



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

COMMUNITY AGENDA
for the
City of Pine Lake, Georgia

September 2006



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

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COMMUNITY VISION

The following Comprehensive Plan provides our vision of the future of Pine Lake. The Plan was developed in coordination with County, Regional and State long-term planning goals and was formulated based on an assessment of current and future needs of the city including the desires of Pine Lake residents.

This plan addresses both short and long-term needs; sets clear and measurable goals and objectives; and identifies strategies for achieving them in an effective and fiscally responsible manner. We examine the city's existing land use patterns and identify the areas where commercial, residential and greenspace development issues will require special attention during the planning process. We have had an ongoing series of quarterly Town Hall Meetings and meetings in neighboring stakeholder communities where city leaders have conducted structured information presentation and feedback sessions.

The City of Pine Lake is committed to these key planning factors:

- Enhance economic vitality and diversity;
- Promote effective opportunities for all citizens in Pine Lake and the adjacent communities to have meaningful involvement in the decisions that affect their community;
- Promote desirable land use strategies employing smart growth, context-sensitive traffic design and other techniques;
- Increase accessibility and mobility options to local and regional activity and town centers;
- Increase connectivity utilizing multi-modal transportation modes (e.g. regional bike/pedestrian and transit facilities);
- Plan and develop infrastructure to meet existing and anticipated future growth;
- Establish and preserve open/green space;
- Conserve and manage natural resources including management of storm water;
- Recover, recycle, and reclaim resources;
- Identify, acquire and protect environmentally sensitive lands;
- Conserve cultural heritage, diversity and historic resources;
- Ensure neighborhood safety; and
- Preserve, protect and enhance neighborhood aesthetics and identity.

CITIZEN FEEDBACK AND PARTICIPATION

The agenda for the meetings held in Pine Lake and with the surrounding communities to present the Pine Lake Comprehensive Plan and obtain feedback included these topics:

- Purpose of a comprehensive plan
- Highlights of DeKalb County plan for our area
- Pine Lake's draft plan



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Citizen reaction and input to the community presentation of the Comprehensive Plan generated these goals and aspirations to be included in the short-term and long-term work plans. Feedback and participation is tabulated in 5 and 10 year planning objective tables and in tables specific to the quality-of-life factors of Parks & Recreation and Cultural Resources.

Figure 1: Table - Citizen Participation - 5 Year Planning Objectives

Citizen Participation - 5 Year Planning Objectives
Establish restaurants with wine & beer on Rockbridge Road
Establish a small shop commercial district on Rockbridge Road
Construct walking paths in the new business district
Improve the Pine Lake building code and standards
Work with MARTA to establish a shuttle/transit service to other DeKalb communities and Georgia Perimeter College
Put recommendations for builders, plumbers, electricians on the city website
Build a library
Encourage the use of permeable surfaces and reduce the use of asphalt
Create an Architectural Review Board or other method of community control
Lower the property taxes
Renovate the Beach House
Improve code enforcement and encourage better kept property
Locate the International Charter School into Pine Lake
Develop a hike & bike trail connecting to Stone Mountain/PATH
Build sidewalks on Rockbridge Road
Watershed Improvements to include: <ul style="list-style-type: none"> Build a new dam and flume Create pond(s) Improve drainage and stormwater controls



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Figure 2: Table - Citizen Participation - 10 Year Planning Objectives

Citizen Participation - 10 Year Planning Objectives
Dredge the lake and other similar repairs to ensure a healthy lake
Establish a canoe & paddle boat rental at a dock near beach
Create a recycled building materials storage center
Establish a dedicated Parks Department
Build a new City Hall and municipal complex
Renovate and preserve the current City Hall and municipal buildings
Encourage the planting of more trees (other than pine trees)
Establish an Emergency Medical and ambulance service
Build a jail facility
Establish a credit union
Establish a wild life sanctuary
Work with the Fernbank museum to establish an aquatic research center
Build a new playground
Require sustainable, aging-in-place housing
Develop senior citizen housing and municipal services
Establish a Fire Department



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Figure 3: Table - Citizen Participation - Parks and Recreation

Citizen Participation – Parks and Recreation
Create and improve pathways and trails
Establish a Dog Park
Improve the bog and establish additional park space
Improve the tennis court
Establish a community garden area
Improve the children's playground
Create a boat launch/facility
Create a fitness room and exercise facility
Create a Hike & Bike trail in the floodplain
Build a pedestrian bridge over Rockbridge Road into the new business district
Create direct access to Pine Lake parks from neighboring communities
Improve pedestrian access to Pine Lake from neighboring communities



Figure 4: Table - Citizen Participation – Cultural Resources

Citizen Participation – Cultural Resources	
Create artist's studio space to include:	
	Fine arts work space Darkroom Kiln and pottery work areas
Establish a comprehensive Arts Center	
Establish a program of community cultural events to include:	
	Live performance events Homes tour Drawing club Musical jam sessions Progressive dinners Community drumming Interpretive dance Poetry Movies on the Beach
Recruit, retain & support artists	
Build a Town Square	
Establish a Wellness Center	
Establish a Youth Center and Facility	
Partner with other communities for Pine Lake's annual Octoberlakefest	
Sponsor and establish a 5k fun run	
Organize a Names-on-Bricks fund raiser	

CITIZEN QUESTIONS & PINE LAKE RESPONSES

Question 1: How much growth before we would have to have new sewage/water treatment facilities or much improved sewer lines?

Response: New water distribution lines already limit the type of development that can occur. Commercial developers already have to bear expenses for upgrades to the distribution system. Sewer capacity is adequate; however it is old and already needs occasional repairs.

Question 2: There are lingering negative perceptions of Pine Lake, related mainly to policing. Also, Pine Lake is perceived to be "the gated community without gates". How does the city intend to address these problems?



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Response: We agree and recognize this as a marketing challenge. Our goal is to have an effective Community Oriented Policing program, with the police acting to keep our region of central DeKalb County safe.

We cannot change our geographic barriers or the fact that the owners of the lake have limited the access, but we have purchased several acres adjacent to the lake that we will turn into a public park and we have purchased acres adjacent to the creek which will be made accessible to the non-resident public.

Question 3: What will be the traffic impact on Rockbridge [of commercial development on Rockbridge]?

Response: We intend to coordinate the redevelopment to improve the traffic. We want to connect the current businesses properties so that they have fewer entrances instead of one each. We also plan on submitting a proposal for a Livable Centers Initiative grant (LCI) so that we can plan effectively for the traffic we currently have and the traffic we can anticipate in the future. The housing developments planned in the unincorporated region adjacent to Pine Lake will increase the traffic at two intersections by 400 cars during both daily commute times. Pine Lake residents routinely cross the road by car in order to access the Post office as well as for our current shopping. The redevelopment will include a plan for the added burden of the new houses and will consider pedestrian access whenever possible in order to improve traffic flow and safety.

Question 4: Will the Post Office be in the same place? How will it be accessed from different surrounding neighborhoods? Will access be more pedestrian-friendly?

Response: We intend on keeping the Post Office where it is. We want it as one of the anchors of our business district. We want it to be more pedestrian friendly, so it may eventually include an entrance on the side so that a pedestrian can approach it without crossing the parking lot.



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Question 5: The mayor brought up the issue of a repeated concern that he hears from residents within the city as well as those in adjacent unincorporated subdivisions about the large, local apartment complexes. Specifically, residents within the apartment communities routinely discharge firearms at night and some of the teenagers cut through the fences from those apartment complexes in order to access private areas in both the unincorporated subdivisions and the city. Residents express concerns about personal safety and about the destruction of property.

