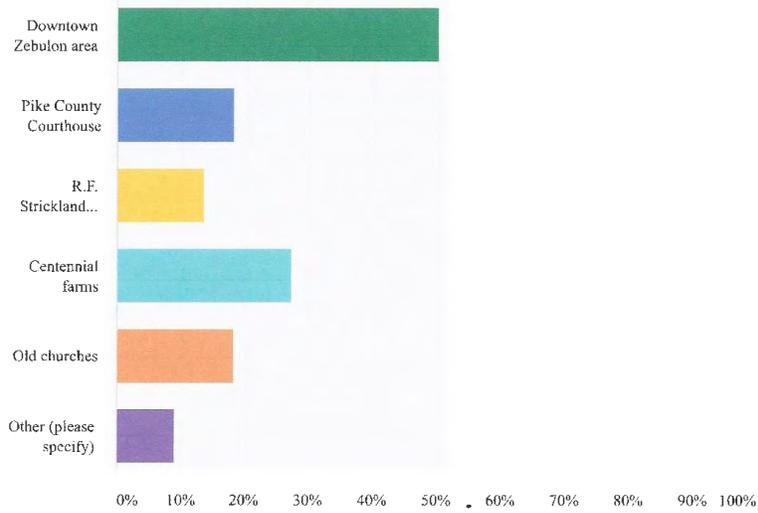
ANSWER CHOICES	RESPONSES	
- The Flint River	52.38%	11
- The Still Branch Reservoir	0.00%	0
- Elkins Creek	4.76%	1
- The farms in Pike County	38.10%	8
- Other (please specify)	4.76%	1
TOTAL		21

What do you feel is the greatest historical resource in Pike County?

Answered: 22 Skipped: 0

8/28/2017

SurveyMonkey Analyze - Pike County Comprehensive Plan 2017 - Resources and Tourism



ANSWER CHOICES	RESPONSES	
- Downtown Zebulon area	50.00%	11
- Pike County Courthouse	18.18%	4
- R.F. Strickland building in Concord	13.64%	3
- Centennial farms	27.27%	6
- Old churches	18.18%	4
- Other (please specify)	Responses 9.09%	2

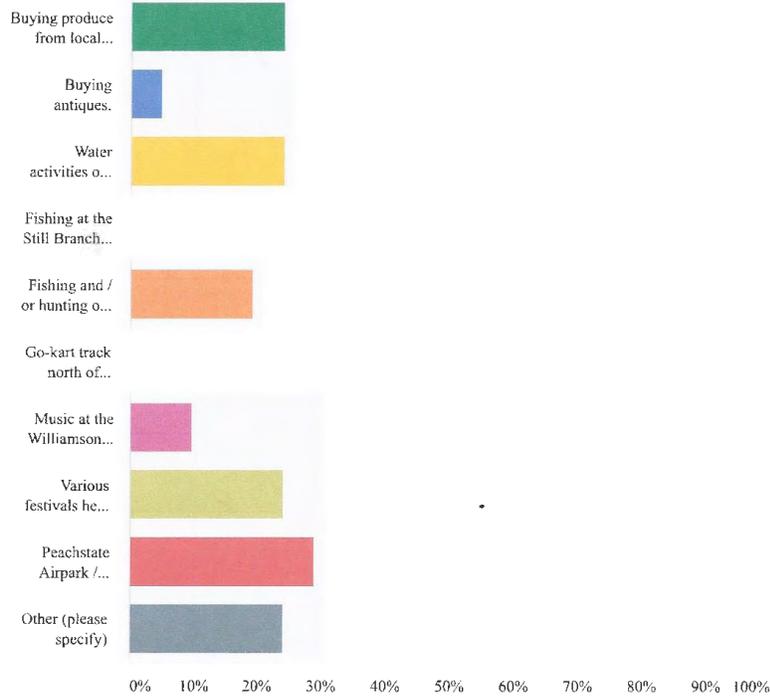
Total Respondents: 22

If you had guests visit you in Pike County, where would you take them in the County for entertainment?

Answered: 21 Skipped: 1

8/28/2017

SurveyMonkey Analyze - Pike County Comprehensive Plan 2017 - Resources and Tourism



ANSWER CHOICES

ANSWER CHOICES	RESPONSES	
- Buying produce from local farms and markets.	23.81%	5
Buying antiques.	4.76%	1
- Water activities on the Flint River.	23.81%	5
Fishing at the Still Branch Reservoir.	0.00%	0
- Fishing and / or hunting on private land.	19.05%	4
- Go-kart track north of Zebulon.	0.00%	0
- Music at the Williamson Music Barn and / or Hollonville Opry House	9.52%	2
- Various festivals held around the County.	23.81%	5
Peachstate Airpark / Candler Field Museum	28.57%	6
- Other (please specify)	23.81%	5

Total Respondents: 21

What events do you enjoy regularly in Pike County?

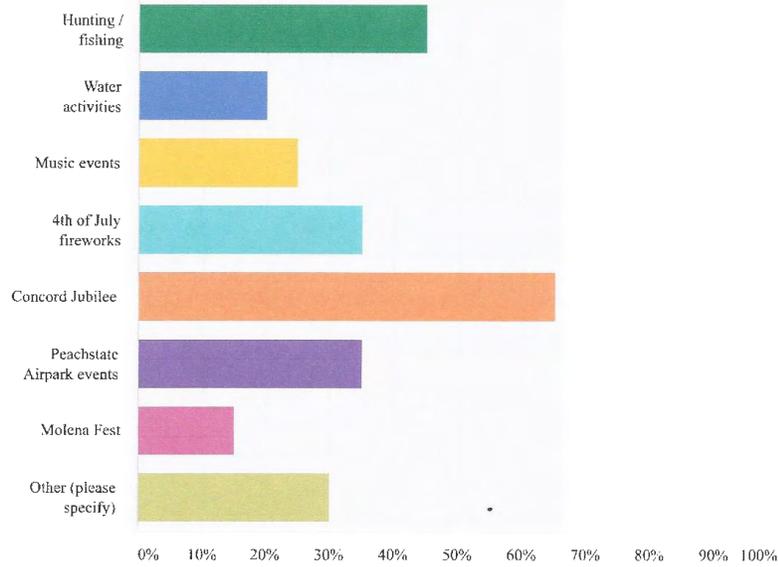
Answered: 20 Skipped: 2

<https://www.surveymonkey.com/analyze/TYJ7wizadMs4u7g4P7S9uOgtIPGnn4A96E8erAUKgbnNV7Gz486lsdHPiDQyOpjKD>

