

TECHNICAL ADDENDUM
to the
COMMUNITY ASSESSMENT
for the
City of Pine Lake, Georgia

Rev. March, 2006

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SUPPORTING ANALYSIS OF DATA AND INFORMATION

INTRODUCTION

PINE LAKE GOVERNMENT AND COMMITTEES

The charter outlines a description of a strong mayor-city council administration, consisting of a Mayor and five at-large City Council members, Posts 1-5 (see Figure 1.3, below). Elections are held in November of odd numbered years and terms of office are for four years.

ELECTIONS and OFFICIALS

The elections are held in accordance with applicable Georgia law. The Mayor and Council Posts 1 and 2 are decided at the same election and Council Posts 3, 4 and 5 are decided two years later. (Post numbers are assigned for ease in identification only.) Elected officials are installed at the first opportunity in the new year at the annual Organizational Meeting. Except where it conflicts with local ordinance, Robert's Rules of Order applies. In addition to regular council meetings (held the second Monday of each month) and work sessions (held the last Tuesday of each month), scheduled Town Hall meetings are held to include the community in general. Town Hall meetings are held quarterly and are facilitated by members of the Community Relations Committee.

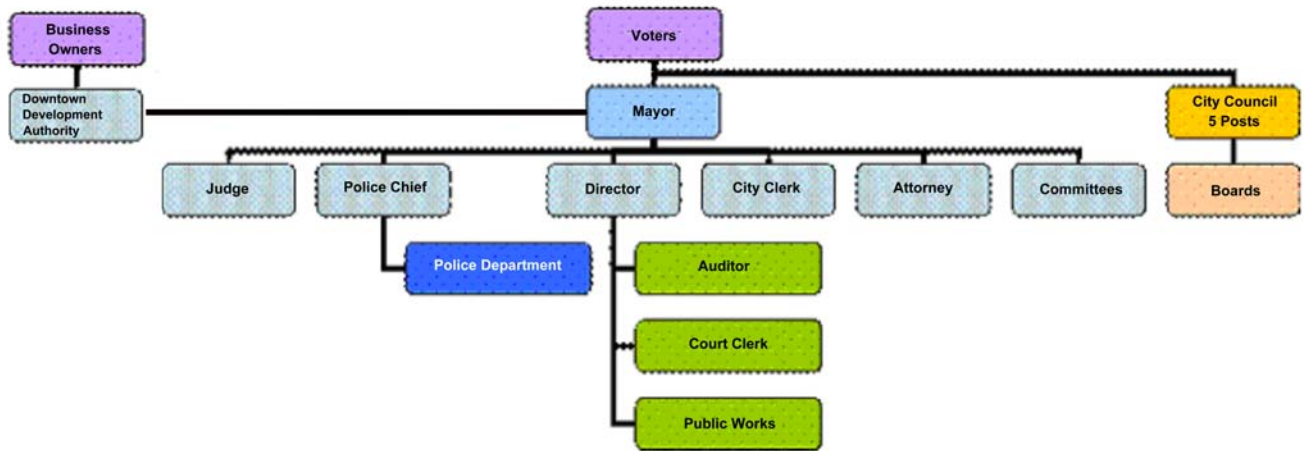
The Council elects from among them someone to serve as Mayor Pro Tem who serves an indefinite term (within the limitations of the terms of the Council Post). In the event a council or mayoral seat is vacated with more than one year left to serve, a special election is held, again governed by applicable state and county law. If the unexpired term is for less than one year, City Council may appoint any qualified resident to fulfill the term.

The City has two senior management positions: Chief of Police and Director of Administration. The Chief of Police has a staff comprised of full-time, part-time and reserve officers. To be a member of the Pine Lake Police Department, officers must be P.O.S.T. certified.

The Director of Administration has a staff consisting of: City Clerk, Court Clerk, Parks & Public Works Supervisor, a Maintenance Helper, and a Beach Manager. The Chief and Director are appointed by the Mayor and must be confirmed by the Council. Both the Chief and Director are responsible for their own staffs, but the development of new employee policies are subject to the Mayor's approval. Those policies become sustainable only upon the approval of Council.

PINE LAKE'S 2006 ORGANIZATION CHART

Figure 1: Graph - Pine Lake's 2006 Organization Chart



The city has increased its operational transparency by specifying the reporting responsibilities of the administration to council. These auditable reports allow the council (and public) to identify shortfalls or inconsistencies with planning and implementation and help facilitate early intervention.

COMMITTEES

There are Mayor's committees for parks and greenspace - Pine Lake Environmental Access and Stewardship (PLEAS), ordinance and architectural review - Community Development Committee (CDC), community announcements and Town Hall meetings - Community Relations Committee (CRC), arts events - Pine Lake Cultural Affairs Committee (PLCA), and a Historical Preservation Committee (HPC). The Mayor appoints all committee members and can create or disband committees, as needed. The city also has a very active neighborhood association, the Pine Lake Association of Involved Neighbors (P.L.A.I.N.), which has a 501(c)(3) status, and works closely with the government to better the community. PLAIN's major contributions include a neighborhood watch program, the garden club, weekly breakfast social gatherings, a monthly newsletter, and neighborhood workshops.

POPULATION – EDUCATION – INCOME

Figure 8 is the population breakdown for Pine Lake according to 2002 census, which we believe to be inaccurate due to no local postal delivery in the city. We estimate that approximately 30% of the population is not represented in the 2002 census. Failure to identify the demographics of the unrepresented population creates challenges for the city when deciding on service priorities for the future.

Figure 2: Table - Pine Lake city: Total Population

| Pine Lake city: Total Population | | | |
|---|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Population | 343 | 549 | 621 |

POPULATION HISTORY AND FUTURE PROJECTION

The potential for meaningful population growth is dependent primarily on the zoning and utilization of annex properties. A sharp increase in population is highly unlikely before 2008. Due to the city’s small size, these variations could have a significant impact, and comparison to State of Georgia figures may be misleading.

The projections reflect with and without annexation. The numbers vary by less than 20% because mixed zoning is only proposed in a limited area. The total population increases with current zoning and proposed annexation areas cannot exceed 31% with the current family size.

Figure 3: Table - Future Projection – Population

| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2001 | 2002 | 2003 | 2004 |
|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total | 343 | 446 | 549 | 850 | 950 | 950 | 950 | 950 | 950 |
| Category | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2015 | 2020 | 2025 |
| Total | 950 | 950 | 1100 | 1200 | 1400 | 1600 | 1600 | 1600 | 1600 |

Source: 1980- 1990 US Census; 1995- 2003 City Estimated Values Based on Taxed Housing Units (times average household population); 2004 -2006 City Estimated Values Based on Building Rate; 2007-2015 City Estimated Values Based on Building

Rate + Building of Annexed Areas; 2020-2025 City Estimated Values Based on Limited buildable areas.

Figure 4: Table - Rate + Building of Annexed Areas Below is the projected growth for the state

| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2001 | 2002 | 2003 | 2004 |
|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|-----------|
| Total | 5,484,440 | 5,962,720 | 6,506,530 | 7,323,980 | 8,229,820 | 8,338,460 | 8,449,130 | 8,560,620 | 8,670,510 |
| Category | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2015 | 2020 | |
| Total | 8,784,650 | 8,895,580 | 9,008,670 | 9,122,070 | 9,235,630 | 9,349,660 | 9,940,380 | 10,550,700 | |

Source: Woods & Pool Economics, Inc.

The projected growth for the county is listed below. Pine Lake is currently growing faster than the county. However, due to the limited land area and current zoning restrictions, Pine Lake cannot support continued growth without annexation.

| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 |
|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Total | 483,875 | 518,161 | 548,227 | 612,234 | 669,306 | 673,496 | 677,867 | 682,346 | 686,709 | 691,407 |
| Category | 2006 | 2007 | 2008 | 2009 | 2010 | 2015 | 2020 | 2025 | | |
| Total | 695,877 | 700,573 | 705,291 | 710,061 | 714,858 | 740,748 | 768,326 | 797,766 | | |

Source: Woods & Pool Economics, Inc.

RATE OF GROWTH COMPARISON

The growth of the city prior to 2000 was not unlike the general trends of the county. County census information is provided in the table below.

Figure 5: Table - DeKalb County, GA: Total Population

| DeKalb County, GA: Total Population | | | |
|-------------------------------------|---------|---------|---------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Population | 483,020 | 545,840 | 665,865 |

The population census were normalized to each political bounds and presented as a decimal percentage of 1980 population in the table below in order to compare trends.

Figure 6: Table - Normalized Population Percentage

| Normalized Population Percentage | | | |
|----------------------------------|------|------|------|
| Category | 1980 | 1990 | 2000 |
| DeKalb Population | 1.00 | 1.13 | 1.38 |
| Pine Lake Population | 1.00 | 1.67 | 1.81 |

Further analysis of this data to define trends is inappropriate due to the low population count and the large percentage of people in Pine Lake not surveyed in the 2000 census.

As of 2005, the city had very little undeveloped land left. New construction can only have minimal impact on population figures within the 2005 borders. Several factors may lead to a steep percentage increase in population before 2010. Due to popular support, both from inside the city and from nearby areas, Pine Lake has annexed properties in a manner consistent with the aspirations of the Comprehensive Plan currently on file and

the city will be exploring development opportunities. Again, the small size and limited opportunities for growth make comparisons to state figures potentially misleading, so none are presented.

HOUSEHOLD DETAIL

The 2000 census has been shown to be inaccurate. The number of households reported below is an underestimate, because no census mail was delivered to residences within the city.

Figure 7: Table - Pine Lake: Number of Households

| Pine Lake: Number of Households | | |
|--|-------------|-------------|
| Category | 1990 | 2000 |
| Total | 343 | 321 |

Source: U.S. Bureau of the Census

The city estimates over 460 households in 2000. In 2002 there were 350 homes that qualify as R100; 180 homes qualified for homestead exemption; 35 homes qualified as elderly-owned; and 2 qualified as injured veteran-owned. Several new homes were built in 2002 and 2003; the city now includes over 500 potential households (once inhabited). The total household increases with current zoning and proposed annexation areas cannot exceed 31% with the current family size. Therefore, the city is physically limited to 658 households -which, at the current rate of building, will be achieved by 2010.

Estimated maximum city growth by other means.

Figure 8: Table - Pine Lake: Total Population

| Pine Lake: Total Population | | | | | | | | | | | | | | |
|------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Category | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2015 | 2020 | 2025 |
| Total | 460 | 471 | 490 | 502 | 533 | 584 | 605 | 638 | 658 | 658 | 708 | 710 | 725 | 735 |

Source: 2000- 2003 City Estimated Values Based on Taxed Housing Units; 2004 - 2006 City Estimated Values Based on Building Rate; 2007-2015 City Estimated Values Based on Building Rate + Building of Annexed Areas; 2020-2025 City Estimated Values Based on Limited buildable areas.

Residential growth is unlikely to be faster than the current rate, because the city cannot facilitate review of permits and ensure compliance at a faster rate with the current resources.

Figure 9: Table - DeKalb County: Number of Households

| DeKalb County: Number of Households | | | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
| Total | 174,298 | 194,956 | 209,944 | 232,484 | 250,349 | 261,387 | 271,970 | 281,789 | 289,859 | 296,498 |

Source: Woods & Pool Economics, Inc.

Average Household Size: Because the census missed a greater percentage (approximately 60%) of the apartment population than the owner-occupied homes (approximately 25%), the survey city-specific results are likely to be inaccurate.

Figure 10: Table - Pine Lake: Average Household Size

| Pine Lake: Average Household Size | | |
|--|-------------|-------------|
| Category | 1990 | 2000 |
| Persons per HH | 2.36 | 1.93 |

Source: U.S. Bureau of the Census

Figure 11: Table - DeKalb County: Average Household Size

| DeKalb County: Average Household Size | | | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
| Persons per Household | 2.730 | 2.610 | 2.560 | 2.580 | 2.620 | 2.590 | 2.570 | 2.570 | 2.590 | 2.620 |

Source: Woods & Pool Economics, Inc.

Following are the census age distribution of Pine Lake and DeKalb County.

Figure 12: Table - Pine Lake city: Population by Age

| Pine Lake city: Population by Age | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Population | 343 | 549 | 621 |
| 0 – 4 Years Old | 28 | 58 | 27 |
| 5 – 13 Years Old | 44 | 65 | 42 |
| 14 – 17 Years Old | 23 | 26 | 28 |
| 18 – 20 Years Old | 18 | 28 | 17 |
| 21 – 24 Years Old | 34 | 47 | 26 |
| 25 – 34 Years Old | 81 | 141 | 122 |
| 35 – 44 Years Old | 47 | 91 | 146 |
| 45 – 54 Years Old | 30 | 42 | 113 |
| 55 – 64 Years Old | 19 | 25 | 56 |
| 65 Years and Over | 18 | 26 | 44 |

Figure 13: Table - DeKalb County, Population by Age

| DeKalb County, GA: Population by Age | | | |
|---|---------------|----------------|----------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Population | 483,020 | 545,840 | 665,865 |
| 0 – 4 Years Old | 37,294 | 45,931 | 47,357 |
| 5 – 13 Years Old | 61,154 | 56,036 | 82,713 |
| 14 – 17 Years Old | 36,198 | 27,589 | 33,908 |
| 18 – 20 Years Old | 27,422 | 25,711 | 29,163 |
| 21 – 24 Years Old | 39,671 | 38,216 | 43,724 |
| 25 – 34 Years Old | 94,197 | 114,223 | 129,873 |
| 35 – 44 Years Old | 63,731 | 93,854 | 114,571 |
| 45 – 54 Years Old | 50,860 | 57,053 | 85,353 |
| 55 – 64 Years Old | 38,509 | 40,779 | 45,979 |
| 65 Years and Over | 33,985 | 46,454 | 53,224 |

The first, second and third highest population segments are **bolded**.

Both populations indicate a decrease in children and an increase in middle-aged populations. Pine Lake has a slightly older median age and half the proportion of children under 14 years of age.

With its affordability, low crime level and plentiful green space, Pine Lake is attracting many young, first-time homebuyers. The new homes are much larger, with enough room for growing families.

Since the projected age distribution for the city will be founded on inaccurate data, the county data is presented alone (below).

Figure 14: Table - DeKalb County: Age Distribution

| DeKalb County: Age Distribution | | | | | | | | | | |
|---------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
| Total | 483,875 | 518,161 | 548,227 | 612,234 | 669,306 | 691,407 | 714,858 | 740,748 | 768,326 | 797,766 |
| Age 0 to 4 | 31,328 | 35,634 | 39,812 | 44,447 | 47,603 | 50,790 | 53,693 | 55,694 | 56,015 | 56,592 |
| Age 5 to 9 | 35,058 | 34,241 | 35,643 | 40,900 | 47,147 | 47,134 | 50,447 | 53,561 | 55,679 | 56,122 |
| Age 10 to 14 | 40,109 | 36,038 | 34,368 | 39,244 | 44,456 | 46,283 | 46,204 | 49,480 | 52,582 | 54,776 |
| Age 15 to 19 | 45,769 | 40,580 | 38,110 | 42,155 | 44,719 | 46,821 | 48,610 | 48,412 | 51,846 | 55,301 |
| Age 20 to 24 | 49,080 | 51,408 | 47,796 | 53,266 | 54,186 | 48,422 | 48,676 | 50,197 | 50,224 | 54,351 |
| Age 25 to 29 | 49,218 | 57,143 | 57,812 | 57,162 | 65,866 | 59,883 | 52,688 | 52,130 | 53,686 | 54,040 |
| Age 30 to 34 | 45,752 | 52,005 | 56,372 | 61,470 | 64,680 | 65,607 | 60,080 | 53,242 | 52,879 | 54,367 |
| Age 35 to 39 | 35,309 | 43,929 | 50,365 | 56,660 | 61,551 | 61,604 | 62,958 | 58,197 | 51,928 | 51,644 |
| Age 40 to 44 | 28,727 | 34,513 | 43,779 | 50,940 | 53,612 | 57,464 | 57,826 | 59,608 | 55,684 | 49,950 |
| Age 45 to 49 | 25,756 | 27,251 | 31,803 | 41,569 | 46,652 | 50,498 | 54,589 | 55,296 | 57,695 | 54,592 |
| Age 50 to 54 | 24,903 | 23,708 | 25,054 | 30,268 | 39,141 | 44,525 | 48,478 | 52,656 | 53,681 | 56,501 |
| Age 55 to 59 | 22,386 | 22,384 | 21,395 | 22,840 | 26,633 | 34,601 | 39,950 | 44,008 | 48,262 | 49,645 |
| Age 60 to 64 | 16,227 | 18,770 | 19,305 | 18,931 | 19,579 | 23,809 | 31,580 | 36,963 | 41,076 | 45,410 |
| Age 65 to 69 | 12,349 | 14,449 | 16,682 | 17,408 | 15,552 | 16,859 | 20,939 | 28,287 | 33,391 | 37,461 |
| Age 70 to 74 | 9,101 | 10,580 | 11,698 | 13,520 | 13,469 | 12,113 | 13,492 | 17,113 | 23,600 | 28,314 |
| Age 75 to 79 | 6,163 | 7,389 | 8,464 | 9,389 | 10,989 | 10,381 | 9,505 | 10,748 | 13,845 | 19,390 |
| Age 80 to 84 | 3,647 | 4,501 | 5,505 | 6,508 | 7,092 | 7,662 | 7,389 | 6,896 | 7,920 | 10,366 |
| Age 85 & Over | 2,993 | 3,638 | 4,264 | 5,557 | 6,379 | 6,951 | 7,754 | 8,260 | 8,333 | 8,944 |

Source: Woods & Pool Economics, Inc.

The larger homes recently built have attracted more families with children to the city. Many of the older homes have two bedrooms, but the newer homes have three or four. Each year, residents are putting additions on older homes to provide additional bedrooms and living space.

RACIAL COMPOSITION

Pine Lake has been a predominately white community. While DeKalb's black population increased has significantly over the years, Pine Lake's black population has increased at a slower pace. The current shift from a virtually all-white community to a more racially and ethnically diverse community comes as no surprise.

When Pine Lake was established, segregation was the norm. The observed changes reflect DeKalb County trends, though at a much slower rate. However, the city believes

one of the largest undocumented segments in the 2000 census was within the apartment communities in Pine Lake, which are predominately minority populations.

It is difficult to predict the future mix of the Pine Lake population. However, Pine Lake's reputation for public safety and penchant for the arts has attracted a multi-ethnic, multi-cultural, mixed-income community of people that appears to be the trend into the future.