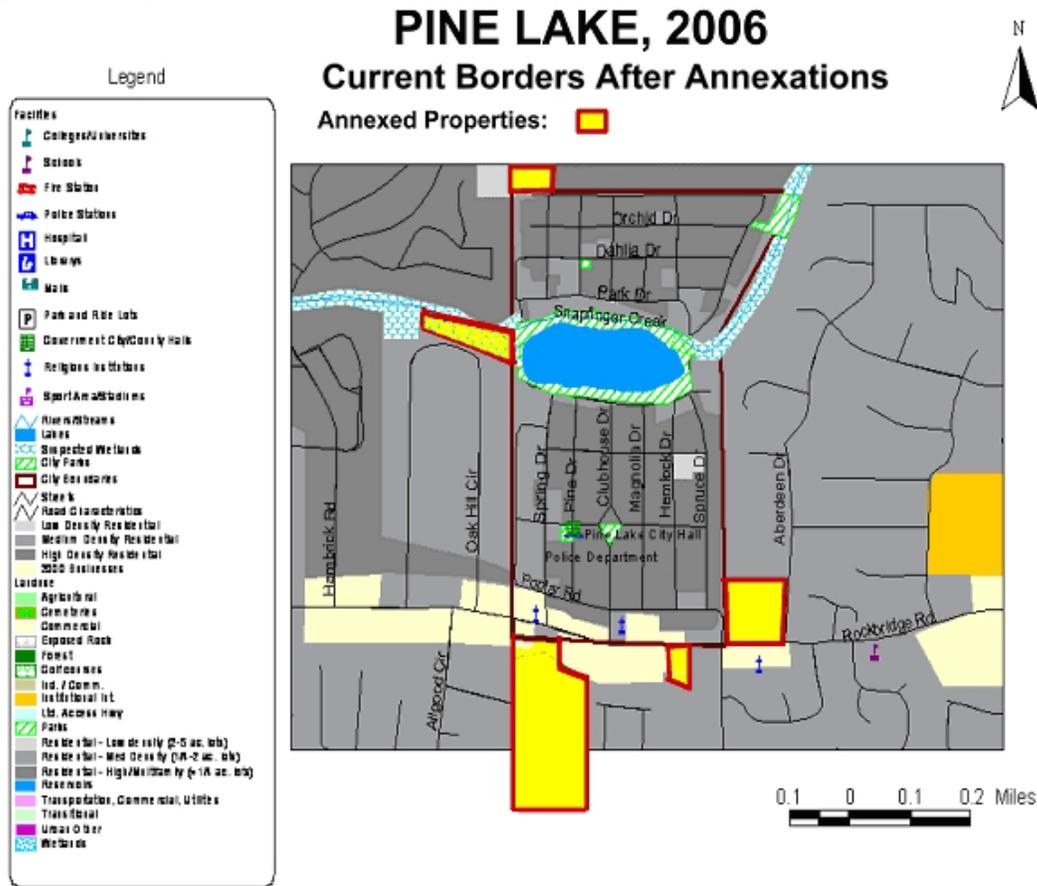
Response: The city has asked the apartment complexes to repair their fences on numerous occasions and, in general, the apartments comply. However, they get cut soon after repairs are made. The city also requested that the apartments provide playground equipment for their children. The city has also contacted the Tucker Police precinct to better coordinate the response to crime that occurs in these apartment complexes, enabling the Pine Lake Police to assist with the apprehension of fleeing criminals. One solution under consideration is a long-term plan of annexing the properties into the city, providing recreational resources for the children in these communities and to then employ a phased strategy to convert some of the apartments into either condominiums or senior housing. The goal will be to promote affordable housing ownership and an inventory of housing stock for the aging population. Pine Lake residents have responded positively to considering this goal as a long-term transition plan.



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Figure 6: Map - Current Borders of Pine Lake After Annexations - 2006



In Figure 7, the Future Development Map, three areas in the commercial corridor are designated for future development activity. One map legend character is assigned to the traditional Pine Lake residential, greenspace and water features. Pine Lake intends to retain and secure the character and sense of place in the residential areas of Pine Lake. Pine Lake has very limited annexation aspirations for residential properties beyond these traditional borders.

The business district character legend contains three separate districts showing the commercial corridor prior to annexations, the currently complete annexations and the annexation goals we intend to develop. Pine Lake is in the process of developing a unified master plan containing a blend of retail, office, residential and mixed-use properties. Zoning and ordinances for all the commercial, residential and mixed-use properties are currently under development and review.



Figure 7: Map – Future Development Map, Commercial District – 2026

Future Development Map

Commercial District - Rockbridge Road

PINE LAKE. 2026



2000 - Business District
Before Annexations



2004 - 2006 - Properties
Annexed into Business
District



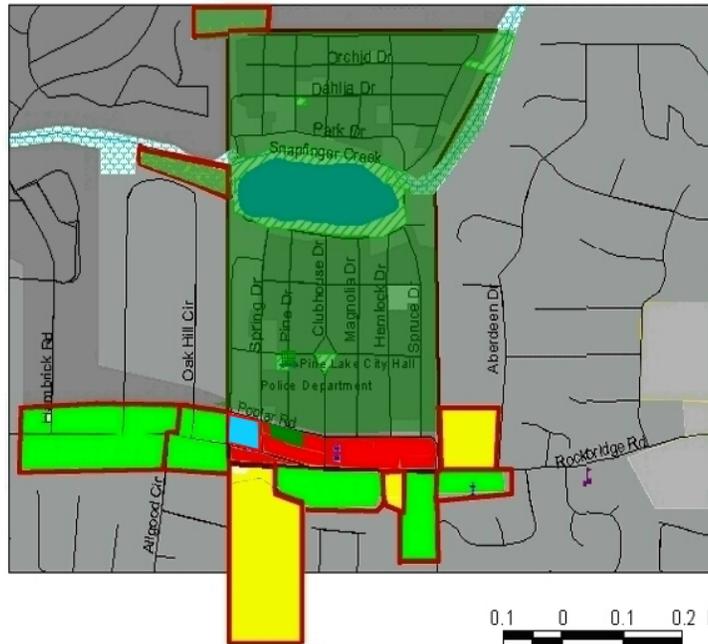
2026 - Proposed Additional
Annexed Properties



Pine Lake Residential and
Greenspace and Water
Features



Church Property



The city has instituted – and is instituting – bio-retention stormwater policies for residential and commercial districts, mixed-use zoning and shared parking commercial zones intended to retain and pre-treat storm water, retain and replace trees, and to seek ways to interconnect green spaces, parking areas and walking trails with neighboring properties.

The city is reviewing all planned development to best utilize the available localized depressions as lakes and water features in the annexed properties in the business district. While specific development plans are not yet available, the intent is that the district surrounding the lakes will allow a specific drainage system to divert the water into the lakes for pretreatment. The pre-treated water would be discharged into swales and pipes through the residential section and then into the primary watershed collector at Snapfinger Creek.



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The lakes can become the cornerstone features for the business district around which more businesses and residences will locate. We have also received commitments from the Department of Community Affairs, the Atlanta Regional Commission, Georgia Department of Transportation, and Departments with DeKalb County. We also have received commitments from a few property owners and potential developers.

There are, at a minimum, six distinct needs to ensure that the business lakes are feasible. The steps needed for optimal design of the business district include:

1. Acceptance of the Comprehensive Plan.
2. Cooperation with DeKalb county leadership.
3. Continued meetings with neighboring property owners.
4. Grants and other assistance from regional authorities, e.g. LCI for the business district.
5. Continued and persistent commitment on the part of Pine Lake to require developers to include the lakes for stormwater management and attractive commercial district greenspace.
6. Continued success in partnering with the Georgia Department of Natural Resources.



RECOMMENDED CHARACTER AREAS WITH MAP

Character areas are currently being developed in conjunction with the city efforts to unify the commercial district through annexation, consolidate our watershed management goals and establish an overlay district to coordinate future development. We are working closely with the Atlanta Regional Commission, the Department of Community Affairs and contract professionals to develop zoning and ordinances to ensure that these following sets of issues will be achieved.

Residential – The historical residential district boundaries will have one very negligible change at the northwest corner of the city and we expect no significant pressure to create other changes before 2008. However, we anticipate that a successful business corridor on Rockbridge Road may lead to the common infill development problem of teardowns replaced by much larger homes. In addition, we expect to develop residential areas in the recently annexed properties. To address this issue, we are working with the ARC through the Community Choices program and anticipate participating in the New Town program with the DCA.