3/7

8/28/2017

SurveyMonkey Analyze - Pike County Comprehensive Plan 2017 - Resources and Tourism



ANSWER CHOICES	RESPONSES	
- Hunting / fishing	45.00%	9
- Water activities	20.00%	4
- Music events	25.00%	5
- 4th of July fireworks	35.00%	7
- Concord Jubilee	65.00%	13
- Peachstate Airpark events	35.00%	7
- Molena Fest	15.00%	3
- Other (please specify)	Responses 30.00%	6

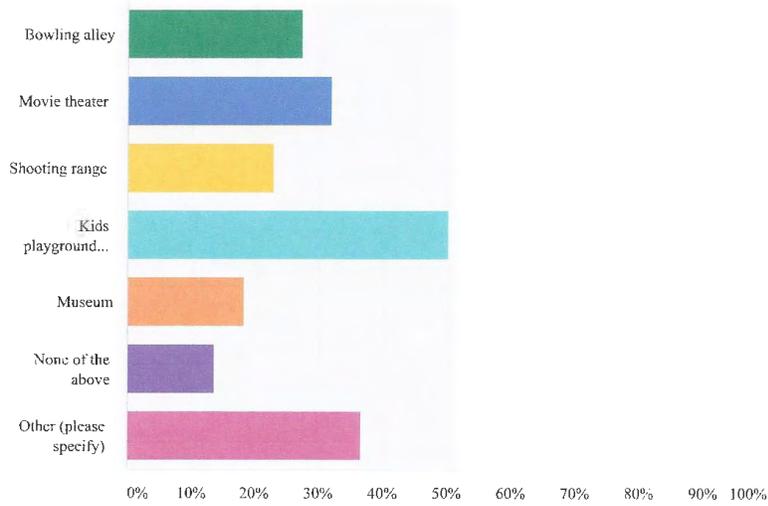
Total Respondents: 20

Which indoor recreation types would you like to see in Pike County?

Answered: 22 Skipped: 0

8/28/2017

SurveyMonkey Analyze - Pike County Comprehensive Plan 2017 - Resources and Tourism



ANSWER CHOICES	RESPONSES	
- Bowling alley	27.27%	6
- Movie theater	31.82%	7
- Shooting range	22.73%	5
- Kids playground areas (ex. Skyzone)	50.00%	11
- Museum	18.18%	4
- None of the above	13.64%	3
Other (please specify)	Responses 36.36%	8

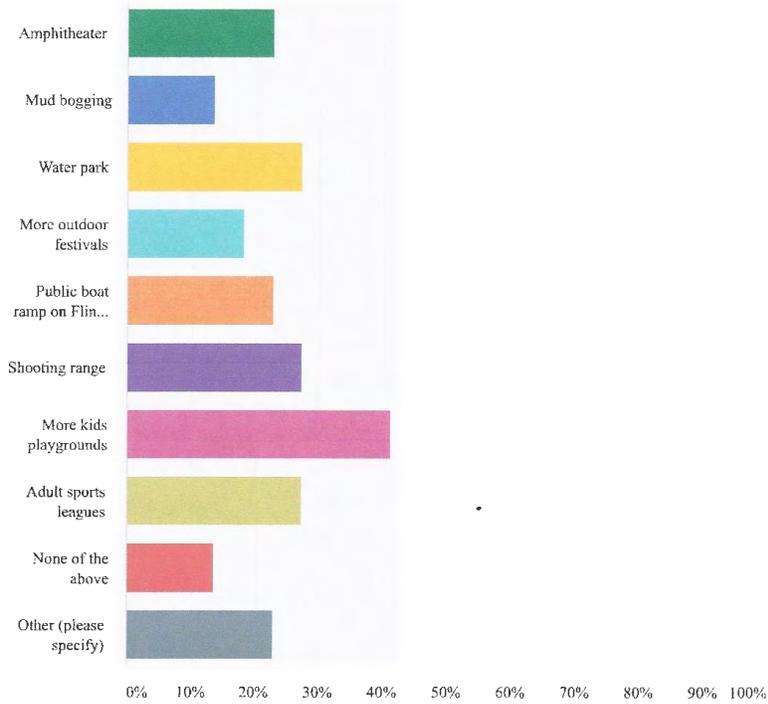
Total Respondents: 22

Which outdoor recreation types would you like to see in Pike County?

Answered: 22 Skipped: 0

8/28/2017

SurveyMonkey Analyze - Pike County Comprehensive Plan 2017 - Resources and Tourism



ANSWER CHOICES	RESPONSES	
- Amphitheater	22.73%	5
- Mud bogging	13.64%	3
- Water park	27.27%	6
- More outdoor festivals	18.18%	4
- Public boat ramp on Flint River	22.73%	5
- Shooting range	27.27%	6
- More kids playgrounds	40.91%	9
- Adult sports leagues	27.27%	6
- None of the above	13.64%	3
- Other (please specify)	22.73%	5
Total Respondents: 22		

What do you think Pike County is most known for?

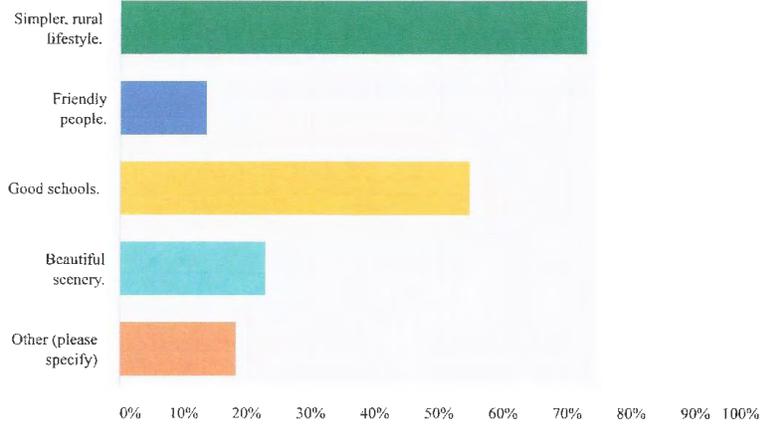
Answered: 22 Skipped: 0

<https://www.surveymonkey.com/analyze/TYJ7wIzadMs4u7g4P7S9uOgtIPGnn4A96E8erAUKgbnNV7Gz486isdHPiDQyOpjKD>