Figure 15: Table - DeKalb County, GA
Population by Race

Figure 16: Table - Pine Lake City:
Population by Race

| DeKalb County, GA: Population by Race | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Population | 483,020 | 545,840 | 665,865 |
| White | 344,245 | 292,312 | 238,521 |
| Black | 130,974 | 230,422 | 361,111 |
| American Indian Eskimo or Aleut | 594 | 997 | 1,548 |
| Asian or Pacific Islander | 4,539 | 16,244 | 27,047 |
| Other | 2,548 | 5,839 | 23,517 |
| Persons of Hispanic Origin | 7,476 | 15,621 | 52,542 |

| Population Pine Lake city: Population by Race | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Population | 343 | 549 | 621 |
| White | 331 | 308 | 464 |
| Black | 5 | 206 | 109 |
| American Indian Eskimo or Aleut | 1 | 2 | 1 |
| Asian or Pacific Islander | 5 | 28 | 1 |
| Other | 2 | 6 | 22 |
| Persons of Hispanic Origin | 5 | 16 | 42 |

Since property values and associated taxes are higher inside the city limits than immediately outside, it is not likely that the city will attract the same populations of people who live in the adjacent communities. However, one of the goals for the commercial corridor is to develop a mix of businesses and village environment that will welcome a culturally and ethnically diverse population to the larger Pine Lake area.

The city has contacted DeKalb's Planning Department to determine a means of coordinating services available at the county level that are more desirable to multi-cultural communities.

EDUCATIONAL ATTAINMENT

Historical data regarding education attainment for Pine Lake is shown below. As a guideline, data is also provided for DeKalb County. As shown in the following table, the population of the City of Pine Lake attained education commensurate with DeKalb County. Previous measures show Pine Lake lagging in education. Higher housing values have attracted a more educated populace than in the past and this trend continues.

Figure 17: Table - Pine Lake city: Educational Attainment

| Pine Lake City: Educational Attainment | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Adult Population 25 & Over | 195 | 325 | 429 |
| Less than 9th Grade | NA | 12 | 17 |
| 9th to 12th Grade (No Diploma) | NA | 42 | 35 |
| High School Graduate (Includes Equivalency) | NA | 85 | 88 |
| Some College (No Degree) | NA | 84 | 119 |
| Associate Degree | NA | 25 | 11 |
| Bachelor's Degree | NA | 57 | 95 |
| Graduate or Professional Degree | NA | 20 | 64 |

Figure 18: Table - DeKalb County, GA: Educational Attainment

| DeKalb County, GA: Educational Attainment | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Adult Population 25 & Over | 281,282 | 352,363 | 429,981 |
| Less than 9th Grade | 27,870 | 18,971 | 24,282 |
| 9th to 12th Grade (No Diploma) | 37,165 | 37,961 | 39,978 |
| High School Graduate (Includes Equivalency) | 79,330 | 81,913 | 87,359 |
| Some College (No Degree) | NA | 75,607 | 96,268 |
| Associate Degree | NA | 22,493 | 26,005 |
| Bachelor's Degree | NA | 75,121 | 97,769 |
| Graduate or Professional Degree | NA | 40,271 | 58,320 |

Figure 19: Table - Stone Mountain city: Educational Attainment

| Stone Mountain city: Educational Attainment | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Adult Population 25 & Over | 2,949 | 3,931 | 4,083 |
| Less than 9th Grade | NA | 292 | 189 |
| 9th to 12th Grade (No Diploma) | NA | 481 | 624 |
| High School Graduate (Includes Equivalency) | NA | 990 | 950 |
| Some College (No Degree) | NA | 755 | 975 |
| Associate Degree | NA | 361 | 474 |
| Bachelor's Degree | NA | 801 | 603 |
| Graduate or Professional Degree | NA | 248 | 268 |

Figure 20: Table - Decatur city: Educational Attainment

| Decatur city: Educational Attainment | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Adult Population 25 & Over | 12,521 | 12,046 | 12,980 |
| Less than 9th Grade | NA | 964 | 559 |
| 9th to 12th Grade (No Diploma) | NA | 1,539 | 1,025 |
| High School Graduate (Includes Equivalency) | NA | 2,276 | 1,660 |
| Some College (No Degree) | NA | 1,960 | 1,979 |
| Associate Degree | NA | 426 | 491 |
| Bachelor's Degree | NA | 2,686 | 37,57 |
| Graduate or Professional Degree | NA | 2,189 | 3,509 |

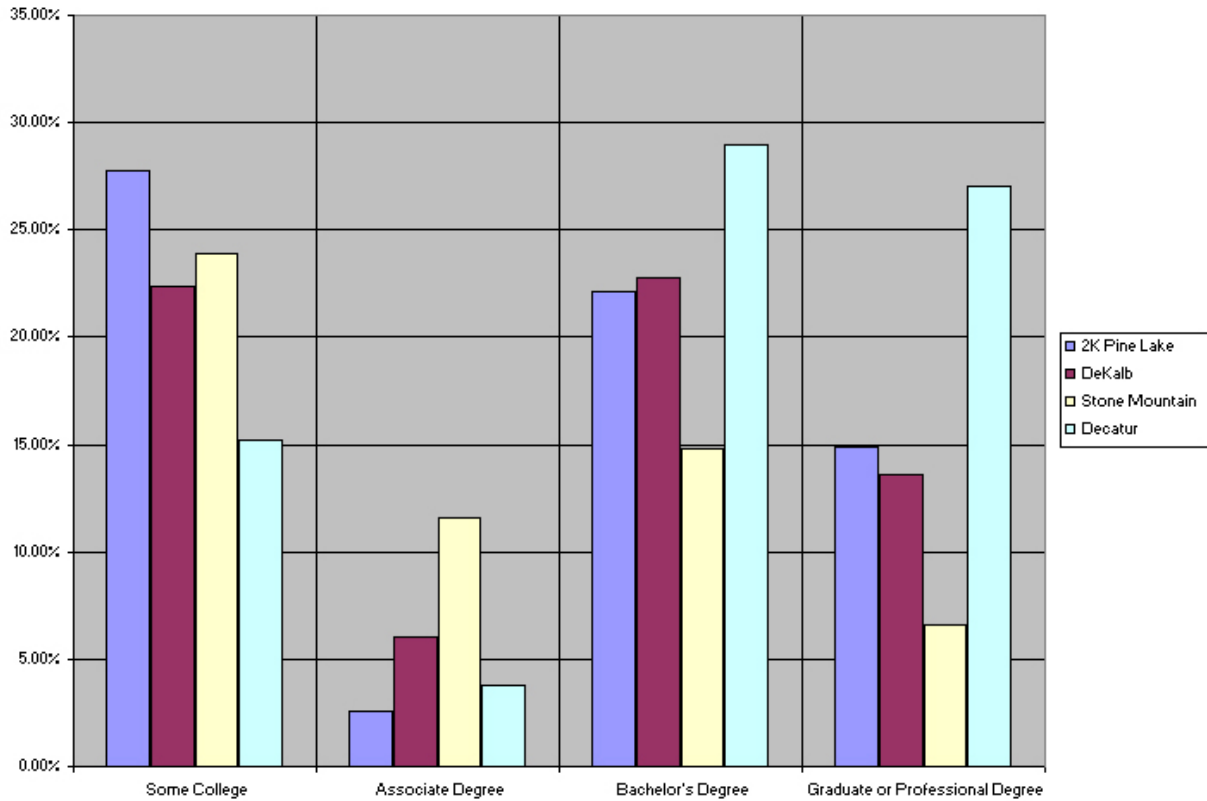
EDUCATIONAL ATTAINMENT COMPARISON FOR 1980

Pine Lake is attracting an educated populace. Census data suggests that in 2002, Pine Lake residents were about as educated as DeKalb County, which ranks higher than Stone Mountain and lower than Decatur.

COMPARISON OF EDUCATIONAL ATTAINMENT IN 2000 (CENSUS)

There has been a noticeable increase of inward migration of educated people. The 2000 census indicates a large change when compared with the 1990 census as summarized below.

Figure 21: Graph – Educational Attainment



INCOME

Income has increased in Pine Lake due to the addition of professional workers in recent years. However, inaccurate census data and low survey returns from people living in city based apartments have, most likely, artificially inflated the average income as shown for the city below.

AVERAGE PER CAPITA INCOME

Figure 22: Table - Pine Lake: Per Capita Income

| Pine Lake: Per Capita Income | | |
|-------------------------------------|-----------------|-----------------|
| Category | 1990 | 2000 |
| Income per Capita | \$11,622 | \$21,529 |

Source: U.S. Bureau of the Census

There is no data available for personal income by type for Pine Lake. Therefore, only county and state data are provided. The stabilization of transfer payments in DeKalb County from 1990 to 2000 indicates that there was a decrease in the rate of people relying more on fixed incomes. This implies that the population growth is predominantly working class. The decrease in other labor income occurring while wages and salaries are rapidly increasing (1990 to 2000) indicates that pension payments from corporations are decreasing.

The Residence adjustment is negative, indicating that the amount of income earned in the county by non-residents is greater than the amount of income earned outside the

county by residents of DeKalb. This would be a good sign if DeKalb County offered more jobs than elsewhere. However, in the Labor Force statistics - we illustrate that that the majority of DeKalb County residents commute to work outside the county.

This creates several possibilities, few of which are positive for a DeKalb County resident's quality of life. Fundamentally, this would seem to translate to regionally high DeKalb County originated automobile trip generation, longer than average trip distances, greater utilization of primary and secondary traffic arteries, and more time spent on the road in non-productive conditions.

PERSONAL INCOME BY TYPE

Figure 23: Table – DeKalb County: Personal Income by Type

| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 |
|--|-----------------|------------------|------------------|------------------|------------------|------------------|
| Total (1996 \$) | \$9,501,300,000 | \$12,141,800,000 | \$13,910,600,000 | \$16,128,800,000 | \$19,687,200,000 | \$21,646,300,000 |
| Wages & Salaries (1996 \$) | \$5,465,990,000 | \$7,909,220,000 | \$8,820,290,000 | \$9,952,950,000 | \$12,506,400,000 | \$13,800,800,000 |
| Other Labor Income (1996 \$) | \$652,288,000 | \$961,233,000 | \$1,134,120,000 | \$1,547,660,000 | \$1,389,440,000 | \$1,512,850,000 |
| Proprietors Income (1996 \$) | \$649,445,000 | \$689,886,000 | \$935,743,000 | \$1,470,640,000 | \$1,854,480,000 | \$2,018,180,000 |
| Dividends, Interest, & Rent (1996 \$) | \$1,262,200,000 | \$2,044,160,000 | \$2,641,270,000 | \$2,777,270,000 | \$3,374,330,000 | \$3,709,640,000 |
| Transfer Payments to Persons (1996 \$) | \$706,977,000 | \$842,773,000 | \$1,066,330,000 | \$1,536,350,000 | \$1,583,510,000 | \$1,775,170,000 |
| Less: Social Ins. Contributions (1996 \$) | \$321,952,000 | \$541,901,000 | \$654,942,000 | \$781,348,000 | \$940,530,000 | \$1,079,590,000 |
| Residence Adjustment (1996 \$) | \$1,086,350,000 | \$236,457,000 | (\$32,205,000) | (\$374,712,000) | (\$80,471,000) | (\$90,760,000) |

| Category | 2010 | 2015 | 2020 | 2025 |
|--|------------------|------------------|------------------|------------------|
| Total (1996 \$) | \$23,761,500,000 | \$26,076,800,000 | \$28,633,600,000 | \$31,479,700,000 |
| Wages & Salaries (1996 \$) | \$15,196,500,000 | \$16,732,600,000 | \$18,442,900,000 | \$20,366,900,000 |
| Other Labor Income (1996 \$) | \$1,643,800,000 | \$1,785,910,000 | \$1,942,060,000 | \$2,115,530,000 |
| Proprietors Income (1996 \$) | \$2,200,660,000 | \$2,399,300,000 | \$2,617,280,000 | \$2,858,940,000 |
| Dividends, Interest, & Rent (1996 \$) | \$4,065,010,000 | \$4,439,670,000 | \$4,832,470,000 | \$5,241,930,000 |
| Transfer Payments to Persons (1996 \$) | \$1,994,060,000 | \$2,243,320,000 | \$2,527,580,000 | \$2,852,220,000 |
| Less: Social Ins. Contributions (1996 \$) | \$1,236,790,000 | \$1,410,140,000 | \$1,601,790,000 | \$1,814,220,000 |
| Residence Adjustment (1996 \$) | (\$101,764,000) | (\$113,771,000) | (\$126,976,000) | (\$141,598,000) |

Source: Woods & Pool Economics, Inc.

Figure 24: Table - DeKalb County: Income by Type (%)

| DeKalb County: Income by Type (%) | | | | | | | | | | |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
| Total (1996 \$) | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Wages & Salaries (1996 \$) | 57.53% | 65.14% | 63.41% | 61.71% | 63.53% | 63.76% | 63.95% | 64.17% | 64.41% | 64.70% |
| Other Labor Income (1996 \$) | 6.87% | 7.92% | 8.15% | 9.60% | 7.06% | 6.99% | 6.92% | 6.85% | 6.78% | 6.72% |
| Proprietors Income (1996 \$) | 6.84% | 5.68% | 6.73% | 9.12% | 9.42% | 9.32% | 9.26% | 9.20% | 9.14% | 9.08% |
| Dividends, Interest, & Rent (1996 \$) | 13.28% | 16.84% | 18.99% | 17.22% | 17.14% | 17.14% | 17.11% | 17.03% | 16.88% | 16.65% |
| Transfer Payments to Persons (1996 \$) | 7.44% | 6.94% | 7.67% | 9.53% | 8.04% | 8.20% | 8.39% | 8.60% | 8.83% | 9.06% |
| Less: Social Ins. Contributions (1996 \$) | 3.39% | 4.46% | 4.71% | 4.84% | 4.78% | 4.99% | 5.21% | 5.41% | 5.59% | 5.76% |
| Residence Adjustment (1996 \$) | 11.43% | 1.95% | -0.23% | -2.32% | -0.41% | -0.42% | -0.43% | -0.44% | -0.44% | -0.45% |

Source: Woods & Pool Economics, Inc

Figure 25: Table - Georgia: Income by Type

| Georgia: Personal Income by Type | | | | | |
|--|------------------|-------------------|-------------------|-------------------|-------------------|
| Category | 1980 | 1985 | 1990 | 1995 | 2000 |
| Total (1996 \$) | \$84,202,100,000 | \$110,382,000,000 | \$134,782,000,000 | \$163,230,000,000 | \$209,309,000,000 |
| Wages & Salaries (1996 \$) | \$53,972,900,000 | \$68,598,800,000 | \$81,355,600,000 | \$96,422,800,000 | \$128,049,000,000 |
| Other Labor Income (1996 \$) | \$7,079,350,000 | \$9,626,200,000 | \$11,702,300,000 | \$14,092,000,000 | \$14,308,000,000 |
| Proprietors Income (1996 \$) | \$5,484,850,000 | \$7,694,690,000 | \$9,584,280,000 | \$12,998,900,000 | \$18,105,400,000 |
| Dividends, Interest, & Rent (1996 \$) | \$10,987,000,000 | \$17,428,300,000 | \$23,366,900,000 | \$26,625,000,000 | \$35,169,000,000 |
| Transfer Payments to Persons (1996 \$) | \$9,867,380,000 | \$11,841,300,000 | \$14,749,800,000 | \$20,606,700,000 | \$23,300,900,000 |
| Less: Social Ins. Contributions (1996 \$) | \$2,978,190,000 | \$4,527,880,000 | \$5,839,730,000 | \$7,270,250,000 | \$9,397,990,000 |
| Residence Adjustment (1996 \$) | (\$211,163,000) | (\$279,790,000) | (\$136,775,000) | (\$245,276,000) | (\$224,740,000) |

| Category | 2010 | 2015 | 2020 | 2025 |
|--|-------------------|-------------------|-------------------|-------------------|
| Total (1996 \$) | \$266,921,000,000 | \$299,617,000,000 | \$335,164,000,000 | \$373,728,000,000 |
| Wages & Salaries (1996 \$) | \$162,812,000,000 | \$182,588,000,000 | \$204,172,000,000 | \$227,684,000,000 |
| Other Labor Income (1996 \$) | \$17,605,100,000 | \$19,429,500,000 | \$21,384,600,000 | \$23,476,200,000 |
| Proprietors Income (1996 \$) | \$22,501,700,000 | \$25,001,500,000 | \$27,696,800,000 | \$30,597,400,000 |
| Dividends, Interest, & Rent (1996 \$) | \$44,582,200,000 | \$49,772,600,000 | \$55,274,600,000 | \$61,073,900,000 |
| Transfer Payments to Persons (1996 \$) | \$30,514,500,000 | \$34,921,900,000 | \$39,972,800,000 | \$45,770,200,000 |
| Less: Social Ins. Contributions (1996 \$) | \$12,973,800,000 | \$15,086,600,000 | \$17,406,500,000 | \$19,929,400,000 |
| Residence Adjustment (1996 \$) | \$1,879,200,000 | \$2,989,750,000 | \$4,070,240,000 | \$5,055,280,000 |

Figure 26: Table - Georgia: Income by Type (%)

| Georgia: Income by Type (%) | | | | | | | | | | |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
| Total (1996 \$) | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Wages & Salaries (1996 \$) | 64.10% | 62.15% | 60.36% | 59.07% | 61.18% | 61.09% | 61.00% | 60.94% | 60.92% | 60.92% |
| Other Labor Income (1996 \$) | 8.41% | 8.72% | 8.68% | 8.63% | 6.84% | 6.71% | 6.60% | 6.48% | 6.38% | 6.28% |
| Proprietors Income (1996 \$) | 6.51% | 6.97% | 7.11% | 7.96% | 8.65% | 8.52% | 8.43% | 8.34% | 8.26% | 8.19% |
| Dividends, Interest, & Rent (1996 \$) | 13.05% | 15.79% | 17.34% | 16.31% | 16.80% | 16.76% | 16.70% | 16.61% | 16.49% | 16.34% |
| Transfer Payments to Persons (1996 \$) | 11.72% | 10.73% | 10.94% | 12.62% | 11.13% | 11.25% | 11.43% | 11.66% | 11.93% | 12.25% |
| Less: Social Ins. Contributions (1996 \$) | 3.54% | 4.10% | 4.33% | 4.45% | 4.49% | 4.67% | 4.86% | 5.04% | 5.19% | 5.33% |
| Residence Adjustment (1996 \$) | -0.25% | -0.25% | -0.10% | -0.15% | -0.11% | 0.33% | 0.70% | 1.00% | 1.21% | 1.35% |

Source: Woods & Pool Economics, Inc.