Residential + Mixed-Use – A mix of traditional residential housing and conventional mixed-use development is projected for these properties. Currently, in the fall of 2006, as we consult with the ARC and DCA, we are engaged in negotiations with property owners, community leaders, DeKalb County and developers to establish optimal locations for commercial and residential mixed-use properties: the occupation densities, traffic patterns, service delivery and secure parking.

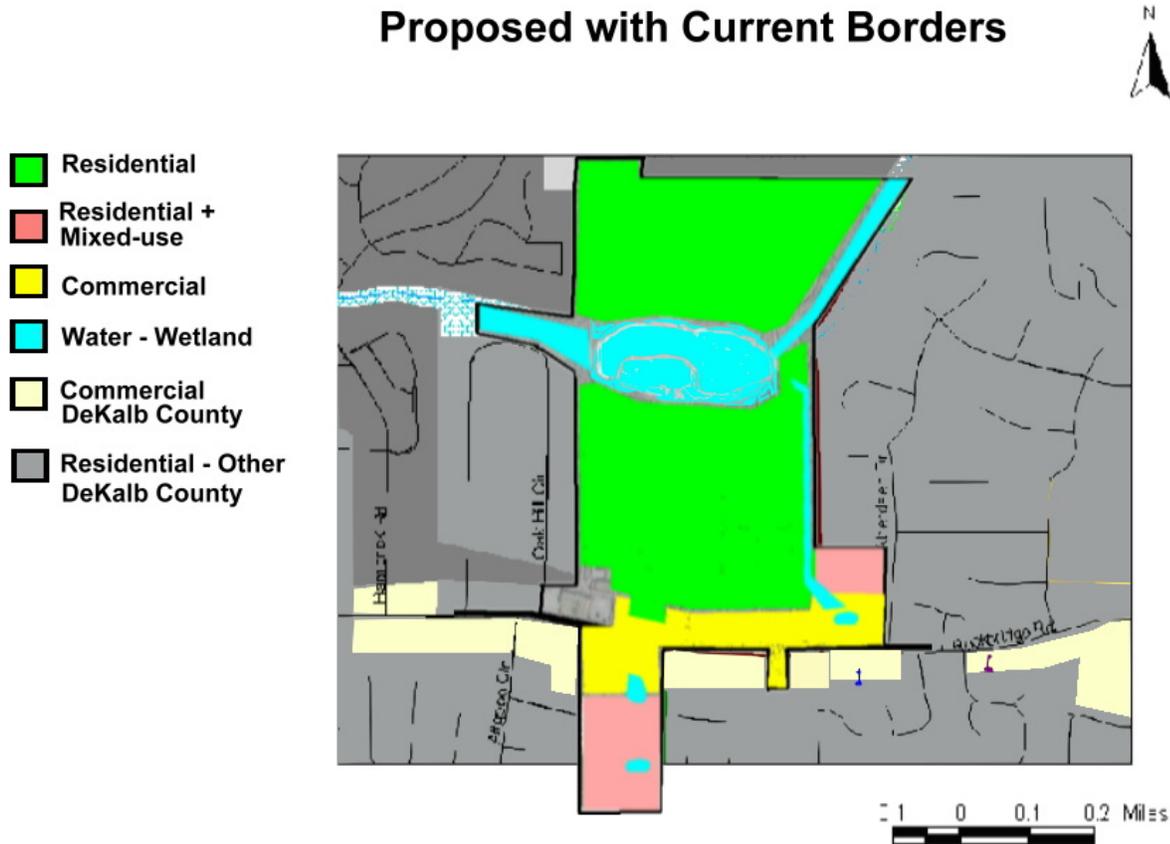
Commercial – The Rockbridge Road district does not have a cohesive character. There are numerous vacant buildings and underutilized properties in this corridor. Additionally the mix of uses does not promote business vitality. However, this area provides a great opportunity for the development of a village center with commercial establishments. We are planning to locate our government offices into the commercial district, emphasize pedestrian pathways and accessibility, provide connectivity to the historical Pine Lake City limits, and locate parking into areas away from the street frontage.

Water-Wetland – These areas include our current district and proposed areas. The proposed added areas will be defined during the plan review process for development and through engineering studies conducted with state and federal agencies. We are exploring innovative solutions to create set-aside greenspace districts, bioretention fields and other opportunities in our stormwater management program.



Figure 8: Map - Character Areas in Current Borders

Pine Lake 2006 - Character Areas Proposed with Current Borders



CONFORMING GROWTH & DEVELOPMENT TO QUALITY COMMUNITY OBJECTIVES

Pine Lake will be developing a commercial district and city center in a blighted area that provides marginal commercial services to Pine Lake and the surrounding neighborhoods. The properties in and around Pine Lake along the Rockbridge Road corridor are either in dire need of redevelopment or will be developed for the first time utilizing our community planning objectives.

The City is working closely with the Atlanta Regional Commission and the Department of Community Affairs to manage the planned developments along the Rockbridge Road corridor. The City communicates with DeKalb County on all matters that could impact county services and operations.

As noted in the Community Assessment, the historic residential district will undergo few changes, with the main planning objective being controlling ordinances and designations intended to mitigate the impact of infill construction. Pine Lake, as noted in many areas of the Comprehensive Plan, is currently in the process of defining and establishing the zoning and ordinances that will guide future development activities.



COMMUNITY ISSUES AND OPPORTUNITIES

IDENTIFICATION OF NEEDS AND GOALS

The current inability to quantify population projections causes no major concerns for the City. New housing will bring new residents, but because there are a limited number of buildable lots available in the current residential district and any development in the annexed properties will phase in over time as a planned development, we will not see a significant spike in population that will stress the city's ability to deliver services to the residents. The City is currently funding several infrastructure enhancements that will only help to improve the level of service already provided to existing residents.

Our police services will continue as before, but will see an increase as our business district grows and activity begins to occur on the annexed properties.

Our goals are to maintain and improve upon public safety, improve environmental quality, enhance property values and establish a business corridor on Rockbridge Road with full accommodation for multi-modal transportations providing connectivity to DeKalb County and regional transportation systems.

The City is in the process of seeking funds to renovate City buildings, improve police services, and enhance recreational opportunities. In preparation for an overlay study for the commercial corridor, the City is conducting a cost/benefit analysis for consolidating all its courts, police, and administrative assets in one building along the commercial corridor. The City has a very active neighborhood association that continually helps to stretch our resources. This association has already painted and renovated two City buildings, repaired a fence in the commercial area, landscaped public areas, contributed to the police department equipment inventory, raised money for the family of a fallen police officer, and many more things than can be listed here.

Our needs and goals, as presented in the Community Assessment, are described in context in the following sections:

- Current Conditions
- Potentials for Growth
- Housing
- Natural and Cultural Resources
- Facilities and Services
- Transportation
- Policing
- Stormwater Management
- Educational Facilities
- Intergovernmental Coordination
- Economic Development

CURRENT CONDITIONS

This Comprehensive Plan assesses what we have now, what we want and need, and how we are going to achieve our goals. The City Council - in conjunction with city



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committees and neighborhood organizations - have hosted numerous town hall and round table meetings to list those things that our community treasures most as well as identify those things they most desire for the future.

In our 2003 plan we included objectives for business growth because our district is underserved in both commercial business and office space. The current condition is not meeting the needs of the residents in our Rockbridge Road corridor.

Because our business district development will impact the local region and because the county and the region are currently developing several major regional plans – including the DeKalb Comprehensive Traffic Plan and the Memorial Drive Revitalization Project - we want to ensure that our long-range goals complement all regional initiatives.

Pine Lake is a safe community with a lot of park space that has attracted many artists and environmentally sensitive residents. The City has retained a residential village atmosphere and many homes have been renovated in recent years. The population is not expected to grow significantly in the foreseeable future. Most of the City is zoned for residential use only, with a small commercial district along Rockbridge Road at the City's southern border.

The city administration has a clear understanding of its operational costs and its cyclical capital costs. In 2004, the city operated within its means as well as below its budget and managed to increase capital assets by 84%. The required Municipal Audit for 2004 was accepted without amendment and in 2005 we are informed that Pine Lake may receive a standing of "Excellence in Financial Reporting" from the Department of Audits and Accounts.

We continue to operate within our budget while securing the capital equipment needed to ensure future operations. The city administration recently optimized its departments by:

- outsourcing appropriate services, e.g. some public works,
- upgrading auditing software for court operations,
- implementing a ticket receipt check-out schedule
- implementing a vehicle fleet check-out procedure
- implementing a maintenance schedule for all city equipment,
- reviewing and requesting competitive bids for contract services, e.g. judge services,
- implementing a code enforcement tracking policy,
- reviewing and replacing staff support services, e.g. payroll, insurance, retirement, and
- retiring the old pension program with a modern, cost-effective solution.

Little more optimization can be achieved as the staff has been decreased to include only a few full time employees and some part time employees must remain to ensure continuity of services in the event of a loss of a key employee.

The city has diversified its revenue streams to include:



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- 26% residential property tax (52% in 2001, 38% in 2003)
- 25% local fees and fines (29% in 2001, 19% in 2003)
- 19% grants (5% in 2001, 3% in 2003)
- 9% business related taxes and fees (9% in 2001, 21% in 2003)
- 9% sanitation fees (10% in 2001 and 2003)
- 7.5% franchise fees (5% in 2001 and 2003)
- 5% from all other sources (0% in 2001 and 5% in 2003)

POTENTIALS FOR GROWTH

Until recently, the City has had very little undeveloped land. Recent annexations will have minimal impact on population figures and tax revenues during the next year or two; however, once mixed-use developments currently in a plan review process begin to become available, we anticipate a rapid increase and plateau in our population totals and tax base. Additionally, although we are not courting residential annexation, there have been calls from nearby areas, which have been more susceptible to crime, to be under the protection of the Pine Lake Police.

However, our small size and the currently undefined opportunities for growth make it virtually impossible to assess how the process of growth will affect our material and human resources. Comparisons to other small, localized district are potentially misleading, so none are presented

HOUSING

The city has 317 homes, 145 housing units comprised of apartments and duplexes, and 66 businesses. The City has approximately 70 buildable residential lots left and new home construction is expected to continue at a steady pace. In addition, many of the older homes are being renovated and enlarged. The new and renovated homes have created a noticeable impact, both good and bad, namely:

- increased property values,
- increased tax base,
- increased storm water production,
- increased potential for sewer stress,
- increased road resurfacing needs and
- decreased trees.

Some of the multi-family rental properties in the city have the potential to convert to condominiums to further promote home ownership and community investment

POPULATION

The population of the City of Pine Lake has remained constant for several years due to the scarcity of undeveloped land. Pine Lake will continue to see only a slight increase in population during the next year or two. As yet, we do not have projections for the number of commercial and residential units to be built in the Rockbridge Road corridor, so we will not provide any data for that expected growth. However, given Pine Lake's current average property density, the annexed properties could add housing for



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approximately 300 new residents. The city will be developing an overlay district that may allow for other population densities.

With only a slight increase in population expected before 2008, services will only increase to the extent necessary for legal compliance and as the citizen's demand. Long-term effects will be felt as we respond to growth along the business corridor. It is anticipated that the continued renovation of existing properties and new home construction will result in enhanced property values.

People who want affordable, safe housing continue to buy property in the city. These people generally fit into three population groups - young couples who are beginning a family, single professionals and empty nesters. Many in our population, old and new, are artists of various sorts, so the area is gaining a reputation as an artists' community.

Significantly, many of the new residents have expressed a desire to age in their homes. Planning for the long-term goals of this population will include services and policies that support aging in place.

NATURAL AND CULTURAL RESOURCES

An investigation in 2003 discovered that the primary source of lake contamination came from Snapfinger Creek, which feeds the lake. Public Works was directed to divert the creek from entering the flume that feeds the lake. The lake has been clean since the diversion, leaving rainfall and natural springs to maintain the lake water levels. Options to secure a permanent solution for the health and optimal functions of this valuable watershed include stopping the source of coliform contamination outside the city, filtration of Snapfinger Creek waters, dredging the lake to increase recharge capabilities, fortifying streambank retention and adding detention ponds along the creeks path.

Pine Lake has been recently recognized as being successful with coordinating development and environmental issues. We are receiving awards for recent accomplishments and there has been flattering coverage by magazines and newspapers. Additionally, national conferences and symposia have solicited publications, presentations, and lectures. Furthermore, the city is committed to assisting the neighboring communities with their environmental problems and does so by assisting with regional clean ups, by informing neighboring communities about easily accomplished solutions to reduce pollution and how they can access professional services.

The city recently received grants to rehabilitate Snapfinger Creek, an impaired stream under 319, section (h) of the US EPA's clean water act. We have also received US DOT grants to provide trails to access the rehabilitated areas and are seeking grants for educational items along the paths. In 2005, the city received an Urban Forestry Council grant to establish a commercial development ordinance similar to our well-regarded residential ordinance that has resulted in the retention of larger trees.



FACILITIES AND SERVICES

Pine Lake has several venues for public and cultural events:

- The Beach House and beach area,
- the Gazebo and park,
- the Club House, and
- the Courthouse.

These facilities are available for rent to the public. Pine Lake residents enjoy a reduced rental rate. City committees and organizations routinely use these facilities for cultural arts events, meetings and other civic purposes. Over the course of the past several years, we have made minor improvements to these facilities with a combination of public and private contributions. All of these facilities need significant renovations.

The Pine Lake city services include:

- Street leaf pickup,
- Maintenance of the parks and lake,
- Maintenance of the city buildings,
- Policing,
- Zoning and local ordinance development,
- Stormwater management,
- Accessible representation,
- Localized assistance for accessing other administrations,
- Ability to bring state tax to the local level,
- Four different trash pick up services:
 - Household waste,
 - Recyclable waste,
 - Yard waste,
 - Construction debris and large appliance waste.

TRANSPORTATION

Pine Lake is in the geographic center of DeKalb county, Georgia and is located within one mile of five roads that all have measured traffic counts of over 15,000 cars per day that have direct access to Rockbridge Road. Rockbridge Road is the primary corridor within Pine Lake's incorporated district and handles over 20,000 cars per day (traffic runs primarily west bound in the morning and eastbound in the evening). It is served by MARTA Bus service and is within 2 miles of MARTA rail at the Indian Creek station.

Alteration to Rockbridge Road will be assessed in the context of an overlay district. Starting with the TE sidewalk grants, we will design a context-sensitive traffic district that will allow for two lanes of unobstructed traffic, pedestrian islands and crosswalks, location-specific ingress/egress points and traffic signal improvements. In addition, stormwater from the commercial district will be detained and treated at locations with direct access to the roadway. Pine Lake will also implement traffic-calming infrastructure and utilize this opportunity to create identifiable, aesthetically pleasing gateways at the city boundaries.



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Residents have expressed an interest in coordinating our current upstream and downstream improvements to Snapfinger Creek with a hike-and-bike connection with the PATH trail that connects Stone Mountain to downtown Atlanta. Providing connectivity to the existing and any other proposed PATH trails would provide local residents an alternative transportation choice and enhance recreational opportunities.

POLICING

The City of Pine Lake has its own Police Department. At the end of 2005, the Police Department consisted of 16 State Certified Police Officers including 2 full-time, 3 part-time and 11 reserve Officers.

The mission of the Pine Lake Police Department is to provide effective and efficient professional police services, in partnership with the citizens we serve, encouraging mutual respect and innovative problem solving, thereby improving the quality of life in the Pine Lake community

Pine Lake currently does not have round-the-clock police protection, and must rely on DeKalb County to fill the time when Pine Lake officers are not on duty. In the past Pine Lake Police Dept has operated with 2-5 Police Officers and 16 hours of coverage. The Department has responded to recent growth with an increase in both staff and coverage. We have implemented a reserve unit, and now offer 20 hours of Police Coverage each day. A 24-hour police force is a near-term goal.

The city works in cooperation with the county on police services. The DeKalb Sheriff's office also performs other functions, such as serving arrest warrants and civil papers. DeKalb also provides jail services and animal control services. No problems are anticipated with this arrangement. The City/County agreement is documented in accordance with the Service Delivery Strategy Act.

STORMWATER MANAGEMENT

Pine Lake established a Municipal Stormwater Authority in 2005. The City adopted all required municipal ordinances. The City has chosen to develop stormwater policies based upon both the empirical standards as defined by the guideline in the Georgia Stormwater Handbook and bio-retention practices that directly affect water quality and treatment.

Pine Lake has invested heavily in environmental restoration. Approximately 25% of the budget is earmarked to environmental issues that are affected by stormwater. In 2003, we initiated a stormwater utility. We developed an asset inventory with a geographically related database, established a property-based fee-for service schedule, established a needs list, and developed three watershed protection policies.

Pine Lake's Stormwater Utility has a mission to improve the environment. This mission is met by three main goals: prevention, maintenance, and improvement. Prevention was established by enacting ordinances that prevent new developments from adversely impacting the quality or quantity of water. Maintenance includes an inventory and assessment of all stormwater assets and developing a schedule to ensure effective use of the current system and providing for small structural improvements before any of the



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existing structure is taken off line. Improvements include structural improvements as well as the development of an overall stormwater management plan. The current and future assets that will be needed to meet the anticipated built-out expanse of the city will require improvement on an ongoing basis as well as the need to retrofit those areas that were developed without consideration for run off.

Planning for all improvements is linked with the fee schedules that include:

- General fee schedules for single family residences;
- Impervious surface based fee schedules for commercial or multi-family residential;
- Fractional development credits for developers who contribute to a regional detention feature instead of a property specific detention feature.

Current examples of retrofitting improvements include:

- The development of small regional detention ponds in areas that receives repeated flooding due to unplanned infill;
- The development of water quality features that contribute to regional detention features specific to property owners who pave property and have little property left for detention;
- The development of a wetlands plan for regional water quality improvements.

The final program includes the development of law enforcement procedures to be coordinated jointly by Pine Lake Stormwater Utility, Pine Lake PD, GA EPD, and DeKalb County Stormwater Utility. The city has submitted all appropriate ordinances to the GA EPD and is in compliance with their NPDES permit.

The utility program received recognition from the National Science Foundation and the Georgia Water Pollution and Control Association (GAWP&CA). In 2004, we began a maintenance schedule and a long and a short-term restoration plan with the placement of a few enhanced natural water detention features. In that year, the city administration received utility management education and developed friendships with experts at the US Army Corps of Engineers, GA Department of Community Affairs (DCA), GA Environmental Protection Division (EPD), GAWP&CA, DeKalb County, Snapfinger Watershed Alliance, GA Soil Erosion Prevention Program (SEPP) and others. Also in 2004, Pine Lake began purchased properties upstream and downstream for our watershed assets, and developed a watershed rehabilitation program. Work completed in the past several years has resulted in dramatic increases in water quality and a decrease in peak flows. Pine Lake, supported with a 319h grant, is engineering infrastructure improvements to Snapfinger Creek. The program helped Pine Lake become recognized as a GA DCA "Waterfirst Community" and we subsequently received the GAWP&CA "Water Utility of the Year."

EDUCATIONAL FACILITIES

The City currently offers no schools of any kind and children who do not participate in home schooling or private school attend DeKalb County schools. Recently, however, the community has expressed concern with the local education options. Many young



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

couples have moved into Pine Lake since the 2003 Comprehensive Plan and they now have young children. As a result of this new need, the mayor became involved in supporting a county charter school that provides an international baccalaureate education and encourages diversity and encouraging community to seek “the dream” of the “beloved community.” He is now a board director leading the efforts to find permanent facilities. The school has successfully operated 3.5 years in rented facilities and now provides grades K-6 - including several students from Pine Lake. The student base includes refugee and American children and focuses on languages and cultures. It successfully meets Georgia requirements as well as International requirements.

Pine Lake is prepared to pursue a goal to coordinate an international development with the school so that the businesses can help pay for the property for the school. Several candidate sites are being reviewed. One site also would provide greenspace for the children and also coordinate with current stormwater infrastructure development plans to provide a regional detention of stormwater, thus contributing to plans for improving one of DeKalb County's impaired watersheds.

INTERGOVERNMENTAL COORDINATION

Pine Lake has not yet made adequate use of the numerous county and regional economic development agencies and resources that are available to the city. However, we have been doing well coordinating our stormwater efforts with the Environmental Protection Division of the Georgia Department of Natural Resources, the United States Environmental Agency - Water quality Division, the Army Corps of Engineers and DeKalb County Stormwater Utility. In addition, we are working effectively with GDOT and Pine Lake is an active participant in the DeKalb Municipal Association.

We are actively seeking any and all avenues of communication and relationship with state, regional and county agencies.

ECONOMIC DEVELOPMENT

Pine Lake recently enacted a Downtown Development Authority. Plans and goals are currently being developed to allow Pine Lake developers and businesses to take advantage of the programs and opportunities available. Additionally, the DDA seeks to take every available opportunity to increase city revenues in order to provide better services to the community.

We are actively pursuing a way to establish an effective relationship with the DeKalb County Office of Economic Development. Pine Lake has had many contacts with most of DeKalb County's elected and appointed officials for the specific purpose of forging a formal agreement. Pine Lake, in addition to fostering development in our immediate business district, believes that the economic vitality of central DeKalb County will benefit from a healthy Rockbridge Road corridor capable of being both a complementary district to Memorial Drive and a conduit for local+commercial traffic flow between the cities of Stone Mountain, Lithonia and Pine Lake.

The City is actively encouraging business development. We are currently annexing properties in our business corridor consistent with the aspirations described in our earlier Comprehensive Plan. Pine Lake recently authorized a Downtown Development

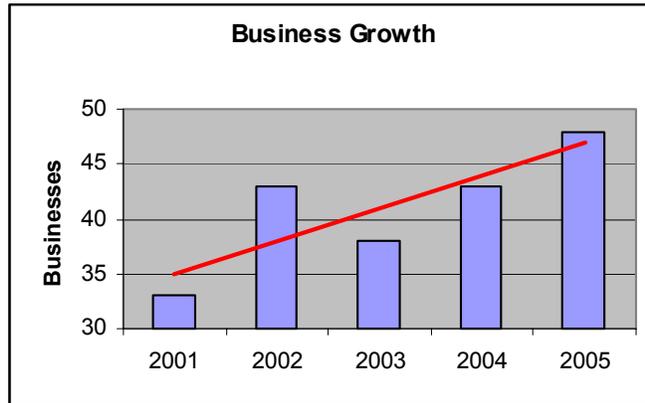


Pine Lake's Comprehensive Plan

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Authority (DDA) to manage the planning and development in this district. The Community Development Committee, prior to the DDA, managed oversight of business infill prior to annexation. Business growth for these years is illustrated by the number of business licenses as described in graph 9.

Figure 9: Graph - Business Licenses



Over the course of the past 2 years, Pine Lake has been awarded Traffic Enhancement grants to engineer and construct sidewalks on both the north and south sides of Rockbridge Road. We are designing to meet the needs of a developing commercial district and engineering to address stormwater and related infrastructure requirements.

The Downtown Development Authority, in cooperative effort with the city government and committees, will undertake to involve the current business community, recruit new retail and assist in the associated coordination of commercial development, work with Pine Lake residents and the surrounding communities to identify community visions for office, professional and retail space, and create an overlay development plan to guide a phased development process. To this end, we are currently exploring an opportunity to create an artist's district in the residential area that will have a retail and performance venue in the business district. The intent is to utilize art and an environment that supports artists in order to produce an invitingly diverse and unique renaissance in the local area.