6/7

8/28/2017

SurveyMonkey Analyze - Pike County Comprehensive Plan 2017 - Resources and Tourism



ANSWER CHOICES

- Simpler, rural lifestyle.
- Friendly people.
- Good schools.
- Beautiful scenery.
- Other (please specify)

RESPONSES

ANSWER CHOICES	RESPONSES	
- Simpler, rural lifestyle.	72.73%	16
- Friendly people.	13.64%	3
- Good schools.	54.55%	12
- Beautiful scenery.	22.73%	5
- Other (please specify)	18.18%	4

Total Respondents: 22

To: Pike County Board of Commissioners

Re: Pike County Joint Comprehensive Plan Full Update

The Pike County Joint Comprehensive Plan Full Update must be adopted by the Pike County Board of Commissioners and by the City Councils of Concord, Meansville, Molena, Williamson, and Zebulon no later than October 31, 2017 in order to maintain our Qualified Local Government status. The Plan Update is a joint endeavor between Pike County and all the listed incorporated Cities within Pike County, and it was last updated (partially) in October 2009.

In 2013, standards for the Comprehensive Plan changed statewide, and one of the new requirements was the selection of community “stakeholders”, who will provide input towards the creation of the Comprehensive Plan update. For the County, there needs to be around five to seven “County stakeholders”, leaders within the unincorporated County that can help formulate the County’s goals, needs, and opportunities for the Comprehensive Plan Full Update. (The cities will have their own separate stakeholders.) It is required to have at least one elected official as part of the group of stakeholders for each municipality.

The County Manager and I created a preliminary list of seven quality candidates and invited the prospects, via letter, to serve as County stakeholders. All seven candidates responded and said that they were willing to serve. The County Manager and I are submitting the list below to the Board of Commissioners for approval.

1. Chris Curry – local businesswoman; lives on Chapman Road
2. Joe Parks – local community leader; lives on Second Street in Concord
3. Howard Johnson – local businessman; lives on Patton Road
4. Alicia M. Gibson – local realtor; lives on Kings Road
5. Jeshon Burden – local businessman; lives on Tanyard Road
6. Alan Dodson – local attorney; lives on Mountain View Road
7. Chairman Briar Johnson – County Commission Chairman; lives on Beeks Road

Once approved, the stakeholders will be instrumental in the development of the new Comprehensive Plan, in meetings in the winter and spring of 2017.

PIKE COUNTY

(And the Cities of Concord, Meansville, Molena, Williamson, and Zebulon)

**PUBLIC HEARING NOTICE FOR
2017 JOINT COMPREHENSIVE PLAN UPDATE**

Pike County is initiating the process to begin a full update of its local, joint comprehensive plan that was originally adopted in 2004. The full comprehensive plan update is required and will be prepared according to new rules promulgated by the Georgia Department of Community Affairs (DCA), which became effective on January 1, 2013.

The purpose of the public hearing is to brief the community on the process to be used to update the local comprehensive plan, opportunities for public participation in development of the plan update, and to obtain input on the proposed planning process. Those interested in learning about and participating in the plan update should attend the meeting.

Following this process will allow participating local governments to maintain their Qualified Local Governments (QLG) status, and therefore be eligible for state grant funds, state loans, and state permits.

This public hearing will be held at the **Courthouse Annex**, 79 Jackson Street,



PIKE COUNTY
PLAN IMPLEMENTATION ASSESSMENT MEETING
FRIDAY, DECEMBER 16, 2016 ■ 10:30 A.M.

AGENDA

- I. INTRODUCTIONS
- II. Overview of the State of Georgia/DCA's Requirements for the Comprehensive Plan
- III. Review of Pike County's status and deadline of their Comprehensive Plan.

Status	Submittal Type	Next Date
●	Comp Plan Update	10/31/2017
●	Service Delivery Strategy	10/31/2017

- IV. Review of Pike County's Short Term Work Program (STWP)
- V. Discussion
 - a. Is the Plan being used by elected officials (is it helpful, what needs changing to make it more useful as a realistic tool and guide for the community plan)?
- VI. Review and Discussion on current Implementation Activities
 - a. New activities or initiatives that Pike County wishes to undertake but are not included in their current plan.
- VII. Overview and Review of the Regional Plan and Pike County's performance standards identified in the Regional Plan.
- VIII. Discussion on any technical assistance and opportunities that the Three Rivers Regional Commission staff can provide with implementation of aspects of the Regional Plan and Pike County's Comprehensive Plans.

This is to certify that Pike County met with Three Rivers RC Staff for its annual PIM Meeting on the date as provided above. The agenda above reflects what was discussed at the meeting which includes a discussion about the planning responsibilities and deadlines as prescribed by DCA.

Name: DAVID ALLEN Name: _____
 Title: ZONING ADMINISTRATOR Title: _____
 Date: 12/16/16 Date: _____

Three Rivers Regional Commission (TRRC) is committed to serving its local governments.

**PIKE COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN UPDATE - COUNTY STAKEHOLDER MEETING
January 25, 2017
7:00 p.m.**

The Pike County Joint Comprehensive Plan County Stakeholders will conduct their initial Plan Update meeting on **January 25, 2017** at 7:00 p.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia.

AGENDA

Introductions

Background / Committee's Purpose

Proposed Timetable of Plan Development

Begin **Community Strengths / Weaknesses / Opportunities / Threats (SWOT)** identification for unincorporated Pike County

This meeting is a **PUBLIC HEARING** open to the general public.

1/25/17

**PIKE COUNTY PLANNING COMMISSION
MONTHLY MEETING
AND
PIKE COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN UPDATE - COUNTY STAKEHOLDER MEETING
February 9, 2017
7:00 p.m.**

The Pike County Planning Commission will conduct its scheduled monthly meeting on February 9, 2017 at 7:00 p.m. at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. In conjunction with the Pike County Joint Comprehensive Plan Update Stakeholders, the Commission will conduct a **PUBLIC HEARING** on the following item:

(1) 2017 Pike County Joint Comprehensive Plan Full Update, including, but not limited to: **Community Strengths / Weaknesses / Opportunities / Threats (SWOT), Drafting a Community Vision, Needs and Opportunities, Goals and Policies, and Character Areas.**

1/25/17, 2/1/17, 2/8/17

PIKE COUNTY PLANNING COMMISSION
MONTHLY MEETING
March 9, 2017
7:00 p.m.