Definitions of the categories are provided below:

- Wage and Salary – measures total income and earned as compensation for working or rendering services.
- Other Labor Income – measures total employer contributions to private pension or worker’s compensation funds.
- Proprietor’s Income – measures total profits earned from partnerships and proprietorships.
- Dividend, Investment, Rent and Interest Income – measures total income from investments and rental property.
- Transfer Payments – measures total income from payments by the government under many different programs (including Social Security, unemployment insurance, food stamps, veterans’ benefits, etc.).

- Residence Adjustments – measures the net amounts of personal income of residents of the county that is earned outside the county. Residence adjustment is a net number for the county: if it is negative it means that the amount of income earned in the county by non-residents is greater than the amount of income earned outside the county by residents of the county; if it is positive it means that the amount of income earned outside the county by residents of the county is greater than the amount of income earned in the county by non-residents of the county.

Figure 27: Table - DeKalb County: Per Capita Income

| DeKalb County: Per Capita Income | | | | | | | | | | |
|----------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
| Income per Capita (1996 \$) | \$19,636 | \$23,433 | \$25,374 | \$26,344 | \$29,414 | \$31,308 | \$33,239 | \$35,203 | \$37,267 | \$39,460 |

Source: Woods & Pool Economics, Inc.

Figure 28: Table - Georgia: Per Capita Income

| Georgia: Per Capita Income | | | | | | | | | | |
|-----------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
| Income per Capita (1996 \$) | \$15,353 | \$18,512 | \$20,715 | \$22,287 | \$25,433 | \$26,975 | \$28,549 | \$30,141 | \$31,767 | \$33,413 |

Source: Woods & Pool Economics, Inc.

Due to the census inaccuracies, a better evaluation can be made by comparing the higher income brackets, which is provided in the "Household Income Distribution" tables. These tables show that approximately 60% of the city's households earn over \$40,000 per year, an increase in about 18% of the households (in 10 years). Household income distribution for the City of Pine Lake from 1980 to 2000 is given in the following table. No adjustment for effects of inflation is included

Figure 29: Table - Pine Lake city: Household Income Dist (%)

| Pine Lake city: Household Income Dist (%) | | | |
|--|---------------|---------------|---------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Households | 100.00% | 100.00% | 100.00% |
| Income less than \$5,000 | 6.72% | 4.23% | NA |
| Income \$5,000 - \$9,999 | 8.21% | 3.76% | 6.98% |
| Income \$10,000 - \$14,999 | 14.93% | 7.98% | 5.04% |
| Income \$15,000 - \$19,999 | 17.91% | 8.45% | 10.85% |
| Income \$20,000 - \$29,999 | 15.67% | 23.47% | 13.57% |
| Income \$30,000 - \$34,999 | 11.19% | 10.33% | 6.59% |
| Income \$35,000 - \$39,999 | 12.69% | 10.33% | 4.26% |
| Income \$40,000 - \$49,999 | 4.48% | 13.15% | 17.83% |
| Income \$50,000 - \$59,999 | 3.73% | 7.51% | 10.85% |
| Income \$60,000 - \$74,999 | 2.24% | 7.04% | 13.95% |
| Income \$75,000 - \$99,999 | 2.24% | 3.29% | 8.91% |
| Income \$100,000 or more | 1.49% | 0.47% | 1.16% |

Figure 30: Table - DeKalb County, GA: Household Income Dist (%)

| DeKalb County, GA: Household Income Dist (%) | | | |
|---|---------------|---------------|---------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Households | 100.00% | 100.00% | 100.00% |
| Income less than \$5,000 | 8.91% | 4.49% | NA |
| Income \$5,000 - \$9,999 | 11.94% | 5.23% | 6.47% |
| Income \$10,000 - \$14,999 | 14.70% | 5.91% | 3.94% |
| Income \$15,000 - \$19,999 | 14.07% | 7.89% | 4.74% |
| Income \$20,000 - \$29,999 | 12.43% | 17.19% | 11.67% |
| Income \$30,000 - \$34,999 | 10.19% | 8.07% | 6.29% |
| Income \$35,000 - \$39,999 | 7.84% | 7.41% | 6.28% |
| Income \$40,000 - \$49,999 | 5.21% | 12.72% | 11.45% |
| Income \$50,000 - \$59,999 | 3.64% | 9.40% | 9.93% |
| Income \$60,000 - \$74,999 | 3.06% | 9.13% | 11.83% |
| Income \$75,000 - \$99,999 | 5.34% | 6.91% | 11.90% |
| Income \$100,000 or more | 2.66% | 5.64% | 15.50% |

The city's average incomes are lower than the county's, but they are trending up like the county and both show a similar trend toward "class separation."

STATE OF GEORGIA INCOME LEVELS

Comparison can be made to matching data of the entire State of Georgia:

Figure 31: Table - Georgia: GA Household Income Dist (%)

| Georgia: GA Household Income Dist (%) | | | |
|--|---------------|---------------|---------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Households | 100.00% | 100.00% | 100.00% |
| Income less than \$5,000 | 16.20% | 7.90% | NA |
| Income \$5,000 - \$9,999 | 17.10% | 8.87% | 10.13% |
| Income \$10,000 - \$14,999 | 16.28% | 8.62% | 5.85% |
| Income \$15,000 - \$19,999 | 14.19% | 8.87% | 5.91% |
| Income \$20,000 - \$29,999 | 11.53% | 17.13% | 12.74% |
| Income \$30,000 - \$34,999 | 8.23% | 7.90% | 6.22% |
| Income \$35,000 - \$39,999 | 5.53% | 6.77% | 5.87% |
| Income \$40,000 - \$49,999 | 3.36% | 11.03% | 10.85% |
| Income \$50,000 - \$59,999 | 2.04% | 7.61% | 9.24% |
| Income \$60,000 - \$74,999 | 1.47% | 6.85% | 10.48% |
| Income \$75,000 - \$99,999 | 2.57% | 4.63% | 10.36% |
| Income \$100,000 or more | 1.52% | 3.81% | 12.34% |

The State indicates a remarkable growth of wealth among most income classes. The separation of classes is not as marked in Pine Lake and DeKalb County, but rather indicates a healthy broadening, as the distinctions between the most populated three categories are not as pronounced.

Pine Lake has tended to lag behind the rest of the state in income. This is attributable to a large number of artists and freelancers who prefer more free time rather than time at a structured job. It is believed the gap will close as the trend toward better-educated, professionally employed homeowners continues. No action is warranted, except the continued promotion of the community and maintenance of a safe, clean environment.

POVERTY STATUS

The income levels and economic factors, discussed previously, indicate that Pine Lake is improving: few people fall below the poverty line. The census occupancy statistics is a poverty indicator with fewer vacant houses being an indicator of less poverty. The Census indicates higher owner occupancy.

Figure 32: Table - Pine Lake city: Occupancy Characteristics

| Pine Lake city: Occupancy Characteristics | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Households | 134 | 213 | 258 |
| Housing Units Vacant | NA | 28 | 19 |
| Housing Units Owner Occupied | 55 | 84 | 163 |
| Housing Units Renter Occupied | 78 | 129 | 105 |
| Owner to Renter Ratio of Vacancy | NA | 0.04 | 1 |
| Owner Vacancy Rate | NA | 1.04 | 1.81 |
| Renter Vacancy Rate | NA | 20.65 | 2.78 |

Figure 33: Table - ARC RDC Region, 10 Counties Occupancy Characteristics

| ARC RDC Region, 10 Counties Occupancy Characteristics | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Households | 676,693 | 944,594 | 1,262,401 |
| Housing Units Vacant | NA | 107,826 | 69,370 |
| Housing Units Owner Occupied | 408,918 | 577,178 | 810,955 |
| Housing Units Renter Occupied | 267,763 | 367,426 | 450,939 |
| Owner to Renter Ratio of Vacancy | NA | 0.728 | 0.775 |
| Owner Vacancy Rate | NA | 3.017 | 1.956 |
| Renter Vacancy Rate | NA | 13.979 | 7.139 |

Figure 34: Table - Georgia: GA Occupancy Characteristics

| Georgia: GA Occupancy Characteristics | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Households | 1,869,754 | 2,366,615 | 3,007,678 |
| Housing Units Vacant | NA | 271,803 | 275,368 |
| Housing Units Owner Occupied | 1,215,206 | 1,536,759 | 2,029,293 |
| Housing Units Renter Occupied | 654,548 | 829,856 | 977,076 |
| Owner to Renter Ratio of Vacancy | NA | 0.32 | 0.51 |
| Owner Vacancy Rate | NA | 2.36 | 2.24 |
| Renter Vacancy Rate | NA | 12.36 | 8.46 |

Figure 35: Table - Comparison Of Occupancy

| Comparison of Occupancy | | |
|--------------------------------|----------------------|-----------------------|
| Political Bounds | Owner Vacancy | Renter Vacancy |
| Pine Lake | 1.81 | 2.78 |
| DeKalb | 1.96 | 7.14 |
| Region | 1.56 | 7.13 |
| Georgia | 2.24 | 8.46 |

Pine Lake has been successful with its campaign to increase owner occupancy. Pressure on unoccupied property owners and condemnation of sub-standard houses has dramatically reduced the renter vacancies. The city has created new incentives and penalties for unoccupied homes, namely city-specific certificate of occupancy procedures that speed up the completion of “handyman specials.”

ECONOMIC DEVELOPMENT and LAND USE

ECONOMIC DEVELOPMENT

The city has instituted a Downtown Development Authority to focus on the business district. As of March 2006, the DDA is still so new that an inaugural meeting has not yet been held. The first meeting is anticipated in April 2006.

The city has several marketing advantages. Among these are:

- A dense population in the local area currently underserved by retail and professional space,
- Located in the geographic center of the county within 3 miles of 3 other cities,
- Located within 3 miles of 5 heavily traveled roads,
- Within 2 miles of MARTA rail, and, perhaps most importantly,
- Available undeveloped land in a prime location.

The city has received advice and assistance from volunteer transportation engineers and planning consultants with development and marketability of the town. The city has become involved with DeKalb planning, transportation, and roads and drainage. In addition, the city is embarked on an innovative stormwater program that will create water features around which businesses will develop.

The following earnings' estimates and projections for all of DeKalb County.

Figure 36: Table - Earnings' estimates DeKalb County

| Earnings' estimates DeKalb County | | | | | | |
|--|-----------------|-----------------|------------------|------------------|------------------|------------------|
| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 |
| Total | \$6,767,730,000 | \$9,560,330,000 | \$10,890,200,000 | \$12,971,200,000 | \$15,750,300,000 | \$17,331,800,000 |
| Farm | \$217,000 | \$121,000 | \$217,000 | \$476,000 | \$529,000 | \$587,000 |
| Agricultural Services, Other | \$22,894,000 | \$40,867,000 | \$44,053,000 | \$52,637,000 | \$69,947,000 | \$74,613,000 |
| Mining | \$32,604,000 | \$27,033,000 | \$18,550,000 | \$14,565,000 | \$17,020,000 | \$17,936,000 |
| Construction | \$482,264,000 | \$699,020,000 | \$639,354,000 | \$638,817,000 | \$963,353,000 | \$1,007,010,000 |
| Manufacturing | \$1,094,460,000 | \$1,340,150,000 | \$1,152,070,000 | \$1,346,540,000 | \$1,404,450,000 | \$1,511,620,000 |
| Trans, Comm, & Public Utilities | \$593,208,000 | \$805,338,000 | \$918,810,000 | \$1,382,570,000 | \$1,923,570,000 | \$2,243,500,000 |
| Wholesale Trade | \$1,023,330,000 | \$1,437,660,000 | \$1,510,760,000 | \$1,526,380,000 | \$1,615,780,000 | \$1,658,200,000 |
| Retail Trade | \$725,511,000 | \$1,105,780,000 | \$1,045,200,000 | \$1,128,380,000 | \$1,238,840,000 | \$1,232,180,000 |
| Finance, Insurance, & Real Estate | \$446,103,000 | \$696,484,000 | \$866,926,000 | \$1,065,950,000 | \$1,353,130,000 | \$1,528,810,000 |
| Services | \$1,467,700,000 | \$2,237,600,000 | \$3,229,410,000 | \$4,228,320,000 | \$5,281,190,000 | \$6,020,770,000 |
| Federal Civilian Government | \$278,028,000 | \$408,356,000 | \$502,500,000 | \$573,581,000 | \$714,838,000 | \$785,737,000 |

| | | | | | | |
|-------------------------------------|---------------|---------------|---------------|---------------|-----------------|-----------------|
| Federal Military Government | \$46,081,000 | \$65,218,000 | \$58,196,000 | \$69,523,000 | \$70,981,000 | \$75,648,000 |
| State & Local Government | \$555,328,000 | \$696,710,000 | \$904,105,000 | \$943,503,000 | \$1,096,700,000 | \$1,175,240,000 |

Source: Woods & Pool Economics, Inc.

| Earnings' estimates DeKalb County | | | | |
|--|------------------|------------------|------------------|------------------|
| Category | 2010 | 2015 | 2020 | 2025 |
| Total | \$19,041,000,000 | \$20,917,800,000 | \$23,002,300,000 | \$25,341,400,000 |
| Farm | \$643,000 | \$701,000 | \$761,000 | \$824,000 |
| Agricultural Services, Other | \$80,718,000 | \$87,776,000 | \$95,705,000 | \$104,598,000 |
| Mining | \$18,693,000 | \$19,439,000 | \$20,212,000 | \$21,025,000 |
| Construction | \$1,050,570,000 | \$1,095,730,000 | \$1,143,160,000 | \$1,193,370,000 |
| Manufacturing | \$1,620,910,000 | \$1,728,850,000 | \$1,836,210,000 | \$1,944,110,000 |
| Trans, Comm, & Public Utilities | \$2,546,320,000 | \$2,851,900,000 | \$3,175,060,000 | \$3,526,640,000 |
| Wholesale Trade | \$1,697,760,000 | \$1,753,580,000 | \$1,832,580,000 | \$1,942,110,000 |
| Retail Trade | \$1,251,750,000 | \$1,294,740,000 | \$1,363,910,000 | \$1,464,800,000 |
| Finance, Insurance, & Real Estate | \$1,713,130,000 | \$1,906,950,000 | \$2,111,040,000 | \$2,326,690,000 |
| Services | \$6,862,650,000 | \$7,814,060,000 | \$8,890,820,000 | \$10,114,800,000 |
| Federal Civilian Government | \$855,762,000 | \$923,645,000 | \$989,624,000 | \$1,053,710,000 |
| Federal Military Government | \$80,343,000 | \$85,028,000 | \$89,667,000 | \$94,224,000 |
| State & Local Government | \$1,261,710,000 | \$1,355,360,000 | \$1,453,530,000 | \$1,554,450,000 |

Figure 37: Table - DeKalb County: Earnings by Sector (%)

| DeKalb County: Earnings by Sector (%) | | | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
| Total | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Farm | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Agricultural Services, Other | 0.34% | 0.43% | 0.40% | 0.41% | 0.44% | 0.43% | 0.42% | 0.42% | 0.42% | 0.41% |
| Mining | 0.48% | 0.28% | 0.17% | 0.11% | 0.11% | 0.10% | 0.10% | 0.09% | 0.09% | 0.08% |
| Construction | 7.13% | 7.31% | 5.87% | 4.92% | 6.12% | 5.81% | 5.52% | 5.24% | 4.97% | 4.71% |
| Manufacturing | 16.17% | 14.02% | 10.58% | 10.38% | 8.92% | 8.72% | 8.51% | 8.26% | 7.98% | 7.67% |
| Trans, Comm, & Public Utilities | 8.77% | 8.42% | 8.44% | 10.66% | 12.21% | 12.94% | 13.37% | 13.63% | 13.80% | 13.92% |

| | | | | | | | | | | |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Wholesale Trade | 15.12% | 15.04% | 13.87% | 11.77% | 10.26% | 9.57% | 8.92% | 8.38% | 7.97% | 7.66% |
| Retail Trade | 10.72% | 11.57% | 9.60% | 8.70% | 7.87% | 7.11% | 6.57% | 6.19% | 5.93% | 5.78% |
| Finance, Insurance, & Real Estate | 6.59% | 7.29% | 7.96% | 8.22% | 8.59% | 8.82% | 9.00% | 9.12% | 9.18% | 9.18% |
| Services | 21.69% | 23.41% | 29.65% | 32.60% | 33.53% | 34.74% | 36.04% | 37.36% | 38.65% | 39.91% |
| Federal Civilian Government | 4.11% | 4.27% | 4.61% | 4.42% | 4.54% | 4.53% | 4.49% | 4.42% | 4.30% | 4.16% |
| Federal Military Government | 0.68% | 0.68% | 0.53% | 0.54% | 0.45% | 0.44% | 0.42% | 0.41% | 0.39% | 0.37% |
| State & Local Government | 8.21% | 7.29% | 8.30% | 7.27% | 6.96% | 6.78% | 6.63% | 6.48% | 6.32% | 6.13% |

Source: Woods & Pool Economics, Inc.

Figure 38: Table - Georgia: Earnings by Sector (%)

| Georgia: Earnings by Sector (%) | | | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
| Total | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Farm | 0.16% | 1.27% | 1.36% | 1.40% | 0.98% | 0.93% | 0.89% | 0.85% | 0.82% | 0.79% |
| Agricultural Services, Other | 0.37% | 0.41% | 0.46% | 0.53% | 0.59% | 0.60% | 0.61% | 0.62% | 0.62% | 0.62% |
| Mining | 0.65% | 0.48% | 0.36% | 0.29% | 0.27% | 0.25% | 0.22% | 0.21% | 0.19% | 0.18% |
| Construction | 5.66% | 6.57% | 5.82% | 5.39% | 6.00% | 5.86% | 5.67% | 5.46% | 5.26% | 5.06% |
| Manufacturing | 22.54% | 20.03% | 17.51% | 16.84% | 14.86% | 14.45% | 14.05% | 13.59% | 13.08% | 12.53% |
| Trans, Comm, & Public Utilities | 9.33% | 8.85% | 8.75% | 9.43% | 9.89% | 9.99% | 10.01% | 9.96% | 9.84% | 9.63% |
| Wholesale Trade | 8.87% | 9.04% | 8.86% | 8.17% | 8.44% | 8.36% | 8.21% | 8.05% | 7.88% | 7.71% |
| Retail Trade | 10.33% | 10.64% | 9.17% | 9.08% | 8.99% | 8.97% | 8.93% | 8.87% | 8.80% | 8.71% |
| Finance, Insurance, & Real Estate | 5.44% | 5.59% | 6.43% | 6.86% | 7.57% | 7.66% | 7.73% | 7.78% | 7.81% | 7.82% |
| Services | 15.63% | 17.36% | 21.95% | 24.33% | 26.77% | 27.78% | 29.02% | 30.44% | 32.02% | 33.73% |
| Federal Civilian Government | 5.64% | 5.11% | 4.66% | 4.17% | 3.39% | 3.11% | 2.87% | 2.67% | 2.49% | 2.33% |
| Federal Military Government | 3.72% | 3.68% | 2.69% | 2.49% | 2.06% | 1.94% | 1.83% | 1.72% | 1.62% | 1.53% |
| State & Local Government | 11.67% | 10.97% | 11.97% | 11.01% | 10.18% | 10.10% | 9.95% | 9.78% | 9.58% | 9.37% |

Source: Woods & Pool Economics, Inc.

