

**Comprehensive Plan
for the
Town of Pine Mountain**

**COMMUNITY AGENDA
2009-2029**



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RIVER VALLEY
REGIONAL COMMISSION**

TOWN OF PINE MOUNTAIN Comprehensive Plan 2009-2029 Community Agenda

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Character Area Vision Statements

Parks/ Recreation/ Conservation

Vision: Due to the environmental and cultural significances of Pine Mountain's Parks, Natural and Cultural Resources and its citizenry's desire to protect those attributes, the Town of Pine Mountain will strive to protect its natural resources, to include State, Federal and local parks, conservation areas, protected open space including wetlands, floodplains, stream corridors, native flora, natural buffers, fragile topography, and other significant preserves. The vision includes

1. Limiting new development to only include agricultural uses, public utilities (such as water/sewer lines), bike/ pedestrian paths, and/or other low impact recreation facilities such as baseball or softball fields.
2. Promoting the use of conservation easements.
3. Promoting areas as passive use, such as tourism and recreational destinations.
4. Widening and construction of roadways should only be done only when absolutely necessary, and with careful designs.
5. Preserving environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts.
6. Utilizing infrastructure availability as a means to steer development away from natural, cultural, and environmentally sensitive areas.
7. Protecting Pine Mountain's viewsheds.

Land Uses or Zoning Categories preferred: Pine Mountain prefers agriculture/ forestry, parks/ recreation/ conservation, and limited public/ institutional use i.e. wells, utilities, and bike/ pedestrian trail and low impact recreation facilities. Zoning categories include A-1 (agricultural).

Quality Community Objectives for this Area: Open Space Preservation, Environmental Protection, Heritage Preservation, and Sense of Place.

Implementation Measures/Strategies:

1. Conserve, maintain and promote the natural, historic and cultural resources of the Town of Pine Mountain.
 - a. Encourage maximum use of the city's natural resources while maintaining sound environmental protection practices.
 - b. Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
 - c. Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - d. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
2. Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
 - a. Encourage local schools to use these facilities as an outdoor classroom.
 - b. Support the development of additional cultural resources that will aid in the understanding of local heritage.
 - c. Support regional tourism alliances with other counties and other facilities (such as Ossahatchee Indian Festival and Rodeo, Calloway Gardens and FDR's Little White

- d. Conserve, maintain and promote the natural, historic, and cultural resources in order to keep the Town of Pine Mountain an attractive place in which to live, work and play.
- e. Discourage the obstruction of scenic views and sites in the county.
- 3. Promote and Enhance the Outdoor Recreation Industry.
 - a. Encourage the development of service facilities to meet the needs of this sector of the economy.
 - b. Establish natural habitats for a variety of wildlife.
 - c. Develop and promote additional competitions and festivals targeted to this market.
- 4. Consider adopting an ordinance known as an Environmental Impact Review that would require analysis of environmental effects of proposed developments with suggested mitigation measures.
- 5. Consider adopting an Historic Preservation Ordinance.
- 6. Consider utilizing conservation easements to protect natural resources and open space.
- 7. Promote environmentally sensitive site design by designing development to protect environmentally sensitive areas, as a means of preventing mass grading and clear cutting.
- 8. Promote sustainable design for development.
- 9. Consider creating a Riparian buffer, requiring strips of land along banks of streams and rivers to be set aside from development to protect water quality.

Conservation/Resort

Vision: These developments will consist of a mix of single-family detached residential, commercial, and recreational use/open space development that will include various densities and lot sizes. Clustering of the development will be considered to protect natural and cultural resources such as steep slopes, wetlands, stream buffers, and groundwater recharge areas, or to create recreational amenities. The vision also includes:

- 1. Well designed development that blends into existing neighborhoods by disguising higher densities.
- 2. Street layouts that connect to the existing street network at as many points as possible.
- 3. Including facilities for bicycles including bikeways or bike lanes, storage racks, etc.
- 4. Accessibility/connectivity to developing Harris County/Pine Mountain Bike Trail.
- 5. Locating houses near the street with large front porches that encourage interaction with neighbors.
- 6. Development that reflects traditional neighborhood design principles such as a mix of lot sizes, orientation to the street, and pedestrian access to neighborhood commercial centers as well as to downtown Pine Mountain.

*For additional information/images please see the Character Area Design Appendix.

Land Use or Zoning Categories Preferred: The Town of Pine Mountain prefers single-family detached residential and commercial use. Preferred zoning includes R-1, C-1 and Resort. A one acre minimum lot required for R-1.

Quality Community Objectives: Open space preservation, environmental, relocation, sense of place, traditional neighborhood, appropriate business, housing choices and alternative transportation.

Implementation Measures:

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance. These standards provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses.
2. Adopt Mixed-Use Zoning that allows different types of uses such as housing, retail, and office space to locate within the same district, provided these uses are reasonably related and compatible.
3. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.
4. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments.
5. Consider utilizing Overlay Districts as a way to allow for a mixed- use developments.
6. Promote Cluster Development that sets aside a significant portion of the site as undivided, permanently protected open space, while the buildings (residential, office, or retail spaces) are clustered on the remained of the property.
7. Adopt Cluster Zoning as a means of ensuring the type of development described above.
8. Create Conservation Easements as a means of protecting natural resources or open space.
9. Promote Sustainable/Green Design for Development to create environmentally sound and resource efficient buildings.
10. Enact a Bikeway Plan to provide connectivity to residential neighborhoods, schools, parks, rails-to-trails, community facilities, and neighborhood-related retail centers and ensuring that bicycling is a convenient, safe and practical means of transportation throughout the community.
11. Consider creating a Sidewalk and Pedestrian Network Design that will provide for more pedestrian friendly street environments.

Established Residential

Vision: Established residential neighborhoods in the Town of Pine Mountain consist of existing residential areas with a variety of street patterns, including curvilinear streets terminating in cul-de-sacs, dead-end streets, and collector streets, and generally have low pedestrian orientation, high open space, and a high to moderate degree of building separation. The majority of residences are single-family detached, however many duplex and multifamily units do exist. The existing development pattern/density should be maintained in areas where plats are recorded. The Town of Pine Mountain can look to improve subdivision/development by:

1. Fostering retrofitting of these areas to better conform with traditional neighborhood development principles.
2. Creating neighborhood focal points by locating community centers, or well-designed activity centers at suitable locations within walking distance of residents.
3. Adding traffic calming improvements, sidewalks, and increased street interconnections to improve walkability within existing neighborhoods.
4. Permitting accessory housing units, or new well-designed, small-scale infill residences to increase neighborhood density, without exceeding one acre/unit overall density.

5. Encourage well-designed pocket parks at appropriate location, which would provide a focal point for the neighborhood residents. Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping, bike, pedestrian, golf cart trail, or other destinations in the Town of Pine Mountain.

Land Uses or Zoning Categories preferred: Single-Family detached on a minimum of a one acre lot. Development must match existing architectural style and density. Zoning categories preferred include R-1.

Quality Community Objectives for this Area: Infill Development, Transportation Alternatives, Resource Conservation, Open Space Preservation, Environmental Protection and Housing Choices.

Implementation Measures/Strategies:

1. Consider retrofitting these areas by promoting streetscaping, walkability, etc. while utilizing existing infrastructure.
2. Promote blending residential development with parks and recreation, linked in a compact pattern that encourages walking, and minimizes the need for auto trips within the subdivision.
3. Promote strong connectivity and continuity between developments.
4. Establish good vehicular and pedestrian/ bike connections to retail/commercial services, while developing internal street connectivity. or connectivity to adjacent properties/ subdivisions with multiple site access points.
5. Wherever possible, connect to a regional network of greenspace and trails, available to pedestrians, bicyclists and equestrians for both tourism and recreational purposes.
6. Promote street design that encourages traffic calming measures such as narrower residential streets, on-street parking and the addition of bicycle and pedestrian facilities.
7. Where feasible retrofit subdivisions to better conform to user sensitive design.
8. Consider adopting design standards or guidelines that ensure that the physical appearance of new development (or improvements to existing properties is compatible with the character of Pine Mountain, is built to a high standard has a pleasant appearance.

Established Residential Declining

Vision: Established residential declining neighborhoods in the Town of Pine Mountain consist of existing residential areas with a variety of street patterns, including curvilinear streets terminating in cul-de-sacs, dead-end streets, and collector streets, and generally have low pedestrian orientation, high open space, and a high to moderate degree of building separation. The majority of residences are single-family detached. This is an area that has retained most of its original housing stock, but housing conditions are worsening due to neglect of property maintenance and low levels of home ownership. The decline of neighborhoods should be stopped before it becomes necessary to redevelop the neighborhood. The vision includes:

1. Encouraging new development that will match typical densities, housing types and styles of older centers of the community.
2. Encouraging infill development on vacant sites.
3. Utilizing sites with existing infrastructure for new development that matches the character of the surrounding neighborhood, in lieu of development on greenfield sites.
4. A well-designed development that blends into existing neighborhoods.

5. Facilities for bicycles and alternative modes of transportation, including special lanes, frequent storage racks, etc. will be included.
6. Sidewalks will be used for easy access to nearby shopping, parks and other areas where residents travel daily.
7. Houses will be located near the street, with large front porches that encourage interaction with neighbors.
8. New developments will reflect traditional neighborhood design principles, such as closer orientation to street, streetscaping and pedestrian access to downtown and other commercial areas.
9. The availability of infrastructure will be used to steer development away from areas of natural, cultural, and environmentally sensitive resources.

Land Uses or Zoning Categories to be allowed:

Single-Family detached on a minimum of a one acre lot. Development should match existing architectural style and density. Zoning categories preferred include R-1.

Quality Community Objectives addressed:

1. Traditional Neighborhood, Transportation Alternatives, Housing Opportunities

Implementation Measures and Strategies:

1. Support continued improvement of existing housing conditions through all available public and private means.
2. Strive for the elimination of housing discrimination and promote fair housing practices.
3. Encourage owners of substandard housing units to improve their properties through use of every available means, including providing public technical assistance and seeking state and federal grants.
4. Support enforcement of existing building codes and nuisance ordinances.

Established-Residential Traditional

Vision: These are residential areas in older parts of the Town of Pine Mountain typically developed prior to WWII. Characteristics include pedestrian orientation, sidewalks, street trees, on-street parking, small regular lots, buildings close to or at the front of property line, low degree of building separation, and businesses well within walking distance. The Town of Pine Mountain Established Residential Neighborhoods will be have a majority of owner-occupied single-family homes, and/or stick-built homes constructed on-site, to serve as a continuing example of well-maintained, stable neighborhoods with sidewalks to encourage pedestrian access, street lighting, and limited vacant properties. For further information and images, please see the Character Area Design Appendix.

Maintain existing density and architectural style of development by:

1. Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.
2. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
3. Encourage well-designed pocket parks at appropriate location, which would provide a focal point for the neighborhood residents. Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping, bike, pedestrian, golf cart trail, or other destinations in the Town of Pine Mountain.

4. Sites with existing infrastructure in place are used for new development, matching character of surrounding neighborhood in lieu of development on Greenfield sites.
5. Creating neighborhood focal points by locating community centers, or well-designed activity centers at suitable locations within walking distance of residents.

Land Uses or Zoning Categories Preferred:

Single-Family detached on a minimum of a one acre lot. Development must match existing architectural style and density. Zoning categories preferred include R-1.

Quality Community Objectives for this Area:

Traditional Neighborhood, Infill Development, Sense of Place, Heritage Preservation, Appropriate Business, Housing Choices

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance.
2. Create Conservation Easements as a means of protecting natural resources or open space.
3. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments.
4. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.
5. Sustainable/Green Design for Development
6. Consider setting a Maximum Setback Requirement that requires that the distance between right-of-way and buildings be at a maximum distance rather than a minimum distance. Setting maximums forces development to come closer to the street for walkability, traffic calming, higher density and a more traditional urban feel.
2. Consider creating a Sidewalk and Pedestrian Network Design to begin linking neighborhoods with downtown and other community facilities. These networks create more healthy and pedestrian friendly street environments and afford appropriate access for bicyclists.