The Pike County Planning Commission will conduct its scheduled monthly meeting on March 9, 2017 at 7:00 p.m. at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The Commission will conduct **PUBLIC HEARINGS** on the following items:

- (1) REZ-17-01 – Marjorie B. Harrison, property owner, and Jesse Armistead, applicant, are requesting a re-zoning of the subject property from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) in order to develop an electrical company office and associated warehouse. The subject property, located off of Bottoms Road and Williams Drive, has approximately 1071 feet of frontage along the northern side of Bottoms Road and approximately 540 feet of frontage along the western side of Williams Drive. The property is located in Land Lots 83 and 110 of the 9th District of Pike County, Georgia. The subject property currently consists of 26.813 total acres and is further identified as a portion of Tax Map Parcel #042 027.
- (2) MOD-17-01 –Supreme Corporation, property owner and applicant, is requesting a modification of a rezoning condition from REZ-16-06, relative to **reducing the established width of buffers along the edges of the pond, wetlands and streams on the property from 100 feet wide to 25 feet wide, as well as the perimeter buffers along the southern and western property lines from 100 feet wide to 50 feet wide.** The subject property, located off of Liberty Road, has approximately 690 feet of frontage along the western side of Liberty Road and approximately 122 feet of potential access off of the eastern side of Shackelford Road. The property is located in Land Lot 234 of the 2nd District of Pike County, Georgia. The subject property consists of 38.87 total acres and is further identified as Tax Map Parcel #087 030A.
- (3) 2017 Pike County Joint Comprehensive Plan Full Update, including, but not limited to: **Finalizing a Community Vision Statement, Establishing Needs and Opportunities, and Goals.**

The Pike County Board of Commissioners will conduct Public Hearings on items #1 and #2 on March 28, 2017 at 6:30 p.m. at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia.

2/22/17, 3/1/17, 3/8/17

**PIKE COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN UPDATE – JOINT COUNTY / CITY MEETING
April 18, 2017
5:30 to 7:00 p.m.**

The Pike County Joint Comprehensive Plan County Stakeholders, along with members of the Pike County Planning Commission and representatives for the Cities of Concord, Meansville, Molena, Williamson, and Zebulon, will conduct a joint Comprehensive Plan Update meeting on **April 18, 2017** from 5:30 pm to 7:00 p.m. in the meeting room of the J. Joel Edwards Public Library located at 7077 U.S. Highway 19, Zebulon, Georgia (across from the Pike County public schools).

AGENDA

Introductions

Proposed Timetable of Plan Development

Progress Report concerning the individual City and County components of the Comprehensive Plan update

Discussion of **Community Strengths / Weaknesses / Opportunities / Threats (SWOT), Needs and Opportunities, Goals and Policies**, relative to intergovernmental processes and cooperation between Pike County and the incorporated Cities within Pike County.

This meeting is a **PUBLIC HEARING** open to the general public.

4/5/17, 4/12/17

PIKE COUNTY PLANNING COMMISSION
MONTHLY MEETING
July 13, 2017
7:00 p.m.

The Pike County Planning Commission will conduct its scheduled monthly meeting on July 13, 2017 at 7:00 p.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The Commission will conduct **PUBLIC HEARINGS** on the following items:

- (1) Text amendment to Title XV, Land Usage, adding new Chapter 167, Ga. Highway 18, Ga. Highway 109, and Ga. Highway 362 Overlay Districts Ordinance, relative to establishing design standards for certain commercial, industrial, and institutional developments along these specified Highways.
- (2) Review of the Rough Draft of the Pike County portion of the 2017 Joint Comprehensive Plan Update.

The Pike County Board of Commissioners will conduct a First Reading and Public Hearing on item #1 on August 9, 2017 at 9:00 a.m. on the second floor of the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia.

6/28/17, 7/5/17, 7/12/17

PIKE COUNTY BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
August 29, 2017
6:30 p.m.

The Pike County Board of Commissioners will conduct its regular monthly meeting on August 29, 2017 at 6:30 p.m. at the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. The Board will conduct a **PUBLIC HEARING** on the following item:

- (1) Receive public comment on the updated Comprehensive Plan for the planning period 2017-2037. All interested citizens may comment at the public hearing. In addition, the County will accept written comments until 5 p.m. on August 29, 2017. Persons with special needs relating to handicapped accessibility or foreign language shall contact David Allen at (770) 567-3406 prior to August 29, 2017, between the hours of 8 a.m. to 5p.m., Monday through Friday, except holidays. Persons with hearing disabilities may contact us through the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

**Pike County Planning Commission
Minutes
February 9, 2017**

The Pike County Planning Commission held its scheduled monthly meeting on February 9, 2017, at 7:00 pm in the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. Members present were Chairman Tony Watkins, Vice Chairman Bennie Evans, Doug Rounds, and George Granade. Richard Baskin was not present. David Allen, Director of Planning & Development, was also present and recorded the meeting. Several members of the public were present, including the County Stakeholders for the Joint Pike Comprehensive Plan update – Briar Johnson, Chris Curry, Joe Parks, Alan Dodson, Jeshon Burden, Alicia Gibson, and Howard Johnson.

- I. Meeting was called to order by Chairman Tony Watkins at 7:00 p.m.**
- II. A motion to approve the agenda, with the added addition of Election of Officers, was made by George Granade and seconded by Bennie Evans. Vote 3/0**
- III. The October 2016 meeting minutes were accidentally omitted from the packet. A motion to table approval of the October 13, 2016 meeting minutes was made by Bennie Evans and seconded by George Granade. Vote 3/0**
- IV. New Business:**

Public Hearing:

2017 Pike County Joint Comprehensive Plan Full Update, including, but not limited to: **Community Strengths / Weaknesses / Opportunities / Threats (SWOT), Drafting a Community Vision, Needs and Opportunities, Goals and Policies, and Character Areas.**

David Allen provided an overview of the situation. The Comprehensive Plan Full Update is due in October, and the County is currently going through a series of meetings to gather information to update the Plan. The County Stakeholders for the Comprehensive Plan are present tonight to conduct a joint meeting with the Planning Commission, discussing the potential Strengths, Weaknesses, Opportunities, and Threats (SWOT) in the County.

At a separate meeting on January 25th, the Stakeholders came up with a partial list of strengths, weaknesses, opportunities, and threats:

Strengths

- Zoning manages growth well
- Good schools
- Law enforcement
- Current county manager (a local person)

Weaknesses

- High turnover in law enforcement (possibly from low pay) (compare to other counties)
- Roads (dirt, bad condition) (SPLOST will improve) (cooperation with cities?)
- Need to cut road grass more frequently
- Zoning too rigid? (not business friendly enough?)