Pine Lake desires to improve access to public transportation, establish opportunities for local employment, and create pedestrian-friendly commercial village accessible from the residential district in and around Pine Lake. Neighboring residents desire uninterrupted vehicular travel through the business district and better access to ingress and egress to the businesses. In the process of designing the sidewalks and configuring right-of-ways along the Rockbridge Road corridor, we will work with context-sensitive road design principles to assure pedestrian safety, the uninterrupted flow of pass-through traffic, and logical ingress/egress for vehicles accessing the commercial district.

Finally, since many residents are "creative" professionals, the city administration is incorporated these community assets in with the economics plan. The city has linked up with the filming industry by encouraging the filming industry to use Pine Lake's vistas as places to "shoot scenes" this will help connect creative city professionals with national professionals.



IMPLEMENTATION STRATEGY and POLICIES

An implementation strategy and the associated policies are necessary to provide a decision-making guide for community officials and leaders. It is the intent of the 1989 Georgia Planning Act that Comprehensive Plans can be implemented and used in the local, regional, and state planning process. Adoption of the Comprehensive Plan carries with it no weight of law. The City of Pine Lake is not legally obligated to implement the comprehensive plan; however, the plan represents our community interests and a consensus for governance on future programs and improvements.

During the next ten years, managed development in the commercial district and our ongoing effort to optimize the services delivered to residents should keep this a peaceful and quaint community for years to come.

At the same time, we anticipate that in the next decade the city will face the challenges of growth so many other local communities have dealt with as we add staff, administrative functions, increase our service and public works capacities, and alter our city governance to deal appropriately with the needs of our citizens, employees and business community. Pine Lake is committed to economic development and commercial improvements along the Rockbridge Road corridor, improving residential housing, maintaining an inventory of affordable housing, protecting our historic resources, and improving our community facilities and environmental assets.

Pine Lake is committed to preserving and enhancing the traditional character of the community. Our goal is to preserve and revitalize historic areas, encourage new development that is compatible with the community, and protect the scenic and natural features that define this community's character.

Pine Lake does not currently have a traditional downtown area. We recognize the value and necessity of a downtown district as a focal point for the community. Our efforts are to develop an attractive, mixed-use, pedestrian-friendly place where our residents and neighboring communities can gather for shopping, dining, socializing and entertainment. The city, through the DDA, will work with the Department of Community Affairs Office of Downtown Development to establish an effective program for Rockbridge Road.

Pine Lake firmly believes that cooperation with local, regional and federal agencies should be tantamount when setting priorities, identifying common needs, and seeking out collaborative solutions. In general, we are committed to making sure that all stakeholder parties are on board with planning and implementation, as we believe this is critical to the success of our venture.

Pine Lake is an active participant in a variety of regional forums and works with other local governments to achieve regional objectives. We work with a variety of regional authorities, associations and DeKalb County to identify and support shared solutions to regional issues.



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

2006 – 2010 SHORT TERM WORK PLAN

Pine Lake Short Term Work Plan (STWP) 2006-2010

The following tables include all the STWP items. Underlined descriptions are the carryover items from the 2003-2007 STWP. All carryover items are noted with a U. Several carryover items are designated with an X, indicating that this is a recurring work effort. In the context of a work effort new to the 2006-2010 STWP, an X indicates that work is scheduled to begin in the selected year. A SC indicates the scheduled completion date.

X = Expected Start Date/Recurring SC = Scheduled Completion U = Underway

<i>SHORT TERM WORK PROGRAM</i>							
<i>2006-2010</i>							
<i>ECONOMIC DEVELOPMENT GOAL</i>							
To achieve a growing and balanced economy, consistent with the prudent management of resources							
Description	2006	2007	2008	2009	2010	Responsibility and Funding Source	Estimated Cost
Objective 1: Enlist the assistance of regional entrepreneurs in developing a destination-based economic engine.							
Strategy:							
<u>Meet with local associations and organizations to market the business advantages of Pine Lake to include its unique human resources and potential clients.</u>	X	X				Resp.: Mayor, DDA Funds: personal; DDA DDA SW Utility portion (after 08); DDA Parking fund (after 09)	\$10,000
<u>Draft grant proposals for LCI and better hometowns.</u>	X	X				Resp.: Mayor, DDA Funding:	Estimate not available
<u>Encourage local property owners to annex into the city.</u>	UX	X			SC	Resp.: Mayor	Estimate not



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

<u>Annex the 30 acre business district adjacent to the city.</u>	U		SC			Funding: personal Resp.: Mayor, DDA Funding: General Funds	available Estimate not available
<u>Develop the business lake.</u>	U	X				Resp.: Mayor, DDA Funding: Developers, grants and county	Estimate not available
<u>Assess viability of annexing other properties that are seeking to be annexed and annex those that provide win/win.</u>	U X	X				Resp.: Development Authority, CADDA, County Commission Funding: General Funds, loans, grants	Estimate not available
<u>Rezone business district</u>	U	SC					
Objective 2: Promote economic diversification of the local economic sectors.							
Strategy:							
<u>Promote small business development</u>	UX	X				Resp.: Mayor, Director of Admin., DDA Funding: Personal	Estimate not available
<u>Ensure that prospective business interests receive information on economic development incentives.</u>	U	SC				Resp.: Director of Admin, Mayor, DDA Funding: General Funds	Estimate not available



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

PINE LAKE SHORT TERM WORK PROGRAM 2006-2010 COMMUNITY FACILITIES and CAPITAL IMPROVEMENTS GOAL To ensure that public facilities are maintained in order to provide community services.							
Description	2006	2007	2008	2009	2010	Responsibility and Funding Source	Estimated Cost
Objective 1: Rebuild City Hall East to provide community-based services.							
Strategy:							
<u>Provide office area for City Committees</u>	U		SC			Resp.: Director of Admin. Funding: General Funds, Local Grant	\$43,000
<u>Provide office area for residents</u>	U		SC				
Objective 2: Develop a city wide Capital Improvement Plan.							
Strategy:							
<u>Planning for capital investments.</u>	UX	X				Resp.: Director of Admin, Mayor, DDA Funding: General Funds	Estimate not available
Objective 3: Develop a Municipal Complex in the new business corridor.							
Develop plans for a Municipal Complex in the new business district	X	X				Resp.: Director of Admin, Mayor, DDA Funding: General Funds	Estimate not available
Objective 4: Sidewalks, pedestrian buffers, traffic calming, and parking in the new business corridor							



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

Engineer, design and construct sidewalks on north side of Rockbridge Road	X	SC				Resp.: Director of Admin, Mayor, DDA Funding: TE Grants General	\$220,000
Engineer, design and construct sidewalks on south side of Rockbridge Road (and ROW acquisition)		X	SC			Resp.: Director of Admin; Engineer Funding: General	\$66,000
Develop pedestrian-friendly path, buffer, and traffic calming plan for Rockbridge Road (construction not included)		X	SC			Resp.: Director of Admin, Mayor, DDA, Engineer Funding: unidentified	Estimate not available
Engineer context-sensitive road design for Rockbridge Road (construction not included)		X	SC			Resp.: Director of Admin, Mayor, DDA, Engineer Funding: unidentified	Estimate not available
Develop commercial stormwater regional detention and overlay district	X			SC		Resp.: Director of Admin, Mayor, DDA, Engineer Funding: SW utility	Estimate not available



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

<p><i>PINE LAKE</i> <i>SHORT TERM WORK PROGRAM</i> <i>2006-2010</i> <i>HOUSING GOAL</i> To ensure improvement of the current housing stock.</p>							
Description	2006	2007	2008	2009	2010	Responsibility and Funding Source	Estimated Cost
Objective 1: Preserve the existing housing stock and provide for the rehabilitation of undesirable structures.							
Strategy:						Resp.: Director of Admin, Mayor, DDA Funding: General Funds. Permit fees	Estimate not available
<u>Encourage housing maintenance and rehabilitation.</u>	UX	X				Resp.: Director of Admin, Mayor, DDA Funding: General Funds. Permit fees	Estimate not available
<u>Encourage the retention of historic curbing.</u>	UX	X				Resp.: Director of Admin, Mayor, DDA Funding: General Funds. Permit fees	Estimate not available
Objective 2: Foster a sense of community through appropriate design standards.							
Strategy:						Resp.: Director of Admin, Mayor and DDA Funding: General Funds. Permit fees	Estimate not available
<u>Promote mixed use development</u>	UX	X				Resp.: Director of Admin, Mayor, DDA Funding: General Funds. Permit fees	Estimate not available
<u>Employ design standards for new development that echoes some of the character of the older homes while providing the advantages of newer building types</u>	UX	X				Resp.: Director of Admin, Mayor, DDA Funding: General Funds. Permit fees	Estimate not available



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

Objective 3: Provide accessible and affordable housing for elderly.							
Strategy:							
<u>Promote the development of ADA and visitable housing.</u>	U		SC			Resp.: Director of Admin, Mayor	Estimate not available
<u>Seek means to provide additional financial incentives to retain older residents.</u>	U		SC			Funding: General Funds. Permit fees	Estimate not available

<p><i>SHORT TERM WORK PROGRAM</i> <i>2006-2010</i> <i>NATURAL RESOURCES GOAL</i> To conserve and protect the natural and capital resources throughout Pine Lake and to advocate protection throughout Central DeKalb County</p>							
Description	2006	2007	2008	2009	2010	Responsibility and Funding Source	Estimated Cost
Objective 1: Coordinate with state and federal authorities to enforce and implement all applicable air and water quality regulations.							
Strategy:							
Continue to coordinate with EPD to enforce all regulatory requirements: Identify and report all violations	X	X				Resp.: Mayor, Director of Admin, PLEAS Funding: 319h Grant; Permit fees, Fundraiser	\$100,000
Objective 2: Implement and enforce environmental protection ordinance and environmental planning criteria, required by state and local ordinance for new development.							



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

<p>Strategy:</p> <p><u>Coordinate with county, state, and regional authorities to better define and categorize wetlands and recharge areas.</u></p>	U X	X				<p>Resp.: Mayor, Director of Admin, PLEAS Funding: None</p>	<p>Estimate not available</p>
<p>Objective 3: Identify, preserve, and protect scenic views, sites, and critical wildlife habitat desired by Pine Lake residents.</p>							
<p>Strategy:</p> <p><u>Develop open space/recreation plan that locates and defines scenic vistas of importance, which are subject to the impacts of development pressures.</u></p>	U		SC			<p>Resp.: PLEAS Funding: Greenspace Acquisition Funds and Grants</p>	<p>\$15,420</p>
<p><u>Replace and repair flume bridge to the lake. (Note: Repairs have been made. Engineering /funding for replacement is underway.)</u></p>	U		SC			<p>Resp.: Public Works and county Funding: General Funds</p>	<p>\$40,050</p>
<p><u>Place erosion prevention materials (stones, etc.) along the west side of the lake and along the edges of the accessible island.</u></p>	U			SC		<p>Resp.: Public Works Funding: General funds and grants</p>	<p>\$102,000</p>
<p><u>Reinforce the southern bank of the lake and prevent the adjacent Snapfinger Creek bank erosion.</u></p>	U		SC			<p>Resp.: Public Works and residents Funding: General Funds and gifts</p>	<p>\$177,230</p>



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

<u>Remove earthen dam behind Ridge & Spruce and reconstruct an appropriate retaining feature with a spillway adjacent to the Flume</u>	U	SC				Resp.: Public Works and Volunteers (319h grant) Funding: General Funds and fundraisers from private organizations	\$22,500
Wetlands Walk (WW)	X	SC				Resp.: Public Works, County Funding: General Funds and fundraisers from private organizations	\$122,500
Barry's Bog: (BB) Multi-stage greenspace/watershed improvements	X			SC			\$80,700

<i>SHORT TERM WORK PROGRAM</i> 2006-2010							
<i>GOAL: Combined Land Use, Economic Development and Historic Resources</i>							
Strategy: <u>Identify and assess potential adverse development impacts on conservation and recreation areas.</u>	U	SC				Resp.: Director of Administration Funding: General Funds	Estimate not available
Objective 1: Develop a master plan for drainage program for the city's business district.							



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

Strategy: <u>Develop a proposal for grants to plan for a storm-water retention pond in the business district.</u>	U	SC				Resp.: Mayor and Director of Administration, Funding: General Fund	Estimate not available
<u>Build the stormwater retention system.</u>	U				SC	Resp.: Director of Administration, County Funding: General Funds and grants, a developers	Estimate not available
- <u>Reroute the business district water to retention system.</u> <u>Coordinate with the county to minimize drainage impacts from new development.</u>	U				SC	Resp.: Director of Administration, County Funding: General Funds and grants, developers	Estimate not available
Objective 2: Establish a historic preservation program.							
Strategy: <u>Adopt a historic preservation ordinance.</u>	U		SC			Resp.: Historic Preservation Committee, DDA, Mayor Funding: grants	\$1200
Objective 3: Create development guidelines for identified historic areas while encouraging compatible new development.							
Strategy: <u>Designate historic districts</u>	U		SC			Resp.: Historic Preservation Committee, DDA, Mayor Funding: General Funds and grants	\$6700
<u>Create design review guidelines for historic districts.</u>	U	SC					



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

2003 – 2007 SHORT TERM WORK PLAN – PROGRESS and ACCOMPLISHMENTS

Pine Lake's Previous Short Term Work Plan (STWP) Accomplishments

The following table includes all the STWP items. The "X" marks the year in which those goals were expected to be either started or completed. A "C" marks the year in which it was completed; a "P" notes that the goal was postponed; an "I" indicates that it was initiated early; a "U" notes that the project is underway; an "R" indicates that the goal was revised; and an "N" indicates that the initiative is no longer being considered. Currently, all activities specified for action in the 2003-2007 STWP are either still in our working plans or are completed; therefore, none of the proposed work plans are notated with a **P** or an **N**. A single **R**evised element has a footnoted explanation. All plans designated as **U**nderway are accounted for in the 2006-2010 STWP.

X = Expected Start Date/Ongoing C = Completed, P = Postponed I = Initiated/Started Early,
U = Underway, R = Revised, N = No Longer Being Considered

<i>SHORT TERM WORK PROGRAM</i>							
<i>2003-2007</i>							
<i>ECONOMIC DEVELOPMENT GOAL</i>							
To achieve a growing and balanced economy, consistent with the prudent management of resources.							
Description	2003	2004	2005	2006	2007	Responsibility and Funding Source	Estimated Cost



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

Objective 1: Enlist the assistance of regional entrepreneurs in developing a destination-based economic engine.							
Strategy:							\$1500/annual
Meet with local associations and organizations to market the business advantages of Pine Lake to include its unique human resources and potential clients.	X	X	X	X		Resp.: Mayor, CD-ARC Funds: personal	
Draft grant proposals for LCI and better hometowns,		X	X	X		Resp.: CD-ARC Authority Funding: Authority funds, grants.	Estimate not available
Encourage local property owners to annex into the city.	X	U	U	U		Resp.: Mayor Funding: personal	Estimate not available
Annex the 30 acre business district adjacent to the city.			X	U		Resp.: CD-ARC, Mayor Funding: General Funds	Estimate not available
Develop the business lake.		X	U	U		Resp.: CD-ARC, Mayor Funding: Developers, grants and county	Estimate not available
Assess viability of annexing other properties that are seeking to be annexed and annex those that provide win/win.		X	U	U		Resp.: Development Authority, CADDA, County Commission	
Rezone business district		I	XU	U		Funding: General Funds, loans, grants	Estimate not available
Objective 2: Promote economic diversification of the local economic sectors.							



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

Strategy:							\$2500/annual
Promote small business development.		X	U	U		Resp.: Mayor, Director of Admin.	
						Funding: Personal	\$2000/annual
Ensure that prospective business interests receive information on economic development incentives.	X	U	U	U		Resp.: CD-ARC, Director of Admin., Mayor	
						Funding: General Funds	
Develop contingency plan for possibility of no annexation and available property for business lake development.		X	C			Resp.: Mayor, Director of Admin.	\$2500/annual
						Funding: Personal	
Develop Chamber of Commerce			X R¹	C		Resp.: CD-ARC, Director of Admin., Mayor	
						Funding: General Funds	\$5000/annual
							\$25000

¹ Created a Downtown Development Authority.



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

PINE LAKE SHORT TERM WORK PROGRAM 2003-2007 COMMUNITY FACILITIES GOAL To ensure that public facilities are maintained in order to provide community services.							
Description	2003	2004	2005	2006	2007	Responsibility and Funding Source	Estimated Cost
Objective 1: Rebuild City Hall East to provide community-based services.							
Strategy:							
Separate out those city services that do not handle money and allow for easier interaction.	X	U I	U XC	C		Resp.: Mayor, Director of Admin. Funding: General Funds	\$20000 \$10000/annual
Complete City Hall east and equip it to provide good communication with City Hall		X	C			Resp.: Director of Admin. Funding: General Funds, Local Grant	Estimate not available
Relocate permit department, office of the City Clerk, office of the Director of Administration, and Mayor and City Council to City Hall East		XC				Resp.: Director of Admin. Funding: General Funds, Local Grant	Estimate not available
Provide office area for City Committees			X	U		Resp.: Director of Admin. Funding: General Funds	
Provide office area for residents			X	U		Resp.: Director of Admin. Funding: General Funds	



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

Objective 2: Ensure that the police facilities are updated to provide necessary emergency services.							
Strategy:						Resp.: Police Chief, Director of Admin.	\$15000/annual
Expand the police department into the vacated spaces of the administration and optimize the usable space.		X	C			Funding: General Funds, grants	\$2000/annual \$2500/annual Estimate not available \$1000/annual \$10000/annual \$7500/annual \$7500/annual
Objective 9: Develop a city wide Capital Improvement Plan.							
Strategy:						Resp.: Director of Admin, Mayor	\$10000/annual
Begin the process of planning for capital investments.			I	XU		Funding: General Funds	



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

PINE LAKE SHORT TERM WORK PROGRAM 2003-2007 HOUSING GOAL To ensure improvement of the current housing stock.							
Description	2003	2004	2005	2006	2007	Responsibility and Funding Source	Estimated Cost
Objective 1: Preserve the existing housing stock and provide for the rehabilitation of undesirable structures.							
Strategy:						Resp.: Director of Admin, Mayor	\$15000/annual
Encourage housing maintenance and rehabilitation.	I	XU	U	U		CD-ARC	
Encourage the retention of historic curbing.		I	XU	U		Funding: General Funds. Permit fees	
Objective 2: Foster a sense of community through appropriate design standards.							
Strategy:						Resp.: Director of Admin, Mayor (and now DDA as of 2005)	\$7500/annual
Promote mixed use development	I	XU	U	U		CD-ARC	
Employ design standards for new development that echoes some of the character of the older homes while providing the advantages of newer building types	I	XU	U	U		Funding: General Funds. Permit fees	\$3000/annual
						Resp.: Director of Admin, Mayor, CD-ARC (and DDA)	\$7500
						Funding: General Funds. Permit fees	\$7500



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

Objective 3: Provide accessible and affordable housing for elderly.							
Strategy: Promote the development of ADA and visitable housing. Seek means to provide additional financial incentives to retain older residents.		I	XU	U		Resp.: Director of Admin, Mayor CD-ARC Funding: General Funds. Permit fees	\$5000/annual

<i>SHORT TERM WORK PROGRAM</i> 2003-2007 <i>NATURAL RESOURCES GOAL</i> To conserve and protect the natural resources throughout Pine Lake and to advocate protection throughout Central DeKalb County							
Description	2003	2004	2005	2006	2007	Responsibility and Funding Source	Estimated Cost
Objective 1: Coordinate with state and federal authorities to enforce and implement all applicable air and water quality regulations.							
Strategy: Enforce soil erosion and sedimentation regulations to ensure that development does not negatively impact water quality.	X	U	U	C		Resp.: PLEAS, CD-ARC Funding: Permit Fees	\$4000/annual \$2500/annual \$1500/annual



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

Objective 2: Implement and enforce environmental protection ordinance and environmental planning criteria, required by state and local ordinance for new development.							
Strategy:							\$3000
Produce a natural resource checklist for use with land development regulations developed during the planning period.	X	U	C			Resp.: CC-ARC Funding: None	\$1000
Develop an enforcement procedure for DNR's prescribed development standards for the 25 foot buffer area along Snapfinger Creek.		X	U	C		Resp.: PLEAS, CD-ARC Funding: None	\$4000 \$1000/annual \$1500/annual
Coordinate with county, state, and regional authorities to better define and categorize wetlands and recharge areas.		X	U	U		Resp.: Mayor, Director of Admin Funding: General Funds	\$2000/annual \$2500/annual
Objective 3: Identify, preserve, and protect scenic views, sites, and critical wildlife habitat desired by Pine Lake residents.							
Strategy:							\$20000
Develop open space/recreation plan that locates and defines scenic vistas of importance, which are subject to the impacts of development pressures.		X	U	U		Resp.: PLEAS Funding: Greenspace Acquisition Funds and Grants	\$2000/annual \$1000/annual



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

Replace and repair flume bridge to the lake.		XC				Resp.: Public Works and county	\$1000/annual
Repair damaged and rusting lake drainpipe.	X	U	U	U		Funding: General Funds	
Place erosion prevention materials (stones, etc.) along the west side of the lake and along the edges of the accessible island.		X				Resp.: Public Works	\$2000/annual
						Funding: General funds and grants	
Reinforce the southern bank of the lake and prevent the adjacent Snapfinger Creek bank erosion.	I	XU	U	U		Resp.: Public Works and residents	
						Funding: General Funds and gifts	
Remove earthen dam behind Ridge & Spruce and reconstruct an appropriate retaining feature with a spillway adjacent to the Flume.		X	U	U		Resp.: Public Works and Volunteers (319h grant)	
						Funding: General Funds and fundraisers from private organizations	
						Resp.: Public Works and Countys	
						Funding: General Funds and fundraisers from private organizations	



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

SHORT TERM WORK PROGRAM 2003-2007 GOAL: Combined Land Use, Economic Development and Historic Resources							
Strategy: Identify and assess potential adverse development impacts on conservation and recreation areas.		X	U	U		Resp.: CD-ARC and Director of Administration Funding: General Funds	\$3000/annual \$4000
Objective 1: Develop a master plan for drainage program for the city's business district.							
Strategy: Develop a stormwater management accounting system to monitor the impact of development. Develop a proposal for grants to plan for a storm-water retention pond in the business district. Build the stormwater retention system. Reroute the business district water to retention system. Coordinate with the county to minimize drainage impacts from new development.	XC					Resp.: Mayor and Director of Administration, CD-ARC Funding: General Fund Resp.: Director of Administration, CD-ARC, and the county Funding: General Funds and grants, a developers Resp.: Director of Administration, CD-ARC, and the county Funding: General Funds and grants, a developers	\$15000 \$4000/annual \$2500/annual



Pine Lake's Comprehensive Plan

Vision: 1) Plan Growth, 2) Maintain Environment, 3) Improve Services and Quality

Objective 2: Establish a historic preservation program.							
Strategy: Adopt a historic preservation ordinance.		X	U	U		Resp.: CD-ARC, Historic Preservation Committee Funding: grants	\$2000 \$1000/annual \$1000/annual
Objective 3: Create development guidelines for identified historic areas while encouraging compatible new development.							
Strategy: Designate historic districts. Create design review guidelines for historic districts.			X	U		Resp.: CD-ARC, Historic Preservation Committee Funding: General Funds and grants	\$1000 \$2000