WAGES

Data on Pine Lake's weekly wages are not available. DeKalb's weekly wages are provided below by industry. It indicates a rapid increase in general wages after 1996 (the Olympics) led by the manufacturing, wholesale, financial, and service professions.

Figure 39: Table - DeKalb County: Average Weekly Wages

| DeKalb County: Average Weekly Wages | | | | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Category | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 |
| All Industries | \$463 | \$487 | \$507 | \$534 | \$545 | \$557 | \$585 | \$611 | \$657 | \$677 | \$708 |
| Agri, Forestry, Fishing | 309 | 313 | 316 | 353 | 361 | 366 | 368 | 389 | 402 | 428 | 458 |
| Mining | NA | NA | NA | NA | NA | NA | 848 | NA | 934 | 887 | 1049 |
| Construction | NA | 490 | 511 | 513 | 527 | 573 | 570 | 605 | 633 | 679 | 714 |
| Manufacturing | NA | 571 | 606 | 622 | 645 | 671 | 656 | 717 | 806 | 797 | 869 |
| Transportation, Comm, Util | NA | 626 | 648 | 712 | 717 | 713 | 748 | 782 | 844 | 857 | 932 |
| Wholesale | NA | 673 | 705 | 761 | 777 | 804 | 841 | 876 | 898 | 951 | 1000 |
| Retail | NA | 269 | 266 | 279 | 292 | 298 | 312 | 331 | 353 | 362 | 381 |
| Financial, Insurance, Real Estate | NA | 582 | 629 | 689 | 699 | 693 | 749 | 784 | 839 | 902 | 934 |
| Services | NA | 478 | 507 | 534 | 550 | 554 | 601 | 613 | 660 | 661 | 672 |
| Federal Gov | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| State Gov | NA | 424 | NA | NA | NA | 471 | 489 | 519 | 537 | 598 | 633 |
| Local Gov | NA | 494 | NA | NA | NA | 542 | 562 | 579 | NA | NA | NA |

Source: U.S. Bureau of Labor Statistics

Georgia's weekly wages are provided below by industry and residents' income is provided in the next section. It may indicate that the Olympics had less of an impact on the rest of Georgia.

Figure 40: Table - Georgia: Average Weekly Wages

| Georgia: Average Weekly Wages | | | | | | | | | | | |
|--------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Category | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 |
| All Industries | \$404 | \$424 | \$444 | \$471 | \$480 | \$488 | \$509 | \$531 | \$562 | \$598 | \$629 |
| Agric, Forestry, Fishing | 267 | 276 | 285 | 297 | 304 | 312 | 322 | 336 | 347 | 373 | 390 |
| Mining | 561 | 589 | 605 | NA | NA | 698 | 734 | 741 | 781 | 832 | 866 |
| Construction | NA | 434 | 439 | 451 | 461 | 479 | 508 | 534 | 556 | 590 | 623 |
| Manufacturing | NA | 450 | 473 | 503 | 511 | 531 | 555 | 588 | 620 | 656 | 684 |
| Transportation, Comm., Util | NA | 603 | 635 | 689 | 709 | 720 | 737 | 769 | 805 | 842 | 895 |
| Wholesale | NA | 603 | 632 | 669 | 695 | 711 | 729 | 762 | 809 | 873 | 932 |

| | | | | | | | | | | | |
|--|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Retail | NA | 236 | 244 | 255 | 260 | 267 | 275 | 286 | 299 | 318 | 335 |
| Financial, Insurance, Real Estate | NA | 544 | 569 | 627 | 648 | 648 | 693 | 741 | 799 | 872 | 900 |
| Services | NA | 414 | 439 | 464 | 471 | 475 | 501 | 519 | 551 | 580 | 611 |
| Federal Gov | NA | 543 | 584 | 612 | 651 | 667 | 666 | 701 | 774 | 791 | 808 |
| State Gov | NA | 451 | 462 | 460 | 471 | NA | 493 | 517 | 533 | 561 | 579 |
| Local Gov | NA | 387 | 401 | 401 | 410 | 420 | 440 | 461 | 480 | 506 | 523 |

Source: U.S. Bureau of Labor Statistics

LAND USE

The city was well designed structurally and is similar to developments along seaports. The streets run in a grid pattern, the business district is situated on the edge, the city's governmental functions are located just inside of the business district, and the parks and public space located in the city center.

The city can be categorized as high density within the residential district due to the minimum lot size and street configuration. Recent development has been consistent with past planning and the current infrastructure can meet all needs inside the year 2000 borders. One exception is with regard to storm water runoff.

The city's building ordinances were developed originally and primarily to deal with individual homes. Businesses shared the building ordinances of the residential district. Mixed-use housing is now included in the long-range design plans. In 2002 the city began developing business-specific code and ordinances. In 2002, the city's first business was completed that utilized the "multiple unit concept." In 2003 the first multi mixed-use unit was built.

The city has concluded that added residential infill and commercial development will require better stormwater infrastructure. Therefore, the city has annexed some developmentally undesirable properties in order to retain stormwater runoff. Pine Lake seeks to coordinate local stormwater infrastructure with DeKalb County to develop a district-wide stormwater management system. The city will work hard to address stormwater retention, pre-treatment and recharge.

Total is reported as 704.3 or 100% of the land and differs slightly from the 710.5 114% calculated by adding the column due to methods used to estimate land-use

Figure 41: Table - Existing Land Use – Pine Lake

| Existing Land Use – Pine Lake | | | |
|--------------------------------------|------------------------------|-------------|------------------|
| Type of Land Use | 2003 (Population 852) | | |
| | Acres | Percent | Acres per Person |
| Residential | 371 | 53% | 0.43 |
| Commercial | 11.43 | 1.6% | 0.013 |

| | | | |
|--------------------|--------------|---------------|--------------|
| Industrial | 0 | 0% | 0.00 |
| TCU | 21.33 | 3% | 0.02 |
| PI | 3.570 | 0.5% | 0.004 |
| PRC | 276 | 39% | 0.39 |
| Agriculture | 0 | 0% | 0.00 |
| Undeveloped | 27 | 17% | 0.038 |
| Total | 704.3 | 100.0% | 0.90 |

Below is the local Planning and Assessment Inventory that includes additional Land Use categories within the above categories.

Figure 42: Table - Existing Land Use – Pine Lake

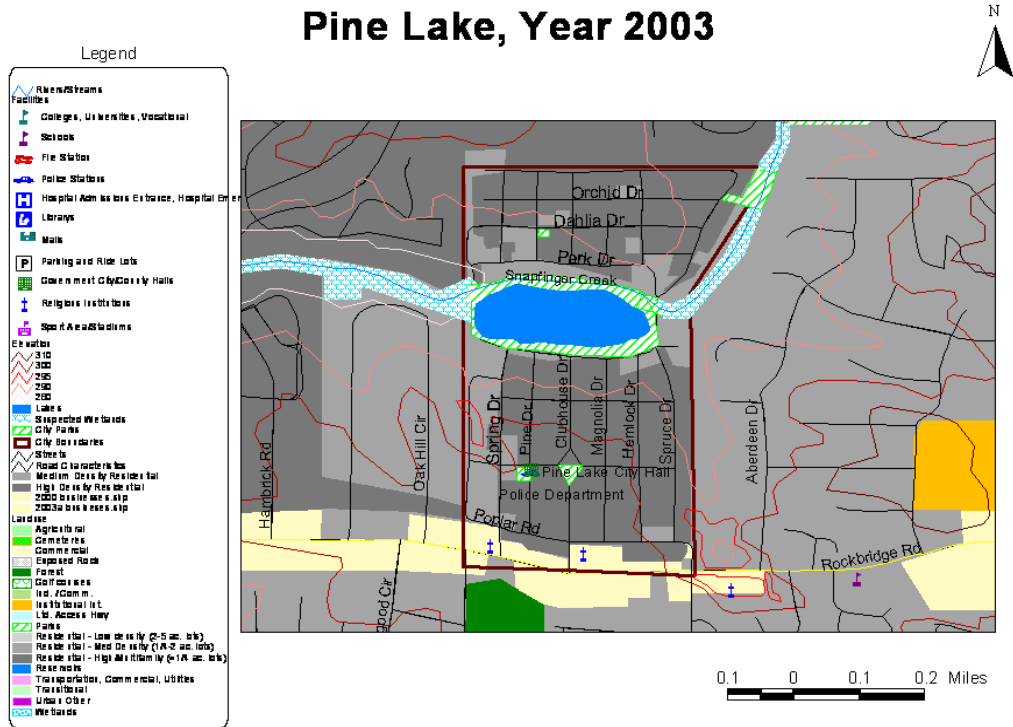
| Existing Land Use – Pine Lake | | | |
|--------------------------------------|------------------------------|---------------|------------------|
| Type of Land Use | 2003 (Population 852) | | |
| | Acres | Percent | Acres per Person |
| Residential | 371 | 53% | 0.43 |
| Religious | 5.1 | 0.7% | 0.006 |
| Commercial | 6.2 | 0.9% | 0.02 |
| Mixed Use | 0.125 | 0% | 0.00 |
| Industrial | 0 | 0% | 0.00 |
| TCU | 21.33 | 3% | 0.02 |
| PI | 3.570 | 0.5% | 0.004 |
| PRC | 276 | 39% | 0.39 |
| Agriculture | 0 | 0% | 0.00 |
| Undeveloped | 27 | 17% | 0.038 |
| Total | 704.3 | 100.0% | 0.83 |

Total is reported as 704.3 or 100% of the land and differs slightly from the 710.5 114% calculated by adding the column due to methods used to estimate land-use (write of ways in the residential areas and business areas overlap).

The Mixed Use category and the Religious Institutions category were added to the 8 DCA categories including those above and Residential, Commercial, Mixed Use, Industrial, and Undeveloped. A larger font is used for those land uses categories that will undergo noteworthy growth.

EXISTING LAND USE

Figure 43: Map - Existing Land Use – Pine Lake



LAND USE CATEGORIES

Several properties are utilized for purposes other than their designated zoning. For example, the Pine Lake Baptist Church is large and has grown over the years. Its property spans through areas that are zoned as commercial, professional, and residential. Several homes are located on professionally zoned property. For planning purposes, we have chosen to list the land use categories as designed, existing, as well as what is available for new development.

In some cases, some properties have been rendered unusable due to land-locked conditions or are un-reclaimable economically due to current land use. Therefore this plan addresses land use assessment in two formats, one in accordance with minimum standards and one appropriate for the city's micro-scale planning.

To follow is a table developed in accordance with DCA's planning policy standards.

Figure 44: Table - Existing Land Use – Pine Lake

| Existing Land Use – Pine Lake | | | |
|-------------------------------|-----------------------|------------|------------------|
| Type of Land Use | 2003 (Population 852) | | |
| | Acres | Percent | Acres per Person |
| Residential | 371 | 53% | 0.43 |

| | | | |
|--------------------|--------------|---------------|--------------|
| Commercial | 11.43 | 1.6% | 0.013 |
| Industrial | 0 | 0% | 0.00 |
| TCU | 21.33 | 3% | 0.02 |
| PI | 3.570 | 0.5% | 0.004 |
| PRC | 276 | 39% | 0.39 |
| Agriculture | 0 | 0% | 0.00 |
| Undeveloped | 27 | 17% | 0.038 |
| Total | 704.3 | 100.0% | 0.90 |

Total is reported as 704.3 or 100% of the land and differs slightly from the 710.5 114% calculated by adding the column due to methods used to estimate land-use (write of ways in the residential areas and business areas overlap).

In the previous section, the Mixed Use category and the Religious Institutions category were added to the 8 DCA categories including those above and Residential, Commercial, Mixed Use, Industrial, and Undeveloped. The city will develop land use categories appropriate for focused planning within specific districts in the city.

BLIGHTED AREAS

Currently, no areas in Pine Lake can be categorized as blighted. Some properties within the commercial district have structural and operational problems and will be evaluated in this context once the property owners elect to seek annexation into Pine Lake.

ENVIRONMENTALLY SENSITIVE AREAS

The Lake and Snapping Watershed is within a half-mile of the business district. Several design plans have been drafted to engineer a means to collect and pre-treat storm water in order to cleanse and recharge it while creating a marketable image for our business district.

PROBLEMS WITH EXISTING LAND USE PATTERNS

There are few problems with the current land-use patterns. However, the commercial district was designed to be small and much of it has been purchased by the Pine Lake Baptist Church to support the church, daycare, school, and parking. As a result, as of 2005, only a little over six acres is available for other businesses. Half of the remaining six acre business district is zoned professional. Originally planned to front into the residential district, these properties are diminished from their potential use. The city has created incentives for property owners to coordinate their properties in order to facilitate "Main Street" (Rockbridge Road) access to those businesses fronting into the commercial district. Rezoning from professional to commercial is granted among the district for those properties that reroute their vehicular traffic to Rockbridge Road.

Rezoning is currently being offered through the variance process. However, ordinances are being developed to codify the procedure. The administration is also in the process

of developing property-specific solutions to allow businesses to make better use of their properties.

There is a need for more property to sustain the growth along the business corridor. Annexation of the properties adjacent to the business district will meet the need as well as allow for proper coordination of traffic throughout the corridor.

A major problem to be solved with our continued business development is traffic. There are currently 16 business entrances within the Pine Lake business area. Development after annexation will allow the city to manage traffic effectively through establishment of an overlay district and context-sensitive street design. Annexation will facilitate sustainable growth, allow for locally coordinated traffic and to provide a novel means to recharge the local watershed.

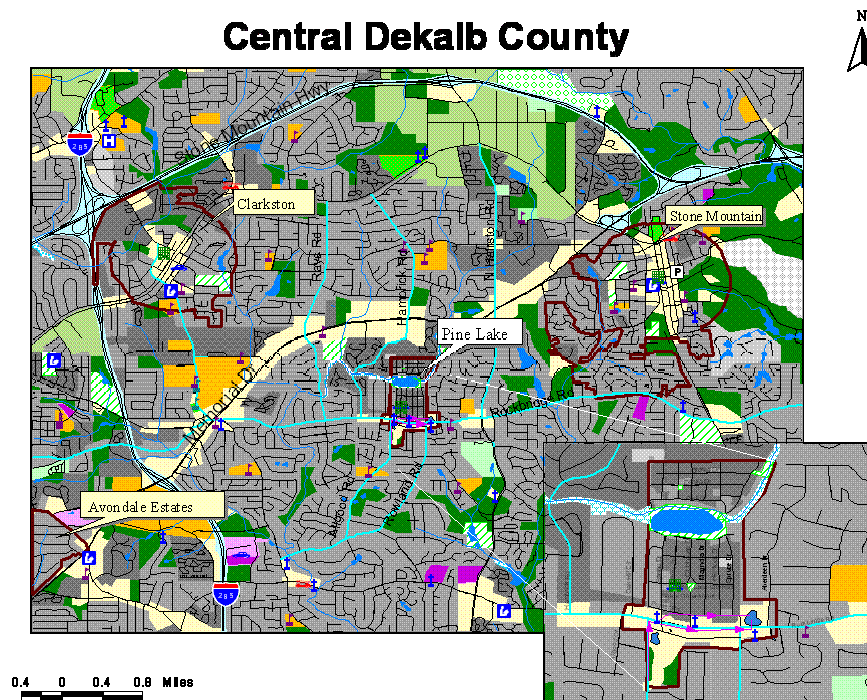
MARKET FORCES

Over the last 10 years, development within the city has outpaced growth in the adjacent areas. Over the past three years development has included more sophisticated building technologies that have required additional infrastructure. One major complication has been larger buildings with more paved surfaces. Some of the storm water problems associated with this kind of development have been remedied with a storm water ordinance that coordinates and optimizes land use by employing bio-retention principles.

Positive market forces include a growing number of vehicles using Rockbridge Road for commuting, bringing over 20,000 cars through our business district daily.

The Central DeKalb County map provides some evidence of Pine Lake's geographic marketing advantage

Figure 45: Market Forces – Central Location



MAJOR ACTIVITIES

The city has directed a major part of its efforts toward developing the current business district, annexing property in our defined business corridor, developing an overlay district in order to form a coordinated business area and instituting a Downtown Development Authority to coordinate future zoning and planning.

ANNEXATION AND BUSINESS DEVELOPMENT

The Mayor, the Director of Administration, and the DDA have been communicating with the ARC, DeKalb County, the Georgia Municipal Association (GMA), the Georgia Division of Community Affairs (DCA) and commercial planners and transportation engineers to assist with development plans.

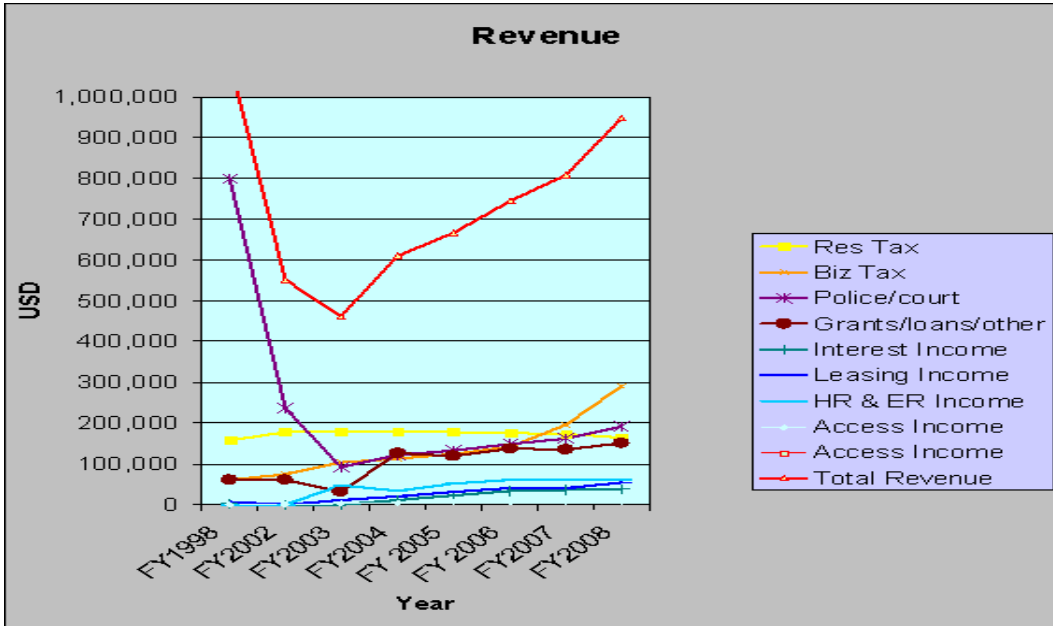
The land-use maps in this document are updates from ARC maps. The original ARC database averaged the populations from within the city, with the adjacent green spaces, and the adjacent low-density communities to under-estimate population density inside Pine Lake. We believe that, by annexing the adjacent business district and by continuing our aggressive campaign to revitalize the remaining properties in the district, we will be able create a village shopping district.

Pine Lake has met with County officials to promote the annexation of the aging, unincorporated business district in order to produce a harmonized, coordinated, attractive, and pedestrian-friendly business district that becomes a destination rather than a “quick-stop” or drive-by location. We believe that the currently unincorporated businesses will increase in property value and sales volume.

The County, in the short term, stands to lose some money in reduced property taxes, but should ultimately recover that tax income resulting from the subsequent increase in property value and enjoy added revenue streams due to sales tax, fees and other charges for services that will follow. Furthermore, by harmonizing the entire business district on Rockbridge Road, we can optimize the properties to allow zoning and improved traffic flow that will enable many more businesses than are presently there.

The new businesses and include greenspace will make high-end mixed-use housing feasible. We anticipate that property values in the business district could, given current potential for development, eclipse the property values of the residences by the year 2010. The figure below depicts the city’s financial tracking plan that was put into place in the fall of 2002, prior to a defined path for annexation and development. The historical data is what it is; the projected data is currently valid.

Figure 46: Table - Past And Planned City Revenue (1998- 2008)



LABOR FORCE

The 2000 Census for DeKalb County is summarized below. Statistics for Pine Lake are unknown, but are believed to be average. Similar data is available for DeKalb County; both 1990 and 2000 are presented.

Figure 47: Table - DeKalb County, GA: Labor Force Participation

| DeKalb County, GA: Labor Force Participation | | |
|--|---------|---------|
| Category | 1990 | 2000 |
| TOTAL Males and Females | 430,580 | 519,626 |
| In Labor Force | 319,153 | 368,086 |
| Civilian Labor Force | 318,320 | 367,720 |
| Civilian Employed | 300,089 | 347,410 |
| Civilian Unemployed | 18,231 | 20,310 |
| In Armed Forces | 833 | 366 |
| Not in Labor Force | 111,427 | 151,540 |
| TOTAL Males | 202,531 | 248,060 |
| Male In Labor Force | 162,116 | 188,283 |
| Male Civilian Labor Force | 161,467 | 188,002 |
| Male Civilian Employed | 152,088 | 177,819 |
| Male Civilian Unemployed | 9,379 | 10,183 |
| Male In Armed Forces | 649 | 281 |
| Male Not in Labor Force | 40,415 | 59,777 |
| TOTAL Females | 228,049 | 271,566 |
| Female In Labor Force | 157,037 | 179,803 |

| | | |
|------------------------------------|---------|---------|
| Female Civilian Labor Force | 156,853 | 179,718 |
| Female Civilian Employed | 148,001 | 169,591 |
| Female Civilian Unemployed | 8,852 | 10,127 |
| Female In Armed Forces | 184 | 85 |
| Female Not in Labor Force | 71,012 | 91,763 |

The state's employment status is provided below for comparison.

Figure 48: Table - Georgia: GA Labor Force Participation

| Georgia: GA Labor Force Participation | | |
|--|-------------|-------------|
| Category | 1990 | 2000 |
| TOTAL Males and Females | 4,939,774 | 6,250,687 |
| In Labor Force | 3,353,372 | 4,129,666 |
| Civilian Labor Force | 3,280,314 | 4,062,808 |
| Civilian Employed | 3,092,374 | 3,839,756 |
| Civilian Unemployed | 187,940 | 223,052 |
| In Armed Forces | 7,3058 | 66,858 |
| Not in Labor Force | 1,586,402 | 2,121,021 |
| TOTAL Males | 2,357,580 | 303,2442 |
| Male In Labor Force | 1,807,053 | 2,217,015 |
| Male Civilian Labor Force | 1,741,609 | 2,159,175 |
| Male Civilian Employed | 1,652,016 | 2,051,523 |
| Male Civilian Unemployed | 89,593 | 107,652 |
| Male In Armed Forces | 65,444 | 57,840 |
| Male Not in Labor Force | 550,527 | 815,427 |
| TOTAL Females | 2,582,194 | 3,218,245 |
| Female In Labor Force | 1,546,319 | 1,912,651 |
| Female Civilian Labor Force | 1,538,705 | 1,9036,33 |
| Female Civilian Employed | 1,440,358 | 1,78,8233 |
| Female Civilian Unemployed | 98,347 | 115,400 |
| Female In Armed Forces | 7,614 | 9,018 |
| Female Not in Labor Force | 1,035,875 | 1,305,594 |

Source: U.S. Bureau of the Census

EMPLOYMENT BY OCCUPATION

Pine Lake residents are becoming more technically oriented than the county and the state. This is due in part to the improvement of the existing homes, the infill of newer homes, new professional residents - many of whom work at the CDC and Emory complexes – and the convenience of location in central DeKalb County.

Figure 49: Table - Pine Lake city: Employment by Occupation

| Pine Lake city: Employment by Occupation | | |
|---|------|------|
| Category | 1990 | 2000 |
| TOTAL All Occupations | 383 | 347 |
| Executive, Administrative and Managerial (not Farm) | 45 | 45 |
| Professional and Technical Specialty | 29 | 100 |
| Technicians & Related Support | 11 | NA |
| Sales | 37 | 24 |
| Clerical and Administrative Support | 64 | 64 |
| Private Household Services | 0 | NA |
| Protective Services | 9 | NA |
| Service Occupations (not Protective & Household) | 45 | 38 |
| Farming, Fishing and Forestry | 6 | 0 |
| Precision Production, Craft, and Repair | 71 | 13 |
| Machine Operators, Assemblers & Inspectors | 32 | 43 |
| Transportation & Material Moving | 16 | 12 |
| Handlers, Equipment Cleaners, helpers & Laborers | 18 | NA |

Source: U.S. Bureau of the Census

Figure 50: Table - Pine Lake city: Employment by Occupation (%)

| Pine Lake city: Employment by Occupation(%) | | |
|---|---------|---------|
| Category | 1990 | 2000 |
| TOTAL All Occupations | 100.00% | 100.00% |
| Executive, Administrative and Managerial (not Farm) | 11.75% | 12.97% |
| Professional and Technical Specialty | 7.57% | 28.82% |
| Technicians & Related Support | 2.87% | NA |
| Sales | 9.66% | 6.92% |
| Clerical and Administrative Support | 16.71% | 18.44% |
| Private Household Services | 0.00% | NA |
| Protective Services | 2.35% | NA |
| Service Occupations (not Protective & Household) | 11.75% | 10.95% |
| Farming, Fishing and Forestry | 1.57% | 0.00% |
| Precision Production, Craft, and Repair | 18.54% | 3.75% |
| Machine Operators, Assemblers & Inspectors | 8.36% | 12.39% |
| Transportation & Material Moving | 4.18% | 3.46% |
| Handlers, Equipment Cleaners, helpers & Laborers | 4.70% | NA |

Source: U.S. Bureau of the Census

Figure 51: Table - DeKalb County: Employment by Occupation

| DeKalb County: Employment by Occupation | | |
|---|-------------|-------------|
| Category | 1990 | 2000 |
| TOTAL All Occupations | 299852 | 347410 |
| Executive, Administrative and Managerial (not Farm) | 47217 | 56237 |
| Professional and Technical Specialty | 50983 | 81252 |
| Technicians & Related Support | 12308 | NA |
| Sales | 39036 | 36632 |
| Clerical and Administrative Support | 59470 | 60547 |
| Private Household Services | 1188 | NA |
| Protective Services | 4304 | NA |
| Service Occupations (not Protective & Household) | 28777 | 39710 |
| Farming, Fishing and Forestry | 2650 | 354 |
| Precision Production, Craft, and Repair | 22428 | 17984 |
| Machine Operators, Assemblers & Inspectors | 11635 | 28821 |
| Transportation & Material Moving | 9850 | 20005 |
| Handlers, Equipment Cleaners, helpers & Laborers | 10006 | NA |

Source: U.S. Bureau of the Census

Figure 52: Table - DeKalb County: Employment by Occupation (%)

| DeKalb County: Employment by Occupation(%) | | |
|---|-------------|-------------|
| Category | 1990 | 2000 |
| TOTAL All Occupations | 100.00% | 100.00% |
| Executive, Administrative and Managerial (not Farm) | 15.75% | 16.19% |
| Professional and Technical Specialty | 17.00% | 23.39% |
| Technicians & Related Support | 4.10% | NA |
| Sales | 13.02% | 10.54% |
| Clerical and Administrative Support | 19.83% | 17.43% |
| Private Household Services | 0.40% | NA |
| Protective Services | 1.44% | NA |
| Service Occupations (not Protective & Household) | 9.60% | 11.43% |
| Farming, Fishing and Forestry | 0.88% | 0.10% |
| Precision Production, Craft, and Repair | 7.48% | 5.18% |
| Machine Operators, Assemblers & Inspectors | 3.88% | 8.30% |
| Transportation & Material Moving | 3.28% | 5.76% |
| Handlers, Equipment Cleaners, helpers & Laborers | 3.34% | NA |

Source: U.S. Bureau of the Census

Figure 53: Table - Georgia: GA: Employment by Occupation

| Georgia: GA Employment by Occupation | | |
|---|-------------|-------------|
| Category | 1990 | 2000 |
| TOTAL All Occupations | 3092057 | 3839756 |
| Executive, Administrative and Managerial (not Farm) | 378984 | 538647 |
| Professional and Technical Specialty | 383012 | 717312 |
| Technicians & Related Support | 110766 | NA |
| Sales | 379746 | 446876 |
| Clerical and Administrative Support | 494823 | 581364 |
| Private Household Services | 15882 | NA |
| Protective Services | 52596 | NA |
| Service Occupations (not Protective & Household) | 302084 | 444077 |
| Farming, Fishing and Forestry | 68111 | 24489 |
| Precision Production, Craft, and Repair | 366819 | 346326 |
| Machine Operators, Assemblers & Inspectors | 262930 | 415849 |
| Transportation & Material Moving | 142189 | 254652 |
| Handlers, Equipment Cleaners, helpers & Laborers | 134115 | NA |

Source: U.S. Bureau of the Census

Figure 54: Table - Georgia: GA Employment by Occupation (%)

| Georgia: GA Employment by Occupation (%) | | |
|---|-------------|-------------|
| Category | 1990 | 2000 |
| TOTAL All Occupations | 100.00% | 100.00% |
| Executive, Administrative and Managerial (not Farm) | 12.26% | 14.03% |
| Professional and Technical Specialty | 12.39% | 18.68% |
| Technicians & Related Support | 3.58% | NA |
| Sales | 12.28% | 11.64% |
| Clerical and Administrative Support | 16.00% | 15.14% |
| Private Household Services | 0.51% | NA |
| Protective Services | 1.70% | NA |
| Service Occupations (not Protective & Household) | 9.77% | 11.57% |
| Farming, Fishing and Forestry | 2.20% | 0.64% |
| Precision Production, Craft, and Repair | 11.86% | 9.02% |
| Machine Operators, Assemblers & Inspectors | 8.50% | 10.83% |
| Transportation & Material Moving | 4.60% | 6.63% |
| Handlers, Equipment Cleaners, helpers & Laborers | 4.34% | NA |

Source: U.S. Bureau of the Census

Figure 55: Table - All of United States: US Employment by Occupation

| All of United States: US Employment by Occupation | | |
|---|-----------|-----------|
| Category | 1990 | 2000 |
| TOTAL All Occupations | 115452905 | 129721512 |
| Executive, Administrative and Managerial (not Farm) | 14227916 | 17448038 |
| Professional and Technical Specialty | 16287187 | 26198693 |
| Technicians & Related Support | 4251007 | NA |
| Sales | 13606870 | 14592699 |
| Clerical and Administrative Support | 18769526 | 20028691 |
| Private Household Services | 520183 | NA |
| Protective Services | 1981723 | NA |
| Service Occupations (not Protective & Household) | 12746927 | 15575101 |
| Farming, Fishing and Forestry | 2835950 | 951810 |
| Precision Production, Craft, and Repair | 13077829 | 11008625 |
| Machine Operators, Assemblers & Inspectors | 7886595 | 12256138 |
| Transportation & Material Moving | 4715847 | 7959871 |
| Handlers, Equipment Cleaners, helpers & Laborers | 4545345 | NA |

Source: U.S. Bureau of the Census

Figure 56: Table - All of United States: US Employment by Occupation (%)

| All of United States: US Employment by Occupation (%) | | |
|---|---------|---------|
| Category | 1990 | 2000 |
| TOTAL All Occupations | 100.00% | 100.00% |
| Executive, Administrative and Managerial (not Farm) | 12.32% | 13.45% |
| Professional and Technical Specialty | 14.11% | 20.20% |
| Technicians & Related Support | 3.68% | NA |
| Sales | 11.79% | 11.25% |
| Clerical and Administrative Support | 16.26% | 15.44% |
| Private Household Services | 0.45% | NA |
| Protective Services | 1.72% | NA |
| Service Occupations (not Protective & Household) | 11.04% | 12.01% |
| Farming, Fishing and Forestry | 2.46% | 0.73% |
| Precision Production, Craft, and Repair | 11.33% | 8.49% |
| Machine Operators, Assemblers & Inspectors | 6.83% | 9.45% |
| Transportation & Material Moving | 4.08% | 6.14% |
| Handlers, Equipment Cleaners, helpers & Laborers | 3.94% | NA |

Source: U.S. Bureau of the Census

EMPLOYMENT STATUS

In addition to the standard workforce that commutes, Pine Lake has a large number of artists and freelance entrepreneurs in the city who work out of their homes and/or have non-standard commuting schedules. As stated in other areas of this document, the lack of home postal delivery makes the census data unreliable. Much of the data that follows does use the census material, but in order to develop a more reliable database, Pine Lake has undertaken a survey, developed by staff from the U.S. Department of Health & Human Services and the University of Georgia, that will be complete before December 2006.

LABOR FORCE ANALYSIS

The table below summarizes the labor force statistics for Pine Lake. Pine Lake appears to lead in the percentage of men and women in the labor force (with the percent of woman being similar to that of DeKalb County's).

The large number of people in the work force is constant with the availability of jobs within the Metro-Atlanta area, the large number of high tech jobs still available in DeKalb County, the large number of technical workers within the city, and the proximity of Pine Lake to the jobs.

This higher percentage of women in the labor force is consistent with tax information as well as anecdotal evidence: There are a large number of women who are registered as sole owners of properties within the city. Anecdotal evidence suggests a large number of these women are not married.

Figure 57: Table - Pine Lake city: Labor Force Participation

| Pine Lake city: Labor Force Participation | | |
|---|------|------|
| Category | 1990 | 2000 |
| TOTAL Males and Females | 412 | 473 |
| In Labor Force | 341 | 355 |
| Civilian Labor Force | 339 | 355 |
| Civilian Employed | 319 | 347 |
| Civilian Unemployed | 20 | 8 |
| In Armed Forces | 2 | 0 |
| Not in Labor Force | 71 | 118 |
| TOTAL Males | 196 | 220 |
| Male In Labor Force | 173 | 183 |
| Male Civilian Labor Force | 172 | 183 |
| Male Civilian Employed | 163 | 181 |
| Male Civilian Unemployed | 9 | 2 |
| Male In Armed Forces | 1 | 0 |
| Male Not in Labor Force | 23 | 37 |
| TOTAL Females | 216 | 253 |
| Female In Labor Force | 168 | 172 |
| Female Civilian Labor Force | 167 | 172 |

| | | |
|-----------------------------------|-----|-----|
| Female Civilian Employed | 156 | 166 |
| Female Civilian Unemployed | 11 | 6 |
| Female In Armed Forces | 1 | 0 |
| Female Not in Labor Force | 48 | 81 |

Figure 58: Table - Pine Lake city: Labor Force Participation (%)

| Pine Lake city: Labor Force Participation (%) | | |
|--|-------------|-------------|
| Category | 1990 | 2000 |
| TOTAL Males and Females | 100.00% | 100.00% |
| In Labor Force | 75.96% | 75.05% |
| Civilian Labor Force | 75.96% | 75.05% |
| Civilian Employed | 69.76% | 73.36% |
| Civilian Unemployed | 6.19% | 1.69% |
| In Armed Forces | 0.00% | 0.00% |
| Not in Labor Force | 24.04% | 24.95% |
| TOTAL Males | 100.00% | 100.00% |
| Male In Labor Force | 85.56% | 83.18% |
| Male Civilian Labor Force | 85.56% | 83.18% |
| Male Civilian Employed | 79.06% | 82.27% |
| Male Civilian Unemployed | 6.50% | 0.91% |
| Male In Armed Forces | 0.00% | 0.00% |
| Male Not in Labor Force | 14.44% | 16.82% |
| TOTAL Females | 100.00% | 100.00% |
| Female In Labor Force | 66.18% | 67.98% |
| Female Civilian Labor Force | 66.18% | 67.98% |
| Female Civilian Employed | 60.29% | 65.61% |
| Female Civilian Unemployed | 5.88% | 2.37% |
| Female In Armed Forces | 0.00% | 0.00% |
| Female Not in Labor Force | 33.82% | 32.02% |

Source: U.S. Bureau of the Census

Figure 59: Table - DeKalb County: Labor Force Participation

| DeKalb County: Labor Force Participation | | |
|---|-------------|-------------|
| Category | 1990 | 2000 |
| TOTAL Males and Females | 430088 | 519626 |
| In Labor Force | 318844 | 368086 |
| Civilian Labor Force | 318015 | 367720 |
| Civilian Employed | 299852 | 347410 |
| Civilian Unemployed | 18163 | 20310 |
| In Armed Forces | 829 | 366 |
| Not in Labor Force | 111244 | 151540 |
| TOTAL Males | 201769 | 248060 |

| | | |
|------------------------------------|--------|--------|
| Male In Labor Force | 161651 | 188283 |
| Male Civilian Labor Force | 161007 | 188002 |
| Male Civilian Employed | 151684 | 177819 |
| Male Civilian Unemployed | 9323 | 10183 |
| Male In Armed Forces | 644 | 281 |
| Male Not in Labor Force | 40118 | 59777 |
| TOTAL Females | 228319 | 271566 |
| Female In Labor Force | 157193 | 179803 |
| Female Civilian Labor Force | 157008 | 179718 |
| Female Civilian Employed | 148168 | 169591 |
| Female Civilian Unemployed | 8840 | 10127 |
| Female In Armed Forces | 185 | 85 |
| Female Not in Labor Force | 71126 | 91763 |

Source: U.S. Bureau of the Census

Figure 60: Table - DeKalb County: Labor Force Participation (%)

| DeKalb County: Labor Force Participation (%) | | |
|---|-------------|-------------|
| Category | 1990 | 2000 |
| TOTAL Males and Females | 100.00% | 100.00% |
| In Labor Force | 74.13% | 70.84% |
| Civilian Labor Force | 73.94% | 70.77% |
| Civilian Employed | 69.72% | 66.86% |
| Civilian Unemployed | 4.22% | 3.91% |
| In Armed Forces | 0.19% | 0.07% |
| Not in Labor Force | 25.87% | 29.16% |
| TOTAL Males | 100.00% | 100.00% |
| Male In Labor Force | 80.12% | 75.90% |
| Male Civilian Labor Force | 79.80% | 75.79% |
| Male Civilian Employed | 75.18% | 71.68% |
| Male Civilian Unemployed | 4.62% | 4.11% |
| Male In Armed Forces | 0.32% | 0.11% |
| Male Not in Labor Force | 19.88% | 24.10% |
| TOTAL Females | 100.00% | 100.00% |
| Female In Labor Force | 68.85% | 66.21% |
| Female Civilian Labor Force | 68.77% | 66.18% |
| Female Civilian Employed | 64.90% | 62.45% |
| Female Civilian Unemployed | 3.87% | 3.73% |
| Female In Armed Forces | 0.08% | 0.03% |
| Female Not in Labor Force | 31.15% | 33.79% |

Source: U.S. Bureau of the Census

Figure 61: Table - Georgia: GA Labor Force Participation

| Georgia: GA Labor Force Participation | | |
|--|-------------|-------------|
| Category | 1990 | 2000 |
| TOTAL Males and Females | 4939774 | 6250687 |
| In Labor Force | 3353372 | 4129666 |
| Civilian Labor Force | 3280314 | 4062808 |
| Civilian Employed | 3092374 | 3839756 |
| Civilian Unemployed | 187940 | 223052 |
| In Armed Forces | 73058 | 66858 |
| Not in Labor Force | 1586402 | 2121021 |
| TOTAL Males | 2357580 | 3032442 |
| Male In Labor Force | 1807053 | 2217015 |
| Male Civilian Labor Force | 1741609 | 2159175 |
| Male Civilian Employed | 1652016 | 2051523 |
| Male Civilian Unemployed | 89593 | 107652 |
| Male In Armed Forces | 65444 | 57840 |
| Male Not in Labor Force | 550527 | 815427 |
| TOTAL Females | 2582194 | 3218245 |
| Female In Labor Force | 1546319 | 1912651 |
| Female Civilian Labor Force | 1538705 | 1903633 |
| Female Civilian Employed | 1440358 | 1788233 |
| Female Civilian Unemployed | 98347 | 115400 |
| Female In Armed Forces | 7614 | 9018 |
| Female Not in Labor Force | 1035875 | 1305594 |

Source: U.S. Bureau of the Census

Figure 62: Table - Georgia: GA Labor Force Participation (%)

| Georgia: GA Labor Force Participation (%) | | |
|--|-------------|-------------|
| Category | 1990 | 2000 |
| TOTAL Males and Females | 100.00% | 100.00% |
| In Labor Force | 67.89% | 66.07% |
| Civilian Labor Force | 66.41% | 65.00% |
| Civilian Employed | 62.60% | 61.43% |
| Civilian Unemployed | 3.80% | 3.57% |
| In Armed Forces | 1.48% | 1.07% |
| Not in Labor Force | 32.11% | 33.93% |
| TOTAL Males | 100.00% | 100.00% |
| Male In Labor Force | 76.65% | 73.11% |
| Male Civilian Labor Force | 73.87% | 71.20% |
| Male Civilian Employed | 70.07% | 67.65% |
| Male Civilian Unemployed | 3.80% | 3.55% |
| Male In Armed Forces | 2.78% | 1.91% |

| | | |
|------------------------------------|---------|---------|
| Male Not in Labor Force | 23.35% | 26.89% |
| TOTAL Females | 100.00% | 100.00% |
| Female In Labor Force | 59.88% | 59.43% |
| Female Civilian Labor Force | 59.59% | 59.15% |
| Female Civilian Employed | 55.78% | 55.57% |
| Female Civilian Unemployed | 3.81% | 3.59% |
| Female In Armed Forces | 0.29% | 0.28% |
| Female Not in Labor Force | 40.12% | 40.57% |

Source: U.S. Bureau of the Census

Figure 63: Table - All of United States: US Labor Force Participation

| All of United States: US Labor Force Participation | | |
|---|-------------|-------------|
| Category | 1990 | 2000 |
| TOTAL Males and Females | 191293337 | 217168077 |
| In Labor Force | 124882409 | 138820935 |
| Civilian Labor Force | 123176636 | 137668798 |
| Civilian Employed | 115431436 | 129721512 |
| Civilian Unemployed | 7745200 | 7947286 |
| In Armed Forces | 1705773 | 1152137 |
| Not in Labor Force | 66410928 | 78347142 |
| TOTAL Males | 91866829 | 104982282 |
| Male In Labor Force | 68417853 | 74273203 |
| Male Civilian Labor Force | 66897041 | 73285305 |
| Male Civilian Employed | 62639048 | 69091443 |
| Male Civilian Unemployed | 4257993 | 4193862 |
| Male In Armed Forces | 1520812 | 987898 |
| Male Not in Labor Force | 23448976 | 30709079 |
| TOTAL Females | 99426508 | 112185795 |
| Female In Labor Force | 56464556 | 64547732 |
| Female Civilian Labor Force | 56279595 | 64383493 |
| Female Civilian Employed | 52792388 | 60630069 |
| Female Civilian Unemployed | 3487207 | 3753424 |
| Female In Armed Forces | 184961 | 164239 |
| Female Not in Labor Force | 42961952 | 47638063 |

Source: U.S. Bureau of the Census

Figure 64: Table - All of United States: US Labor Force Participation (%)

| All of United States: US Labor Force Participation (%) | | |
|--|---------|---------|
| Category | 1990 | 2000 |
| TOTAL Males and Females | 100.00% | 100.00% |
| In Labor Force | 65.28% | 63.92% |
| Civilian Labor Force | 64.39% | 63.39% |
| Civilian Employed | 60.34% | 59.73% |
| Civilian Unemployed | 4.05% | 3.66% |
| In Armed Forces | 0.89% | 0.53% |
| Not in Labor Force | 34.72% | 36.08% |
| TOTAL Males | 100.00% | 100.00% |
| Male In Labor Force | 74.48% | 70.75% |
| Male Civilian Labor Force | 72.82% | 69.81% |
| Male Civilian Employed | 68.18% | 65.81% |
| Male Civilian Unemployed | 4.63% | 3.99% |
| Male In Armed Forces | 1.66% | 0.94% |
| Male Not in Labor Force | 25.52% | 29.25% |
| TOTAL Females | 100.00% | 100.00% |
| Female In Labor Force | 56.79% | 57.54% |
| Female Civilian Labor Force | 56.60% | 57.39% |
| Female Civilian Employed | 53.10% | 54.04% |
| Female Civilian Unemployed | 3.51% | 3.35% |
| Female In Armed Forces | 0.19% | 0.15% |
| Female Not in Labor Force | 43.21% | 42.46% |

Source: U.S. Bureau of the Census

COMMUTING

Pine Lake currently has small commercial district, which employs fewer than 40 people. The adjacent unincorporated business district, twice the size of our business district, also employs less than 40 people. As a consequence of the small local business district, most people either commute to a job or work out of their homes. The city is committed to pursue development that will increase the number of local jobs and will utilize all appropriate incentives that will encourage local employment for local residents.

COMMUTING STATISTICS

Pine Lake residents commute less than in most areas. The average Pine Lake resident works in DeKalb County whereas, the average DeKalb county resident works outside the county: Pine Lake residents are nearly 40% more likely to work in the county than the residents in the rest of the county. The Commuting statistics for Pine Lake and its two closest cities - Stone Mountain and Clarkston - as well as the entire DeKalb County are provided below.

Sixty-one percent (61%) work within DeKalb County as compared with 51% of the Stone Mountain residents, 53% of the Clarkston residents, and only 44% of DeKalb County residents.

Figure 65: Table - Pine Lake city: Labor Force by Place of Work

| Pine Lake city: Labor Force by Place of Work | | |
|--|------|------|
| Category | 1990 | 2000 |
| Worked in County of Residence | 193 | 209 |
| Worked outside county of Residence | 178 | 133 |

Source: U.S. Bureau of the Census

Figure 66: Table - Stone Mountain city Labor Force by Place of Work

| Stone Mountain city | | | |
|------------------------------------|------|------|------|
| Category | 1980 | 1990 | 2000 |
| Worked in County of Residence | NA | 1944 | 1697 |
| Worked outside county of Residence | NA | 1310 | 1577 |

Source: U.S. Bureau of the Census

Figure 67: Table - Clarkston city Labor Force by Place of Work

| Clarkston city | | | |
|------------------------------------|------|------|------|
| Category | 1980 | 1990 | 2000 |
| Worked in County of Residence | NA | 1748 | 1834 |
| Worked outside county of Residence | NA | 1587 | 1620 |

Source: U.S. Bureau of the Census

Figure 68: Table - DeKalb County Labor Force by Place of Work

| DeKalb County | | | |
|------------------------------------|------|--------|--------|
| Category | 1980 | 1990 | 2000 |
| Worked in County of Residence | NA | 138912 | 149919 |
| Worked outside county of Residence | NA | 153248 | 187953 |

Source: U.S. Bureau of the Census

COMMUTING PATTERNS

Pine Lake has attracted and retains a significant population of people who work from home as determined through business licenses. The residents who commute tend to follow the same commuter patterns as those who live in the immediate vicinity of Pine Lake, traveling west in the morning and east in the evening. All city commuters use Rockbridge Road to get to work, school, or for any non-city activity.

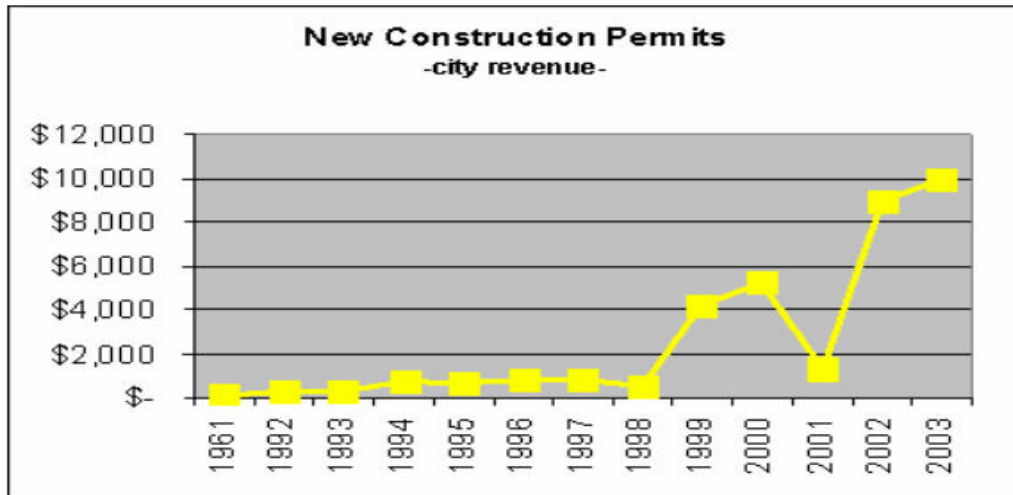
The city's home sales have attracted employees from the CDC and Emory complex. Should this trend continue and we successfully develop a live-work-play business corridor, we anticipate that our residents will enjoy reduced average commute times compared to the county and the metro Atlanta area.

HOUSING

CURRENT HOUSING PATTERNS AND RESIDENTIAL GROWTH

The city's early history as a resort community means that most homes are fairly small. The City Council passed legislation to encourage larger buildings, which began to create adverse environmental impact. Ordinances were then developed to encourage designs that have less adverse impact. The minimum lot size was reduced to 60 feet x 100 feet, and the minimum square footage was dropped to 1,250. The city is no longer removed from Atlanta, but is more a part of the urban sprawl, making it more viable to build larger primary residences where once only vacation cottages existed.

Figure 69: Graph - Income from New Construction



HOUSEHOLD DETAIL

Many of the single homes in Pine Lake were built from 1935-1950. Slow growth continued through the next 20 years, followed by no growth for 15 years, then slow growth. In 1996, the city entered a rebuilding and growth phase. The original homes were small, 600 - 800 square foot 2-bedroom cottages, then larger – but still small – 3 bedroom ranches and modern cottages. The newest homes are over 2000 square feet of living space and have three and four bedrooms with bonus rooms.

HOUSEHOLD TRENDS

According to the 2002 tax digest, the city has 446 total housing units, 317 single family homes and 144 multi-family units. Although the city has seen growth recently, the numbers differ widely from the 2000 Census, which reports 227 houses and 60 apartments. The table below indicates the households that were surveyed.

There is further evidence that the 2000 Census does not represent the city as the number of apartments reported decreased significantly (from 137 to 60) from 1990. The larger apartments (bolded) are obviously under-surveyed, suggesting that minorities were likely underreported.

Figure 70: Table - Pine Lake city: Types of Housing

| Pine Lake city: Types of Housing | | | |
|---|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Housing Units | NA | 242 | 287 |
| Single Units (detached) | NA | 84 | 225 |
| Single Units (attached) | NA | 12 | 2 |
| Double Units | NA | 3 | 0 |
| 3 to 9 Units | NA | 54 | 52 |
| 10 to 19 Units | NA | 53 | 6 |
| 20 to 49 Units | NA | 30 | 2 |
| 50 or more Units | NA | 4 | 0 |
| Mobile Home or Trailer | NA | 0 | 0 |
| All Other | NA | 2 | 0 |

Figure 71: Table - DeKalb County, GA: Types of Housing

| DeKalb County, GA: Types of Housing | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Housing Units | NA | 231,517 | 261,231 |
| Single Units (detached) | NA | 129,629 | 152,340 |
| Single Units (attached) | NA | 11,168 | 13,056 |
| Double Units | NA | 4,321 | 4,630 |
| 3 to 9 Units | NA | 40,945 | 44,905 |
| 10 to 19 Units | NA | 25,429 | 22,427 |
| 20 to 49 Units | NA | 12,246 | 8,830 |
| 50 or more Units | NA | 5,459 | 14,094 |
| Mobile Home or Trailer | NA | 592 | 882 |
| All Other | NA | 1,728 | 67 |

Figure 72: Table - Georgia: GA Types of Housing

| Georgia: GA Types of Housing | | | |
|-------------------------------------|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Housing Units | NA | 2,638,418 | 3,281,737 |
| Single Units (detached) | NA | 1,638,847 | 2,107,317 |
| Single Units (attached) | NA | 73,412 | 94,150 |
| Double Units | NA | 89,368 | 90,370 |
| 3 to 9 Units | NA | 276,220 | 305,920 |
| 10 to 19 Units | NA | 138,876 | 129,276 |
| 20 to 49 Units | NA | 55,704 | 57,825 |
| 50 or more Units | NA | 38,103 | 97,628 |
| Mobile Home or Trailer | NA | 305,055 | 394,938 |
| All Other | NA | 22,833 | 4,313 |

To compare the types of housing, we have chosen to use correct Pine Lake's apartment values (using 1990 values). The ratios for the total housing units to single (detached) units are provided below:

Figure 73: Table - Percentage of Single Detached Units

| Percentage of Single Detached Units | |
|--|-----|
| Pine Lake | 61% |
| DeKalb | 58% |
| Georgia | 64% |

FUTURE TRENDS

The community wants to preserve its greenspace by only allowing single detached units. The community has requested a desire for affordable housing as well as a preference for greater ownership. No apartments have been built since an ordinance prohibiting their construction was passed in 1981. The community has actively supported the ordinance. With the exception of ensuring a better survey, the city sees no cause for concern or action.

The city plans to continue to focus on single home residential development in the residential section and mixed use will only be allowed in the commercial district. Therefore, the principal housing will remain single units detached.

VALUE OF PROPERTY

The total assessed value of housing is \$17.5 million dollars according to the 2002 Tax Digest. This value is up over \$1,000,000 from 2001.

SOLUTIONS TO DISCREPANCIES NOTED FROM 2000 CENSUS

The city resurveyed municipal residency in August and September 2003 and reported the results to the US Census. The city successfully “questioned” the census data. Following a check of the information provided from the city to the census, the provided data was found to be accurate and the census began updating its files. Ultimately, however, the census concluded that the results, although wrong, would not be updated.

During the census survey undertaken by the city, several homes were identified as not listed within that tax assessors digest. The total was approximately \$1,500,000 in unassessed properties. This discrepancy was reported to the tax commissioner and resolved in 2004.

AGE AND CONDITION

Soon after Mayor Rainwater built his home in Pine Lake, he marketed the Pine Lake for homesteaders and year-round occupancy. The migration of homesteaders resulted in more homes being built between 1935 and 1948. New home building then decreased, but remained steady from 1949 to 1968, after Lake Lanier was engineered for recreation.

DeKalb County grew as Pine Lake languished from 1970 to 1995. Then, because of Pine Lake’s focus on public safety, new residents moved in and began to repair the older deserted homes. The beautification, combined with dropping interest rates, resulted in new homes being built. There are only a handful of homes in Pine Lake that are considered undesirable for renovation. However, many of these are likely to fall prey to developers because their properties may become more valuable than the home.

The figures below report the total number of homes build in Pine Lake, DeKalb County, the ten ARC Counties, and the State of Georgia. The following graphs indicate that Pine Lake is made up of a higher percentage of older homes than those found elsewhere.

Figure 74: Table - Pine Lake city: Houses Built Before 1939

| Pine Lake city: Houses Built Before 1939 | | | |
|---|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| 1939 or Earlier | NA | 35 | 52 |

Source: U.S. Bureau of the Census

Figure 75: Table - DeKalb County: Houses Built Before 1939

| DeKalb County: Houses Built Before 1939 | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| 1939 or Earlier | 12164 | 10619 | 11906 |

Source: U.S. Bureau of the Census

Figure 76: Table - ARC RDC Region, 10 Counties Houses Built Before 1939

| ARC RDC Region, 10 Counties Houses Built Before 1939 | | | |
|---|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| 1939 or Earlier | 67051 | 56329 | 52960 |

Source: U.S. Bureau of the Census

Figure 77: Table - Georgia: GA Houses Built Before 1939

| Georgia: GA Houses Built Before 1939 | | | |
|---|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| 1939 or Earlier | 296662 | 212294 | 192972 |

Source: U.S. Bureau of the Census

The following tables depict the housing conditions for Pine Lake, DeKalb County, the ten ARC Counties, and the State of Georgia. They indicate that despite being older homes, Pine Lake homes are in better condition than those found elsewhere in Georgia. Pine Lake has plumbing in 100% of the homes surveyed.

Figure 78: Table - Pine Lake city: Condition of Housing

| Pine Lake city: Condition of Housing | | | |
|---|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| Complete Plumbing Facilities | NA | 331 | 287 |
| Lacking Plumbing Facilities | NA | 0 | 0 |

Source: U.S. Bureau of the Census

Figure 79: Table - DeKalb County: Condition of Housing

| DeKalb County: Condition of Housing | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| | NA | 230897 | 259961 |
| Lacking Plumbing Facilities | 1066 | 623 | 1270 |

Source: U.S. Bureau of the Census

Figure 80: Table - ARC RDC Region, 10 Counties Condition of Housing

| ARC RDC Region, 10 Counties Condition of Housing | | | |
|---|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| Complete Plumbing Facilities | NA | 1048063 | 1324799 |
| Lacking Plumbing Facilities | 8527 | 4367 | 6465 |

Source: U.S. Bureau of the Census

Figure 81: Table - Georgia: GA Condition of Housing

| Georgia: GA Condition of Housing | | | |
|---|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| Complete Plumbing Facilities | NA | 2609956 | 3252197 |
| Lacking Plumbing Facilities | 35769 | 28462 | 29540 |

Source: U.S. Bureau of the Census

OWNER & RENTER OCCUPIED

The 2000 Census indicates higher owner and renter occupancy. However, caution should be given to the renter occupancy rates, as the rental buildings were under-reported in the last census.

Figure 82: Table - Pine Lake city: Occupancy Characteristics

| Pine Lake city: Occupancy Characteristics | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Households | 134 | 213 | 258 |
| Housing Units Vacant | NA | 28 | 19 |
| Housing Units Owner Occupied | 55 | 84 | 163 |
| Housing Units Renter Occupied | 78 | 129 | 105 |
| Owner to Renter Ratio of Vacancy | NA | 0.04 | 1 |
| Owner Vacancy Rate | NA | 1.04 | 1.81 |
| Renter Vacancy Rate | NA | 20.65 | 2.78 |

Figure 83: Table - ARC RDC Region, 10 Counties Occupancy Characteristics

| ARC RDC Region, 10 Counties Occupancy Characteristics | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Households | 676,693 | 944,594 | 126,2401 |
| Housing Units Vacant | NA | 107,,826 | 69,370 |
| Housing Units Owner Occupied | 408,918 | 577178 | 810,955 |
| Housing Units Renter Occupied | 267,763 | 367,426 | 450,939 |
| Owner to Renter Ratio of Vacancy | NA | 0.728 | 0.775 |
| Owner Vacancy Rate | NA | 3.017 | 1.956 |
| Renter Vacancy Rate | NA | 13.979 | 7.139 |

Figure 84: Table - Georgia: GA Occupancy Characteristics

| Georgia: GA Occupancy Characteristics | | | |
|--|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| TOTAL Households | 1,869,754 | 2,366,615 | 3,007,678 |
| Housing Units Vacant | NA | 271,803 | 27,5368 |
| Housing Units Owner Occupied | 1,215,206 | 1,536,759 | 2,029,293 |
| Housing Units Renter Occupied | 654,548 | 829,856 | 977,076 |
| Owner to Renter Ratio of Vacancy | NA | 0.32 | 0.51 |
| Owner Vacancy Rate | NA | 2.36 | 2.24 |
| Renter Vacancy Rate | NA | 12.36 | 8.46 |

Figure 85: Table - Comparison Of Occupancy

| Comparison of Occupancy | | |
|--------------------------------|----------------------|-----------------------|
| Political Boundaries | Owner Vacancy | Renter Vacancy |
| | | |
| Pine Lake | 1.81 | 2.78 |
| DeKalb | 1.96 | 7.14 |
| Region | 1.56 | 7.13 |
| Georgia | 2.24 | 8.46 |

Pine Lake has been successful with its campaign to increase owner occupancy. Pressure on unoccupied property owners and condemnation of sub-standard houses has dramatically reduced the renter vacancies. The city has created new incentives and penalties for unoccupied homes, namely city-specific certificate of occupancy procedures that speed up the completion of “handyman specials.”

HOUSING COSTS

Housing prices have increased remarkably over the past twelve years. The census suggests that prices have increased 43% from 1990 to 2000.

Recent home sales have broken the \$200,000 barrier in some cases and the 2002 tax digest suggests that the total value of all properties increased by over \$1,000,000, a 6% increase, in one year.

Figure 86: Table - Pine Lake city: Housing Costs

| Pine Lake city: Housing Costs | | | |
|--------------------------------------|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| Median Property Value | NA | 71702 | 102800 |
| Median Rent | NA | 483 | 542 |
| | | | |

Figure 87: Table - Stone Mountain city: Housing Costs

| Stone Mountain city: Housing Costs | | | |
|---|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| Median Property Value | NA | \$80,152 | \$94,100 |
| Median Rent | NA | 466 | 630 |

Figure 88: Table - DeKalb County, GA: Housing Costs

| DeKalb County, GA: Housing Costs | | | |
|---|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| Median Property Value | \$50,900 | \$91,621 | \$133,500 |
| Median Rent | 243 | 470 | 671 |

In 2000, the city's property values trailed the county's values by 30% but led the closest city by 9%. This lead shows a remarkable rise, as values trailed our closest city by 11% in 1990. This trend continues as a recent survey shows that property values of those homes in Pine Lake are about 1.3 times higher those immediately surrounding the city with lots that are about half as large.

Housing costs for the rest of Georgia appear to track like those of Pine Lake.

Figure 89: Table - Georgia: GA Housing Costs

| Georgia: GA Housing Costs | | | |
|----------------------------------|-------------|-------------|-------------|
| Category | 1980 | 1990 | 2000 |
| Median Property Value | 23100 | 71278 | 100600 |
| Median Rent | 153 | 365 | 505 |

Source: U.S. Bureau of the Census

FUTURE DEMAND

In the late 1990's, our city forecast that there would be "fewer than 12 new homes in the foreseeable future." The city has subsequently seen more than two dozen new homes built. New construction will continue at a steady pace on the available lots and on the site of smaller existing homes that will be leveled to build newer ones.

The city anticipates the future demand for housing will coordinate with annexation of the adjacent along business district. Mixed housing is proposed as part of a long term plan in the less environmentally sensitive areas.

QUALITY OF HOUSING

The quality of housing improved due to renovations to existing homes and new home construction. As previously noted, there are approximately 70 buildable lots left in Pine Lake. The city will retain current restrictions against the development of new apartments in the residential district, but some properties in the business district will allow for mixed zoning.

COST BURDENED HOUSEHOLDS

As stated in other sections of this document, Pine Lake identified errors in the local data of the 2000 census and reported the inaccuracies to the U.S. Census Bureau. Although the agency acknowledged a finding of census error, the finding did not result in a new survey to update and correct the information.

As a result, the following tables – taken from data provided by the Atlanta Regional Commission database – are presented as the data of record for the sections concerning cost-burdened households and special-housing needs.

Figure 90: Table - Household Income for Household with One or More Housing Needs by Tenure

| City | Household Income | Tenure | | | |
|-----------|-------------------|---------------------------|---------|---------------------------|---------|
| | | Owner | | Renter | |
| | | One or More Housing Needs | | One or More Housing Needs | |
| | | Number | Percent | Number | Percent |
| Pine Lake | Less than \$5,000 | 1 | 5.6% | 2 | 7.4% |
| | \$5,000 - 9,999 | 1 | 5.6% | 3 | 11.1% |
| | \$10,000-14,999 | 1 | 5.6% | 3 | 11.1% |
| | \$15,000-19,999 | 1 | 5.6% | 3 | 11.1% |
| | \$20,000-24,999 | 3 | 16.7% | 4 | 14.8% |
| | \$25,000-34,999 | 5 | 27.8% | 6 | 22.2% |
| | \$35,000-49,999 | 6 | 33.3% | 6 | 22.2% |
| | Total | 18 | 100.0% | 27 | 100.0% |

Figure 91: Table - Races for Households with One or More Housing Needs by Tenure

| City | Household Race | | Tenure | | | |
|-----------|----------------|---------------------------------|---------------------------|---------|---------------------------|---------|
| | | | Owner | | Renter | |
| | | | One or More Housing Needs | | One or More Housing Needs | |
| | | | Number | Percent | Number | Percent |
| Pine Lake | Non-Hispanic | White | 6 | 33.3% | 10 | 37.0% |
| | | Black | 10 | 55.6% | 13 | 48.1% |
| | | American Indian/Native American | 0 | 0.0% | 0 | 0.0% |
| | | Asian | 1 | 5.6% | 1 | 3.7% |
| | | Pacific Islander | 0 | 0.0% | 0 | 0.0% |
| | | Other | 1 | 5.6% | 1 | 3.7% |
| | | | | | | |
| | Hispanic | White | 0 | 0.0% | 1 | 3.7% |
| | | Black | 0 | 0.0% | 0 | 0.0% |
| | | American Indian/Native American | 0 | 0.0% | 0 | 0.0% |
| | | Asian | 0 | 0.0% | 0 | 0.0% |
| | | Pacific Islander | 0 | 0.0% | 0 | 0.0% |
| | | Other | 0 | 0.0% | 1 | 3.7% |
| | | | | | | |
| Total | | 18 | 100.0% | 27 | 100.0% | |

Figure 92: Table - Household Types for Households with One or More Housing Needs by Tenure

| Cities | Household Type | | Tenure | | | |
|-----------|--------------------------------|--|---------------------------|---------|---------------------------|---------|
| | | | Owner | | Renter | |
| | | | One or More Housing Needs | | One or More Housing Needs | |
| | | | Number | Percent | Number | Percent |
| Pine Lake | Family | | 13 | 72.2% | 16 | 59.3% |
| | Married Couple | | 9 | 50.0% | 8 | 29.6% |
| | Male Householder, No Wife | | 1 | 5.6% | 2 | 7.4% |
| | Female Householder, No Husband | | 3 | 16.7% | 6 | 22.2% |
| | Non-family | | 5 | 27.8% | 11 | 40.7% |
| | Male Householder | | 2 | 11.1% | 5 | 18.5% |
| | Living Alone | | 1 | 5.6% | 3 | 11.1% |
| | Not Living Alone | | 1 | 5.6% | 2 | 7.4% |
| | Female Householder | | 3 | 16.7% | 6 | 22.2% |
| | Living Alone | | 2 | 11.1% | 4 | 14.8% |
| | Not Living Alone | | 1 | 5.6% | 2 | 7.4% |
| | Total | | 18 | 100.0% | 27 | 100.0% |

Figure 93: Table - Household Sizes for Households with One or More Housing Needs by Tenure

| City | Household Size | Tenure | | | |
|-----------|----------------|---------------------------|---------|---------------------------|---------|
| | | Owner | | Renter | |
| | | One or More Housing Needs | | One or More Housing Needs | |
| | | Number | Percent | Number | Percent |
| Pine Lake | 1 Person | 4 | 22.2% | 8 | 29.6% |
| | 2 Persons | 6 | 33.3% | 9 | 33.3% |
| | 3 Persons | 4 | 22.2% | 3 | 11.1% |
| | 4 Persons | 3 | 16.7% | 4 | 14.8% |
| | 5 Persons | 1 | 5.6% | 2 | 7.4% |
| | 6 Persons | 0 | 0.0% | 1 | 3.7% |
| | More than 6 | 0 | 0.0% | 0 | 0.0% |
| | Total | 18 | 100.0% | 27 | 100.0% |

Figure 94: Table - Householder Ages of Households with One or More Housing Needs by Tenure

| City | Age of Householders | Tenure | | | |
|-----------|---------------------|---------------------------|---------|---------------------------|---------|
| | | Owner | | Renter | |
| | | One or More Housing Needs | | One or More Housing Needs | |
| | | Number | Percent | Number | Percent |
| Pine Lake | 24 and Under | 0 | 0.0% | 3 | 11.1% |
| | 25 to 59 | 14 | 77.8% | 22 | 81.5% |
| | 59 and Older | 4 | 22.2% | 2 | 7.4% |
| | Total | 18 | 100.0% | 27 | 100.0% |

Figure 95: Table - Employment Status of Persons 16 Years Old and Older in Householders with One or More Housing Needs by Tenure

| City | Work Status | Tenure | | | |
|-----------|--------------------|---------------------------|---------|---------------------------|---------|
| | | Owner | | Renter | |
| | | One or More Housing Needs | | One or More Housing Needs | |
| | | Number | Percent | Number | Percent |
| Pine Lake | In Labor Force | 11 | 73.3% | 34 | 68.0% |
| | Employed | 10 | 66.7% | 32 | 64.0% |
| | Unemployed | 1 | 6.7% | 2 | 4.0% |
| | Armed Forces | 0 | 0.0% | 0 | 0.0% |
| | Not in Labor Force | 4 | 26.7% | 16 | 32.0% |
| | Total | 15 | 100.0% | 50 | 100.0% |

Figure 96: Table - Occupation of Employed Persons Age 16 Years Old and Older in Households with One or More Housing Needs by Tenure

| City | Occupation | Tenure | | | |
|-----------|---|---------------------------|---------|---------------------------|---------|
| | | Owner | | Renter | |
| | | One or More Housing Needs | | One or More Housing Needs | |
| | | Number | Percent | Number | Percent |
| Pine Lake | Management, Professional and Related | 4 | 40.0% | 12 | 37.5% |
| | Services | 1 | 10.0% | 4 | 12.5% |
| | Sales and Office | 3 | 30.0% | 10 | 31.3% |
| | Farming, Fishing and Forestry | 0 | 0.0% | 0 | 0.0% |
| | Construction, Extraction and Maintenance | 1 | 10.0% | 3 | 9.4% |
| | Production, Transportation and Materials Moving | 1 | 10.0% | 3 | 9.4% |
| | Total | 10 | 100.0% | 32 | 100.0% |

Figure 97: Table - Social Security And Public Assistance Income for Households with One or More Housing Needs by Tenure

| City | Income Source | Tenure | |
|-----------|--------------------------|---------------------------|---------------------------|
| | | Owner | Renter |
| | | One or More Housing Needs | One or More Housing Needs |
| | | Number | Number |
| Pine Lake | Social Security Income | 2 | 4 |
| | Public Assistance Income | 1 | 0 |

Figure 98: Table - Types of Housing Units Occupied by Households with One or More Housing Needs by Tenure

| City | Type of Housing Unit | Tenure | | | |
|-----------|----------------------|---------------------------|---------|---------------------------|---------|
| | | Owner | | Renter | |
| | | One or More Housing Needs | | One or More Housing Needs | |
| | | Number | Percent | Number | Percent |
| Pine Lake | Single unit detached | 17 | 94.4% | 10 | 37.0% |
| | Single unit attached | 1 | 5.6% | 0 | 0.0% |
| | Duplex | 0 | 0.0% | 0 | 0.0% |
| | 3 or 4 units | 0 | 0.0% | 4 | 14.8% |
| | 5 to 9 units | 0 | 0.0% | 6 | 22.2% |
| | 10 to 19 units | 0 | 0.0% | 5 | 18.5% |
| | 20 to 49 units | 0 | 0.0% | 2 | 7.4% |
| | 50 or more units | 0 | 0.0% | 0 | 0.0% |
| | Manufactured home | 0 | 0.0% | 0 | 0.0% |
| | Boat, RV, van, etc. | 0 | 0.0% | 0 | 0.0% |
| | Total | 18 | 100.0% | 27 | 100.0% |

Source for figures 89 – 98: Atlanta Regional Commission/U.S. Census Bureau

SPECIAL HOUSING NEEDS

Pine Lake does not have reliable data concerning special housing needs. The city does not have any social service agencies and works with DeKalb County to identify and address the needs of residents who require special assistance from the government.

The citizens of Pine Lake, through the neighborhood association (PLAIN), do provide direct assistance to residents in immediate need of either financial assistance or physical improvements to a property.

JOBS – HOUSING BALANCE

As noted in other sections, Pine Lake has a small commercial district. Pine Lake, and the surrounding commercial district, is comprised of businesses that service the local community and many of those businesses are owned/operated by people who live in or near the central DeKalb County area.

As noted in other sections, Pine Lake has an undefined - but significant - number of self-employed, contract and non-conventional commuter workers. The central DeKalb County location is conveniently accessible from and to most of the eastern, northern and southern metro Atlanta region. Access and convenience to nearby counties, Hartsfield-Jackson airport, Emory University and public transportation makes Pine Lake a functional location for conventional and non-conventional commuting workers.

As noted in other sections, Pine Lake has a diverse, mixed-income housing stock that currently serves the workforce well.

NATURAL – CULTURAL – HISTORIC RESOURCES

The focal point of the community is the 13-acre man-made lake immediately surrounded by more than 50 acres of parks and green space. The lake is marginally healthy and supports fish, waterfowl and other wildlife. It is fed by three underground springs, rainwater runoff from select areas and is augmented by water from Snapfinger Creek, which is documented to contain harmful bacteria, including fecal coliform.

CLIMATE

The climate of Pine Lake is typical of the Atlanta region - hot, humid summers and mild winters. Peak temperatures tend to be milder in the City due to the large number of trees, the topography and the watershed's ability to return heat. In summer, water evaporates and cools; in winter nights, the lake radiates out the heat that it absorbed during the day. Early morning and late evening fogs are caused by the difference in temperature between the lake and the air. The deep valley retains the fog layer more than in other lake communities.

ENVIRONMENTALLY SENSITIVE ISSUES

As a mature, residential community, the few threats to the natural environment are well known. The lake, fed by Snapfinger Creek (see map in Land use Section), returns water to the creek by spillover and designated outflows. No businesses are sited near the creek and virtually all viable building lots along the creek and lake are already developed. Ordinances prohibit motorized watercraft. Within our borders, opportunities to pollute the lake or creek are virtually nonexistent under normal conditions.