Opportunities

- More businesses to come (need good gas station / convenience store)(one planned for Williamson)
- Continue to improve 911 system, replace street signs for better address locations

Threats

- Idle kids: another community recreation area needed in another part of the County besides Zebulon, possibly closer to Concord and Molena; playgrounds, ball fields, etc.; when ball fields vacant by locals – could be used for traveling tournaments and bring more money into the County.
- Movie industry trickling down from Fayetteville – need to manage growth, not too fast
- Need to improve visibility of roadways, cut back vegetation

Stakeholder Chris Curry said that one weakness in Pike is the lack of broadband service.

Chairman Tony Watkins noted at the last meeting that some said that the zoning in Pike was too rigid. What did they mean? Can they specify what zoning was too rigid? David Allen cited the Overlay District Ordinance as an example of strict zoning standards that has been talked about. Chris Curry said that they need those same standards extended to the Highway 18 corridor. Board member Bennie Evans agreed. They could have used those standards on the Highway 18 Dollar General. We also have car lots in pastures.

Chris Curry said that Pike's claim to fame is rural character. She said that 62% of bookstore customers are from out of the County. There is much litter in the roadways that they see, which is a potential turnoff. Ton Watkins said that the purpose of the Overlay District was to avoid another Tara Boulevard.

Stakeholder Briar Johnson added to the Strengths list – the airport in Williamson, and the various events centers in the County.

Bennie Evans asked if the County could do more to encourage recreational industry? Do we have a listing for bed and breakfasts? We have three of them on the Chamber of Commerce list.

Tony Watkins asked Briar Johnson (as the chairman of the Board of Commissioners) about the quality of the current zoning codes? Chairman Johnson said that the Board was okay with the current codes. The Sign Ordinance was seen as difficult by some, but also received positive comments.

Stakeholder Howard Johnson said that he is an existing business owner (Johnson Battery). He is frustrated about how the Hwy. 19 corridor looks, especially in the City of Zebulon. Buildings and other things need to look nice, but the standards seem to be inconsistent. There seems to be a lack of control in the City. The County and the Cities need to cooperate more to improve these things. He has to take customers and clients to Barnstormers Grill way up in Williamson for a nice meal. The County needs to keep trying for more cooperation with the Cities. Mr. Johnson said that the citizens here do have influence.

Board member Doug Rounds said that there was supposed to have been a bypass around Zebulon a long time ago. Howard Johnson said that the bypass would be good for tractor trailers. He said that all cities should be controlled by the County. The regulations are not burdensome.

Stakeholder Alan Dodson said that he has a business in Griffin, but he lives in Molena. There are great people in Pike County. There are good schools here, but they have room for improvement. He wants growth in the County. Putting in broadband would be important – he knows people would like to work at home. He said that the trash is bad in Pike along the roads and looks bad for the Tour de Pike. They need more volunteers to clean it up. The County needs good growth, with a concentration of retail in certain areas and some quality restaurants. He said that the County needs more parks. Canoeing and cycling should be more encouraged. The Flint River is a beautiful asset.

Tony Watkins asked Briar Johnson about the community service trash detail. Chairman Johnson said that they had to pay the guards, and that the situation did not work out as well as they had hoped. The Department of Transportation will help with trash on the highways before the Tour de Pike bike race. Bennie Evans said that there was no State court to mandate a source of free labor to pick up trash. He said that one goal would be for the Board of Commissioners to adopt a long term plan to control litter. Alan Dodson said that signs could be posted. David Allen talked about the Adopt-A-Highway program.

Chris Curry said that the 2004 Vision Statement of the last Full Comp. Plan update looked good. The County needs to support the agricultural sector and maintain its rural character. There is a dwindling agribusiness budget. The Chestnut Oak Center needs to be used more, but there is no infrastructure to support it. The farmer's market is run by volunteers, but there is no infrastructure to develop resources. The County needs to develop cultural and art resources, because art sells. The Slow Exposures photography program has been a great revenue producer for Pike. She said that small towns are severely depleted for funds. They need to create partnerships.

Howard Johnson said that he agrees about promoting agriculture. Everyone has been trying to solve problems the old way. The Comprehensive Plan should enhance everything.

Businesses want a beautiful County to come to.

Stakeholder Joe Parks said that he is a sports fan. He likes to watch kids play. The ball fields we have now are only used part of the year – bring in traveling teams to use fields the rest of the year and collect more sales tax revenue. There are no camps at schools. Mr. Parks said that they need to keep the County clean. Cities and the County need to work together for

common goals. Young people need to be included because they have different ideas, and that is okay. Mr. Parks said that the County needs an extra recreational park near Molena, to accommodate the overflow in the Zebulon parks.

Doug Rounds mentioned the sewer system in Zebulon near where he lives. There is a strong odor. He says there is improper maintenance there.

David Allen talked briefly about lot size in the County and housing.

Tony Watkins mentioned new Planning Commission member, George Granade.

David Allen said that there would likely be another joint Planning Commission / Stakeholder meeting in March pertaining to the Comp. Plan update.

V. Discussion: Election of Officers

A motion to re-elect Tony Watkins as Chairman was made by Doug Rounds and seconded by Bennie Evans. Vote 3/0

A motion to re-elect Bennie Evans as Vice Chairman was made by Doug Rounds and seconded by George Granade. Vote 3/0

Tony Watkins said that he would like to see a Highway 18 Overlay District Ordinance soon.

VI. Adjournment: 8:23 p.m.

A motion to adjourn was made by George Granade and seconded by Bennie Evans. Vote 4/0

**Pike County Planning Commission
Minutes
March 9, 2017**

The Pike County Planning Commission held its scheduled monthly meeting on March 9, 2017, at 7:00 pm in the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. Members present were Chairman Tony Watkins, Vice Chairman Bennie Evans, George Granade and Richard Baskin. Doug Rounds was not present. David Allen, Director of Planning & Development, was also present and recorded the meeting. Several members of the public were present, including the County Stakeholders for the Joint Pike Comprehensive Plan update – Briar Johnson, Chris Curry, Joe Parks, Alan Dodson, Alicia Gibson, and Howard Johnson.