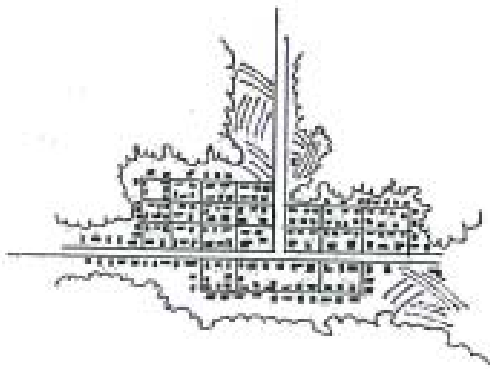
Implementation Measures/Strategies:

1. Protect residential areas and their residents from incompatible land uses and activities.
2. Discourage incompatible land uses within residential neighborhoods.
3. Encourage innovative housing town wide that is compatible with town policies.
4. Create Conservation Easements as a means of protecting natural resources or open space.
5. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments.
6. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.
7. Promote Sustainable/Green Design for Development to create environmentally sound and resource efficient buildings.
8. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance.
9. Consider creating a Sidewalk and Pedestrian Network Design that will provide for more pedestrian friendly street environments.

Traditional Neighborhood Developing

Vision: These are vacant lots or underdeveloped lots in traditional neighborhoods or adjacent to traditional neighborhoods that will be developed as traditional neighborhoods. Citizens of Pine Mountain wish to continue existing traditional neighborhood style development by creating well maintained, stable single-family residential neighborhoods that match the existing lot sizes and architecture of surrounding traditional neighborhoods. The vision includes:

1. Sidewalks with street lighting and landscaping to encourage pedestrian access;
2. Street layouts that match those in the older parts of the community and connect to the existing street network; street and building layout will be site sensitive in order to protect existing natural and cultural resources.
3. Well designed development that blends into existing neighborhood development;
4. Developments with mid-block alleys; and
5. Houses located near the street, with large front porches that encourage interaction with neighbors.



Extension of Existing Traditional Neighborhood



Existing Traditional Neighborhood

Land Uses or Zoning Categories Preferred:

Single-Family detached on a minimum of a one acre lot. Development must match existing architectural style and density. Zoning categories preferred include R-1.

Quality Community Objectives for this Area:

Traditional Neighborhood, Infill Development, Sense of Place, Heritage Preservation, Housing Choices

Implementation Measures/Strategies:

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance.
2. Consider creating a Conservation Easements as a means of protecting natural resources or open space.
3. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments.
4. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.

5. Promote Sustainable/Green Design for Development to create environmentally sound and resource efficient buildings.
7. Consider creating a Sidewalk and Pedestrian Network Design that will provide for more pedestrian friendly street environments.

In-Town Corridor / Town Center

Vision: The Town of Pine Mountain’s In-Town Corridor/Town Center, located along Hwy 27 stretching from the Georgia Street intersection to Butts Mill Road, is the focal point for the community with a concentration of activities (general retail, professional office, public and open space uses) easily accessible by pedestrians in surrounding residential neighborhoods, commercial and civic areas. The Town of Pine Mountain will ensure proper management of all developed and undeveloped land paralleling U. S. 27 from Georgia Street thru town center and out to the Cherry Street intersection.

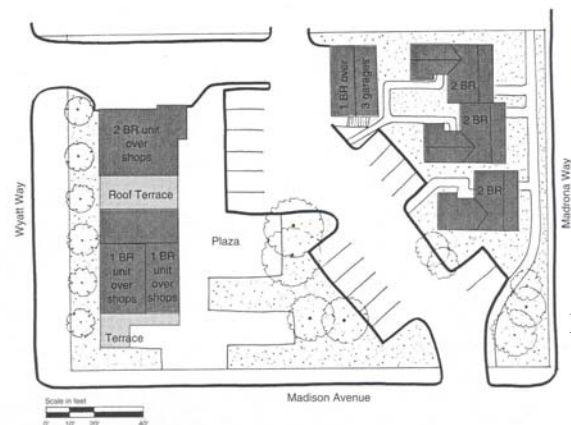


In an effort to improve the usability of the area including improvements to traffic flow, landscaping (bike/pedestrian/golf cart trails, benches, outdoor lighting), signage, façades, parking, and connectivity, Pine Mountain will have a vibrant and active Town Center that has been fully restored and well maintained. This area will be a focal point for the Town of Pine Mountain and Harris County, offering a concentration of activities to include general retail, professional offices, live/work loft housing and appropriate public and open space uses, which will all be easily accessible by pedestrians. The town center will be an attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing and entertainment. The In-Town Corridor/Town Center is the key component to maintaining Pine Mountain’s unique sense of place, and must be protected from architecturally incompatible development. Pine Mountain will protect the In-Town Corridor and Town Center by:

1. prohibiting “corporate” architecture and promoting turn of the century style architecture to match existing buildings;
2. regulating signage within the Town Center/ In-Town corridor;
3. utilizing existing or available parking in Town Center/ In-Town Corridor;
4. requiring buildings in the Town Center to be architecturally integrated with the site and one another and developed at a scale sufficient in size, bulk and height to provide image identification for the Town Center area and surrounding community;
5. new buildings/commercial structures will be located near street front with parking in rear of buildings in an effort to be more pedestrian friendly and keep the Town Center aesthetically pleasing; and
6. given the impending development of the towns new bike/pedestrian/golf cart/trail, the town will identify places for bicycle facilities including bikeways or bike lanes and storage racks.

Land Uses or Zoning Categories Preferred:

Mixed residential, commercial, public institutional, bike/pedestrian facilities, live/work units and



traditional neighborhoods. Preferred zoning categories include R-1, R-2, C-1, C-2. Public water and sewer is required for development in this area.

Quality Community Objectives for this Area:

Traditional Neighborhoods, Infill Development, Sense of Place, Transportation Alternative, Regional Identity, Open Space Preservation, Environmental Protection, Appropriate Business and Housing Choices.

Implementation Measures/Strategies:

1. Encourage attractive streets with signage guiding visitors to Town Center and scenic areas around the community.
 - a. Enhance corridor appearance through streetscaping (streetlights, landscaping), sidewalk improvements and sidewalk construction.
 - b. Enact design guidelines for new development to include minimal building setback requirements from the street.
 - c. Corridors leading to town center must be attractive, where development is carefully controlled to maintain or improve appearances.
 - d. Reduce the role and impact of vehicles in the community by employing attractive traffic calming measures along major roadways, and exploring alternative solutions to parking congestion.
 - e. Provide basic access for pedestrians and bicycles.
 - f. Coordinate land uses and bike/ pedestrian facility connections where applicable.
 - g. Encourage a mix of residential, commercial uses, and community facilities at small enough scale and proximity to encourage walking between destinations.
2. Support economic development that is compatible with existing businesses and the tourist industry.
 - a. Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
 - b. Promote an adequate, efficient, and appropriate mix of goods and services in the Town Center.
 - c. Encourage the rehabilitation of storefronts in the Town Center.
 - d. Support the location and maintenance of desirable and suitable entertainment activities in the Town Center.
 - e. Encourage cultural events, i.e. art shows, small fairs, and other attractions in the Town Center.
 - f. Encourage adaptive re-use of historic structures.
 - g. Preserve historic and cultural buildings and monuments.
 - h. Provide daily clean-up services in the downtown areas.
 - i. Encourage citizens to shop locally.
 - j. Make business hours more compatible to fit the needs of local shoppers.
3. Create usable spaces by renovating deteriorating structures and tearing down dilapidated structures (those beyond repair or renovation).
4. Perform a Local Parking Study to determine areas that have parking problems, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review if local programs and policies affecting parking.
5. Sustainable/green design for development; create environmentally-sound and resources-efficient buildings by using an intergrated approach to design; promoting resource conservation, energy efficiency, water conservation features.
6. Consider adopting a Historic Preservation Ordinance.

7. Conduct a Downtown Specific Study for the Town Center area and adopt community design standards or guidelines.
8. Keep maximum distances for block length and width and/or perimeter to keep the scale of development small and allow for short distances walkable by pedestrians.
9. Look at on-street parking enhancements such as taking advantage of opportunities to add on-street parking to angle parking, converting underused medians, loading areas, etc.
10. Parking bank/inventory long-term parking areas with street signage so that the most convenient parking areas are left for short-term users including visitors and customers to the Town Square area. Encourage property owners to share parking.

US 27 Gateway Corridor

Vision: This is developed and undeveloped land paralleling the route US 27 that serves as an important entrance or means of access to the Town of Pine Mountain. The US 27 Corridor South will extend from the town limits north and terminate at SR 354. The US 27 Gateway Corridor North will extend from the Butts Mill Road intersection and continue north to the county line. The land adjacent to and fronting US Highway 27 shall be developed in a manner that is visually pleasing to residents and visitors of Pine Mountain by:

1. Focus on appearance with appropriate signage, landscaping and other beautification measures.
2. Manage access to keep traffic flowing; using directory signage to community facilities, commerce developed, streets/state routes and recreational facilities.
3. Retrofit or mask existing strip development or other unsightly features as necessary.
4. Add buffer where appropriate between new bike/pedestrian/golf cart trail and US 27.
5. New development on property adjacent to US 27 should be placed behind a landscaped buffer.
6. Provide pedestrian/bike trail/gold cart facilities
7. Provide paved shoulders
8. Unacceptable uses are new billboards

*For additional information and images see the Character Area Design Appendix.

Land Uses or Zoning Categories Preferred:

US Gateway Corridor South:

Land Uses: Single family detached residential, commercial.

Zoning: A-1, R-1, C-2, and Resort. Commercial Development is limited to existing commercially zoned areas or as part of the PUD or traditional neighborhood concept.

US Gateway Corridor North:

Land Uses: Single family detached residential, commercial.

Zoning: A-1, R-1, C-2, C-3. Commercial Development is limited to existing commercially zoned areas or as part of the PUD, traditional neighborhood concept or resort.

Quality Community Objectives for this Area:

Transportation Alternatives, Infill Development, Appropriate Business, Employment Options

Implementation Measures/Strategies: Focus on appearance with appropriate signage, landscaping and other beautification measures.

1. Retrofit or mask existing strip development or other unsightly features as necessary.

2. Maintain a natural vegetation buffer along corridors at least 50 feet in width along the corridor.
 - a. Ensure all new developments are setback behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.
3. Encourage landscaping, raised medians to provide vehicular and pedestrian safety, and aesthetics.
4. Provide pedestrian facilities behind drainage ditches or curbs.
5. Provide adequate shoulders for bicycles or emergency breakdown lanes.
 - a. Manage access to keep traffic flowing; using directory signage to developments.
6. Unacceptable uses: new billboards.
7. Consider the development of corridor management plans for US 27 and other major corridors into and out of the Town of Pine Mountain. Overlay districts are used as tools to implement lighting, landscaping, parking, curbcuts, buffers and signs.
8. Consider enacting signage guidelines or ordinances to control the size and character of signage throughout the corridor to encourage cohesive commercial development.
9. Encourage development abutting properties owned by Calloway Gardens to develop in a holistic, and integrated matter as a way of complimenting and mimicking the existing character of the corridor.

US Highway 27 Commercial Corridor

Vision: The Town of Pine Mountain’s commercial corridor, located along Hwy 27 stretching from Hwy 354 to the Georgia Street intersection, is characterized by strip businesses or C-3 zoning lining US Highway 27. Property is developed in a haphazard manner resulting in multiple curb cuts that impede traffic flow and result in the increased likelihood of automobile accidents. Aging commercial strips or properties are in need of redevelopment and aesthetic improvements. The Town of Pine Mountain will ensure proper management of developed and undeveloped land on both sides of U.S. Hwy 27 by controlling land uses, working with GDOT to control points of ingress and egress, encouraging landscaping, minimizing impervious surfaces, encouraging frontage roads/ access roads, and land use connectivity. The vision includes:

1. Buildings will be architecturally integrated with the site and one another. New commercial development will match the architectural style (turn of the century) of buildings in the Town Center of Pine Mountain.
2. New parking areas will be landscaped to minimize visual impact on adjacent roads and uses.
3. The majority of new parking will be located at the rear or side of buildings to minimize visibility from the highway.
4. New parking lots will incorporate on-site stormwater mitigation or retention features, such as pervious pavements.
5. Landscaped tree islands and medians will be used to break up large expanses of paved parking.
6. Site plans, building design and landscaping will be sensitive to the natural features of the site, including topography and views.
7. Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas.