In the fall of 2002, the Mayor formed the Pine Lake Environmental Access and Stewardship Committee and charged it with:

1. Replacing invasive vegetative species with native species,
2. planning for dredging the lake and repairing the flume and dam,
3. beautification of city parks, the lake and creek, and other city property,
4. encouraging xeriscaping,
5. reviewing ordinances and proposing updates, and
6. acquiring state, federal, and county funds and resources to protect greenspace.

The Mayor created a Greenspace Acquisition Fund (GAF) in the Fall of 2002 for the express purpose of supplementing money set aside by the State for the acquisition, preservation, and maintenance of open greenspace in the City of Pine Lake. The fund contributed to the purchase of upstream property located in the city and downstream property in unincorporated DeKalb County that was then annexed into Pine Lake.

Governor Roy Barnes created a greenspace grant fund to allow municipalities to purchase property dedicated as greenspace. Funds are proportional to the census population. The city, as of March 2006, time has \$1,384 in this account.

WATERSHEDS

Pine Lake lies within the Snapfinger Creek Watershed, a sub-basin of the South River Watershed. A 13-acre lake is in the center of the residential district. A portion of the

lake is fed water separated from the creek by a diversion dam in the northeast perimeter of the city. Snapfinger Creek runs through the town for approximately $\frac{3}{4}$ of a mile. All property in Pine Lake drains either to the lake or creek through a series of primitive open canals, or the street surfaces themselves. Water is diverted from the creek as it enters the town and delivered to the lake $\frac{1}{4}$ mile through a partially open flume.

We are working with the county to improve storm water management, and to mitigate the effect of development upstream and non-point-source pollution entering the streamway. E-coli bacteria, prior to 2004, had consistently been measured in the lake at unhealthy levels and is thought to be from combination of runoff and sewer leaching into the creek upstream. A pilot study in the spring of 2003, conducted by diverting the creek away from the lake, supports this theory the lake has had significantly reduced bacteria levels ever since.

The Snapfinger Creek Watershed Alliance, a citizen's group based in Pine Lake, is active in education and advocacy and is engaged in partnership with citizens, government, and businesses to improve water quality in the watershed.

The Pine Lake Environmental Access and Steward Committee teamed up with the Snapfinger Creek Watershed Alliance in May to raise enough money to pay for a comprehensive management plan for the lake to be developed by Aquascapes Engineering, Inc., an Atlanta-based environmental consulting firm.

The city has participated in ARC and DeKalb initiatives to control storm water runoff and improve water quality. A detailed description of Pine Lake's watershed is provided in the city's WaterFirst proposal (DMA).

GROUNDWATER RECHARGE

The lake is not a designated groundwater recharge area. However, several older wells (now out of service) become recharged due to the management of storm water. Water features include Pine Lake, Snapfinger Creek, the flume, the drainage ditches, the swale, and a silt box. A new development in our watershed, on Rockbridge Road, contains a retention pond.

Development plans for the Rockbridge Road corridor and a couple of small residential locations in the current residential district are designated for water retention and detention, bio-retention features and groundwater recharge

WETLANDS and FLOODPLAINS

The city has developed a plan to build an artificial wetland in the flood plain above the lake, to provide natural filtration and purification of the water in the flume before it enters the lake and continues downstream in Snapfinger Creek. Until recently, the runoff and flow characteristics from the creek have been largely unmanaged. The picture below reveals the overflow of Snapfinger Creek.

Figure 99: Picture – Flooding along Flood Plain and Creek



A forested flood plain follows the creek through town. Areas designated “100-year flood” have flooded several times since 2003. It will be necessary for Pine Lake to partner with DeKalb County, along with state and federal agencies, to improve the storm water management on county lands upstream from us to prevent these floods from reoccurring on a regular basis.

Figure 100: Picture – Flooding in Flood Plain



MOUNTAINS

There are no mountains within the city limits. The Pine Lake Baptist Church is the second highest point within 5 miles (second to Stone Mountain).

COASTAL

This is not a coastal region. However the Snapfinger Watershed serves as the headwaters to the Savannah River.

SOIL TYPES

The soil in the central DeKalb County area is clay and rock, loamy in places, with poor drainage.

STEEP SLOPES

Several properties on the east side of town, backing onto the flood plain, have a precipitous drop, as steep as 30' drop over 15'.

PLANT & ANIMAL HABITATS

No formal inventory has been taken. Pine Lake is home to many animals including: the belted kingfisher, blue heron, Canada geese, wood duck, 4 species of wood-pecker, owl, hawks and many other birds. The lake is populated with bass, carp, perch, water snakes, raccoon, muskrats, snapping turtles and frogs. Biological monitoring teams of the Snapfinger Creek Watershed Alliance are in the process of providing an inventory of birds, reptiles, mammals, and invertebrates that live in, or near the water.

MAJOR RECREATIONAL AREAS

The focal point of Pine Lake is a 13-acre lake. It is surrounded by park land, including a white sand beach, picnic areas, and a gazebo. The city also maintains a beach house, clubhouse, tennis court, basketball court, and playground. Fishing from the banks and non-motorized boats are permitted in the lake.

Figure 101: Picture – Still Water in Pine Lake



LAKE WATER QUALITY

The water in the lake is routinely tested under contract with DeKalb County throughout the swimming season. Bacterial counts in Snapfinger Creek and lake would rise above acceptable levels during the drought years 1997-2002, resulting in the closing of the lake to swimmers. Previously, the cause of the excess bacteria was believed to be from localized runoff. However, since 2002, the flume has been blocked to only allow city storm water runoff to enter into the lake and as a result measurements of bacteria have been very low. It is now believed that the contamination had been entering the lake through Snapfinger Creek.

The County is responsible for storm water run-off and the quality of creek water. There is no reason to believe there will be any problems with water quality in the foreseeable future. The one problem with the lake is maintaining water levels during periods of low rainfall. The City is working with the USDA and other agencies in order to update a flume system built with the lake in the early 1930s.

SCENIC VIEWS AND SITES

Many pretty vistas are available to hikers from all sides of the lake.

The designer of the city, Carl Schaub, provided community access to all parts of the lake and park. Modifications to these spaces have created extended walkable trails by creating a separate swimming area that is divided by two bridges from the beach peninsulas to an island.

Figure 102: Picture - Beach and Mural



Figure 103: Picture - Sun on Pine Lake



Figure 104: Picture - Fall Colors



HISTORIC

Carl Schaub of Ohio established the city as a summer resort community for Atlanta. Before the development of the highway system and other lake destinations like Lake Lanier and Lake Allatoona, Pine Lake was a popular place to own a cottage or just a tent lot for people to get out of the City of Atlanta and into the country.

After certification by the State Legislature in 1937, the city underwent many changes. It became a retreat for some of Atlanta's elite society members and then for a group of Atlanta's more successful blue-collar workers. As the area began to attract suburban development, it then began to attract those who wanted affordable housing. Pine Lake became more of a bedroom community for lower middle-income families.

Pine Lake became less affluent and more crime-ridden as the area around it suburbanized. In the late 1980's, the city decided to rid itself of the criminal element and cracked down on crime. Today, Pine Lake is the safest city in the Metropolitan Atlanta area. Pine Lake routinely has had no violent crimes to report on a year-to-year basis until this past year when we tragically lost Officer Frances Ortega in the line of duty. Property crimes are 80% less than for the rest of Georgia.

Pine Lake boasts a strong neighborhood association with a neighborhood watch program, an increasingly professional and accountable government, and rising property values. It is home to an eclectic mix of people from many professions and backgrounds. The primary focus of the government is optimizing services, organizing procedures, maintaining low crime rate, and continuing the City's viability as a sovereign municipality.

NATURAL – CULTURAL – HISTORICAL ASSETS

Pine Lake has begun a process to marshal the resources necessary to create an assessment of the natural, cultural and historical assets within the city. As of 2006, Pine Lake has not requested or received official recognition for properties or developments within the city limits.

Pine Lake is working closely with the Army Corps of Engineers, the Georgia Department of Natural Resources, the Georgia Department of Community Affairs, the DeKalb Soil Conservation District, the DeKalb County Public Works Department, the Georgia Water Pollution & Control Association, the Snapfinger Creek Watershed Alliance, the National Association of Lake Management, and the neighboring communities on water quality and streambank improvements to the local watershed. We anticipate this effort will allow us to better understand the historical design and development of the work done to Snapfinger Creek and the Pine Lake reservoir.

Pine Lake is working with the Atlanta Regional Commission's Community Choices program. One of our stated objectives is the development and implementation of a Design Review Board. We anticipate establishing a process for historical recognition and designation that will allow us to protect and preserve our important properties.

Figure 105: Map – Significant Natural - Cultural – Historical Areas & Assets



Yellow Border



Pine Lake City Limits - 2006

Red Border



Historical Municipal Properties

City Hall

Courthouse

Clubhouse

Public Works Building

Beach House

Pine Lake Reservoir

Pine Lake Dam & Berm

Diversion Dam

Pine Lake Flume

White Border



Historical Residential Properties

Interspersed in District

Curbstones & Markers:

Cut from Stone Mountain

Cultural & Historical Landmarks & Areas

COMMUNITY FACILITIES and SERVICES

TRANSPORTATION NETWORK and ROADWAYS

The end of MARTA'S east line train is approximately two miles away at the Indian Creek Station. The city administration has been meeting with the county, DCA, ARC and contract engineers to develop regional transportation goals and strategic planning initiatives in order to facilitate sustainable growth and traffic safety. The goals will include pedestrian paths with full access to annexed properties, to develop a context-sensitive street design to accommodate unobstructed traffic with ingress/egress to the commercial district, and additional mass-transit options to link other area destinations like Stone Mountain and Georgia Perimeter College.

Meetings with MARTA were initiated in the summer of 2003, with the support of Senator Henson. The MARTA 118 (Bus line) is being reevaluated, and the city's specific population and development data will be considered.

DeKalb County provides roadway construction, repaving and related maintenance services to Pine Lake.

WATER SUPPLY & TREATMENT

The city's water needs are supplied by DeKalb County. This is unlikely to change any time in the foreseeable future. City residents pay the same retail water rates as other citizens in the county. There is no reason to believe the county will be unable to meet the city's water needs for the foreseeable future. Water supply services are documented in agreement with the Service Delivery Strategy Act.

SEWER & WASTEWATER

The city is served by DeKalb County sewage. Few, if any, homes are still on septic tank systems. Again, we believe the County will be able to adequately furnish sewer services for the foreseeable future and the service is documented in agreement with the Service Delivery Strategy Act.

STORMWATER MANAGEMENT

In the spring of 2003, Pine Lake accessed various databases from the ARC, DCA and DeKalb County. With the assistance of commercial consultants, a GIS database was developed which includes the local topography and building density.

The GIS platform enabled city officials and committees to plan on a citywide and regional basis while being able to manage on a lot-by-lot basis. Knowing that the city worked to encourage more businesses and better management of traffic in the business district, the GIS tool enabled us to plan for future storm water management.

Pine Lake lies within the Snapfinger Creek Watershed, a sub-basin of the South River Watershed. A 13-acre lake is the focal point of the town. Snapfinger Creek runs through the town for approximately $\frac{3}{4}$ of a mile. All property in Pine Lake drains either to the lake or creek through a series of primitive open canals, or the street surfaces

themselves. Water is diverted from the creek as it enters the town and delivered to the lake ¼ mile through a partially open flume.

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.

A network of primitive open ditches on private property carries storm water run-off towards the creek from both sides of the lake. They are not designed to carry the storm water loads that have been added with today's larger homes.

Banks of both the lake and the creek are badly eroded due to storm water run-off. The recent development of larger homes has made a noticeable impact on storm water flow in the City. Being known for environmental advocacy, the city decided that the best form of storm water management would be based on a framework where storm water is considered a resource. In June of 2003, the city passed an ordinance that requires builders to find a creative solution to the water drainage characteristics of each lot. A builder can choose to optimize the house plans in order to waste less space, use more permeable paving material, improve landscaping, maintain mature trees, and/or create attractive water features.

Pine Lake received a grant from the Georgia Forestry Commission to develop a similar, bio-retention based commercial ordinance for eventual development as a model ordinance to complement the empirical standards developed by the Georgia Stormwater Handbook.

The Stormwater 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."

SOLID WASTE

The city contracts with BFI to collect household garbage and recyclables once each week. Senior citizens receive free service and the cost of the contract is spread equally among the other residences. The city also contracts to have co-mingled recyclables picked up. The city's Solid Waste Management Plan was approved by DCA in 1999.

The city provides pick-up of construction debris, household items, etc. and transports it to a dumpster at the city's public works station. The dumpster is emptied by a commercial contractor and the charge is passed on to the homeowner. The city also picks up yard trimmings, which are composted and exchanged for mulch at the County landfill.

No problems are anticipated with the waste haulers' capacity, as both were examined and addressed in our Solid Waste Plan. The entire program was reviewed and optimized with the interest of resource conservation, recycling, and economic factors. The inclusion of private vendors for three (3) of the four (4) waste services has reduced the public works operating expenses by 6%.

The city has reviewed the information on the trash that is brought from BFI to the landfill on packer trucks. The city is using this information to calculate for optimal growth that will not require additional packer trucks.

PUBLIC SAFETY

The city's police department and public works departments coordinate to ensure public safety. The public works department starts out each day driving every street and identifying any downed trees, water hazards or other physical hazards. The police spend over 200 hours per month patrolling the residential district and over 100 hours per month throughout the business district. The remainder of the time is spent on calls to service or office work. This creates a high number of contact hours of police patrols per property, which yields our low crime rate. In the residential district, the city routinely reports no violent crimes and very few property crimes on a year-to-year basis.

POLICE SERVICES

Pine Lake Police services include traffic assistance, LIDAR-Radar speed detection, property checks, code enforcement and house watches. Additional Police services are being considered and include camera surveillance of public locations, criminal investigations, assigning of a dedicated Court staff, and planning for the increased jurisdiction in the annexed properties in the commercial district

Recent growth, along with improved fiscal management, have allowed for the purchase of 2 patrol vehicles. In an effort to enhance the quality of life for Pine Lake citizens and focus on Community needs, we expect to obtain the following equipment and implement the following strategies:

- Additional Police Vehicles
- Golf Cart
- Motorcycle
- Police Patrol Bicycles
- Foot Patrol

To improve our focus on Community Policing, the Police Department has developed a patrol playbook to better serve the community by customizing police operations. Consistency is the foundation of community orientated policing. Use of this nationally

recognized method insures that officers are able to interact effectively and appropriately with citizens while insuring the safety and security of the community. The City of Pine Lake Police Department is affiliated with all of our surrounding Agencies. We currently cosponsor four major initiatives.

- SALT- (**S**enior citizens **A**nd **L**aw Enforcement **T**ogether)
- DeKalb-Safety Road Checks – DeKalb Count STAR Team
- DeKalb Municipality Partnership: Clarkston and Stone Mountain
- DeKalb Count Sheriffs Office: Warrants Division

DeKalb County provides jail services to Pine Lake. The intergovernmental agreement establishes DeKalb County as the provider of emergency management services for Pine Lake.

DeKalb County provides animal control services to Pine Lake. The agreement includes responding to calls from both the city and residents of the city. It is the city's responsibility to notify the county animal control if a resident calls with a complaint.

EMERGENCY MEDICAL SERVICES AND FIRE PROTECTION

Fire and emergency medical services are provided by DeKalb County, and are adequate for the foreseeable future. There is some strategic planning underway to use city facilities to provide capacity for emergency medical needs in the time of specific scenarios.

DeKalb County provides 911 service to Pine Lake. The county notifies the city when 911 calls go directly to DeKalb County. The city assists the county EMS whenever a natural emergency occurs within or near the city.

DeKalb County provides fire services in the Pine Lake. The City agrees to provide Pine Lake Police Officers to assist Fire personnel when securing the area around a fire.

HOSPITALS

Pine Lake has no hospitals or other healthcare facilities. DeKalb Medical Center, Northlake Regional Medical Center and Emory University are the nearest facilities. All are highly regarded and can adequately meet Pine Lake's needs for the many years.

GOVERNMENT FACILITIES

The city has a City Hall, a City Hall annex, a maintenance building (the W. Boyd Adams Building), a clubhouse and a beach house. The City Hall houses the police and some administrative offices. It is also the site of Municipal Court hearings and City Council meetings. The City Hall annex houses the bulk of city administrative operations. The maintenance building houses the public works department.

The beach house serves as a venue for the coffeehouse-style concerts held each first Friday of the month, as well as the neighborhood association events such as monthly pancake breakfasts, cook-offs, potlucks and a variety of other social events. The location

is popular as a site for regular city committee meetings. It also serves as a resident “book swap” with over 200 volumes.

The clubhouse, in addition to serving resident needs much like the beach house, provides supplemental space for court services, city meetings, an election polling site, and serves as emergency shelter when power is lost during heavy storms. The clubhouse has been renovated, updated with central heat/AC, and serves as a venue for cultural affairs.

EDUCATION FACILITIES

With the exception of short courses and weekend camps, no educational facilities exist within the city limits. Public education is provided by the DeKalb County Public Schools, which serve the entire county, Pine Lake and most of the other municipalities.

LIBRARIES

The city has no official library, however there is a book swap located at the beach house. Residents drop off and pick up books (from several categories) during the weekly coffee/pastries or breakfasts served by the neighborhood association. The DeKalb County Library System serves Pine Lake residents.

BUILDING INSPECTION and PERMIT SERVICES

The county and city have an agreement that establishes a joint effort in conducting building and permit inspections within the City of Stone Mountain. The city has the responsibility to provide the county with relevant licensing and permitting records.

INTERGOVERNMENTAL COORDINATION

Governments exist to provide services to residents and non-residents from near and far. The provided services come from a variety of jurisdictions and entities. It is in the best interest of residents and non-residents alike that these government service providers work together to develop a process for communication, revenue distribution, coordination of efforts and an ongoing basis for cooperation.

Pine Lake is one of nine local governments that participate in the service delivery Strategy (SDS) with DeKalb County as mandated by the Service Delivery Strategy Act (HB489) on 1997.

Pine Lake participates in programs held and sponsored by the Atlanta Regional Commission and the Georgia Department of Community Affairs. Pine Lake also works closely with environmental agencies such as the Georgia Department of Natural Resources, the Army Corps of Engineers, the Georgia Forestry Commission and the Metropolitan North Georgia Water Planning District. Pine Lake is working with the Georgia Department of Transportation on Traffic Enhancements grants for the Rockbridge Road district.