- I. Meeting was called to order by Chairman Tony Watkins at 7:00 p.m.**
- II. A motion to approve the agenda, with the addition of consideration of the October 13, 2016 meeting minutes was made by Richard Baskin and seconded by George Granade. Vote 3/0**
- III. A motion to approve the February 9, 2017 meeting minutes was made by Bennie Evans and seconded by George Granade. Vote 3/0**

A motion to approve the October 13, 2016 meeting minutes was made by Richard Baskin and seconded by Bennie Evans. Vote 3/0

IV. New Business:

Public Hearings:

REZ-17-01 – Marjorie B. Harrison, property owner, and Jesse Armistead, applicant, are requesting a re-zoning of the subject property from A-R (Agricultural-Residential) to C-3 (Heavy Commercial) in order to develop an electrical company office and associated warehouse. The subject property, located off of Bottoms Road and Williams Drive, has approximately 1071 feet of frontage along the northern side of Bottoms Road and approximately 540 feet of frontage along the western side of Williams Drive. The property is located in Land Lots 83 and 110 of the 9th District of Pike County, Georgia. The subject property currently consists of 26.813 total acres and is further identified as a portion of Tax Map Parcel #042 027.

David Allen provided an overview of the situation. The applicant wants to develop an electrical business (office plus storage buildings) on a tract on Bottoms Road. The application originally had the entire 26 acres to be rezoned, but a revised site plan submitted for the meeting shows a smaller area (approximately 5 acres of the total 26 acres) to be rezoned. The business would have 10 to 12 employees and would essentially be an electrical contractor – Robinson Electrical Services, who currently operates out of Concord.

Butch Armistead came forward to speak. The parent parcel is a 26 acre tract. It was the past home of Bottoms Nursery (as evidenced by the old greenhouses). There are 3 other commercial tracts located close by – propane tanks, Dollar General, and the Pike Propane office. Robinson Electric would like to have a 6000 square foot office and warehouse space on the property. They have 8 trucks associated with their business. Mr. Armistead said that Mr. Robinson has lived in the area for 13 years. He said that the best use of this land is commercial, since there is commercial land nearby.

Steve Reeves also came forward to speak. He prepared the site plan for the rezoning request. He said that there was no need to rezone the entire 26 acres, so they reduced the plan down. He said that there are a lot of home occupations out there already. If you rezone the property, you can have controls over the property through approval conditions. Even for C-3 zoning, this would be relatively low impact commercial. The client agreed to put buffers around the property. Mr. Reeves said that OSHA requires a 100 foot setback for buildings off of the existing propane tanks. There would be an undisturbed buffer at the back.

Eddie Busby spoke in favor of the request. He said that this would be in between other commercial properties so it would not be spot zoning. The County needs more tax revenue.

Chris Robinson (the owner of the electric company) spoke in favor. He says that most of his work is not based here – 80% is out of the County, near existing commercial. It would be nice to be based where he lived. Board member Richard Baskin asked Mr. Robinson if he had looked for other existing commercial parcels. Mr. Robinson said yes, but the industrial park land was too expensive.

John Holmes spoke in opposition to the request. He lives on West Road behind the property. He sympathizes with business owners, but is concerned that the County will not be rural anymore.

David Prevatt also spoke in opposition. He lives about 400 yards away from the property. He is also an electrical contractor. There are obstacles to starting your own business on a property – price, etc. If approved, this rezoning may not destroy property values immediately, but what will happen when the building is vacant? He said that the zoning does not allow this business at its proposed location. He said that employees can bring problems to a property. He asked for the Board to not allow it, unless there was a long range plan for the building.

Larry Gobble also spoke against the request. He said that the County already has an industrial park for things like this. He came to Pike County to live in the country. He doesn't want an industrial park in his backyard.

Shana Harwell spoke in opposition. She lives nearby. She asked why Bottoms Road was the best place for this. The road is already in bad shape and is not built for heavy trucks.

Board member Bennie Evans said that Bottoms Road is not an arterial road, and C-3 zoning requires an arterial road. He thinks this rezoning would impact the entire area around it.

Board member Tony Watkins believes that this request does not fall within the scope of the codes.

Richard Baskin said that the request does not fit within the Land Use Map.

A motion to recommend denial of the request and to forward it to the Board of Commissioners was made by Richard Baskin and seconded by Bennie Evans. Vote 3/0

MOD-17-01 –Supreme Corporation, property owner and applicant, is requesting a modification of a rezoning condition from REZ-16-06, relative to reducing the established width of buffers along the edges of the pond, wetlands and streams on the property from 100 feet wide to 25 feet wide, as well as the perimeter buffers along the southern and western property lines from 100 feet wide to 50 feet wide. The subject property, located off of Liberty Road, has approximately 690 feet of frontage along the western side of Liberty Road and approximately 122 feet of potential access off of the eastern side of Shackelford Road. The property is located in Land Lot 234 of the 2nd District of Pike County, Georgia. The subject property consists of 38.87 total acres and is further identified as Tax Map Parcel #087 030A.

David Allen provided an overview of the situation. Rezoned industrial in October 2016, the property will be used by Supreme to park chassis for trucks. On a recent site / grading plan, however, Supreme realized that they were not getting enough room to park all of the chassis that they wanted to. They are asking for a reduction in the width of several of the buffers that were established at the time of the rezoning to make more room for their operations.

Jerime Buffington of Paragon Consulting Group came forward to speak. He prepared the grading plan and is speaking on behalf of Supreme. He presented boards to the Planning Commission showing the situation. He said that 7.28 acres of the site are taken up by buffers. Also, the yellow area on the plan is unbuildable. The buildable pad is only 9.21 acres with buffers. He said that almost half the site is buffers, ponds, and streams. The Supreme property on the other side of the highway has 22 acres total, half of which is usable. Therefore, the target usability for the subject property would need to be around 11 acres as well. Mr. Buffinton said that if the EPD approves work on the pond dam and using the pond for detention storage, then that would help. To do this, 3 things need to happen – get an Army Corps of Engineers permit, get an EPD stream buffer variance, and reduce the 100 foot buffer to the State minimum 25 foot buffer.

Mr. Buffington showed an alternate grading plan with the reduced buffers. He said that they couldn't do much in the northwest corner due to the wet areas, so that area would effectively have a 100 foot buffer anyway. With this plan, he said they would have approximately 13 acres to use. He showed photos of a person holding a white board at various intervals in the woods to demonstrate the density of the woods even after the buffer would be reduced. He

mentioned the EPD meeting between him, David Allen, and EPD officials, Brannon Rufo and Stephanie Edwards, last month.