Land Uses or Zoning Categories to be allowed:

Agricultural, residential (including low-density single-family) and commercial . Public water and sewer are required for high density development in this area. Preferred land use categories include: A-1, R-1, C-3.

Quality Community Objectives addressed:

Growth Preparedness, Appropriate Business, Employment Opportunities, Housing Choices, Regional Identity, Cooperation, and Solutions

Implementation Measures and Strategies:

1. Promote and enhance U.S. Highway 27 by developing a corridor management plan for U.S. 27. Adopting highway corridor/overlay districts to regulate parking, signage, landscaping and points of ingress and egress in Pine Mountain and Harris County.
2. Encourage the implementation of a Gateways Program in Pine Mountain and Harris County.
3. Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
4. Encourage and support the adoption or review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, etc. to ensure that there is no conflict in any of the ordinances.
5. Support economic development on sites that are already served by water and sewer that contains an adequate, efficient and appropriate mix of goods at the main intersections along US Hwy 27, and is compatible with existing downtown commercial development.
6. Support regional/state tourism alliances to promote existing and future natural, historic, and cultural resources to increase the number of visitors.
7. Where possible maintain a natural vegetation buffer that is at least 50 feet in width along corridors, and ensure that all new developments are set back behind the buffer with access roads, shared driveways or inter-parcel road connections, which provide alternate access to these developments and reduce curb cuts and traffic along the main highways.
8. Encourage and support the development of additional sign regulations for Pine Mountain.

Linear Bike/Pedestrian Trail

Vision:

Develop abandoned Georgia Southwestern Rail line as a bike/pedestrian/golf cart trail. Once it's developed, link the trail to ecological, cultural and recreational amenities, as well as new residential and commercial development. Utilize existing greenways, roadways, easements, and bike trails in an effort to provide safe, efficient pedestrian linkages, while giving users an opportunity to enjoy the natural environment. The vision also includes:

1. Preserve environmentally sensitive areas by setting them aside as public parks, trails or greenbelts.
2. Use infrastructure improvements to control development along the linear bike and pedestrian trail.



3. Buffer the trail allowing for larger lot sizes adjacent to the trail, or clustering development that would require open space/ greenspace next to the trail.
4. Develop facilities for bicycle storage racks, additional bikeways, bike lanes to connect to developing trail.
5. Landscaped buffers between the roadway and bike/pedestrian, golf cart, trails/walkways.
6. Retrofitting existing residential communities to improve pedestrian and residential bicycle access and connectivity with nearby commercial areas and developing bike trail.

Land Uses or Zoning Categories Preferred:

Land Use: Public Facility

Zoning: None, see adjacent Character Areas.

Quality Community Objectives for this Area:

Open space, alternative transportation

Implementation Measures/Strategies:

Create these linkages by:

1. Linking greenspaces into a pleasant network of greenways.
2. Setting aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.
3. Creating a Bikeway/Pedestrian/Golf Cart Plan that provides connectivity to residential neighborhoods, parks, community facilities, and retail centers, as well as ensures that bicycling is a convenient, safe and practical means of transportation in the Town of Pine Mountain.
4. Establishing other trails and greenways networks to positively impact individuals and improve the Town of Pine Mountain by providing recreation and transportation opportunities.
5. Ensuring that safe, adequate, and well designed facilities are provided for bicycles/golf carts, including pavement markings, signage and intersection crossings.
6. Identifying areas of planning coordination with other governments including both Harris County and the City of Hamilton to coordinate and promote trail expansion.

Other Special

Vision: These areas of the Town of Pine Mountain include public or semi-public areas with single characteristics such as town hall, fire station, public safety facilities, churches, cemeteries, or others that are not likely to be replicated elsewhere within the community and not likely to change use over the 20-year planning period. Pine Mountain will continue to have a cemetery, parks, and other public buildings and recreational facilities to serve its citizens. Pine Mountain will seek to provide better land use connectivity between town public facilities and adjacent neighborhoods by creating pedestrian/communities, bike/golf cart, bike access, improving visual appearance, scale of facilities and landscaping. These are public land uses and/or outdoor recreation facilities not likely to change in use over the planning period. The vision includes:

1. Landscaped buffers between the roadways and pedestrian walkways will be constructed.
2. Addition of public buildings on appropriate infill sites to serve surrounding neighborhoods.
3. Parks and other recreational facilities will have facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc. will be added.
4. Parking areas will be landscaped to minimize visual impact on adjacent streets and uses.

5. Cemeteries will have fences and be landscaped.
6. New community facilities will be accommodated by the reuse of existing vacant or under-utilized structures (e.g. commercial centers, office space, and vacant public buildings).

Land Uses or Zoning Categories to be Allowed:

Public/Institutional

Quality Community Objectives addressed:

Transportation Alternatives, Educational Opportunities, Growth Preparedness



Implementation Measures and Strategies:

1. Conserve, maintain and promote existing recreation areas, while encouraging the use of flood prone areas for additional passive recreation and other appropriate open space uses.
2. Encourage and support the development of a Harris County and Pine Mountain Recreational Program that will provide opportunities for both passive and active recreational activities.
3. Encourage maximum use of natural resources, while maintaining sound environmental protection practices by encouraging and promoting land uses and development that respects the natural limitations of flood plains, steep slopes, wetlands and soil types.
4. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions, as well as providing for timely maintenance and improvements.
5. Coordinate with Harris County for the possible development of a public sewer system to better serve the current and future population. Any sewer system extensions would support new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents.
6. Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the county and the Town of Pine Mountain and on through routes for local and regional travelers.
7. Support and encourage the addition of bicycle lanes whenever streets are repaved and it is economically feasible.
8. Encourage and support the provision of educational opportunities by supporting the activities of the Harris County School System to educate the children of Harris County, the expansion of Adult Education opportunities in Harris County and Pine Mountain, and the expansion of library services.
9. Support and encourage the provision of recreational and fine arts opportunities for the residents of Pine Mountain.

Final Issues and Opportunities

Population:

Issues

- Providing infrastructure for a growing population (water, sewer, transportation, etc.)
- Paying for growth
- Increasing property values and potentially increasing taxes

Opportunities

- Expanding population base
- Expanding tax base from new residential, commercial and industrial growth
- Expanding local job opportunities
- Expanding community investment

Economic Development:

Issues

- Business/Job Diversification.
- No Business and Retention Plan.
- Lack of local incentives to attract businesses.
- Lack of Public Transportation.
- Non-credit bearing Continuing Education Courses are offered by the Harris County Board of Education, however, no accredited Post-Secondary educational opportunities exist within the county. Residents must drive to Columbus, West Point or LaGrange for secondary education.

Opportunities

- Low cost housing.
- Implementing additional public facilities necessary for commercial development.
- Educational Opportunities – excellent K-12 school system.
- Retail/commercial opportunities due to Kia and supplier locations.
- Downtown Revitalization programs such as those offered by the Department of Community Affairs and the Georgia Municipal Association.
- Callaway Gardens.
- Commercial (Office/Retail) expansion.
- Eco-friendly light industrial.

Housing:

Issues

- Increasing Housing costs.
- Lower percentage of owner occupied housing than Harris County or the State of Georgia.
- High percentage of rental units and multi-family housing.
- Small areas of vacant structures.
- Balancing housing cost with housing quality.

Opportunities

- Construction of additional affordable and adequate housing.
- Maintain single-family site-built unit as the primary housing type. Identify areas for quality single-family attached (town house, condominiums).
- Create housing communities in comparison to housing developments and retrofit existing housing areas.
- Increase home ownership opportunities.

Natural and Cultural Resources:

Issues

- The Town of Pine Mountain has a few streams and wetlands, with the largest being part of the Mountain Creek/ Mountain Oak system. Stream and wetland integrity must be maintained by limiting development in these areas and by maintaining appropriate buffers.
- The Town of Pine Mountain draws its water from a spring and well system. Areas around wells and springs need protection from development. Mark and protect spring head system between Hillcrest and Plum Streets.
- Management planning for significant community resources is needed.
- There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers and others.
- Make sure the public has adequate access to community resources.
- The Town of Pine Mountain has adopted a historic preservation ordinance, but has not yet appointed a commission.
- The community has to identify abandoned and potentially contaminated properties.

Opportunities

- The Town of Pine Mountain has many historic resources located in close proximity to one another which have a high level of historic integrity. These would be appropriate for inclusion in a local, state, and national designated historic district.
- The Town of Pine Mountain should develop more means of protecting significant resources.
- Actively educate the public, local elected officials, developers, economic developers, and others about resource conservation and protection.
- Improve, enhance, and promote the Town of Pine Mountain's natural and cultural resources.
- Develop abandoned rail line as a north/south bike/pedestrian/golfcart connector between residential, commercial areas and for public uses.
- Guide new development away from important resources to conserve resources and minimize waste.
- Strengthen and enforce resource protection regulations.
- Set aside environmentally sensitive areas of the community, such as stream banks, floodplains, or steep hillsides from development.
- Encourage or require best management practices as part of the development process.
- Adopt appropriate site design guidelines for developing on sensitive areas (e.g. steep slopes, wetlands).
- Link local trail systems with state designated bike routes and existing trails in neighboring communities.
- Develop programs that encourage infill development or brownfield/greyfield redevelopment.

Community Facilities:

Issues

- Meeting the service demands of population growth. With expected growth the demand for public services will increase. Careful planning will be required to ensure adequate services are available over the next twenty (20) years.
- Storm water management.
- Facility upgrades for maintenance shop, recreation facilities, ect/ maintenance cost.
- Expanding public safety facilities as dictated by growth.

Opportunities

- Water and sewer systems provide needed infrastructure for meaningful infill development and revenue opportunities.
- Water lines are currently in place in 95% of the town. Growth will add customers to the existing system which should increase water revenues.
- Growth provides an opportunity to look at various fees, (e.g. impact fees, subdivision review fees or service tax districts) to compensate for new growth.
- Assess available public space and determine what needs expansion, renovation or closure.
- Adequate highway system.
- Converting the former Norfolk Southern rail line to a bike/pedestrian trail.
- Add additional water storage and capacity at the spring well site.

Intergovernmental:

Issues

- Water availability and impact of development on local and regional systems
- Cost of transportation and development of mass transit in areas outside of Columbus/ Muscogee County
- Lack of desire of town and county citizens to actively participate in regional transportation planning efforts.

Opportunities

- With projected growth for area counties and cities an opportunity exists for communities to develop stronger working relationships and to share resources when necessary.
- The Service Delivery Strategy will need to be updated as part of the Comprehensive Plan process.

Transportation:

Issues

- Expanding existing bike/pedestrian trails to encompass the entire Town of Pine Mountain in order to create land use connectivity and reduce local traffic.
- Providing downtown parking without negatively impacting the existing downtown streetscape.
- Controlling development/signage and managing traffic flow along US Highway 27/State Route 1, and State Route 354 and State Route 18.
- Retrofitting neighborhoods with side walks

Opportunities

- Metra service from Columbus to Harris County
- Creating a Walk/Bike First Community
- Creating pedestrian and vehicular Gateways into the Town of Pine Mountain and Downtown

Land Use:

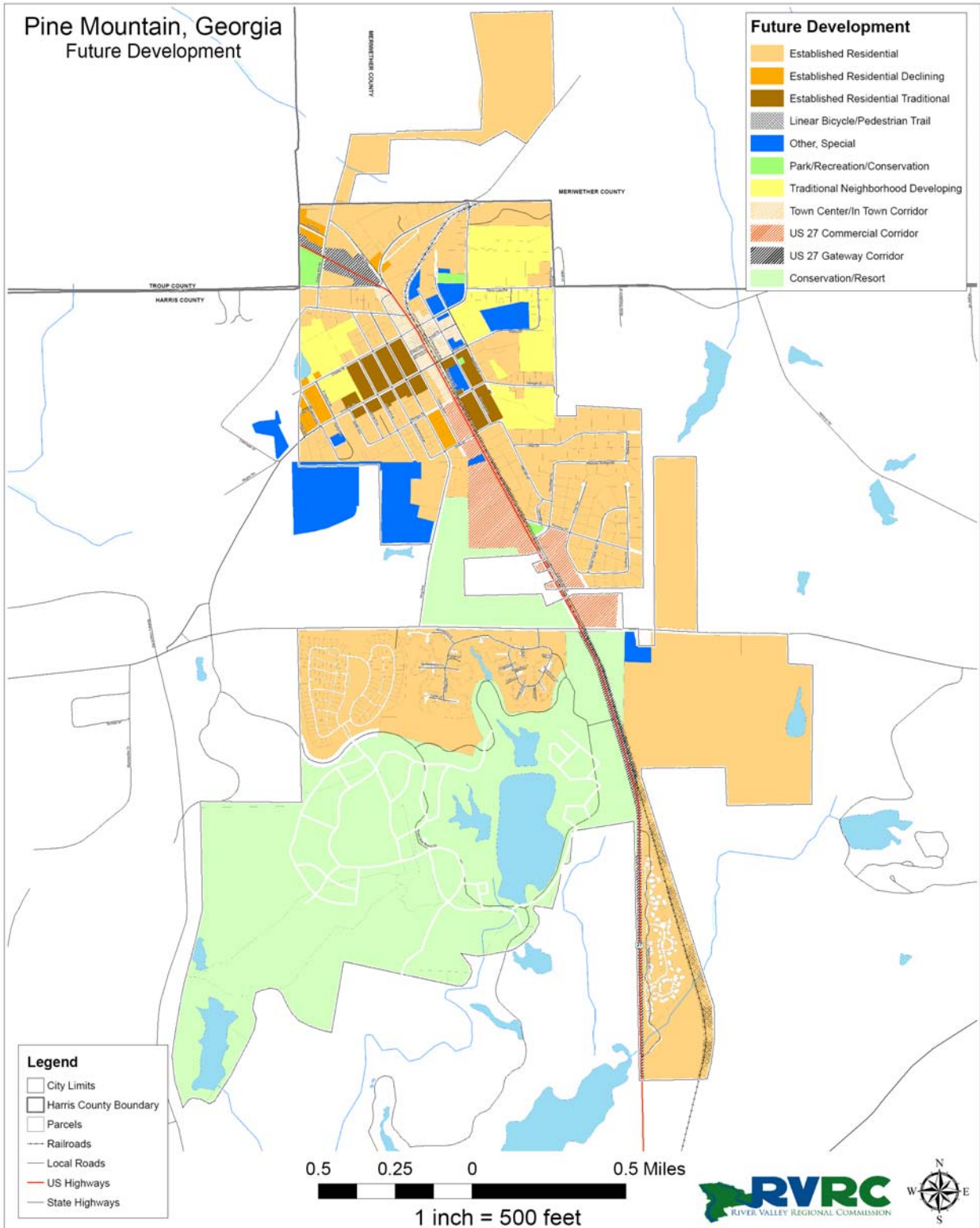
Issues

- Protecting natural and cultural resources
- Limited number of dilapidated structures that need attention
- Determine if any brownfields exists; connect developers to the federal and state incentives for cleaning up brownfields sites.
- Encroachment of non-compatible land use in historic areas.
- Land use mix is heavily favored towards residential and commercial use. There is a need to further diversify land use base.
- Protecting existing open space and creating open space in new developments

Opportunities

- Vacant land inside town limits can be reserved for mixed development including single family attached residential growth and commercial growth. Include adequate space for the growth of employment-related uses within the Future Land Use Plan/ Development Map
- Encourage traditional neighborhood development. Traditional neighborhoods should be required when developing adjacent to or within a historic district
- Protect natural resources within developments by clustering developments. Consider the use of the conservation subdivision ordinance. Adopt a stream buffer ordinance and create an incentive to create greenway connections.
- Potential exist to create a very desirable development pattern.
- Develop abandoned rail line as connector between land uses.

Pine Mountain, Georgia Future Development



Pine Mountain: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Growth provides an opportunity to look at various fees (Impact fees, Subdivision Review fees, Service Tax Districts and Capital Recovery fees) to compensate for new growth.	2009, 2010, 2011, 2012, 2013	Pine Mountain	\$1,000 Annually	Pine Mountain
Assess availability of public space and determine what needs expansion, renovation or closure.	2009, 2010, 2011, 2012, 2013	Pine Mountain	\$1,000 Annually	Pine Mountain
Work with Harris County to develop abandoned rail line as connector between Hamilton and Pine Mountain, connect trails to residential/commercial/ public and natural and cultural areas.	2009, 2010, 2011, 2012, 2013	Pine Mountain	\$500,000 Annually	Harris County, Hamilton, Pine Mountain, DOT TE Grant, DNR Trails Grant
Consider developing a Capital Improvements Program that supports current and future growth.	2010, 2011	Pine Mountain	\$1,000	Pine Mountain
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing county and Pine Mountain Chamber of Commerce website, newspaper, civic organizations, health agencies, and neighborhood meetings.	2009, 2010, 2011, 2012, 2013	Pine Mountain	\$2,500	Pine Mountain
Consider developing a sidewalk ordinance that requires all new development to provide user friendly walkways.	2010, 2011	Pine Mountain	\$1,000	Pine Mountain
Consider creating a street tree ordinance that requires new development to plant shade bearing trees appropriate to climate.	2011, 2012	Pine Mountain	\$1,000	Pine Mountain

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue expanding tax base and local opportunities with residential and commercial growth due to Kia and Fort Benning expansion.	2009, 2010, 2011, 2012, 2013	Pine Mountain, Pine Mountain Chamber of Commerce, Harris County Chamber	\$5,000	Pine Mountain, State grants, Federal grants
Work with Harris County to expand Entrepreneurial Friendly designation in an effort to create a business and retention program and entrepreneur support program.	2009, 2010	Harris County, Pine Mountain	\$500,000	Harris County, Pine Mountain, Pine Mountain Chamber of Commerce
Increase local job opportunities which will require less access to transportation by infilling existing urban areas and creating job opportunities in those areas by continuing the development of desired commercial/ recreational facilities.	2009, 2010	Pine Mountain	\$500,000	Pine Mountain
Develop a business and retention plan.	2010, 2011	Harris County Chamber, Pine Mountain, Pine Mountain Chamber	\$5,000	Harris County Chamber, Pine Mountain Chamber
Support Harris County efforts to work with Columbus State University and other	2009, 2010, 2011, 2012,	Harris County, Pine Mountain	\$1,000 annually	Harris County, Pine Mountain

secondary education providers to develop Continuing Education Opportunities within the county. Residents must drive to Columbus, West. Point or LaGrange for secondary education.	2013			
Continue to support primary educational opportunities – excellent K-12 school system.	2009, 2010, 2011, 2012, 2013	Harris County, Harris County School Board	\$2,000 annually	Harris County School Board
Use ongoing educational opportunities to attract and enhance a diverse and educated workforce.	2009, 2010, 2011, 2012, 2013	Harris County, Harris County School Board, Pine Mountain	\$10,000	Harris County, Pine Mountain, Harris County School Board, State grants
Continue to work with Harris County and Pine Mountain Chamber of Commerce to promote tourism in Harris County	2009, 2010, 2011, 2012, 2013	Harris County, Harris County Chamber, Pine Mountain, Pine Mountain Chamber	\$5,000	Harris County, Harris County Chamber, Pine Mountain Chamber, Pine Mountain
Strive to connect with the surrounding region for economic stability and stimulus by promoting businesses that process local agricultural products	2013	Pine Mountain	\$2,500	Pine Mountain

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Consider redevelopment options for small areas (pockets) of deteriorating structures.	2011, 2012	Pine Mountain	\$500,000	Pine Mountain, State Grants (CDBG, CHIP)
Decrease the jobs-housing imbalance by increasing job opportunities in Harris County and Pine Mountain and by balancing housing cost with housing quality.	2009, 2010, 2011, 2012, 2013	Harris County and cities	\$500,000	Harris County, cities and State grants
Utilize existing zoning and subdivision ordinances or develop new ordinances to create housing communities including single-family, detached housing mix in comparisons to housing developments and to retrofit existing housing areas when possible.	2009, 2010, 2011, 2012, 2013	Pine Mountain	\$1,000	Pine Mountain
Continue to implement code enforcement program with Harris County.	2009, 2010, 2011, 2012, 2013	Harris County, Pine Mountain	\$100,000 a year	Harris County, Pine Mountain
Seek out grant opportunities and support that could provide assistance and/or aid to households with special needs		Pine Mountain		Pine Mountain

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Inventory potential brownfield sites; connect property owners to the Federal and State incentives for cleaning up brownfields. Educate public on brownfields and greyfields.	2013	Pine Mountain	\$2,500	Pine Mountain, EPD
Protect historic areas and structures from non-compatible land uses. Evaluate impact on said areas and structures during the zoning/subdivision review process.	2009, 2010, 2011, 2012, 2013	Pine Mountain	\$1,000 annually	Pine Mountain
Consider developing ordinances such as overlay districts to regulate the aesthetics of	2011	Pine Mountain	\$2,500	Pine Mountain, EPD

development in our highly visible areas such as but no limited to US 27, SR 18.				
Consider developing traditional neighborhood development/conservation subdivision development ordinances. Use when developing adjacent to or within a historic district, cultural resources or areas with significant natural resources. Use conservation subdivisions or traditional neighborhood type developments to protect open space and create green way connections.	2010, 2011	Pine Mountain	\$2,000	Pine Mountain, State grants
Promote in-fill development opportunities in existing Pine Mountain subdivisions. Develop a vacant land inventory to aide with infill development for residential and commercial properties. Expand and appropriately locate commercial land use in Pine Mountain.	2011	Pine Mountain	\$2,500	Pine Mountain, Harris County Chamber of Commerce, Pine Mountain Chamber
Consider developing a guidebook that illustrates the type of new development wanted in Pine Mountain.	2011, 2012	Pine Mountain	\$1,000	Pine Mountain, Harris County
Consider developing a citizen education program to allow all interested parties to learn about development processes in our town.	2013	Pine Mountain, Harris County	\$10,000	Pine Mountain
Pursue more effective water conservation and aqua-culture techniques, resource conservation and protection in the town. Look to develop landscaping measures that require drought resistant plants, or measures to promote water saving appliances or other water conservation techniques.	2011	Pine Mountain	\$2,000	Pine Mountain, DNR
Continue to enforce zoning ordinance and subdivision regulations	2009, 2010, 2011, 2012, 2013	Pine Mountain	\$50,000	Pine Mountain, Harris County

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Pine Mountain has waterways and wetlands. Waterways of importance and their associated wetlands include the Turkey Creek and Mountain Oak. Waterway and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers. Management planning for significant community natural and cultural resources is needed. Continue enforcement of existing state and local regulations. Consider developing a conservation sub. Ordinance to help protect valuable resources and guide development away from important resources.	2009, 2010, 2011, 2012, 2013	Pine Mountain	\$10,000	Pine Mountain, DNR (State grants)
Pine Mountain has identified historic resources but does not have a Historic Preservation ordinance or a Historic Preservation Commission. Consider adopting a Historic Preservation Ordinance and creating a Historic Preservation Commission.	2013	Pine Mountain	\$2,500	Pine Mountain
Pine Mountain should consider starting an organized tree-planting campaign in public	2011, 2012	Pine Mountain	\$2,000	Pine Mountain

areas.				
The Town of Pine Mountain should consider starting a tree preservation ordinance.	2012	Pine Mountain	\$2,000	Pine Mountain
Continue to enforce best management practices.	2009, 2010, 2011, 2012, 2013	Pine Mountain	\$30,000	Pine Mountain, Harris County
Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by: <ol style="list-style-type: none"> 1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc. 2. Create a county guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc. 	2011	Pine Mountain, Harris County	\$5,000	Pine Mountain, Harris County
Identify potential water pollution problems and solutions	2013	Pine Mountain	\$20,000	Pine Mountain, DNR
Look at regulations and/or adopt appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, wetlands, etc.	2012	Pine Mountain	\$2,500	Pine Mountain
Continue to enforce soil erosion, stormwater best management practices.	2009, 2010, 2011, 2012	Pine Mountain	\$10,000	Pine Mountain, DNR
Develop a Greenspace Plan and actively work to preserve greenspace.	2012	Pine Mountain	\$10,000	Pine Mountain, DNR
Consider developing ordinances and design guidelines to compliment our historic areas and match our existing architecture	2012	Pine Mountain	\$1,500	Pine Mountain

Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Consider developing a corridor management plan and adopting overlay districts to create pedestrian and vehicular gateways by controlling development/signage and maintaining traffic flow along major arterials, such as US 27 and SR 18.	2011	Pine Mountain	\$1,500	Pine Mountain
Consider creating an ordinance or modify existing ordinances to require new development to connect with existing development through a street network, not a single entry/exit.	2012	Pine Mountain	\$1,000	Pine Mountain
Lack a good network of sidewalks to allow people to walk to a variety of destinations. Consider adding to the existing sidewalks system.	2013	Pine Mountain	\$11,000	Pine Mountain
Town of Pine Mountain should consider a policy requiring that newly built sidewalks	2012	Pine Mountain	\$1,000	Pine Mountain

connect to existing sidewalks wherever possible.				
Create a Walk/Bike First Community attitude by promoting walking and bicycling. Expand existing bike/pedestrian trail routes to create land use connectivity.	2009, 2010, 2011, 2012, 2013	Pine Mountain	\$1,000	Pine Mountain
Develop a bicycle/pedestrian plan to compliment the redevelopment of the Georgia Southwestern bike/pedestrian/utility corridor and other Harris Bike Routes. Harris Bike Plan should compliment regional bike plan and connect local trails with State designated bike rails.	2011	Pine Mountain, Harris County	\$5,000	Pine Mountain, Harris County, GDOT, DCA

Pine Mountain Report of Accomplishments 2002-2009

Community Facilities		
Activity	Status	Explanation
Implement the Streetscape and Landscape Plan for the commercial core area	Completed	
Construct a new Government Services Center	Completed	
Complete the rehabilitation of the the town gymnasium	Completed	
Complete the Town water upgrades	Underway	Ongoing activity.
Continue implementation of the façade improvement program	Completed	
Complete the sewage project	Completed	
Continue to work with the County on securing a full-time fire department	Underway	Still looking at creating a fire department. Coordinate for and keeping a volunteer staff.
Continue to work with the County on securing a satellite EMS facility in the area	Completed	
Refurbish the Town's two water tanks	Completed	
Economic Development		
Activity	Status	Explanation
Continue to support the Pine Mountain Chamber of Commerce by lending assistance when possible	Underway	Ongoing activity
Continue to support the Pine Mountain Tourism Association	Underway	Ongoing activity
Housing		
Activity	Status	Explanation
Address standard housing units in the town	Not Completed	Project priority moved back due to private sector property renovations. Very few properties in Pine Mountain that need rehabilitation.
Land Use		
Activity	Status	Explanation
Develop a greenspace plan for the town	Not Completed	Council will reconsider upon adoption of new plan.
Review and update the Comprehensive Plan	Underway	Submitted to DCA in 2009
Review Zoning Ordinance	Not Completed	After Comp Plan Completion
Review Subdivision Regulations	Not Completed	After Comp Plan Completion
Review Sign Ordinance	Completed	
Adopt and enforce buffer requirements along roadways	Not Completed	Town Council will reconsider after completion and adoption of 2009 Comp Plan
Natural and Historic Resources		
Activity	Status	Explanation
Work with the region to implement the Regional Strategy dealing with	Underway	Working with area governments on water quality issues

TMDL/Water Quality issues		
Encourage property owners to pursue National Register listings of eligible properties	Underway, yearly activity	Done privately, with RDC assistance
Identify and map wetlands	Completed	

Implementation Policies

The Town of Pine Mountain established and adopted the following policies to provide ongoing guidance and direction for its local officials. The following policies provide a basis for which decisions are to be made for the implementation of the Comprehensive Plan, the Community Vision and to appropriately address the Community Issues and Opportunities.

Housing

- Eliminate substandard housing conditions in the Town of Pine Mountain.
 - Offer appropriate community support and encouragement as well as direct and indirect actions of free market activities, such as development spurred by population growth.
 - Support continued improvements of existing housing conditions through available public and private means.
 - Seek available funding such as housing improvement grants.
 - Conserve existing housing stock, as much as is reasonably possible, through rehabilitation.
 - Make the necessary improvements and repairs to substandard housing units that are within repair.
 - Continue to support enforcement of existing building codes and nuisance ordinances.
 - Promote the removal of deteriorating unoccupied structures that are potential fire and health hazards, as well as housing for illegal activities.
 - Support the enforcement of an ordinance that will require owners of deteriorating unoccupied structures to demolish or remove the structure or be fined an amount sufficient enough to cover the cost for the town to demolish or remove the structure.
- Ensure affordable appropriate housing opportunities.
 - Encourage mixed-use developments in appropriately defined areas.
 - Promote fair housing practices.
- Increase home ownership throughout the town.
 - Increase opportunities for low-to-moderate income families to become homeowners.
 - Promote affordable housing.
- Develop housing where adequate infrastructure already exists or can be economically provided.

Economic Development

- Steer economic development that will aid the Town of Pine Mountain in becoming more self-sufficient, including offering all needed and desired services locally, as well as increasing local job opportunities.
 - Recruit a diversity of businesses to provide a broad economic base.
 - Promote an adequate, efficient and appropriate mix of commercial and service providers in the Town Center and other appropriately defined areas.

- Consider costs as well as benefits in making decisions on proposed economic development projects.
- Consider the employment needs, skill levels and qualifications of the existing population in making decisions on proposed economic development projects.
- Support economic development that is compatible with existing businesses and the tourist industry.
- Support programs for the retention, expansion and creation of businesses that stimulate the community's economy, and are an appropriate fit to the town while maintaining the town's character.
 - Encourage citizens to shop locally.
 - Ensure convenient business hours to best accommodate local citizens.
 - Encourage merchants to sell items of necessity and those which are bought most frequently.
 - Encourage merchants to sell items which are unique to the Town of Pine Mountain and/or the State of Georgia.
- Consider impacts on infrastructure and natural resources while making decisions on economic development projects.
 - Encourage reinvestment in declining and/or existing neighborhoods and vacant and/or underutilized sites and buildings in preference to new economic development projects in previously undeveloped areas in the community.
 - Encourage the rehabilitation of storefronts in the Town Center.

Intergovernmental Coordination

- Seek opportunities to share services and facilities with the surrounding jurisdictions when mutually beneficial.
 - Work collaboratively with nearby jurisdictions on developing solutions for shared regional issues such as public transportation and medical services.
- Engage in cooperative planning with surrounding governments, county and city.
 - Consult with surrounding jurisdictions or public entities when making decisions that are likely to have an impact on them.
 - Offer input to other public entities in the area as they consider any decisions that could impact the community or plans for future development.
- Continue to engage in cooperative planning between the local government and local school board.
 - Encourage the use of schools as community facilities.
 - Encourage school location decisions that support the community's overall growth and development plans.
 - Encourage and support the activities of the Harris County School Board to educate the children and adults of the town.
 - Encourage and support literacy and adult education programs, as well as job training.
 - Work cooperatively with Harris County High School and social service providers to reduce the high school drop-out rate.

Natural and Cultural Resources

- The protection and conservation of town resources is vital to the decision-making process for future growth and development.

- Encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, flora and fauna, historic areas, and archaeological or cultural resources from encroachment.
- Consider the potential impacts on air and water quality in making decisions about new developments and transportation improvements.
- Steer new development away from sensitive natural resource areas through careful planning of infrastructure networks.
- Ensure that conditions for the protection of natural and historic resources are included in the town's zoning ordinance.
- Protect sensitive plant and animal habitats, scenic views and sites, and significant historic and archaeological resources through the enactment of appropriate county ordinances and resolutions.
- Promote respectful and responsible usage of natural and historic resources.

Community Facilities and Services

- Encourage the development and expansion of educational and recreational opportunities for all citizens.
 - Encourage and support the expansion of services, such as the local library.
- Encourage development where adequate infrastructure already exists or can be economically provided.
 - Encourage development on sites with existing water and sewer services.
 - Encourage water and sewer system extensions that support new development in areas appropriate for such activities by reason of policy, public health and safety, or the welfare of residents and employees.
 - Encourage revitalization of vacant or under-utilized buildings.
- Encourage development and expansion of public facilities, services, and commercial development to stimulate the local economy.
- Ensure that an adequate and appropriate level of essential public and private community services and facilities are provided in support of the Town of Pine Mountain's residents, commerce and industry.
 - Develop and maintain water and sewer system maintenance programs to increase efficiency and operational longevity.
 - Seek state and regional grants to maintain existing town infrastructure.

Land Use

- Ensure that all town decisions on new development will contribute to, not take away from, the community's character and sense of place.
 - Discourage incompatible land uses to adjacent and nearby property.
 - Encourage safe, efficient, and aesthetically pleasing developments.
- Encourage development that is considerate of historic areas, sense of place, and the overall setting of the community.
 - Encourage and promote road and facility designs that compliment rather than dominate topography and other site conditions.
- Preserve and maintain agricultural and sensitive areas.
 - Prohibit locating a solid waste landfill, handling, or disposing hazardous waste within the town.

- Promote a balanced and efficient use of land that is appropriate with the resource base, as well as the health, safety and welfare of the town's residents.
- Continue to implement construction practices that are designed to minimize soil erosion and sedimentation.

Transportation

- Develop new roadways and improve existing roadways to ensure appropriate design.
 - Encourage the use of context sensitive design considerations, and enhance our community's aesthetics while minimizing the environmental impact.
- Develop new roadways and improve existing roadways to ensure that design accommodates multiple functions, including pedestrian facilities, parking, bicycle routes, and public transit (where applicable).
 - Support and encourage the addition of bicycle lanes as streets are repaved and when it is economically feasible.
- Support the continued development of a community-wide pedestrian/bike/golfcart path network.
 - Provide for the safe and efficient movement of citizens throughout the Town of Pine Mountain.
 - Create bike paths and walking/golfcart trails between public facilities such as the public safety center and the town center.
- Maintain minimal conflicts between local and through traffic.
 - Employ traffic calming measures along major highways.
 - Ensure that excessive vehicular traffic will not harm the peaceful nature of the community and residential areas.
 - Provide for timely maintenance, repairs and improvements of streets and highways.
 - Encourage landscaping and sign control along the Town of Pine Mountain's major corridors.
 - Seek to improve the parking situation in the Town Center

Character Area Design Appendix

Purpose

The goal of the Character Area Design Appendix is to provide town officials, as well as potential developers and citizens with a visual guide. This guide will aid in ensuring that any future development meets the vision of the community, and aims to create quality development that will meet aesthetic as well as functional considerations.

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Commercial Development Facades



Description: The architectural character of new commercial development should mimic the characteristics of the existing architectural fabric of the downtown. Maintaining traditional storefronts promotes walkability within the community by inviting pedestrians to interact with the shops, as well as other pedestrians. The inclusion of awnings as part of the façade allows for variety and signage along the downtown, while providing some protection from the elements. Street trees also protect pedestrians from the elements by providing shade while helping to create a more attractive and comfortable pedestrian environment. The new buildings could be either single or multiple stories, but should include architectural features typical of the turn of the century style and meet the Town of Pine Mountain’s lot coverage and neighborhood requirements.

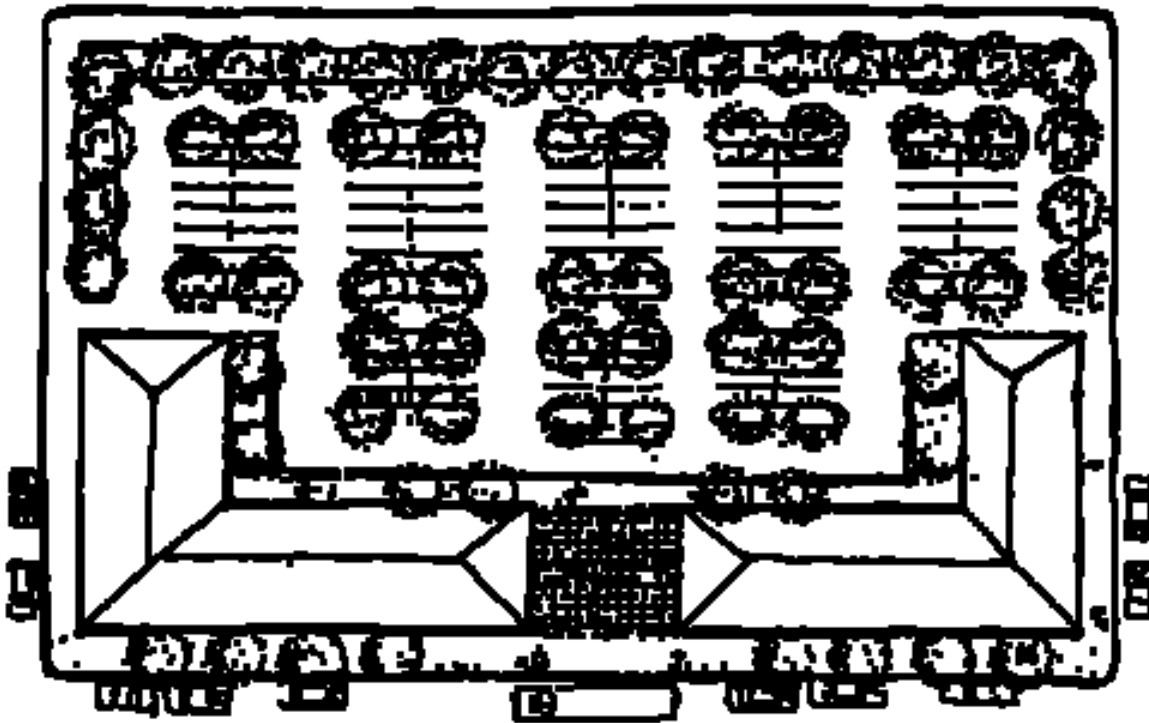
See Figure 1: Façade detail in Additional Images section.

Implementation Measures:

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance. These standards provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses.
2. Create a Design Review process that reviews architecture, aesthetics, and site characteristics of new development to achieve compatibility with existing development and maintain community character.
3. Perform a Local Parking Study to determine areas that have parking problems, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review of local programs and policies affecting parking.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor

Commercial Development Site Plan



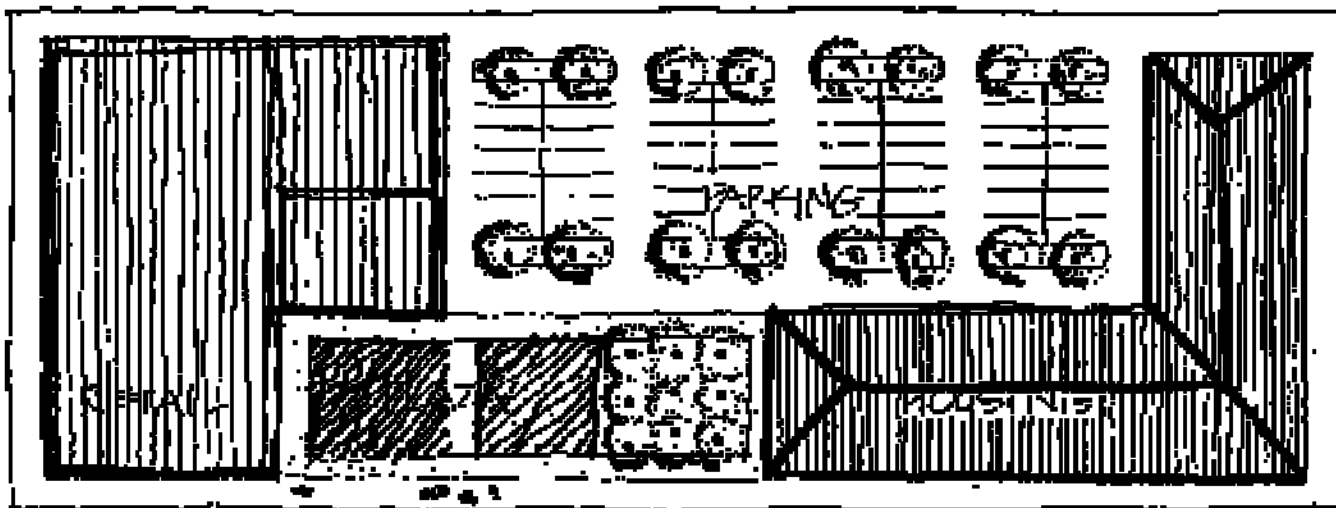
Description: In this site plan, the buildings are located close to the street to invite and promote pedestrian interaction. This arrangement allows patrons to choose between vehicular and alternative means of transportation, by making the building, not the parking lot, the focus. The majority of parking is moved to the rear of the building; however some on street parking is maintained along the roadway as a traffic calming measure. Trees are also included along the sidewalk, as well as in the parking lot to provide sun and wind protection. A centralized, open plaza allows for easy access from rear parking to storefronts, and allows for greater pedestrian interaction.

Implementation Measures:

1. Consider setting a Maximum Block Length, Width, and/or Perimeter to keep the scale of development small and allow for short distances walkable by pedestrians.
2. Consider performing a Walkability Audit to assess connectivity within the community based on commonly used measurements such as connected street networks, high densities of intersections, few-dead ends, short block lengths, and mixed land uses in close proximity to each other.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor

Mixed-Use Development Site Plan



Description: Like the commercial development on page 4, this mixed-use development arranges the site so that parking is located to the rear of the building. This allows the buildings to sit closer to the street. Building setbacks are fairly close to the sidewalk, creating a stronger relationship between the pedestrian and street. Different functions such as Housing, Office, or Commercial elements could be included as part of the development. A shared plaza area makes the development inviting to pedestrians by providing open space as well as more protected space from tree plantings.

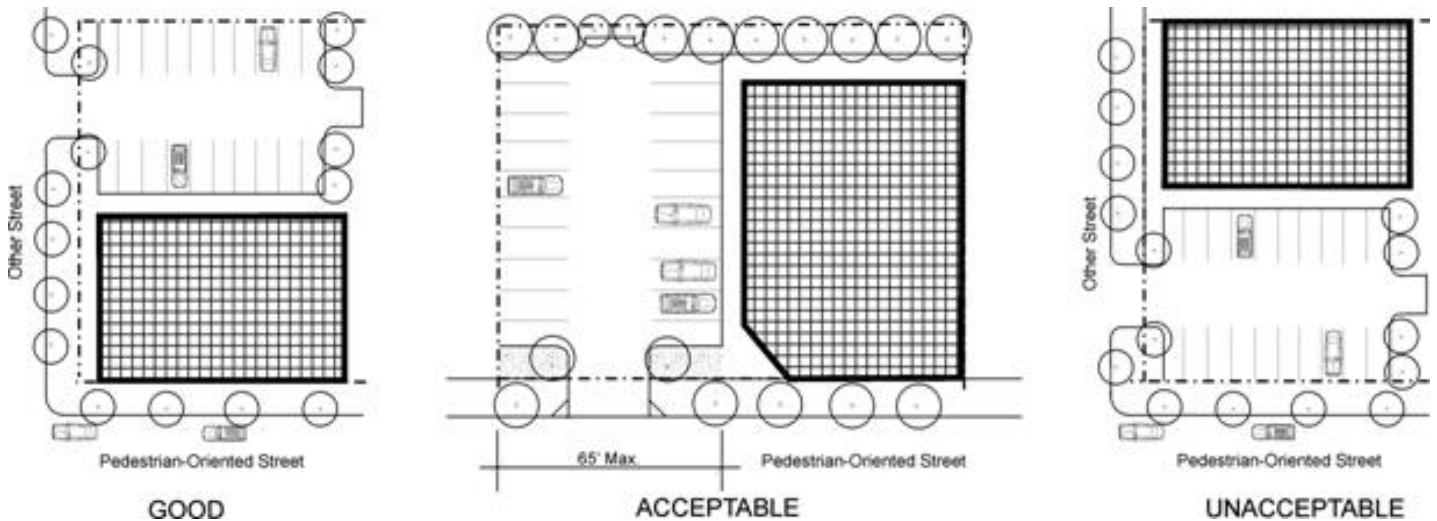
See Figure 3: Mixed-Use Development in Additional Images section for more examples.

Implementation Measures:

1. Adopt Mixed-Use Zoning that allows different types of uses such as housing, retail, and office space to locate within the same district, provided these uses are reasonably related and compatible.
2. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.

Appropriate Character Areas: Town Center, Commercial Corridor, Gateway Corridor, Conservation/Resort

Building Frontage Diagram



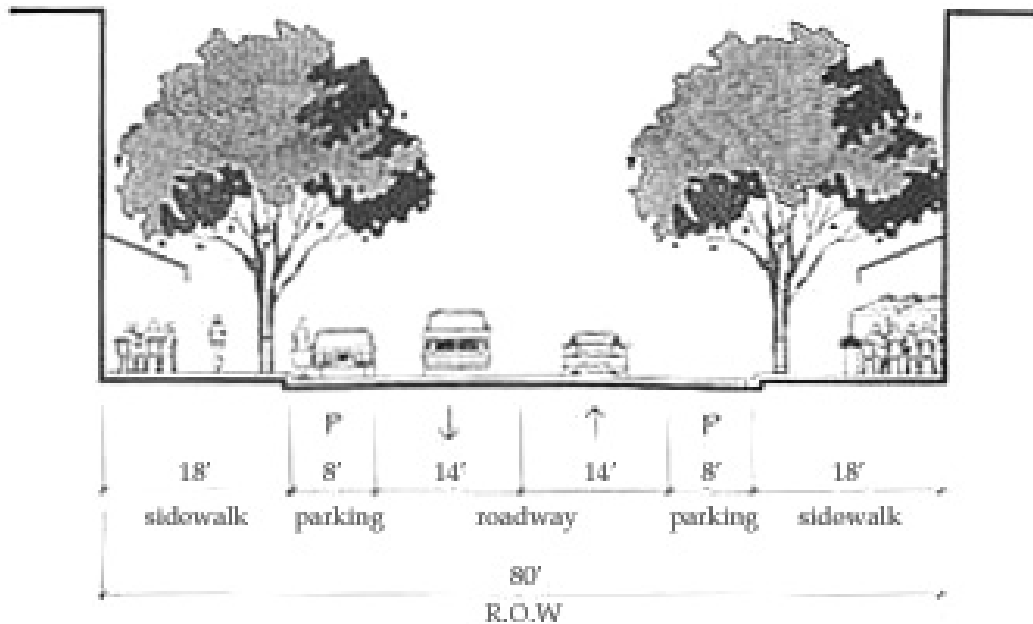
Description: These diagrams illustrate possible configurations of buildings and parking lots on a site, to provide a more pedestrian friendly commercial development. Moving commercial buildings to the street provides more visibility, and allows facades to include storefronts to engage passing pedestrians. Rear access for vehicles allows retailers to maintain a necessary amount of parking, without compromising elements needed to maintain pedestrian-friendly streets.

Implementation Measures:

1. Consider setting a Maximum Setback Requirement that requires that the distance between right-of-way and buildings be at a maximum distance rather than a minimum distance. Setting maximums forces development to come closer to the street for walkability, traffic calming, higher density and a more traditional urban feel.

Appropriate Character Areas: Town Center, Commercial Corridor

Commercial Street Cross Sections

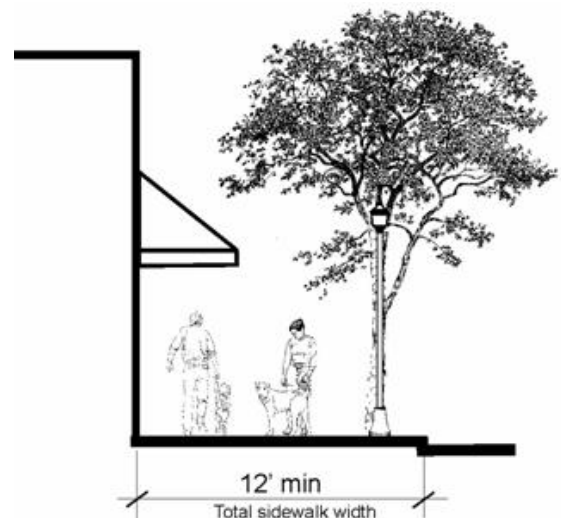


Description: These street sections illustrate the relationship between building, pedestrian and automobiles. Close building frontage provides scale for the pedestrian, while a wider sidewalk with street trees and lampposts allows a more interactive pedestrian environment. Lampposts help ensure safety, while the street trees give protection from the sun and elements. On-street parking helps to slow traffic, while providing a buffer between cars and pedestrians.

Implementation Measures:

1. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, ect. Benefits include creation of safe shaded areas for pedestrians and bicyclists, preservation and restoration of natural scenic qualities, mitigation of building and parking lot impact, and addition of aesthetic character.
2. Consider On-Street Parking Enhancement to identify and take advantage of opportunities to add on-street parking in areas where additional parking is needed most. This could include converting parallel parking to angle parking, converting underused medians, loading areas, turn lanes or traffic lanes for parking.

Appropriate Character Areas: Town Center, Commercial Corridor



Live/Work Units



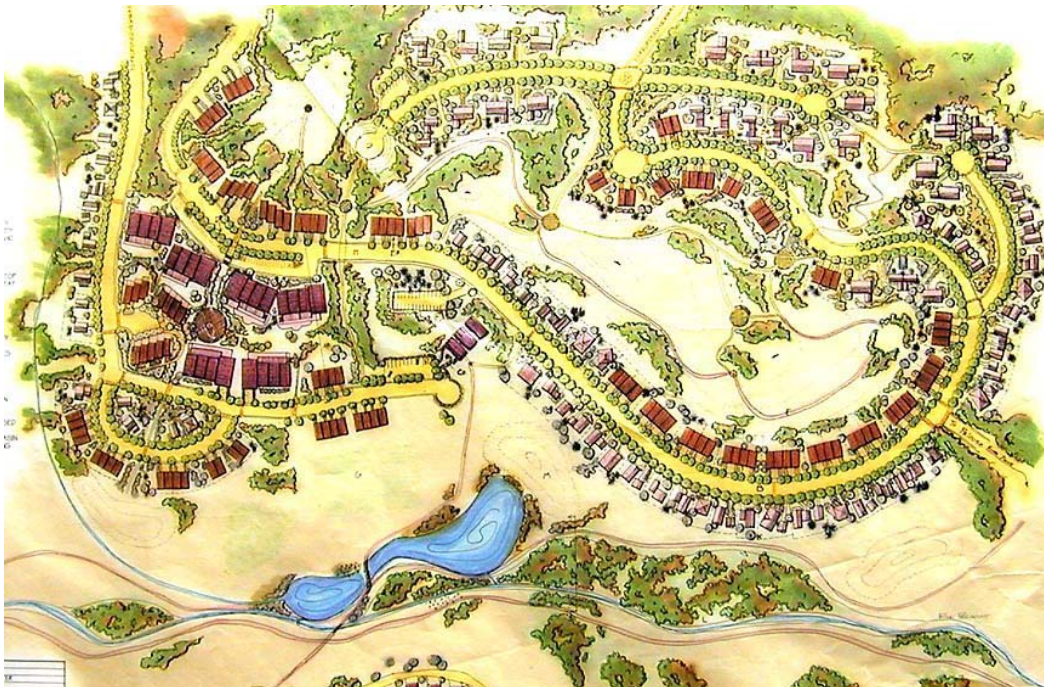
Description: Designed using turn of the century architectural features and design, these units can accommodate higher density development that maintains the overall character of the existing downtown. By allowing commercial/retail uses below with residential units above, the live/work units help maintain activity at different times of day, keeping the streets more vibrant and safe.

Implementation Measures:

1. Consider utilizing Overlay Districts as a way to allow for a mixed- use developments that might include units similar to those shown above. The Overlay District would be a mapped area allowing special regulations and development within the area. These districts are often superimposed over conventional zoning districts, but can also be used as stand-alone regulations to manage development in desired areas of the community.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor, Conservation/Resort

Conservation and Cluster Subdivision



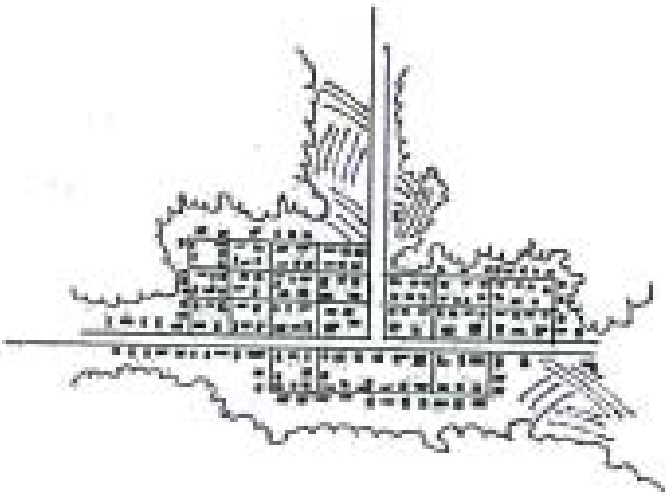
Description: Conservation subdivisions are often characterized by common open space and clustered compact lots. The conservation subdivisions aim to identify unique, scenic, or significant natural features of a site and protect them in large contiguous blocks. Lots are then laid out to maximize the residents' visual and physical access to the open space. By clustering homes around the environmental features, residents can enjoy benefit from the open space, while protecting it for the future. Open space within the subdivisions may include agriculture, forestry or outdoor recreation areas. The clustering pattern combined with the protected open space results in a density that is found in conventional subdivisions. See Figure 2: Conventional vs. Conservation Subdivision in Additional Images section for a design example.

Implementation Measures:

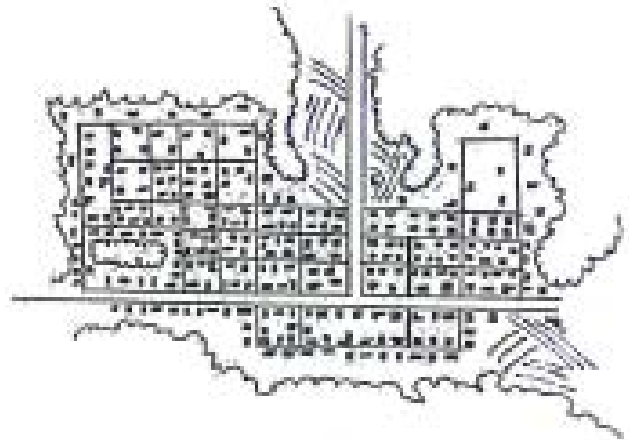
1. Promote Environmentally Sensitive Site Design that will protect environmentally sensitive areas and prevent mass grading and clear cutting.
2. Promote Cluster Development that sets aside a significant portion of the site as undivided, permanently protected open space, while the buildings (residential, office, or retail spaces) are clustered on the remained of the property.
3. Adopt Cluster Zoning as a means of ensuring the type of development described above.
4. Create Conservation Easements as a means of protecting natural resources or open space. Often donated by a private land owner in exchange for income tax, property or estate tax benefits, conservation easements are a legally binding agreement between a property owner and a government body or land trust that limits the type and amount of development and use that may take place on the property.

Appropriate Character Areas: Conservation/Resort

Extension of Existing Traditional Neighborhoods



Existing Traditional Neighborhood



Extension of Existing Neighborhood

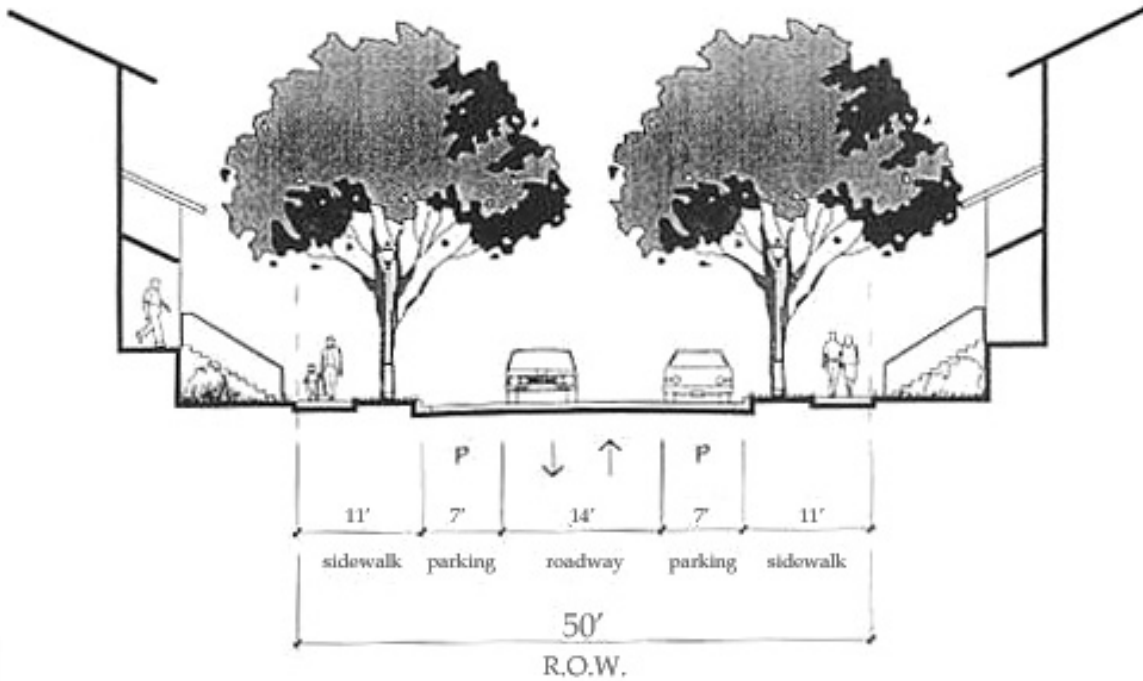
Definition: Expanding and developing the existing neighborhood fabric is a sustainable and economic alternative to creating new subdivisions. By expanding the existing street grid, additional residential units can be incorporated into a neighborhood without destroying the character of the area. Protecting any environmental features in the area, such as wetlands, forested areas, and sensitive native plants will also allow for the addition of a common greenspace or park.

Implementation Measures:

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance.
2. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments.
3. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.
4. Promote Sustainable/Green Design for Development to create environmentally sound and resource efficient buildings.

Appropriate Character Areas: Traditional Neighborhood Developing

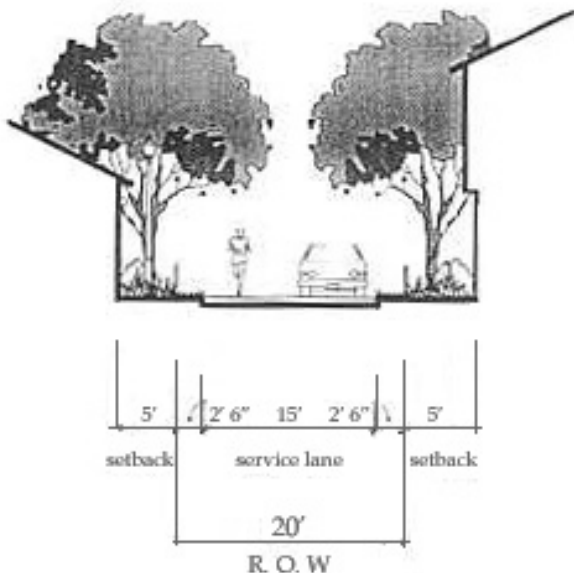
Residential Street Sections



Description: The image above illustrates a cross-section of a neighborhood street. Houses are set slightly further back than commercial buildings to maintain privacy, but close enough to allow interaction with pedestrians. Trees planted along the sidewalk provide shade, and create a buffer between traffic and the pedestrian. On street parking is maintained as a traffic calming measure, while serving as an additional buffer between passing cars and people.

Implementation Measures:

1. Consider creating a Sidewalk and Pedestrian Network Design to begin linking neighborhoods with schools, downtown, and other community facilities. These networks create more healthy and pedestrian friendly street environments and afford appropriate access for bicyclists.



Appropriate Character Areas: Traditional Neighborhood Existing, Traditional Neighborhood Developing

Bike/Pedestrian Path



Description: The image illustrates a multi-functional trail to accommodate pedestrian activities such as runners, walkers, and cyclists, as well as provide an trail for those traveling in golf carts. The trail is wider than most rail trails to accommodate the different uses safely. The trail will provide an option for people traveling by alternative means of transportation, and support recreational activities. Buffer areas located along either side of the trail will provide park benches, lampposts, trash cans and water fountains to keep the trail safe and clean.

Implementation Measures:

1. Enact a Bikeway Plan to provide connectivity to residential neighborhoods, schools, parks, rails-to-trails, community facilities, and neighborhood-related retail centers and ensuring that bicycling is a convenient, safe and practical means of transportation throughout the community.

Appropriate Character Areas: Linear Bike/Pedestrian Trail

Additional Images

Figure 1: Façade detail

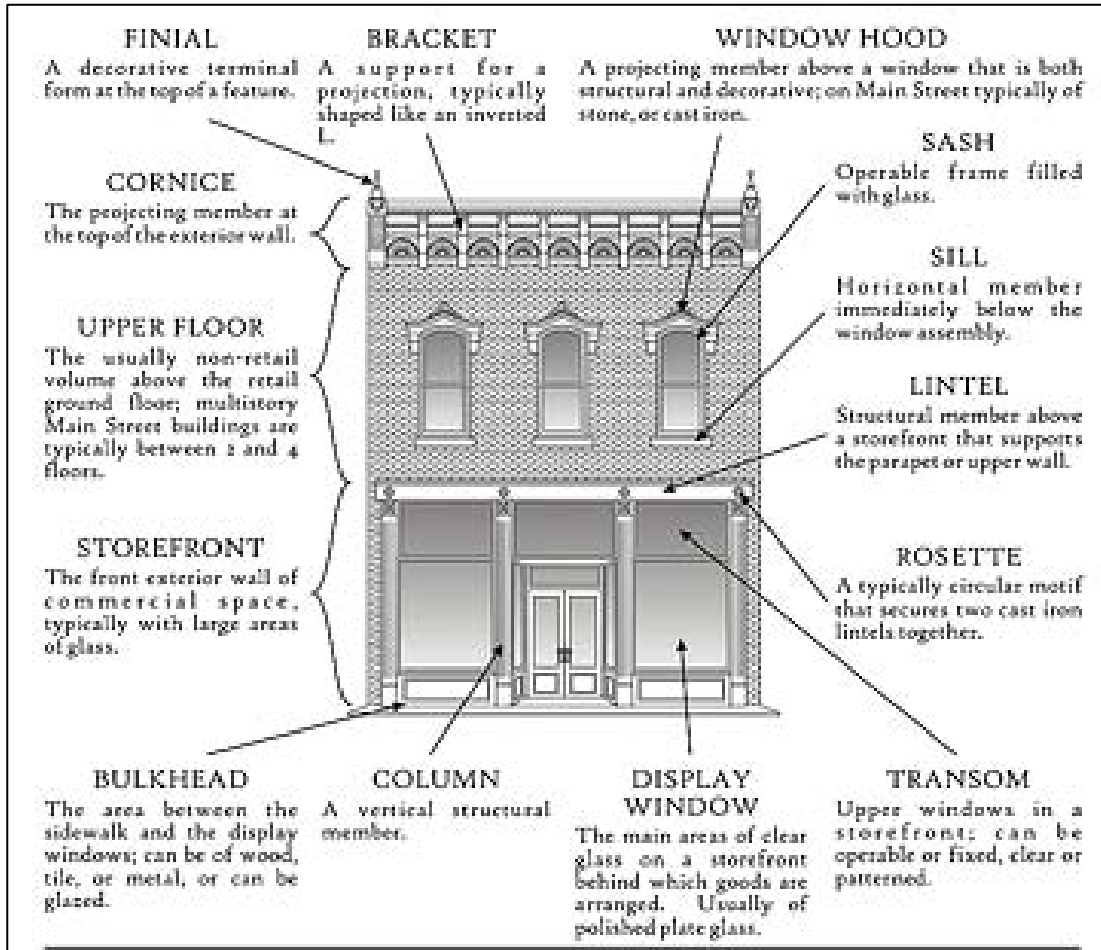


Figure 2: Conventional vs. Conservation Subdivision

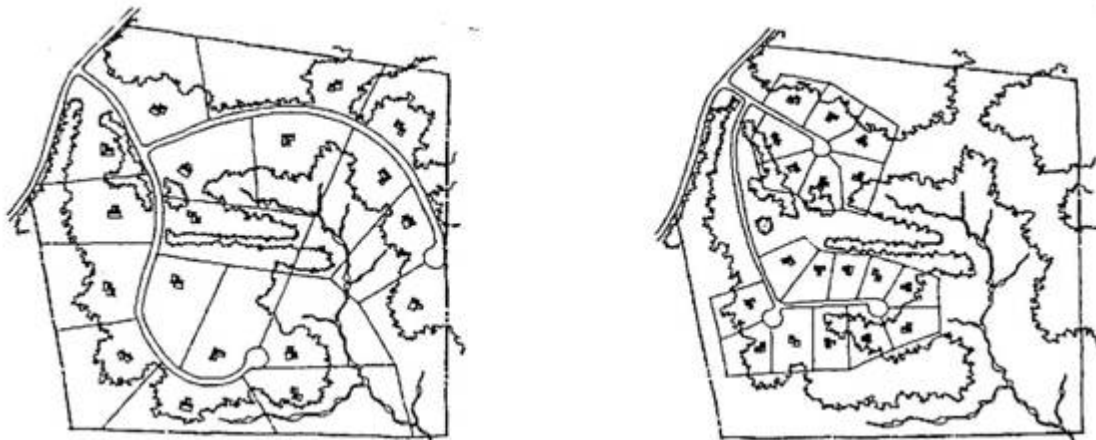
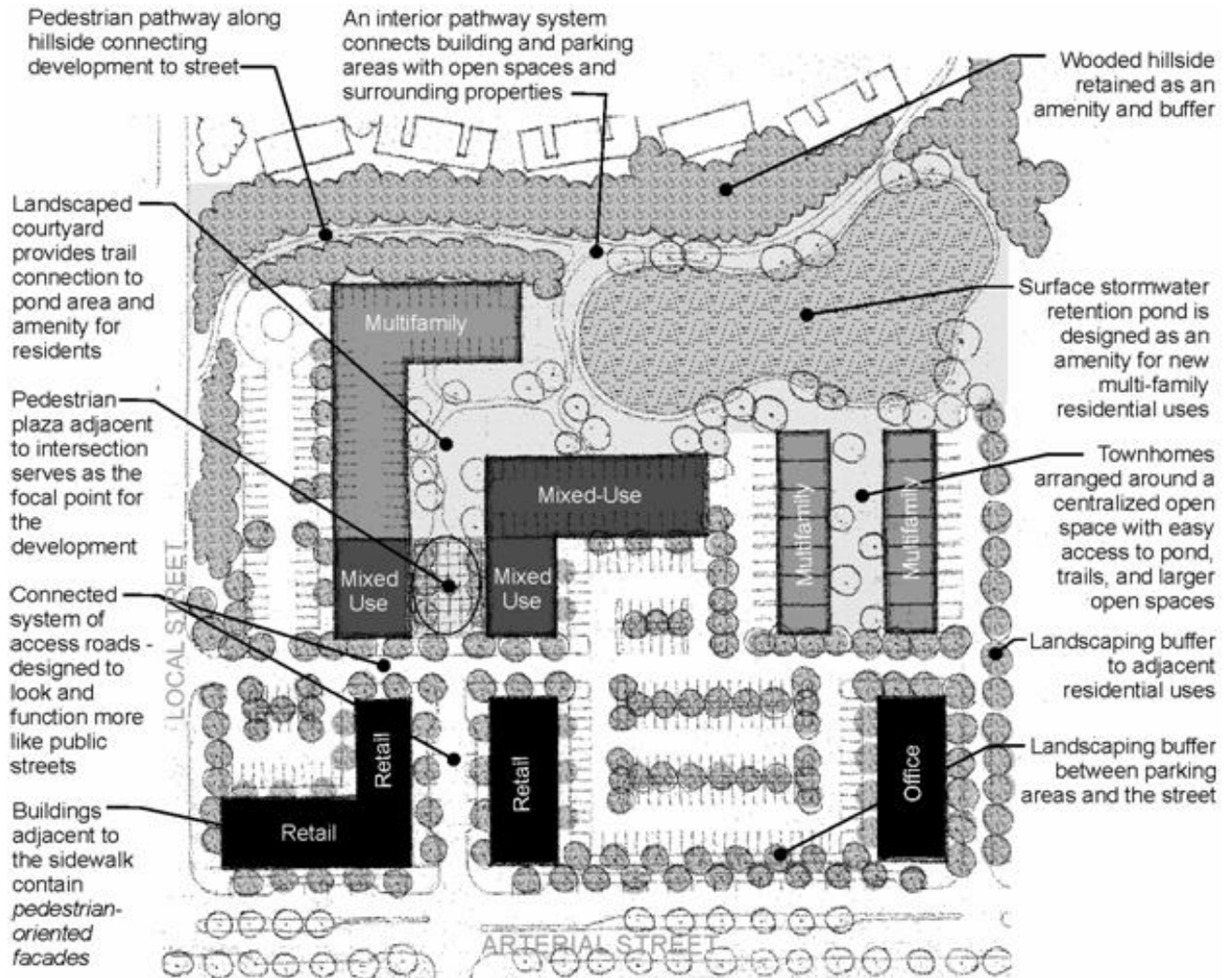


Figure 3: Mixed-Use Development



LOCAL GOVERNMENT TRANSMITTAL RESOLUTION
Town of Pine Mountain Comprehensive Plan

WHEREAS, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development;

WHEREAS, the Town of Pine Mountain has prepared a draft Comprehensive Plan Community Agenda that covers the years 2009 through 2030 in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning;

WHEREAS, the Minimum Standards and Procedures for Local Comprehensive Planning require that certain minimum public participation and other procedural requirements to be met as part of updating local Comprehensive Plans; and

WHEREAS, the Town of Pine Mountain desires that its draft Comprehensive Plan Community Agenda be reviewed in accordance with the procedures outlined in the minimum Standard and Procedures for Local Comprehensive Planning.

NOW, THEREFORE, BE IT RESOLVE that the Town of Pine Mountain certifies that the minimum public participation and other procedural requirements, as identified in the Minimum Standards and Procedure for Local Comprehensive Planning, have been met or exceeded in preparing the Comprehensive Plan Community Agenda; and

BE IT FURTHER RESOLVED that the Town of Pine Mountain Council hereby authorizes the Comprehensive Plan Community Agenda to be submitted to River Valley Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 29th day of September, 2009.

BY: Joe D. Teel, Jr.
Joe D. Teel, Jr, Mayor

ATTEST:

Betsy Seville
Town Clerk

TOWN OF PINE MOUNTAIN

COMPREHENSIVE PLAN ADOPTION RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 enacted by the Georgia General Assembly mandated that each of Georgia's 159 Counties and cities prepare a Comprehensive Plan; and

WHEREAS, the Town of Pine Mountain prepared completed the required 20-year Comprehensive Plan Update for 2009-2029 containing the Community Assessment, the Community Participation Program, and the Community Agenda, that includes the Future Development Map, Issues and Opportunities, County Implementation measures and Strategies, the Report of Accomplishment, and the Five Year Update of its Short Term Work Program; and

WHEREAS, by this resolution, the town certifies that the 2009 – 2029 Comprehensive Plan was reviewed by the River Valley Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the Minimum Planning Standards and Procedures for Local Comprehensive Plans; and that all required Public Hearings were held;

NOW, THEREFORE BE IT RESOLVED, that the Town of Pine Mountain does hereby adopt the 2009 – 2029 the Town of Pine Mountain's Comprehensive Plan.

Resolved this 14th day of December, 2009.



Joe T. Teel, Jr.

Joe T. Teel, Jr., Mayor

Attest:

Betsy Sivell

Betsy Sivell, Town Clerk