Board member Richard Baskin asked what was the guarantee of work being done to the pond. Mr. Buffington said that it was very possible, because it would benefit Supreme by maximizing their space on the property.

Board member George Granade brought up water quality and the use of petroleum products. Mr. Buffington said that pre-treatment would still be required, even with reduced buffers, but water quality volume is less than storm water volume.

Board member Tony Watkins asked how many vehicles would be parked there. A couple hundred.

Steve Reeves spoke in favor of the request. He is on the Industrial Development Authority. He said that Supreme is a good client and good citizen. He doesn't understand increasing buffer widths from their normal requirements.

Roswell Story spoke in opposition to the request. He came to the Board meetings in September and October when the property was rezoned. The buffers were always in place for all the hearings and they were approved as is. The stipulations were officially approved and not changed. There were buffers established for several reasons – environmental concerns and protecting adjacent property owners. The buffers help with environmental concerns. He said that, despite what Supreme says, trucks are washed there every day. He said that Supreme should have never bought the property – it doesn't serve their purposes. He doesn't believe that even a 100 foot wide buffer is enough. He believes that Supreme will ask for even more concessions in the future.

Arthur Moss also spoke in opposition. He talked about the whole cycle of hearings when the property was rezoned. He said that the citizens are the best citizens of Pike County. He sees that Supreme has different experts for this meeting than the last meeting. He said that Supreme got mostly what they wanted, but the citizens got a little bit with the buffers. He predicted (at the time of rezoning) that Supreme would be back asking for more within 2 years. He quoted someone named Ben Miller – “a deal is a deal”. He wants Supreme held to the previous deal. He offered another prediction – within 2 more years, Supreme will be back and ask to put actual buildings on the subject property.

Ashley Thomas spoke in opposition. He said that we would see Supreme come back again and he was right. Supreme isn't the best citizen in Pike County – the actual citizens are. This County needs to stand up to bullies. He said that he saw them washing trucks the other day. He can see trucks through the woods. They don't need any more noise. Don't approve the buffer changes.

David Allen went over all the buffer reduction requests on the presentation board and what the County recommends.

A motion to recommend approval of the staff recommendations and to forward it to the Board of Commissioners was made by Bennie Evans and seconded by Richard Baskin. Vote 3/0

2017 Pike County Joint Comprehensive Plan Full Update, including, but not limited to: Finalizing a Community Vision Statement, Establishing Needs and Opportunities, and Goals.

David Allen provided an overview of the situation. Since the last meeting, he had prepared a revised Vision Statement for the Comprehensive Plan, for review by the Planning Commission and the Stakeholders. He also wanted the group to talk about specific Needs, Opportunities, and Goals for the County.

Stakeholder Chris Curry said that the challenge was how to channel the vision into actual goals.

David Allen read the revised vision statement out loud and each paragraph was discussed. Stakeholder Alan Dodson had some grammatical changes. There were several changes to the wording of the Vision Statement read aloud, as reflected in the Vision Statement – Revised document.

Chris Curry said that they need to encourage more growth within the Cities instead of spreading development throughout the County. They need to develop “aging in place” resources (such as smaller houses). The transportation system in the County needs to be improved.

Stakeholder Briar Johnson mentioned the proposed “tiny house” development for the Highway 109 property (Shri Ram Chandra).

Chairman Tony Watkins confirmed that 47% of the roads in Pike County are dirt roads.

Stakeholder Joe Parks asked if there was a timeline to get roads paved. They need to maintain roads better, and not just the dirt ones. (The SPLOST road projects are on a priority list.)

Alan Dodson asked if the cities had water systems. Yes.

Briar Johnson put forth some goals for the County:

1. Restoration of the old school building in Zebulon.
2. Improve lodging capability in Pike County.
3. Improve Chestnut Oak arena (cover it, permanent seating)
4. Promote more ecotourism (tracts along Flint River)
5. Promote broadband in Pike County.

Alan Dodson put forth some goals for the County:

1. Promote broadband in Pike County.
2. Develop a Flint River park.
3. Promote the village concept, where housing and commercial uses are grouped together.
4. Conduct a feasibility study for Pike County on some of these issues.

Richard Baskin mentioned that the Archway program could help with this.

Chris Curry said that the County needs to establish an Economic Development Director position. They could use USDA grant money.

Steve Reeves said that a 90 / 10 residential / commercial tax split was not healthy, but the County won't draw large businesses due to a lack of infrastructure.

Stakeholder Howard Johnson asked what was holding back businesses from going into the industrial park.

V. Discussion: None

VI. Adjournment: 9:10 p.m.

**A motion to adjourn was made by Bennie Evans and seconded by George Granade.
Vote 4/0**

**Pike County Comprehensive Plan Joint Meeting
Minutes
April 18, 2017**

Pike County held a scheduled meeting concerning the Comprehensive Plan Update on April 18, 2017, from 5:30 pm to 7:00 pm in the Pike County Library meeting room located at 7077 U.S. Highway 19 South, Zebulon, Georgia. Comprehensive Plan Stakeholders present were Alicia Gibson, Briar Johnson, Chris Curry, and Howard Johnson. Planning Commission members present were Chairman Tony Watkins, Bennie Evans, and Richard Baskin. Representatives of the five municipalities present were Mayor Steve Fry, Karen Brentlinger, and Carol Berry from the City of Williamson, Cindy Darsey from the City of Molena, Sharon Casey from the City of Concord, Larry Mitchum from the City of Zebulon, and Jerome Finley from the City of Meansville. David Allen, Director of Planning & Development, was also present and recorded the meeting. A few additional members of the public were present, including Paul Jarrell and Kimberly Dutton from the Three Rivers Regional Commission.

The meeting was opened by David Allen at 5:35 p.m. He first asked the five cities to give an update on where they are at with their individual components of the Comprehensive Plan Update.

Zebulon

- Have draft of Short Term Work Program (Community Work Program)
- Have SWOT Analysis
- Have Needs and Opportunities
- They will be doing some mapping next week.
- Still need a Vision Statement

Williamson

- Need to do mapping
- Need finalized draft

Concord

- Need to revise maps
- Have finalized draft

Molena

- Have partial draft
- Already have mapping

Meansville

- Have partial draft
- Need to work on Land Use Map

Howard Johnson got up to speak. He said that what happens in the County affects the Cities. Are there six different visions? He just sees the County, not the Cities. There needs to be an over arching vision for everyone. Broadband internet is needed everywhere and would bring people together.

Steve fry spoke. He said that Mr. Johnson was correct about their being many issues and visions. This County has a different identity than Clayton County.

Howard Johnson said that there were too many exceptions to the rules. The community needs to decide its identity. Pike County is in the middle of the Atlanta, Columbus, and Macon area. The community needs to figure out its strengths and play on them. These meetings need to become more common. He mentioned segregated businesses and bedroom communities. He said that are different zoning regulations for the Cities than the County. He mentioned Zebulon's different regulations and how bad he felt some of Zebulon's areas looked versus the County.

Larry Mitchum of Zebulon said that the City is addressing that. Do people want "cookie cutter" regulations?

Steve Fry said that people living in close proximity in the Cities need different regulations than the more spread out County. The Cities have a greater infrastructure concentration. He used the shooting of firearms in the Cities as an example. Mr. Fry said that they used to have roundtable meetings like this quarterly.

Howard Johnson said that you can't draw business because of slow internet.

Carol Berry said that people wanted the Cities to be distinct. The vision statements of the municipalities are not that different.

Howard Johnson asked if the vision statements were public record? Are the Cities happy with how things are running? There is always room for improvement, but many citizens are not happy.

Carol Berry said that Pike is better than its surrounding Counties.

Chris Curry said that you need to look at the Cities as five different families on the same street, different but having some of the same needs. She asked David Allen to read the current vision statement, which he did (aloud).

Bennie Evans referred to the section in the vision statement about schools. He said that the schools can't dictate approval of development. David Allen said that the schools can be excessively burdened by development choices. Larry Mitchum said that there are traffic issues with the school.

Steve Fry said that impact fees help with expanding populations.

David Allen asked if there should be minimum shared zoning standards for the Cities and the County?

Tony Watkins cited the Sign Ordinance as an example. There are variations of sign standards in the Cities and the County.

The Hughley Road development was discussed. Chris Curry asked if the Cities were okay with 500 lot subdivisions? Tony Watkins mentioned subdivisions being developed on dirt roads.

Tourism was discussed. David Allen said that he felt that agri-tourism was a good marriage of growth while maintaining rural character.

Bennie Evans he felt that they needed focus groups on certain issues – a small group on economic development, a small group on agriculture, a small group on technology, etc. The groups could meet

once or twice and come up with ideas for the Comprehensive Plan. Some worried that there was not enough time remaining to do this.

Briar Johnson asked if people quit coming to the quarterly meetings held in the past? Steve Fry said yes, after a while.

Alicia Gibson said the Cities and the County are different families, but the same bloodline. She doesn't want a Clayton County here. There must be balance.

Larry Mitchum said that, by law, there must be affordable housing available.

The meeting was concluded by David Allen at 7:00 p.m. He thanked everyone for being willing to meet jointly like this.

**Pike County Planning Commission
Minutes
July 13, 2017**

The Pike County Planning Commission held its scheduled monthly meeting on July 13, 2017, at 7:00 pm in the Pike County Courthouse located at 16001 Barnesville Street, Zebulon, Georgia. Members present were Chairman Tony Watkins, Bennie Evans, and Doug Rounds. George Granade and Richard Baskin were not present. David Allen, Director of Planning and Development, was also present and recorded the meeting. Several members of the public were present.

- I. Meeting was called to order by Chairman Tony Watkins at 7:00 p.m.**
- II. A motion to approve the agenda was made by Doug Rounds and seconded by Bennie Evans. Vote 3/0**
- III. A motion to approve the June 8, 2017 meeting minutes was made by Doug Rounds and seconded by Bennie Evans. Vote 3/0**
- IV. New Business:**

Public Hearings

Text amendment to Title XV, Land Usage, adding new Chapter 167, Ga. Highway 18, Ga. Highway 109, and Ga. Highway 362 Overlay Districts Ordinance, relative to establishing design standards for certain commercial, industrial, and institutional developments along these specified Highways.

David Allen provided an overview of the situation. The main purpose of this Ordinance, modeled after the Highway 19 / 41 Ordinance, is to govern the building and landscaping materials used for new commercial and industrial developments of a certain size (5000 square feet or more) on Highways 18, 109, and 362, which currently have none of these standards for development.

Bennie Evans asked how big the Dollar General on Bottoms Road was. 9100 square feet.

Tony Watkins discussed the prohibited uses section. He said that, while you could ban hog parlors on Highways 19 and 41, Highways 18 and 109 are more rural and may have to contain hog parlors. He also brought up adult entertainment. He said that if it was banned on all of the major highways in Pike County, then that would amount to a near total ban for adult entertainment in the County. Would that be challenged in court? This is a question for the County Attorney.

David Allen said that these three highways were not as commercial as 19 / 41, and there would be less instances of commercial / industrial development on these highways.

Tony Watkins mentioned the failure to pave the used car lots on Highways 19 and 41.

The public hearing was opened.

No one spoke in favor or in opposition to the text amendment.

The public hearing was closed.

A motion to approve the text amendment with the noted changes and to forward it to the Board of Commissioners. County attorney to review restrictions on adult entertainment. Vote 3/0

Review of the Rough Draft of the Pike County portion of the 2017 Joint Comprehensive Plan Update.

David Allen provided an overview of the situation. He is aiming to submit the completed plan by the end of August and wants the Board's final input. (There have been several public hearings involving the Comprehensive Plan and the Planning Commission in the winter and spring.)

The Planning Commission discussed conservation subdivisions, the need to hire an Economic Development Director, broadband, agribusiness, and several items on the Community Work Program. They had several relatively minor changes to the Plan Update.

The public hearing was opened.

No one spoke in favor or in opposition to the Plan Update.

The public hearing was closed.

No action taken on this item by the Planning Commission.

V. Discussion: Bennie Evans wants the Board to be supplied with a monthly summary of permit activity in Pike County.

VI. Adjournment: 8:33 p.m.

A motion to adjourn was made by Doug Rounds and seconded by Bennie Evans. Vote 3/0

Pike County

ADOPTION RESOLUTION

WHEREAS, Pike County has completed its 2017-2037 Comprehensive Plan update; and

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

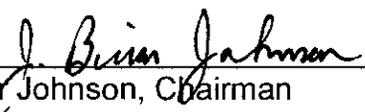
WHEREAS, the two required public hearings were conducted; and

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

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

NOW, THEREFORE, LET IT BE RESOLVED, the Pike County Commission hereby adopts this 2017-2037 Comprehensive Plan, on this 31st day of October 2017.

BY:



J. Brian Johnson, Chairman

ATTEST: