

# COMPREHENSIVE PLAN FOR THE



# TOWN OF PINE MOUNTAIN COMMUNITY ASSESSMENT 2009-2030

Prepared by  
THE RIVER VALLEY REGIONAL COMMISSION

**Town of Pine Mountain  
Comprehensive Plan 2009-2030  
Community Assessment**

## Table of Contents

Introduction.....	<b>Error! Bookmark not defined.</b>
Quality Community Objectives.....	3
Population .....	<b>Error! Bookmark not defined.</b>
Issues.....	<b>Error! Bookmark not defined.</b>
Opportunities .....	<b>Error! Bookmark not defined.</b>
Economic Development.....	<b>Error! Bookmark not defined.</b>
Issues.....	<b>Error! Bookmark not defined.</b>
Opportunities .....	<b>Error! Bookmark not defined.</b>
Housing.....	<b>Error! Bookmark not defined.</b>
Issues.....	<b>Error! Bookmark not defined.</b>
Opportunities .....	<b>Error! Bookmark not defined.</b>
Natural and Cultural Resources .....	<b>Error! Bookmark not defined.</b>
Issues.....	<b>Error! Bookmark not defined.</b>
Opportunities .....	<b>Error! Bookmark not defined.</b>
Community Facilities.....	<b>Error! Bookmark not defined.</b>
Issues.....	<b>Error! Bookmark not defined.</b>
Opportunities .....	<b>Error! Bookmark not defined.</b>
Intergovernmental.....	<b>Error! Bookmark not defined.</b>
Issues.....	<b>Error! Bookmark not defined.</b>
Opportunities .....	<b>Error! Bookmark not defined.</b>
Transportation.....	<b>Error! Bookmark not defined.</b>
Issues.....	<b>Error! Bookmark not defined.</b>
Opportunities .....	<b>Error! Bookmark not defined.</b>
Land Use.....	<b>Error! Bookmark not defined.</b>
Issues.....	<b>Error! Bookmark not defined.</b>
Opportunities .....	<b>Error! Bookmark not defined.</b>
Analysis of Existing Development Patterns .....	<b>Error! Bookmark not defined.</b>
Existing Land Use Table .....	<b>Error! Bookmark not defined.</b>
Existing Land Use Definitions Table .....	<b>Error! Bookmark not defined.</b>
Areas Requiring Special Attention .....	<b>Error! Bookmark not defined.</b>
Areas Where Development is Likely to Occur.....	<b>Error! Bookmark not defined.</b>
Significant Natural Resources .....	<b>Error! Bookmark not defined.</b>
Significant Cultural Resources .....	<b>Error! Bookmark not defined.</b>
Areas with Significant In-fill Development Opportunities .....	<b>Error! Bookmark not defined.</b>
Brownfields.....	<b>Error! Bookmark not defined.</b>
Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness .....	<b>Error! Bookmark not defined.</b>
Recommended Character Areas .....	<b>Error! Bookmark not defined.</b>
Character Area Table.....	<b>Error! Bookmark not defined.</b>
Town of Pine Mountain, Georgia Proposed Character Area Map.....	<b>Error! Bookmark not defined.</b>

## Introduction

As the first part of the Town of Pine Mountain Comprehensive Plan the community assessment includes the following:

1. a list of potential issues and opportunities the community may want to take action on,
2. an analysis of existing development patterns, including map of recommended character areas to be considered in the development of the community's vision statement,
3. an evaluation of current policies and activities,
4. development patterns for consistency with the Georgia Department of Community Affairs Quality Community Objectives.
5. an analysis of the Town of Pine Mountain's socio-economic data and information.

## Quality Community Objectives:

The first step of the Plan update is to validate and evaluate the Town of Pine Mountain's current policies, activities and development patterns for consistency with the Quality Community Objectives.

## Town of Pine Mountain

<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
<b>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</b>			
Statement	Yes	No	Comment
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		City Works Departments maintain these areas.

6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		City Works Departments maintain these areas.
7. In some areas, several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.	X		

**Infill Development**  
**Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.**

Statement	Yes	No	Comment
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)	X		
5. Our community allows small lot development (5000 SF or less) for some uses.	X		Pine Mountain allows small lot development as part of PUD.

**Sense of Place**  
**Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.**

Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.		X	Have delineated but have not taken steps.

3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		X	

**Transportation Alternatives**

**Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.**

Statement	Yes	No	Comment
1. We have public transportation in our community.	X		Limited-Harris County operates a 5311 transportation program.
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible		X	
6. We have a plan for bicycle routes through our community.		X	Harris County is currently developing a bike/pedestrian trail
7. We allow commercial and retail development to share parking areas wherever possible.	X		

**Regional Identity**

**Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.**

Statement	Yes	No	Comment
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	

3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		

### Resource Conservation

#### Heritage Preservation

**The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.**

Statement	Yes	No	Comment
1. We have designated historic districts in our community.		X	Individual Properties
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.		X	

#### Open Space Preservation

**New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.**

Statement	Yes	No	Comment
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	X		
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.		X	

4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
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**Environmental Protection**  
**Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.**

Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	X		
5. Our community has and actively enforces a tree preservation ordinance.	X		
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	X		Nothing for slopes

**Social and Economic Development**

**Growth Preparedness**  
**Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.**

Statement	Yes	No	Comment
1. We have population projections for the next 20 years that we refer to whenmaking infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		X	
3. Our elected officials understand the land-development process in our community.	X		

4. We have reviewed our development regulations and/or zoning code recently and believe that our ordinances will help us achieve our QCO goals.	X		On going process
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.		X	
8. We have a citizen-education to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.	X		

**Appropriate Businesses**

**The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.**

Statement	Yes	No	Comment
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X		Harris Chamber
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X		Harris Chamber
3. We recruit firms that provide or create sustainable products.	X		Harris Chamber
4. We have a diverse jobs base, so that one employer leaving would not cripple us.		X	

**Employment Options**

**A range of job types should be provided in each community to meet the diverse needs of the local workforce.**

Statement	Yes	No	Comment
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1. Our economic development program has an entrepreneur support program.	X		Harris Chamber
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

**Housing Choices**

**A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.**

Statement	Yes	No	Comment
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)		X	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.		X	
5. We have options available for loft living, downtown living, or "neo-traditional" development.	X		
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		As part of PUD
8. We support community development corporations building housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		As part of PUD

**Educational Opportunities**

**Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.**

Statement	Yes	No	Comment
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1. Our community provides work-force training options for our citizens.	X		Harris Chamber
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	Improving

**Governmental Relations**

**Regional Solutions**

**Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.**

Statement	Yes	No	Comment
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

**Regional Cooperation**

**Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.**

Statement	Yes	No	Comment
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X		

4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		
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## Population

Population in the Town of Pine Mountain is projected to increase by approximately 713 persons over the next twenty (20) years, with older citizens greater than 65 years of age, increasing by 152 persons. With the addition of new higher priced housing units in Triple Creek and Long Leaf subdivisions, it is anticipated that the population of the Town of Pine Mountain will become better educated and more affluent. The racial composition will not change much with whites representing the slight majority of the Town of Pine Mountain’s population. With the advent of KIA, the Town of Pine Mountain should see an increase in the Asian population as workers seek housing in the Harris County and the Town of Pine Mountain area.

Overall, the rate of growth in the Town of Pine Mountain and Harris County depends on local development policies, the availability of infrastructure and the cost of housing. As has been mentioned, Harris County and the Town of Pine Mountain are located in a region of the state where growth is happening at an unprecedented pace. The question is not whether it will grow but how fast and with what type of development will occur. Fortunately, the Town of Pine Mountain and Harris County have control over future growth by controlling the placement and timing of infrastructure development and by implementing their respective land use policies.

### Town of Pine Mountain/Harris County/State of Georgia Total Population Projection 2005-2030

	2005	2010	2015	2020	2025	2030
<b>Harris County</b>	26,925	30,155	35,226	40,302	48,263	56,227
<b>Town of Pine Mountain</b>	1,212	1,282	1,409	1,537	1,766	1,995
<b>State of Georgia</b>	8,868,675	9,550,897	10,233,118	10,915,340	11,597,562	12,279,784

*Source: River Valley RC Staff, 2009*

## 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***

In 2000, the total employed civilian population in the Town of Pine Mountain was 455 persons. In 1990 the total employed civilian population in the Town of Pine Mountain was 420 persons. The Town of Pine Mountain gained 35 civilian employed residents from 1990 to 2000.

Arts, entertainment, recreation, accommodation and the food services industry employed the majority of the population with 23.10 percent. Manufacturing with 21.80 percent and retail trade with 14.30 percent were the second and third largest employment by industry sectors. It is expected that these industry sectors will remain the largest employment sectors for residents of the Town of Pine Mountain over the next 20 years.

Jobs in the Town of Pine Mountain are primarily created by Callaway Gardens and numerous small businesses providing services to tourists and local residents. Callaway Gardens currently has approximately 1,000 employees. There are numerous service related (retail, restaurant, etc.) small businesses in the Town of Pine Mountain that employ 1 to 9 persons. Most of these businesses are located in downtown Pine Mountain and along U.S. 27, between downtown Pine Mountain and Callaway Gardens.

In 2000, only 157 of 455 employed persons (36%) worked in the Town of Pine Mountain, while 285 residents (64%) worked outside of their place of residence. The Town of Pine Mountain has a low cost of living when compared to the U.S. average cost of living. The cost of living index in the Town of Pine Mountain is 83.2. The average cost of living index in the U.S. is 100.

## **Issues**

- Business/Job Diversification.
- No Business and Retention Plan.
- Lack of local incentives to attract businesses.
- Lack of Public Transportation.
- Lack of Continuing Education Opportunities 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.

## **Housing**

Housing stock in the Town of Pine Mountain consists of a mixture of traditional single family stick-built homes, multi-family units and a few manufactured and mobile home units. According to the 2000 Census the Town of Pine Mountain's housing inventory consisted of 892 housing units. The total housing stock consisted of 76 % single family units, 20% multi-family units and manufactured or mobile home units making up 4% of total housing units. Forty-five percent of the Town of Pine Mountain's housing units is owner occupied units. Rental units make up 54.8% of the Town of Pine Mountain's total housing units. In comparison, 68% of total units in Georgia were owner occupied while 33 % of housing units in Georgia were renter occupied in 2000.



The lower homeownership percentage reflects the presence of several apartment complexes as well as the large number of rental houses and cottages in Callaway Gardens as well as the relatively limited development of single-family owner occupied units between 1990 and 2000. The percentage of owner-occupied units to renter units will change slightly over the next 20 years with the development of Triple Creek, a predominantly home-owner oriented development, and the continued development of Long Leaf subdivision which has many owner occupied units. In 2000, the owner-occupied housing vacancy rate in the Town of Pine Mountain was higher than the owner-occupied vacancy rate for Harris County, the Region, and the State. However, the renter occupied vacancy rate was lower than the renter-occupied vacancy rate for Harris County, the Region, and the State. Housing costs in the Town of Pine Mountain are lower than Harris County and the State. The median property value in the Town of Pine Mountain was \$ 89,800 in 2000 as compared to Harris County's median value of \$122,000 and the state's median 2000 value of \$111,200. From a cost burden standpoint 23% of the Town of Pine Mountain's homeowners and renters are cost burdened paying 30% or more of their income on housing. In Harris County 16.43 % of home owners and renters pay more than 30% of their income on housing cost while 22.49 % of home owners and renters in the State of Georgia pay more than 30% of their income on housing cost. With anticipated Town and area growth, both the value of property and monthly rent costs are expected to increase.

**Table 1:  
Housing Unit Type  
By Number of Units and Percent of Total Units 2000**

	Number of Units	Percent of Single Family	Percent of Multi-Family	Percent of Manufactured Housing
Harris County	10,288	80.9	3.5	15.6
Town of Pine Mountain	892	76	20	4
Region	102,111	68	22	10
Georgia	3,277,424	67.2	20.8	12.1

**Table 2:  
Occupancy Characteristics – 2000**

	Owner Occupied Units	Percent of Occupied Units	Renter Occupied Units	Percent of Occupied Units	Vacant Units	Owner Vacancy Rate	Renter Vacancy Rate
Harris Co.	7,600	86.1	1,222	13.9	1466	2.29	11.29
Town of Pine Mountain	240	50.20	238	49.80	414	4.0	4.0
LCRDC Region	55,186	60.36	36,235	39.64	10,690	2.71	9.25
State of Georgia	2,029,293	67.0	977,076	33	275,368	2.24	8.46

*Source: U.S. Census Bureau.*

## Issues

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

## Opportunities

- Construction of additional affordable and adequate housing.
- Diversify housing mix from predominantly single-family site-built and manufactured housing units to 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***

As a result of the expected population growth, development pressures will increase over the next twenty years. The Town of Pine Mountain has wetland, floodplain, drinking water sources and plant and animal habitats that need protection. The Town of Pine Mountain should expand appropriate infrastructures where increased development density is needed to meet growth demands and to minimize the affects on sensitive areas. The Town of Pine Mountain should develop educational programs to promote conservation and protection of important resources for all segments of society. The Town of Pine Mountain should continue to strengthen and improve existing regulations regarding development in sensitive areas.



In 1994 a comprehensive survey of Harris County historic resources was completed. That survey identified 570 resources 50 years old or older in the county. From that survey, 103 were identified as being individually eligible for the National Register of Historic Places. The 1994 Survey also identified the Town of Pine Mountain as having historic resources in a large enough concentration to be eligible for the National Register of Historic Places as districts. Pine Mountain has adopted all required environmental regulations including groundwater recharge and wetlands. Pine Mountain is not required to adopt a watershed ordinance.

## **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 it water from a well system. Areas around wells need protection from development.
- 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 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

The Town of Pine Mountain provides water, sewer, police, fire and inert waste services for its citizens. The Town of Pine Mountain contracts with Harris County to provide curbside residential and commercial garbage collection, E-(911) services, EMS and EMA



services. The Town of Pine Mountain is currently satisfied with the community facility services provided by Harris County. Over the last several years the Town of Pine Mountain has been in the process of updating many of its community facilities. Below is an assessment of the Town of Pine Mountain's major community facilities.

### Water

The Town of Pine Mountain's water system is adequate to meet its present and future population needs. The Town of Pine Mountain added another water source and storage tank in the Triple Creek Subdivision to adequately provide for future growth.

### Sewer

The Town of Pine Mountain's sewage capacity is 300,000 gallons per day. The average daily sewage usage is approximately 120,000 gallons or 40 percent of capacity. The system uses a four-acre pre-treatment basin and an 11-acre wetlands system with UV light disinfectant to treat the sewage. The



system was installed in 2002. The total system area is approximately 70 acres. The Town of Pine Mountain's sewage system is adequate to meet the present and future needs of the town and its residents for the next 20 years.

### **Solid Waste**

The Town of Pine Mountain contracts with Harris County to pick up residential and commercial garbage. The Town of Pine Mountain does provide door-to-door limb/grass pick up once a week for their residents. The Town of Pine Mountain disposes of this garbage in the Harris County landfill. The town uses a flat bed truck, a wood chipper, and a backhoe to collect limb/grass materials.

The Town of Pine Mountain's current arrangement with Harris County for solid waste collection will allow the Town of Pine Mountain to meet its' solid waste needs for the next 20 years.

### **Storm Water**

The Town of Pine Mountain's storm drainage system is a combination of ditches and storm sewers, with the majority of drainage in the Town of Pine Mountain being handled by ditches. All storm drainage empties into Turkey Creek. The system is in need of maintenance and repairs. The storm drainage system of the Town of Pine Mountain is adequate for normal amounts of rainfall. It is important that the system be monitored and maintained. In the developing areas, storm drainage systems are now required. Within one year all new storm drainage systems must meet requirements.

### **Police/Fire**

In 2008 the Town of Pine Mountain built a public safety facility for police and fire services. The Public Safety Center provides all the necessary police and fire service space for the next 20 years. The Town of Pine Mountain has eight full-time employees; seven sworn officers (including the Chief) and one secretary to provide service for 1,200 residents plus visitors that vacation at Callaway Gardens Resort. With the addition of approximately 700 people over the next 20 years, the Town of Pine Mountain will need to consider additional police personnel. Volunteer staff is adequate to meet future fire protection needs for the next 20 years. New volunteers are always needed, and some equipment and truck upgrades will be necessary over the next 20 years.



### **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.

### **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.

## ***Intergovernmental***

The Town of Pine Mountain's primary intergovernmental interaction is with Harris County. However, informal working relationships do exist between neighboring jurisdictions such as Hamilton, Shiloh, and Waverly Hall. In order to reduce issues and make the most of the potential opportunities, the

Town of Pine Mountain should maintain open communication and dialogue with its neighboring jurisdictions in regards to local and regional issues. The Town of Pine Mountain should maintain proper working relationships with local and regional governments in regards to transportation projects and the impact of development on



important regional resources and other environmentally sensitive areas. Town officials must be actively involved in transportation and water planning activities either directly or through Harris County with agencies such as the Columbus MPO, the Georgia Department of Transportation and the Middle Chattahoochee Water Council. Lastly, the Service Delivery Strategy should be updated regularly. The Service Delivery Strategy Update will be done in conjunction with the update of the Comprehensive Plan. The Town of Pine Mountain service delivery strategy is currently undergoing work.

## **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**

The Town of Pine Mountain is connected to Harris County and the Region by U.S. Highway 27/ State Route 1, State Route 18, and Georgia Highway 354. Due to limited growth over the last 20 years, traffic or transportation problems have been limited. Currently there are no street/ road capacity problems in the Town of Pine Mountain. Existing transportation problems include travel and traffic back-up delays caused by special events at Callaway Gardens located on US Highway 27/ State Route 1. Lack of parking downtown during business hours and special events is also a problem. One future challenge includes managing increasing congestion in and around town, especially the downtown area, due to major developments in the Town of Pine Mountain off State Route 354 and residential construction in Callaway Gardens, which uses State Route 354 and US Highway 27 as a primary access point.

## **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**

The citizens of the Town of Pine Mountain wish to maximize land development opportunities while maintaining open space and protecting natural and cultural resources. Key challenges to Town of Pine Mountain officials include protecting natural resources while encouraging residential and light industrial development and establishing new commercial use while protecting the viability of Downtown. Another challenge is integrating walking and biking opportunities into the land use scheme and creating connectivity between future and existing developments.

## **Issues**

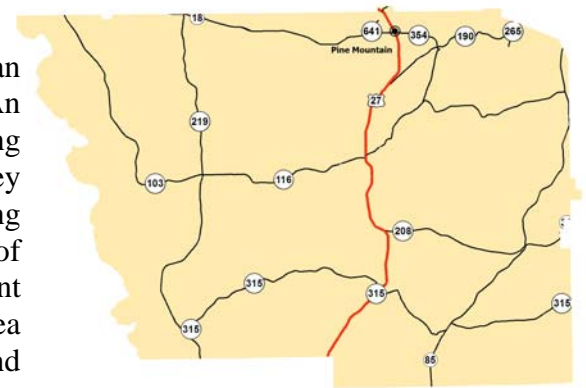
- Protecting natural and cultural resources
- Limited number of dilapidated structures that need attention
- Determine if any brownfields exists; connect developers to the federal and state incentives for cleaning up brownfields sites.
- Encroachment of non-compatible land use in historic areas.
- Land 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.

## Analysis of Existing Development Patterns

An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. An existing land use map is the first step in gaining an understanding of not only what land uses exist and where they are, but how they interact. The purpose of this section is to map and review existing land use in the Town of Pine Mountain; look at areas in need of attention; areas in need of protection; and areas with development opportunities. The last task is the creation of a draft character area map which groups areas of similar land use characteristics or land use traits.



The following table illustrates the acreage and percent of county total land dedicated to existing land uses. Acreage totals do not include roads.

### Existing Land Use Table

Existing Land Use Classification	Total Acreage	% of Total Acreage
Residential	341.532	16.14
Multi-Family Residential	7.213	0.34
Commercial	46.423	2.19
Industrial	0	0.00
Transportation/Communication/Utility	152.394	7.20
Recreation/Parks & Conservation	7.122	0.34
Public/Institutional	79.865	3.77
Agricultural/Forestry	223.967	10.58
Vacant/Undeveloped	101.461	4.79
Mixed Use	1156.66	54.65
Total Acreage	2116.64	100%

The following table presents the definitions of each of the land use categories.

### Existing Land Use Definitions Table

Existing Land Use	Definition
Residential	Single-family residential uses, and manufactured and mobile home units (all normally located on no less than a one-quarter of an acre lots).
Agriculture/Forestry	Land used for agricultural purposes such as farming and/or livestock production and timber production.
Commercial	Commercial uses including office use; retail, restaurants, convenience store, car dealerships, etc.
Industrial	Land dedicated to industrial uses (includes both light and heavy industrial uses).
Parks/Recreation/Conservation	State, Federal and local parks, active and passive recreation activities, and protected land; includes land preserved in land trust.
Public/Institutional	Community facilities excluding utilities, government (schools, public safety facilities, courthouse, jail, health facilities, churches, and libraries).
Transportation/ Communication/ Utilities	Land used for transportation, communication or utility facilities (cell towers, power stations, water tower, and water treatment facilities).
Road Right-of-Way	Land dedicated to road use including right of way.
Undeveloped/Vacant	Land where no apparent active uses exist; property with dilapidated or abandoned structures or overgrown vacant lots.
Multi-Family Residential	Existing multi-family residential uses such as apartments and duplexes
Mixed-Use	Existing buildings that contain a variety of uses such as residential, commercial, office and retail.

## ***Areas Requiring Special Attention***



### ***Areas Where Development is Likely to Occur***

Areas where development is likely to occur in the Town of Pine Mountain includes Callaway Gardens (Long Leaf Subdivision) and other new developments in the Gardens, as well as Triple Creek subdivision located on State Route 354. Both developments in total will add 300 to 500 new residential lots to the Town of Pine Mountain over the next 20 years.

### ***Significant Natural Resources***

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. In the Town of Pine Mountain natural resource concerns center on a groundwater recharge area, stream and wetland exposure inside town limits and small areas of ground slope greater than 15%. Furthermore, most of the groundwater recharge area, wetlands, streams and steep slopes are located in Callaway Gardens where development is limited in environmentally sensitive areas. The Town of Pine Mountain has one major stream, Mountain Oak Creek, which runs thru property owned by Callaway Gardens. There is a series of wetlands and flood zones along Mountain Oak Creek that need to be maintained and protected. Pine Mountain has slopes between 15% and 25% and areas with slopes greater than 30%. The majority of 15% or greater slopes are located in Callaway Gardens. The majority of 15% or greater slopes in areas of Pine Mountain outside of Callaway Gardens are located east of US 27 and north/south of State Route 354. The Triple Creek Subdivision appears to have areas of slope greater than 15%. In these areas special design guidelines need to be created and followed. Development on slopes 30% and greater is not recommended.

### ***Significant Cultural Resources***

A 1994 survey also identified the Town of Pine Mountain as having historic resources in a large enough concentration to be eligible for the National Register of Historic Places as a district. The Town of Pine Mountain has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, it is not eligible for the Certified Local Government program administered by the National Park Service. It is also not eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 1994, there is no government entity in the Town of Pine Mountain to sponsor National Register listings, oversee the



application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources in the town. However, the Chipley Historic Society and private citizens carry out these goals.

### ***Areas with Significant In-fill Development Opportunities***

There are many in-fill development opportunities in the Town of Pine Mountain. Residential areas located north and south of West Harris Street have vacant lots or under used lots that can be developed or redeveloped residentially or with Traditional Neighborhood development on larger vacant lots. Larger vacant lots are located between Chipley and Cherokee Streets and between East Harris Street and Georgia Street. Several small vacant lots exist in and around the downtown area of the Town of Pine Mountain and in newer subdivisions located on Pine Drive, Hill Crest Street, Plumfield Drive and other streets located west of US Highway 27. Water and sewer is available to all of the aforementioned areas.

### ***Brownfields***

In general terms, brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for brownfields. Some examples of brownfields include abandoned gas stations and unused former manufacturing plant.

Some issues involving brownfields are the potential to cause harm to the population and the environment, reduction in employment opportunities and tax revenue, increased illegal dumping and graphite, reduction in the property value for the surrounding area. Redeveloping brownfields can restore property to productive use, increase property values, improve public health and the environment, and utilize existing public infrastructure and increasing job opportunities and local tax revenues.

Potential brownfields in the Town of Pine Mountain consists of older gas stations with inadequate gas storage tanks.

### ***Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness***

Most communities have areas of disinvestment or areas in need of improvement; the Town of Pine Mountain is no different; but the extent of areas of disinvestment or in need of redevelopment is extremely low. Areas needing a residential “face lift” include Wood Avenue and Lettie Street, Dunn Avenue, Oak Avenue/State Route 18 intersection and Cherry and King Avenues between Georgia and State Streets.

### ***Recommended Character Areas***

Establishing character areas serves to recognize the land use differences that exist in the urban and rural landscape of the Town of Pine Mountain. Character areas define future development activities by recognizing what are good land development characteristics that need to be preserved and what are bad land development practices that need to be changed. Desired land use results are determined by

establishing goals, objectives, policies and implementation strategies and tools for each defined community character area.

**Character Area Table**

Character Area	Description/Predominant Characteristics	Suggested Development Strategy
<b>Park/Conservation/Recreation</b>	State, federal and local parks, active and passive recreation activity areas also includes protected open space (wetlands, floodplains, stream corridors, and natural buffers).	Maintain natural rural character by: <ul style="list-style-type: none"> <li>-Not allowing new development.</li> <li>-Promoting use of conservation easements</li> <li>-Widen roadways in these areas only when absolutely necessary.</li> <li>-Carefully design the roadway alterations to minimize visual impact.</li> <li>-Promote these areas as a passive-use tourism and recreation destinations.</li> </ul>
<b>Established Residential</b>	Existing residential areas with varied street patters, often curvilinear, cul-de-sacs, low pedestrian orientation, high open space, high to moderate degree of building separation. Majority of residences are single-family detached.	<ul style="list-style-type: none"> <li>•Foster retrofitting of these areas to better conform to traditional neighborhood development (TND) principles. Promote moderate density, traditional neighborhood development (TND) style residential subdivisions:</li> <li>• Create neighborhood focal points by locating schools, community centers, or well-designed small-scale commercial activity centers at suitable locations within walking distance of residences.</li> <li>• Add traffic calming improvements, sidewalks, street trees, and increased street interconnections to improve walkability and slow traffic within existing neighborhoods.</li> <li>• Permit accessory housing units, or new well-designed, similarly scaled infill multifamily residences to increase neighborhood density and income diversity.</li> </ul>
<b>Established Residential Declining</b>	Existing residential areas with varied street patters, often curvilinear, cul-de-sacs, low pedestrian orientation, high open space, high to moderate degree of building separation. Majority of residences are single-family detached. An area that has most of its original housing stock in place but housing conditions are worsening due to neglect of property maintenance and low levels of home ownership.	<ul style="list-style-type: none"> <li>• Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.</li> <li>•Public assistance and investment should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner occupied housing.</li> <li>• Vacant properties in the neighborhood offer an opportunity for infill development</li> </ul>



		<p>of new, architecturally compatible housing.</p> <ul style="list-style-type: none"> <li>• The neighborhood should, however, also include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.</li> </ul>
<b>Established Residential Traditional</b>	<p>Residential areas in older parts of the community 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, businesses scattered throughout the area.</p>	<ul style="list-style-type: none"> <li>• Already exhibiting many of the characteristics of traditional neighborhood development (TND), these older neighborhoods should be encouraged to maintain their original character, with only compatible infill development permitted. There are three types of traditional neighborhoods that each call for their own redevelopment strategies: stable, declining, and redevelopment.</li> </ul>
<b>Suburban Area Developing</b>	<p>Area where pressures for the typical types of suburban residential subdivision development are greatest (due to availability of water and sewer service). Without intervention, this area is likely to evolve with low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.</p>	<ul style="list-style-type: none"> <li>• Promote moderate density, traditional neighborhood development (TND) style residential subdivisions.</li> <li>• New development should be a master-planned with mixed-uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.</li> <li>• There should be strong connectivity and continuity between each master planned development.</li> <li>• There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple access points.</li> <li>• Encourage compatible architecture styles that maintain and reflect the regional rural character, and should not include “franchise” or “corporate” architecture.</li> <li>• Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.</li> <li>• Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.</li> </ul>

<p><b>US 27 Gateway Corridor</b></p>	<p>Developed and undeveloped land paralleling the route of a major throughfare that serves as an important entrance or means of access to the community.</p>	<ul style="list-style-type: none"> <li>• Focus on appearance with appropriate signage, landscaping and other beautification measures.</li> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Retrofit or mask existing strip development or other unsightly features as necessary.</li> </ul>
<p><b>US 27 Commercial Corridor</b></p>	<p>Commercial corridors are characterized by strip businesses lining major arterial roads. They have often 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 of often in need of redevelopment and aesthetic improvements.</p>	<ul style="list-style-type: none"> <li>•Encourage landscaped, raised medians to provide vehicular safety, aesthetics, and also pedestrian crossing refuge.</li> <li>•Provide paved shoulders that can be used by bicycles or as emergency breakdown lanes.</li> <li>•Coordinate land uses and bike/pedestrian facilities with transit stops, if applicable.</li> <li>•Manage access to keep traffic flowing; reduce curb cuts and implement signage</li> <li>•Unacceptable uses: new billboards</li> </ul>
<p><b>Town Center</b></p>	<p>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.</p>	<ul style="list-style-type: none"> <li>• Each Town Center should include a relatively high-density mix of retail, office, services, open spaces, and employment to serve a multi-neighborhood market area.</li> <li>• Residential development should reinforce the Town Center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums.</li> <li>• Design for each Town Center should be very pedestrian-oriented, with strong, walkable connections between different uses.</li> <li>• Road edges should be clearly defined by locating buildings at roadside with parking in the rear.</li> <li>• Include direct connections to the greenspace and trail networks.</li> <li>• Enhance the pedestrian-friendly environment, by including sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.</li> </ul>
<p><b>In-Town Corridors</b></p>	<p>Developed or undeveloped paralleling the route of a street or highway in town that is already or likely to experience uncontrolled strip development if growth is not properly managed.</p>	<ul style="list-style-type: none"> <li>• Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and scenic areas around the community.</li> <li>• The appearance of the corridor can immediately be improved through street-</li> </ul>

		<p>scaping enhancements (street lights, street trees, landscaping, etc.).</p> <ul style="list-style-type: none"> <li>• In the longer term, enact design and signage guidelines for new development, including minimal building setback requirements from the street and parking in the rear, to ensure that the corridors become more attractive as properties develop or redevelop.</li> <li>• Corridors leading to town centers or downtown, in particular, should be attractive, where development is carefully controlled (or redevelopment tools are used) to maintain or improve appearances.</li> <li>• Reduce the role and impact of automobiles in the community by employing attractive traffic-calming measures along major roadways and exploring alternative solutions to parking congestion.</li> <li>• Provide basic access for pedestrians and bicycles, consider vehicular safety measures including driveway consolidation and raised medians (which also improve safety for bike/pedestrians).</li> <li>• Coordinate land uses and bike/pedestrian facilities with transit stops where applicable.</li> </ul>
<p><b>Linear Bike/Pedestrian Trail</b></p>	<p>Man-made linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreation amenities.</p>	<p>Create these linkages by:</p> <ul style="list-style-type: none"> <li>• Linking greenspaces into a pleasant network of greenways</li> <li>• Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.</li> </ul>
<p><b>Other/Special</b></p>	<p>Includes public or quasi-public areas with single characteristics such as city hall, fire station, high school, middle school, elementary school, jail, churches, cemeteries, court houses 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.</p>	<ul style="list-style-type: none"> <li>• Landscaped buffers between the roadways and pedestrian walkways will be constructed.</li> <li>• Addition of public buildings on appropriate infill sites to serve surrounding neighborhoods.</li> <li>• Parks and other recreational facilities will have facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc. will be added.</li> <li>• Parking areas will be landscaped to minimize visual impact on adjacent streets and uses.</li> <li>• Cemeteries will have fences and be landscaped.</li> <li>• New community facilities will be accommodated by the reuse of existing vacant or under-utilized structures (e.g. commercial centers, office space, and warehouse).</li> </ul>



**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, Town of Pine Mountain has prepared a draft update to its existing Comprehensive Plan, Public Participation Plan, and Community Assessment that covers the years 2009 through 2030 and was prepared 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 be met as part of updating local Comprehensive Plans; and

WHEREAS, the Town of Pine Mountain desires that its draft update of the Comprehensive Plan, Public Participation Plan, and Community Assessment be reviewed in accordance with the procedures outlined in the Minimum Standards and Procedures for Local Comprehensive Planning.

NOW THEREFORE BE IT RESOLVED, that the Town of Pine Mountain certifies that the minimum public participation and other procedural requirements, as identified in the Minimum Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing this draft update to the Comprehensive Plan, Public Participation Plan, and Community Assessment ; and

BE IT FURTHER RESOLVED, that the Town of Pine Mountain Council hereby authorizes the draft update of its Comprehensive Plan, Public Participation Plan, and Community Assessment to be submitted to River Valley Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 24<sup>th</sup> day of August, 2009

BY: Joe D. Lee, Jr.

ATTEST: Betsy Simms

# TOWN OF PINE MOUNTAIN

## COMMUNITY FACILITIES INVENTORY AND ASSESSMENT

<b>INTRODUCTION</b> .....	2
<b>WATER SUPPLY AND TREATMENT</b> .....	2
Needs Assessment.....	2
<b>SEWAGE SYSTEM</b> .....	3
Needs Assessment.....	3
<b>STORM DRAINAGE</b> .....	3
Needs Assessment.....	3
<b>NATURAL GAS</b> .....	3
Needs Assessment.....	3
<b>SOLID WASTE</b> .....	3
Needs Assessment.....	4
<b>PUBLIC SAFETY</b> .....	4
Law Enforcement.....	4
Needs Assessment.....	4
Fire Protection.....	4
Needs Assessment.....	5
Emergency Medical Service .....	5
Needs Assessment.....	5
E-911 .....	5
Needs Assessment.....	5
Harris County Emergency Management Agency .....	6
Needs Assessment.....	6
<b>HEALTH AND HUMAN SERVICES</b> .....	6
Harris County Health Department.....	6
Needs Assessment.....	6
Needs Assessment.....	6
Private Health Care .....	7
Needs Assessment.....	7
Department of Family and Children Services .....	7
Needs Assessment.....	7
Education.....	7
Private Schools.....	8
Post Secondary School .....	8
Recreation and Parks .....	8
Needs Assessment.....	8
<b>GENERAL GOVERNMENT</b> .....	8
Town of Pine Mountain.....	8
United States Post Office .....	8
<b>COMMUNITY FACILITIES</b> .....	9
PINE MOUNTAIN .....	10
Storm Drainage.....	11
PUBLIC RECREATIONAL FACILITIES .....	12

## INTRODUCTION

Community facilities play an important role in maintaining and improving the quality of life in a community. Both the well-being of individual citizens and the value of their property depend upon the provision of adequate community facilities. The adequacy and quality of such facilities helps to determine the growth potential of an area. These facilities can also be used to influence and guide the direction of private development; for example, the location and timing of utility extension can channel future development into the most desirable growth areas.

## WATER SUPPLY AND TREATMENT

Pine Mountain's water system consists of two 100,000-gallon water tanks. There is one primary source of water, the Kings Gap Spring located in the Franklin D. Roosevelt State Park Pine Mountain, which, if needed can connect with the Callaway, Inc., water system. A cut-off valve can be used to connect the two systems to alleviate water shortages during emergency situations. The average daily water usage is 140,000 gallons per day with peak gallons per day of 200,000 gallons per day. Chlorine and soda ash are used to treat the water. The system serves the entire city, as well as a few customers outside the city limits (see distribution map). There are approximately 747 customers.

### Needs Assessment

The Pine Mountain water system is adequate to meet its present population needs, but will need another water source and an additional storage tank to adequately provide for future growth. Water Department officials would like at least another 100,000-gallon tank and another well that can pump 100 gallons a minute.

Pine Mountain's current pumping capacity is 240,000 gallons per day. Future demand for the year 2030 is estimated to be 227,472 gallons a day. Table 1 exhibits estimated future water use by type of users. Pine Mountain's existing water-pumping capacity will be slightly more (12,528 gallons per day) than estimated 2030 demand (227,472 gallons per day). With this marginal capacity city officials need to look at adding an additional source of water and storage capacity. System is however capable for handling growth over the next 10 years.

**Table 1**  
**Town of Pine Mountain: Projected Water Needs 2030**

User	Gallons Per Day
Residential (Single Family) 1,988 persons at 94 gallons a day*	186,872
Commercial 200 Businesses at 200 gallons per day	40,000
Industrial 1 industry light water processing needs	-0-
Local Government *	600
Schools *	-0-
Total	227,472

## **SEWAGE SYSTEM**

Pine Mountain's sewage capacity is 300,000 gallons per day. The average daily sewage usage is approximately 120,000 gallons or 40 percent of capacity. There are four lift stations located throughout the town to aid in the flow of the sewage. The system uses a four-acre pre-treatment basin and an 11-acre wetlands system with UV light disinfectant to treat the sewage. The system was installed in 2002. The total system area is approximately 70 acres. The system has been expanded and updated over the years in order to serve all of Pine Mountain. Approximately 600 customers are connected to the sewage system.

### **Needs Assessment**

The Pine Mountain sewage system is adequate to meet the present and future needs of the city and its residents for the next 10 to 25 years.

## **STORM DRAINAGE**

Pine Mountain storm drainage system is a combination of ditches and storm sewers with the majority of drainage in Pine Mountain being handled by ditches. All storm drainage empties into Turkey Creek. System needs maintenance and repairs.

### **Needs Assessment**

The storm drainage system of Pine Mountain is adequate for normal amounts of rainfall. It is important that the system be monitored and maintained. In developing areas, storm drainage systems are now required. Within a year all new storm drainage systems must meet National Pollution Discharge Elimination Systems requirements.

## **NATURAL GAS**

Pine Mountain does not provide natural gas as a utility. Portions of Harris County, primarily in the southern part of Harris County along the Muscogee and Harris County line, are served by natural gas. Generally, gas lines are extended when the number of customers warrants. Several propane companies serve residents of Hamilton and Harris County.

### **Needs Assessment**

Continue to allow private sector to provide natural gas to meet future demands.

## **SOLID WASTE**

Pine Mountain contracts with Harris County to pick-up residential and commercial garbage. Pine Mountain does provide door-to-door limb/grass pick-up once a week to Pine Mountain residents. Pine Mountain disposes of this garbage in the Harris County landfill. The city uses a flat bed truck, a wood chipper, and a backhoe to collect limb/grass materials.



## **Needs Assessment**

Pine Mountain's current arrangement with Harris County for solid waste collection will allow Pine Mountain to meet its solid waste needs for the next 25 years.

Harris County's inert landfill is capable of handling Pine Mountain's inert material for the next 25 years as well. A broader needs assessment view of solid waste is included in the Harris County Community Facilities Element.

## **PUBLIC SAFETY**

### **Law Enforcement**

Pine Mountain's police department is located in a renovated school building on Chipley Street. The department has eight full-time employees: a chief of police, six patrolmen, and a dispatcher. The department has seven patrol cars; all of which are in good condition. All of the radio equipment is in operating order. The town transfers all of its prisoners to the Harris County jail. Pine Mountain would like to build a public safety facility within the next three years.

### **Needs Assessment**

Pine Mountain has eight full-time employees; seven sworn officers (including the Chief) and one secretary to provide service for 1,100 people and visitors that vacation at Callaway Gardens Resort. With the addition of approximately 900 people over the next 25 years, Pine Mountain will have to add more personnel.

The FBI annually updates information on the number of law enforcement staff per 1,000 populations for the United States and for each region of the U.S. Because of different city and county demographic factors FBI averages are not meant to be direct indicators of personnel needs. However, FBI information is good to use for comparative purposes.

In the south, on average, cities with populations below 10,000 averaged 5.8 full-time law enforcement employees per 1,000 populations. At this ratio Pine Mountain would need 12 full time law enforcement personnel. Whether Pine Mountain adds one, two or four full-time law enforcement personnel the point to be made is that current law enforcement staffing levels will not meet future demands.

### **Fire Protection**

The Town of Pine Mountain operates a volunteer fire department. There are 15 volunteers all of whom are locally certified fire fighters. Two Pine Mountain firefighters are state certified. The department owns one 1976 American LaFrance pumper but has two trucks available for fire protection. The second truck, a 2000 Ferrara custom pumper truck, is owned by Harris County. Harris County has loaned the truck to Pine Mountain. The volunteer fire department has entered into a mutual aid pact with Harris, Troup and Meriwether Counties for fire protection purposes. Pine Mountain's ISO rating is 5.

## **Needs Assessment**

Volunteer staff is adequate to meet future fire protection needs for the next 25 years. Pine Mountain is also building a public safety center, which will also house the fire department. Space needs will also be met for the next 25 years.

Harris County is considering hiring a fire service coordinator to orchestrate unincorporated area volunteer fire departments as well as to provide assistance to municipal departments if needed. A broader needs assessment is included in the Harris County Community Facilities Element.

## **Emergency Medical Service**

The Harris Emergency Medical Services (EMS) operated by the county provides EMS services throughout Harris County including Pine Mountain. Station 1 is located on Georgia Highway 116 east of Hamilton and includes one fulltime EMS vehicle available 24 hours per day, one spare vehicle, and a staff of two. EMS facilities are also located on Mountain Hill Road in Fortson (Station 2) and in Waverly Hall at Georgia Highway 85 and O'Neal Street (Station 3). Backup service is provided through emergency agreements with neighboring counties.

## **Needs Assessment**

Pine Mountain would like to have an EMS facility located in the Pine Mountain area. EMS officials are looking at putting a facility in the North or Northwest Section of Harris County. Such a facility would greatly enhance coverage in this area of the county.

A broader needs assessment view of EMS service is included in the Harris County Community Facilities Element.

## **E-911**

Emergency calls for the Sheriff's Department, Fire Department and EMS are answered by an Enhanced 911 system. The E-911 center handles calls for the unincorporated areas of the county as well as calls from municipal areas. The E-911 center is located on Georgia Highway 116 next to the Harris County Law Enforcement Center. The E-911 center is fully staffed and operates 24 hours a day, 7 days per week with two employees each on four six-hour shifts. Harris County also has an 800 MHZ system with Troup and Muscogee Counties. EMS personnel would eventually like to see a large region wide 800 MHZ system extending from Harris, Troup, and Muscogee Counties eastward to Macon.

## **Needs Assessment**

From a staff standpoint E-911 needs a third employee for each shift. A third employee for each shift will allow E-911 to handle the anticipated growth in calls for Harris County for the next 25 years. From a space standpoint the existing facility can handle needs for the next several years but by 2030 more space will be needed. From an equipment standpoint E-911 needs to upgrade

its radio system so that it is cell phone compliant.

## **Harris County Emergency Management Agency**

Harris County Emergency Management plays an important part in county operations. Emergency Management is responsible for handling ALL Natural and Man-Made disasters, such as tornadoes, hurricanes, severe thunderstorms, damaging winds, ice storms, hazardous material spills, mass casualty/facility incidents, and Search and Rescue. Emergency Management has four phases. (1.) *Preparedness*. Making sure everyone from Public Safety Officials to the general public is prepared for a disaster through training, knowledge of local resources, and the importance of home emergency kits. (2.) *Mitigation*. Mitigation or Planning is a major part of Emergency Management from the County Emergency Operation Plan to School Safety Plans to training students and seniors to make an Emergency Plan for their homes. (3.) *Response*. Going to the disaster scene, helping the victims through evacuations and/or shelters, and making sure everyone is safe. (4.) *Recovery*. Working with victims filling out Disaster Relief forms, with volunteer agencies like the Red Cross and the Salvation Army to help victims get back on their feet, and with local and state agencies to help rebuild county infrastructure such as bridges and roads. Emergency Management now comes under the jurisdiction of Homeland Security. EMA works closely with the Sheriff's Office, City Police Departments, and Volunteer Fire Departments on training and grants.

### **Needs Assessment**

EMA does not have an Emergency Operations Center. A building for EMA purposes is needed. Three people are needed to adequately staff said facility. Such a facility would handle EMA needs for some time to come.

## **HEALTH AND HUMAN SERVICES**

### **Harris County Health Department**

The Harris County Health Department is located on Georgia Highway 116 east of Hamilton. The building was constructed in 1983 and is used to full capacity. The Department offers full medical services as part of the West Central Georgia Regional Health District. The County Environmental Health Specialist has office space in the County Health Department. This office is responsible for regulating the size and location of on-site sewage disposal systems and wells as well as the inspection of food service establishments.

### **Needs Assessment**

Needs Assessment for the Health Department is included in the Harris County Community Facilities Element.

### **Needs Assessment**

Needs Assessment can be found in the Harris County Community Facilities Element.

### **Private Health Care**

The Town of Pine Mountain has one doctor's office (2 doctors) and one dentist office. Major medical facilities are located 20 miles away in Columbus and LaGrange. The nearest nursing homes are located in Waverly Hall, Columbus, and LaGrange.

### **Needs Assessment**

Needs Assessment for Private Health Care is included in the Harris County Community Facilities Element.

### **Department of Family and Children Services**

The Department of Family and Children Services is located on U.S. Highway 27 in Hamilton. The site location is good and is adequate for existing operations but the building is not adequate for current operations.

### **Needs Assessment**

Needs assessment for DFACS is included in the Harris County Community Facilities Element.

### **Education**

Pine Mountain, along with other communities of Harris County, is served by the Harris County Schools administered under the county board of education. There are no school buildings in Pine Mountain. Students in Grades K-5 from Pine Mountain and adjacent areas of the county attend Park Elementary School (built in 1987); Grades 6-8 attend Harris County Carver Middle School, and grades 9-12 attend Harris County High School (built in 1998) which are inside Hamilton's city limits. All of the schools are in good condition. All county schools are accredited. Bus transportation is provided to students. Table 2 provides school, number of students, and grade breakdowns;

**Table 2**  
**Harris County: Enrollment by School: 2002-2003**

School Name	Year Built	Site Size	Students	Grades
Crossroads Alternative	1962	24 acres	32	0
Harris County Carver Middle School	1962*	83 acres	1,121	6-8
Harris County High School	1999	100 acres	1,311	9-12
Mulberry Creek Elementary School	1999	90 acres	552	PK-5
New Mountain Hill Elementary School	1990	18 acres	489	PK-5
Park Elementary School	1988	54 acres	545	PK-5
Pine Ridge Elementary School	1990	82 acres	568	PK-5
Total Students			4,568	

\* Renovated 1999

### **Private Schools**

There is one private school in Harris County. The Waverly Hall Christian Academy is located in Waverly Hall and has 50 students.

### **Post Secondary School**

All post-secondary education facilities are located in neighboring Columbus, LaGrange, and Thomaston. Schools located in those cities include; Columbus State University, LaGrange College, West Georgia Technical College, Columbus Technical College, and Flint River Technical College.

### **Recreation and Parks**

Pine Mountain owns and maintains two city parks. One park consists of approximately five acres; a lighted softball field is located on the grounds. The other park is approximately four acres and is located behind the old elementary school, now the Pine Mountain Police Department. The city has two ball fields for Little League and two tennis courts. The gym at the old school building is still in use.

### **Needs Assessment**

Needs Assessment for Recreation and Parks is in the Harris County Community Facilities Element.

## **GENERAL GOVERNMENT**

### **Town of Pine Mountain**

The Town of Pine Mountain owns and maintains the following properties: City Hall, the Police Station, the gymnasium, a shop with two buildings and storage, the sewage treatment plant, and the spring house building, which is located on 200 acres in the FDR State Park. All of the local government buildings, with the exception of the Police Station and shop buildings, are in good shape and meet the needs of government. Pine Mountain is currently working on replacing the Police Station with a Public Safety Center. There are no current plans to repair the existing shop buildings.

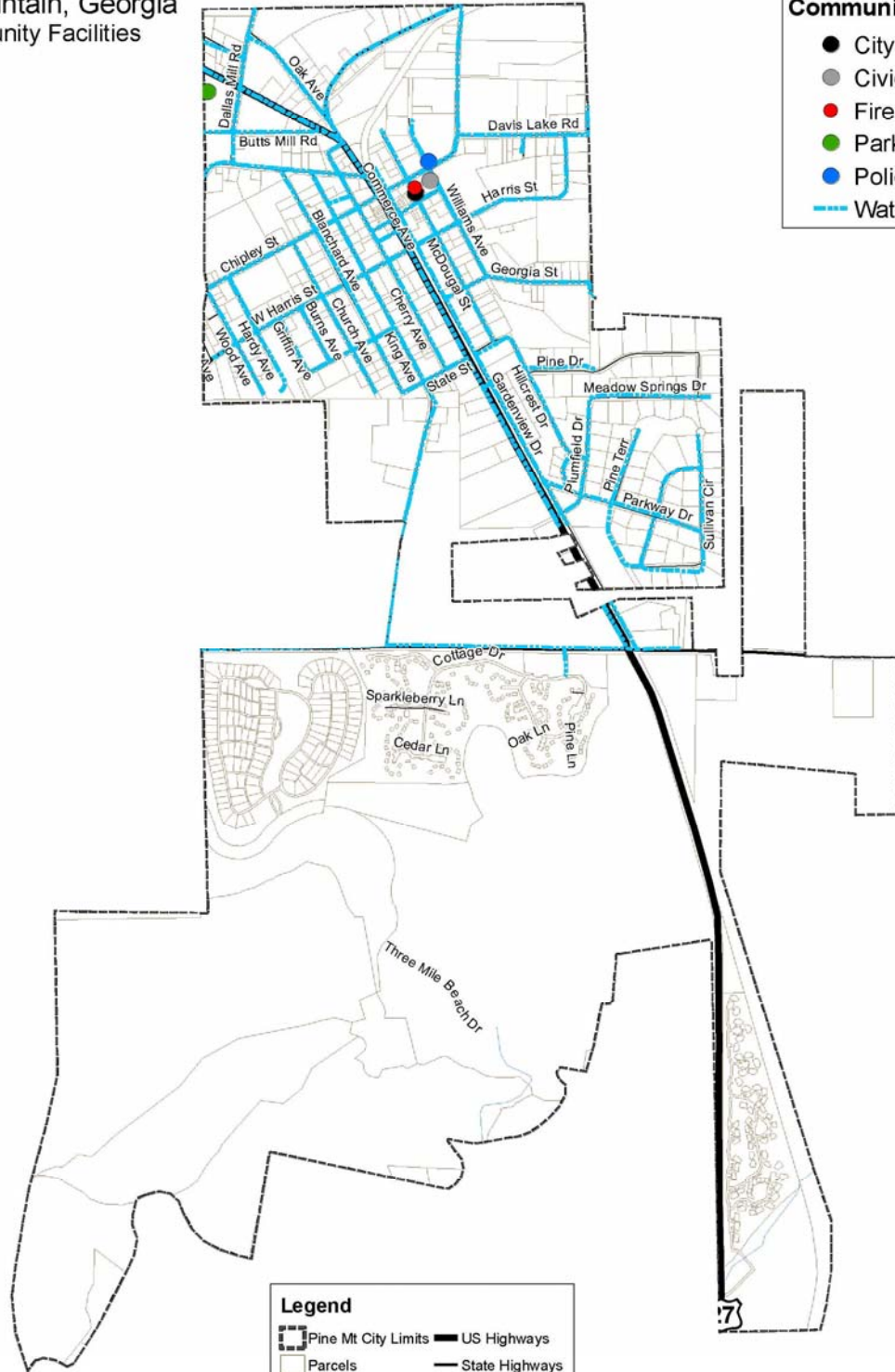
### **United States Post Office**

The post office is located on McDougal Avenue. The facility is in good condition but too small to meet future population needs.

Pine Mountain, Georgia  
Community Facilities

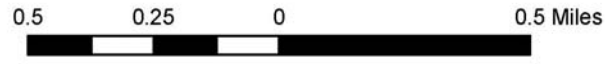
**Community Facilities**

- City Hall
- Civic
- Fire Station
- Park
- Police Station
- Water System



**Legend**

- Pine Mt City Limits
- ▭ Parcels
- + Railroads
- == US Highways
- State Highways
- Local Roads



# **COMMUNITY FACILITIES**

**Community Vision: An inter-connected and dependent relationship of community services centered upon core facilities (water, sewer, law enforcement, fire, etc.) and placed to maximize accessibility, affordability, economic development opportunities, and compatibility with surrounding land uses and placed to minimize the impact on natural, historical and cultural resources.**

## **PINE MOUNTAIN**

### **STORM DRAINAGE**

**GOAL: CONSTRUCT AND MAINTAIN AN EFFICIENT AND RELIABLE STORM DRAINAGE SYSTEM**

**OBJECTIVE:** Improve Pine Mountain's storm drainage system to serve the city residents and businesses.

#### **POLICIES:**

- \* Develop and implement a storm drainage system plan to alleviate drainage problems in the city.
- \* Allow no significant new development that would ignore the impact of a hundred year storm and/or flood.
- \* Maintain and clean existing drainage culverts on a regular basis.
- \* Install all storm drainage systems in such a manner that all storm water is lead to and confined in natural drainage channels without causing erosion.

### **PUBLIC WATER SYSTEM**

**GOAL: PROVIDE FOR AND MAINTAIN AN EFFICIENT AND RELIABLE PUBLIC WATER SYSTEM**

**OBJECTIVE:** Improve and extend Pine Mountain's water system to serve identified growth areas in an orderly and progressive manner.

#### **POLICIES:**

- \* Locate an additional source of water to serve the needs of future populations in the City of Pine Mountain.

- \* Encourage water system extension that will support or encourage new development in areas appropriate for such activities by reason of city policy and the health, safety and welfare of residents and employees.
- \* Coordinate with the county on expanding the water system outside of the city limits of Pine Mountain.

## **PUBLIC SEWER SYSTEM**

### **GOAL: MAINTAIN AN EFFICIENT AND RELIABLE PUBLIC SEWER SYSTEM**

**OBJECTIVE:** Improve and extend Pine Mountain's sanitary sewer system to serve identified growth areas in an orderly and progressive manner.

#### **POLICIES:**

- \* Encourage sanitary sewer system extension that will support or encourage new development in areas appropriate for such activities by reason of city policy and the health, safety and welfare of residents and employees.
- \* Maintain an environmentally responsible sewer system.
- \* Develop and implement a maintenance plan for general upkeep of the sewer system.

## **SOLID WASTE**

### **GOAL: PROVIDE FOR AND MAINTAIN AN EFFICIENT, RELIABLE, AND ENVIRONMENTALLY HEALTHY SOLID WASTE PROGRAM.**

**OBJECTIVE:** Provide for an environmentally sound and reliable solid waste program.

#### **POLICIES:**

- \* Coordinate with the county on the collection and disposal of solid waste.
- \* Continue efforts to develop and implement the Solid Waste Plan as required by state law.
- \* Continue efforts for recycling to meet the State mandated 25% per capita reduction of solid waste.



## **PUBLIC SAFETY AND EMERGENCY SERVICES**

**GOAL: PROVIDE ESSENTIAL PUBLIC SAFETY AND EMERGENCY SERVICES TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF PINE MOUNTAIN RESIDENTS.**

**OBJECTIVES:** Provide Pine Mountain residents with expedient, reliable, and professional public safety and health care services.

### **POLICIES:**

- \* Encourage and promote the citing of a satellite Emergency Medical Service station in the Pine Mountain vicinity.
- \* Continue to support and maintain the volunteer fire department in the city.
- \* Continue to support and maintain the city police department.

## **PUBLIC RECREATIONAL FACILITIES**

**GOAL: MAINTAIN THE ESSENTIAL RECREATIONAL FACILITIES THAT ARE ADEQUATE AND ACCESSIBLE.**

**OBJECTIVE:** Provide Pine Mountain residents with well-designed and maintained public recreational facilities in appropriate places. Design to meet the recreational needs of local residents.

### **POLICIES:**

- \* Develop and implement a maintenance plan for the general upkeep of the recreational facilities.
- \* Coordinate with the volunteer recreational organizations to provide recreational activities for all local residents.

## **GENERAL GOVERNMENT BUILDINGS**

**GOAL: PROVIDE ESSENTIAL GOVERNMENTAL FACILITIES THAT ARE ADEQUATE AND ACCESSIBLE**

**OBJECTIVE:** Provide Pine Mountain residents with well-designed and maintained governmental buildings and facilities in appropriate places designed to meet the needs of local

residents.

**POLICIES:**

- \* Provide for handicapped accessible buildings where economically feasible, or provide for alternative arrangements for the location of public meetings when needed.
- \* Implement a maintenance program for the general upkeep of the governmental buildings.

# TOWN OF PINE MOUNTAIN

## ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT .....	2
REGIONAL SETTING .....	2
INDUSTRY MIX .....	4
LABOR WORK-FORCE .....	5
TOWN OF PINE MOUNTAIN .....	15

# **ECONOMIC DEVELOPMENT**

## ***REGIONAL SETTING***

Harris County is located in the lower Chattahoochee Region, adjacent to the City of Columbus and approximately 24 miles south of the City of LaGrange. Both of these communities provide expanded employment opportunities for Harris County residents. Additionally, the county is 91 miles southwest of Atlanta. See regional location map.

Harris County relies heavily on both the construction and the service industry for the majority of employment opportunities. The retail trade sector continues to increase job opportunities and this trend is expected to persist. Retail may become the primary employment sector in the county. Both the retail trade and service sectors are heavily dependent on tourism within the county. There are numerous tourist attractions and events in Harris County. The potential economic growth associated with the tourist industry and its related spin-off developments is a prime economic base for the county and its municipalities. Nonetheless the growth in the housing construction industry will cause this segment to remain a small but significant economic base.

Harris County's economic profile reveals a strong dependence on the tourist industry (service and retail sectors) and a growing dependence on the industry. This is due to the large growth in population in the county. The two largest employers in the county are the Golden Age Oakview Home, LLC and Callaway Gardens Resort.

The Town of Pine Mountain and Harris County can continue to strengthen and capitalize on the tourist market since the resources are in place. The development of additional tourist attractions, such as the Wild Animal Safari Park in the Pine Mountain area, should be encouraged and expanded upon. The location of tourist events such as the Steeplechase, Sky High Hot Air Balloon Festival, Ossahatchee Indian Festival & Pow Wow, Wheels O'Fire Cycle Tour and the Master's Water-Ski Tournament are additional avenues of strengthening this economic base. The addition of 'Fantasy in Lights' at Callaway Gardens has attracted thousands of visitors in December, normally a slow time for tourists. The continuation of the Pine Mountain Tourism Association and the Harris County Chamber of Commerce will add to the development and the vitality of the tourism industry.

However, the tourism industry is especially susceptible to economic fluctuations. The county and its municipalities must continue to diversify its economic base to offset these fluctuations and stabilize its economy.

The weakest economic sectors are agricultural services and wholesale trade. The county and its municipalities should continue to seek to develop and strengthen these two sectors of the economy, in order to begin the diversification of its economic base.

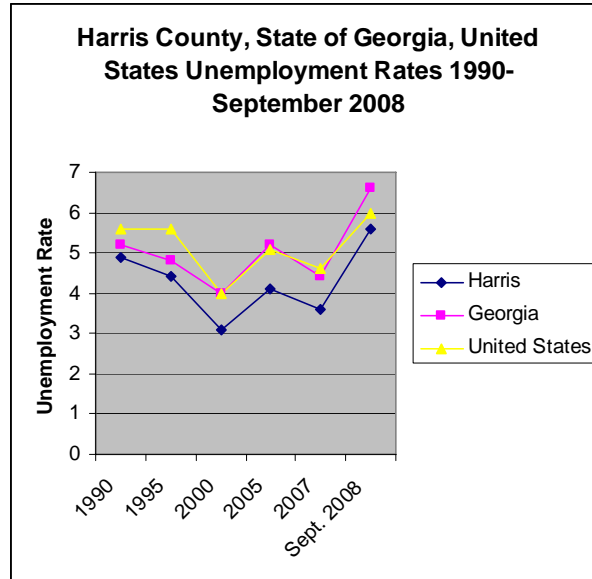
Harris County is a "bedroom community" of the Columbus Metropolitan Statistical Area and the City of LaGrange. Both of these communities provide advanced employment

opportunities to the residents of Harris County. As revealed in the economic development inventory, approximately 50% of the income earned by Harris County residents is derived from employment outside of the county. With the anticipated completion of the KIA plant in 2009 more local job opportunities will occur. The Northwest Harris Business Park is located less than 10 miles from the KIA site and already has several industries committed to locating there. These industries, which support the KIA plant, will allow residents of Hamilton and Harris County to work closer to home.

Each municipality within the county has its own identity and its own economic potential. The Town of Pine Mountain and the City of Hamilton have capitalized on their proximity to Callaway Gardens, FDR State Park, and Pine Mountain by encouraging the necessary retail trade establishments such as antique shops, boutiques, restaurants and souvenir shops. The expansion of US Highway 27 from Chattanooga to Florida will bring tremendous opportunities for tourism ventures. Harris County has been designated as Entrepreneur Friendly and is working to become designated Work Ready by the State of Georgia. The City of Waverly Hall and the City of Shiloh should begin to strengthen this area of their economic base. The possible expansion of GA Highway 85 will bring increased opportunities to both cities. The City of Waverly Hall is also ideally located in the southern half of the county, where the bulk of residential development is occurring. The necessary neighborhood commercial development such as grocery stores, drug stores, service stations, etc. can be encouraged.

**Table 1**  
**Annual Unemployment Rate**  
**Harris County, Lower Chattahoochee Region, Georgia and the United States**

	Harris	Georgia	United States
1990	4.9	5.2	5.6
1995	4.4	4.8	5.6
2000	3.1	4.0	4.0
2005	4.1	5.2	5.1
2007	3.6	4.4	4.6
Sept. 2008	5.6	6.6	6.0



## **INDUSTRY MIX**

Major employment centers in Harris County are:

1. Golden Age Oakview Home, LLC
2. Callaway Gardens Resort
3. Cagles, Inc.
4. Harris Co. Government
5. Harris Co. School Board

Other key employment opportunities in the county are the Ida Cason Callaway Foundation, Pine Mountain Supply and Hardware, Total Landscape Management, Inc., the Harris County Board of Education and local governments.

Nine of the ten major employers in the Harris County area are located outside of the county. These include:

**Table 2  
Major Employers in Harris County**

<b>Employer Name</b>	<b>Industry</b>	<b>County</b>
Cagle's, Inc.	Chicken Processing Plant	Harris
AFLAC	Life insurance	Muscogee
Hamilton House Nursing Home	Nursing Home	Muscogee
Wal-Mart Associates Inc.	Retail/Distributor	Troup
St. Francis Hospital	Hospital	Muscogee
LaGrange Troup Hospital	Hospital	Troup
WalMart Associates	Distribution	Troup
Milliken & Company	Carpets and rugs	Troup
BlueCross Blue Shield of Georgia	Insurance	Muscogee
Milliken & Company	Broadwoven fabric mills, cotton	Troup

Source: Georgia Department of Labor, Area Profile 2007

The tourist industry also has a significant impact on the economic vitality of Harris County. The location of Callaway Gardens in the county brings thousands of visitors each year. The addition of various festivals and events by local chambers and groups has also increased visitor attendance and overnight visits which increases the economic impact. The following table and chart depicts the economic impact of tourism on employment and tax revenue in Harris County during 2002. Without tourism, the economic picture in Harris County would look very different. The following table and chart depicts the economic impact of tourism in Harris County during 2002:

**Table 3  
Economic Impact of Tourism in Harris County in 2007**

Expenditures	Payroll	Jobs created	State Taxes Generated	Local Taxes Generated
\$30,500,000	\$11,830,000	490	\$1,410,000	\$910,000

Source: Georgia Department of Industry, Trade and Tourism, 2003

### **LABOR WORK-FORCE**

According to the revised annual average 2002 Civilian Labor Force Estimates, as compiled by the Georgia Department of labor, Harris County has 12,931 persons in its labor force. Major employment sectors - manufacturing, service and retail – accounting for 57 percent of county employment.

Harris County’s labor force, according to the U.S. Census Bureau, 2000 (which includes persons 16 years of age and older) showed that 11,821 persons were in the labor force in 2000. Table 4 shows Harris County’s Labor Force Participation. There was a 25 percent increase in the overall labor force from 1990 to 2000 in the county, while the number of men in the labor force increased by 25 percent. The number of females in the labor force increased a startling 35 percent from 1990 to 2000.

The following table shows employment for the past thirty years in Harris County, the State of Georgia and the United States.

**Table 4  
Employment by Industry 1980, 1990, 2000  
Harris County, Georgia, United States**

Category	1980	1990	2000
Total Employed Civilian Population	6,564	8,253	11,821
	NA	3,090,276	3,839,756
	NA	115,681,202	129,721,512
Agriculture, Forestry, Fishing, Hunting & Mining	277	306	96
	NA	82,537	53,201
	NA	NA	NA

Construction	468	703	794
	NA	214,359	304,710
	NA	NA	NA
Manufacturing	1,959	1,967	2,025
	NA	585,423	568,830
	NA	NA	NA
Wholesale Trade	252	270	441
	NA	156,838	148,026
	NA	NA	NA
Retail Trade	884	1,228	1,168
	NA	508,861	459,548
	NA	NA	NA
Transportation, warehousing, and utilities	414	553	458
	NA	263,419	231,304
	NA	NA	NA
Information	NA	NA	495
	NA	NA	135,496
	NA	NA	NA
Finance, Insurance, & Real Estate	276	481	1,176
	NA	201,422	251,240
	NA	NA	NA
Professional, scientific, management, administrative, and waste management services	146	298	725
	NA	151,096	362,414
	NA	NA	NA
Educational, health and social services	852	910	2,191
	NA	461,307	675,593
	NA	NA	NA
Arts, entertainment, recreation, accommodation and food services	545	188	976
	NA	31,911	274,437
	NA	NA	NA
Other Services	188	913	502
	NA	266,053	181,829
	NA	NA	NA
Public Administration	303	436	774
	NA	167,050	193,128
	NA	NA	NA

The following Table shows the projected employment by Industry for Harris County. Total employment is projected to grow as well as several other sectors. The largest growth will be in the Educational, health and social services industry. This chart does not reflect the projected growth in Retail Trade that is anticipated by the local government. With the



increase in troops and their families at Fort Benning, it is expected that the loss of jobs in the Retail Trade Industry will be reversed in the next ten (10) years.

**Table 5  
Harris County: Employment by Industry 1990-2030**

<b>Harris County: Employment by Industry</b>											
<b>Category</b>	<b>1980</b>	<b>1985</b>	<b>1990</b>	<b>1995</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Total Employed Civilian Population	6,564	7,409	8,253	10,037	11,821	13,884	15,948	19,187	22,427	27,513	32,599
Agriculture, Forestry, Fishing, hunting & mining	277	292	306	201	96	25	0	0	0	0	0
Construction	468	586	703	749	794	922	1,050	1,251	1,452	1,767	2,082
Manufacturing	1,959	1,963	1,967	1,996	2,025	2,051	2,077	2,117	2,158	2,222	2,286
Wholesale Trade	252	261	270	356	441	515	589	706	822	1,005	1,188
Retail Trade	884	1,056	1,228	1,198	1,168	1,279	1,391	1,566	1,741	2,016	2,290
Transportation, warehousing, & utilities	414	484	553	506	458	475	493	520	547	589	632
Information	NA	NA	NA	NA	495	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	276	379	481	829	1,176	1,529	1,883	2,437	2,992	3,862	4,733
Professional, scientific, management, administrative & waste management services	146	222	298	512	725	952	1,180	1,536	1,893	2,453	3,013
Educational, health and social services	852	881	910	1,551	2,191	2,717	3,242	4,067	4,892	6,188	7,483
Arts, entertainment, recreation, accommodation & food services	545	367	188	582	976	1,145	1,314	1,580	1,846	2,263	2,679
Other Services	188	551	913	708	502	625	748	942	1,135	1,439	1,743
Public Administration	303	370	436	605	774	959	1,144	1,434	1,724	2,180	2,636

Source: U.S. Bureau of the Census (SF3)

The following table compares Harris County, Georgia and the United States Labor Force participation. Harris County is similar to the nation in all categories except the Armed Forces. The population in the county has a very low percentage in the armed forces.

**Table 6  
Harris County, Georgia and United States:  
GA Labor Force Participation 1990-2000  
(percent of persons, 16 years and older)**

<b>Category</b>	<b>1990</b>	<b>2000</b>
TOTAL Males and Females	100.00%	100.00%

Harris County	63%	67%
United States	65.28%	63.92%
In Labor Force	67.89%	66.07%
Harris County	64%	67%
United States	64.39%	63.39%
Civilian Labor Force	66.41%	65.00%
Harris County	60%	64%
United States	64.39%	63.39%
Civilian Employed	62.60%	61.43%
Harris County	3%	2%
United States	4.05%	3.66%
Civilian Unemployed	3.80%	3.57%
Harris County	0%	.1%
United States	0.89%	0.53%
In Armed Forces	1.48%	1.07%
Not in Labor Force	32.11%	33.93%
Harris County	37%	48%
United States	34.72%	36.08%
TOTAL Males	100.00%	100.00%
Harris County	49%	75%
United States	74.48%	70.75%
Male In Labor Force	76.65%	73.11%
Harris County	99%	74%
United States	72.82%	69.81%
Male Civilian Labor Force	73.87%	71.20%
Harris County	70%	71%
United States	68.18%	65.81%
Male Civilian Employed	70.07%	67.65%
Harris County	4%	2%
United States	68.18%	65.81%
Male Civilian Unemployed	3.80%	3.55%
Harris County	0%	1%
United States	1.66%	0.94%
Male In Armed Forces	2.78%	1.91%
Harris County	26%	25%
United States	25.52%	29.25%
Male Not in Labor Force	23.35%	26.89%
Harris County	51%	52%
United States	25.52%	29.25%

Source: U.S. Bureau of the Census

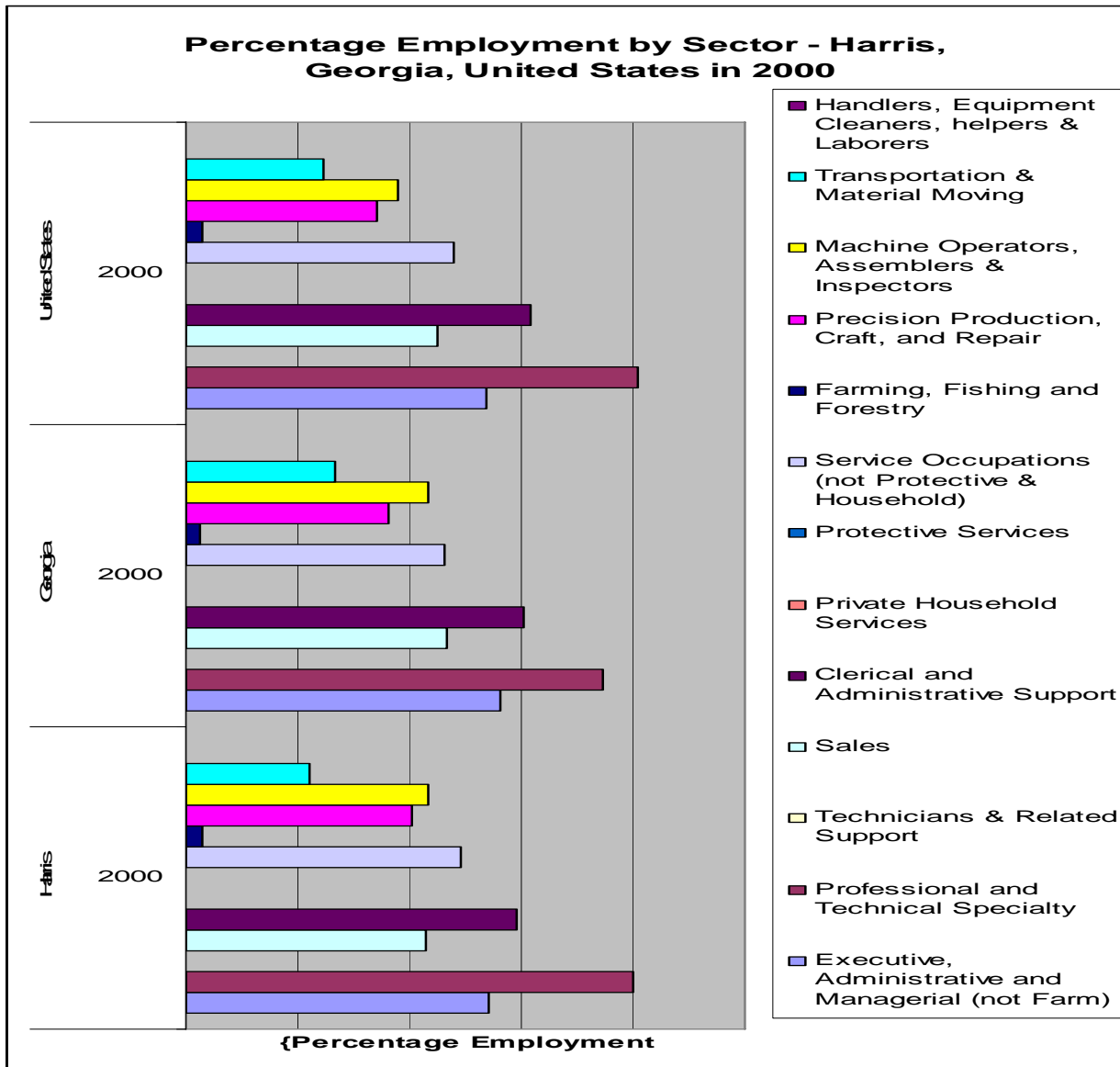
The occupational profile of Harris County residents illustrates a diversified skill level in the area. The following list shows the skills of the county's residents, regardless of where they are employed. The largest increase is in professional and technical specialty occupations, which increased by 66 percent, followed by the executive, administrative and managerial. Transportation and material moving occupations both increased by 40%. The farming, fishing and forestry occupations have declined 322 percent in the past ten years, as well as a slight decrease in the precision production, craft and repair occupations. All other occupations have increased at a significant rate of 33 percent or higher.

**Table 7**  
**Harris County: Employment\* by Occupation (1980-1990)**  
 (employed persons, 16 years old and older)

Category	1990	2000
TOTAL All Occupations	8,253	11,821
Executive, Administrative and Managerial (not Farm)	959	1,606
Professional and Technical Specialty	806	2,365
Technicians & Related Support	250	NA
Sales	789	1,266
Clerical and Administrative Support	1,070	1,745
Private Household Services	91	NA
Protective Services	187	NA
Service Occupations (not Protective & Household)	975	1,456
Farming, Fishing and Forestry	346	82
Precision Production, Craft, and Repair	1,202	1,191
Machine Operators, Assemblers & Inspectors	813	1,279
Transportation & Material Moving	390	651
Handlers, Equipment Cleaners, helpers & Laborers	375	NA

Source: U.S. Bureau of the Census, 2000

When Harris County and the United States Employment by Occupation are compared, the percent of employed persons in each category are similar or Harris has a slightly higher percentage employed. Harris County has many statistics comparable to national ones.



**Table 8**  
**Harris County, State of Georgia, United States: Employment by Occupation: 1990-2000**  
 (percent of employed persons, 16 years old and older)

Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	11.62%	13.59%
Georgia	12.26%	14.03%
United States	12.32%	13.45%
Professional and Technical Specialty	9.77%	20.01%
Georgia	12.39%	18.68%
United States	14.11%	20.20%

<b>Technicians &amp; Related Support</b>	3.03%	NA
Georgia	3.58%	NA
United States	3.68%	NA
<b>Sales</b>	9.56%	10.71%
Georgia	12.28%	11.64%
United States	11.79%	11.25%
<b>Clerical and Administrative Support</b>	12.96%	14.76%
Georgia	16.00%	15.14%
United States	16.26%	15.44%
<b>Private Household Services</b>	1.10%	NA
Georgia	0.51%	NA
United States	0.45%	NA
<b>Protective Services</b>	2.27%	NA
Georgia	1.70%	NA
United States	1.72%	NA
<b>Service Occupations (not Protective &amp; Household)</b>	11.81%	12.32%
Georgia	9.77%	11.57%
United States		
<b>Farming, Fishing and Forestry</b>	4.19%	0.69%
Georgia	2.20%	0.64%
United States		
<b>Precision Production, Craft, and Repair</b>	14.56%	10.08%
Georgia	11.86%	9.02%
United States		
<b>Machine Operators, Assemblers &amp; Inspectors</b>	9.85%	10.82%
Georgia	8.50%	10.83%
<b>Transportation &amp; Material Mving</b>	4.73%	5.51%
Georgia	4.60%	6.63%
United States	4.08%	6.14%
<b>Handlers, Equipment Cleaners, helpers &amp; Laborers</b>	4.54%	NA
Georgia	4.34%	NA
United States	3.94%	NA

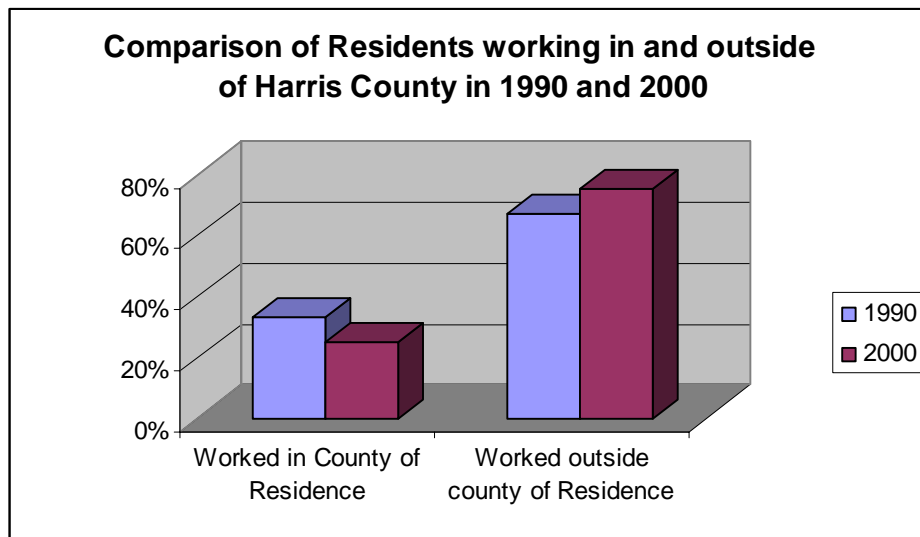
Source: U.S. Bureau of the Census

Harris County continues to have a significant amount of their population that works outside of the county. This is indicative of the lack of industry or other businesses in the county. With the creation of the Northwest Harris Business Park in the county, many jobs are being created to support the KIA plant in West Point. This will help to reverse this trend.

**Table 9**  
**Harris County**  
**Labor Force by Place of Work: Number of persons/Percentage**

Harris County: Labor Force by Place of Work Number of persons/ Percentage		
Category	1990	2000
	33%	25%
Worked in County of Residence	2,556	2,867
	67%	75%
Worked outside county of Residence	5,188	8,436

Source: U.S. Bureau of the Census

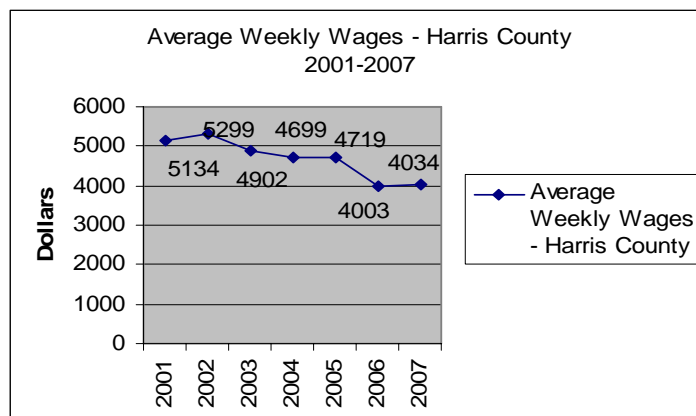


**Table 10**  
**Average Weekly Wages 2001-2007**

Year	Wages
2001	\$5,134
2002	\$5,299
2003	\$4,902
2004	\$4,699
2005	\$4,719
2006	\$4,003
2007	\$4,034

Source: U.S. Bureau of the Census

The chart below illustrates that between 2001 and 2007 the Average Weekly Wages in Harris County decreased.



The unemployment rate of Harris County is consistently lower than that of the Lower Chattahoochee Region, the State of Georgia and the nation, as highlighted in the following table.

**Table 11**  
**Annual Unemployment Rate**  
**For Harris County, Lower Chattahoochee Region, Georgia and United States**

Category	1990	1995	2000	2005	2006	2007	Sept. 2008
Harris County	5.20%	4.50%	2.90%	4.00%	3.60%	3.60%	5.60%
Lower Chattahoochee	7.19%	6.07%	4.90%	6.00%	5.30%	5.20%	6.80%
State of Georgia	5.50%	4.90%	3.70%	5.2	4.6	4.4	6.6
Nation	Na	5.60%	4.00%	5.1	4.6	4.6	6.0

Source: Georgia Department of Labor

As a source of income, residents of Harris County depend upon a smaller percent of their wages and salaries, as well as other labor income and proprietor's income, than the national and statewide average. Residents do receive more of their income from dividends and transfer payments. This may be due to a higher number of retirees in the county.

**Table 12**  
**Harris County: Personal Income by Type (in dollars)**

Category	1990	2000
Total income	232,387,712	513,109,100
Aggregate wage or salary income for households	168,530,220	397,272,400
Aggregate other types of income for households	2,985,820	10,793,400
Aggregate self employment income for households	13,428,608	28,782,600
Aggregate interest, dividends, or net rental income	23,076,814	22,265,900
Aggregate social security income for households	13,193,287	23,635,500
Aggregate public assistance income for households	1,460,319	1,817,600
Aggregate retirement income for households	9,712,644	28,541,700

Source: U.S. Bureau of the Census (SF3)

**Table 13**  
**Harris County: Personal Income by Type (in percentage)**

Category	1990	2000
Total income	100.0%	100.0%
Aggregate wage or salary income for households	72.5%	77.4%
Aggregate other types of income for households	1.3%	2.1%
Aggregate self employment income for households	5.8%	5.6%
Aggregate interest, dividends, or net rental income	9.9%	4.3%
Aggregate social security income for households	5.7%	4.6%
Aggregate public assistance income for households	0.6%	0.4%
Aggregate retirement income for households	4.2%	5.6%

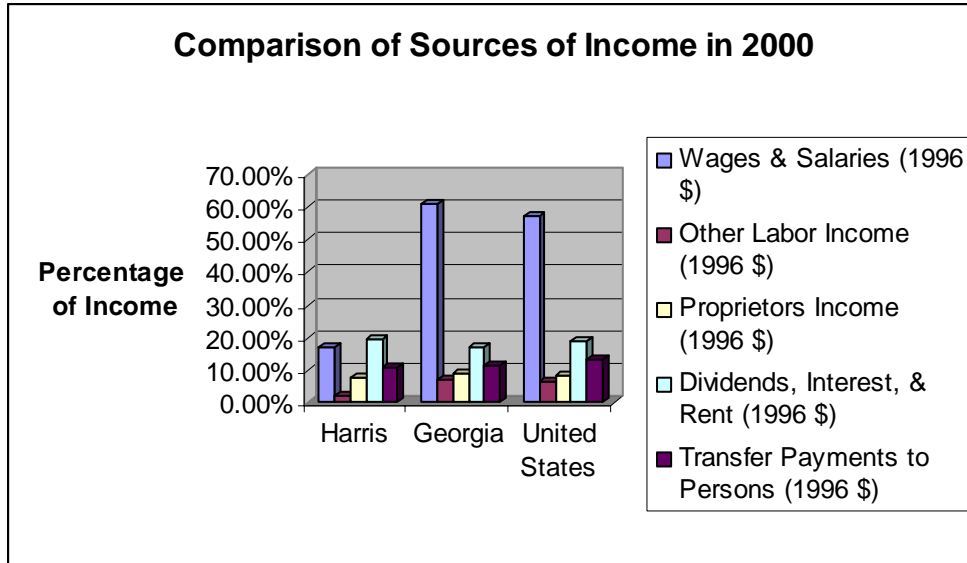
Source: U.S. Bureau of the Census (SF3)

Sources of income for residents of Harris County, Georgia as a percentage of Total Income by Type of Income are shown below. The county mirrors the state in most categories except social security benefits and retirement income where the county is higher. That reflects the higher percentage of retired persons living in the county.

**Table 14**  
**Harris County: Personal Income by Type (in dollars) Georgia (in dollars)**

Category	1990	2000
Harris County Total Income	\$232,387,712	\$513,109,100
Georgia Total Income	87,114,415,462	170,271,810,700
Aggregate wage or salary income for households	168,530,220	397,272,400
Georgia	68,393,747,335	133,220,601,500
Aggregate other types of income for households	2,985,820	10,793,400
Georgia	980,166,673	2,897,846,900
Aggregate self employment income for households	13,428,608	28,782,600
Georgia	5,450,375,467	9,529,395,400
Aggregate interest, dividends, or net rental income	23,076,814	22,265,900
Georgia	4,897,744,209	8,973,470,100
Aggregate social security income for households	13,193,287	23,635,500
Georgia	3,776,110,950	6,881,827,400
Aggregate public assistance income for households	1,460,319	1,817,600
Georgia	625,890,309	374,957
Aggregate retirement income for households	9,712,644	28,541,700
Georgia	2,990,380,519	7,776,117,500





Source: Woods & Pool Economics, Inc.

## TOWN OF PINE MOUNTAIN

The Town of Pine Mountain is located on US Highway 27 and benefits from close proximity to Callaway Gardens. Downtown is picturesque with restored buildings and a vibrant retail community. There is also an Artists Guild which supports local artists and provides a location to sell local art products.

**Table 15**  
**Employment by Industry 1980-2000 Percentages**

Category	1980	1990	2000
Total Employed Civilian Population	100.00%	100.00%	100.00%
Agriculture, Forestry, Fishing, hunting & mining	2.70%	2.60%	1.80%
Construction	8.00%	7.10%	3.10%
Manufacturing	18.10%	13.80%	21.80%
Wholesale Trade	3.40%	2.90%	1.10%
Retail Trade	19.30%	18.80%	14.30%
Transportation, warehousing, and utilities	1.50%	1.90%	4.80%
Information	NA	NA	0.00%
Finance, Insurance, & Real Estate	2.50%	2.10%	4.00%
Professional, scientific, management, administrative, and waste management services	0.40%	2.10%	4.60%
Educational, health and social services	8.40%	11.90%	13.60%
Arts, entertainment, recreation, accommodation and food services	26.30%	3.30%	23.10%
Other Services	5.50%	31.40%	3.50%
Public Administration	4.00%	1.90%	4.40%

Source: U.S. Department of the Census

The following table illustrates the Employment by Industry in the Town of Pine Mountain, Harris County, the State of Georgia and the United States between 1980 and 2000.

The table below compares employment by industry in 1980, 1990 and 2000 between Pine Mountain, Harris County, the State of Georgia and the United States.

**Table 16**  
**Employment by Industry 1980-2000**  
**Town of Pine Mountain/Harris County/State of Georgia/United States**

Category	1980	1990	2000
Total Employed Civilian Population –Pine Mountain	476	420	455
Harris County	6,564	8,253	11,821
State of Georgia	NA	3,090,276	3,839,756
United States	NA	115,681,202	129,721,512
Agriculture, Forestry, Fishing, Hunting & Mining –Pine Mountain	13	11	8
Harris County	277	306	96
State of Georgia	NA	82,537	53,201
United States	NA	NA	NA
Construction –Pine Mountain	38	30	14
Harris County	468	703	794
State of Georgia	NA	214,359	304,710
United States	NA	NA	NA
Manufacturing –Pine Mountain	86	58	99
Harris County	1,959	1,967	2,025
State of Georgia	NA	585,423	568,830
United States	NA	NA	NA
Wholesale Trade –Pine Mountain	16	12	5
Harris County	252	270	441
State of Georgia	NA	156,838	148,026
United States	NA	NA	NA
Retail Trade –Pine Mountain	92	79	65
Harris County	884	1,228	1,168
State of Georgia	NA	508,861	459,548
United States	NA	NA	NA
Transportation, Warehousing, and Utilities –Pine Mountain	7	8	22
Harris County	414	553	458
State of Georgia	NA	263,419	231,304
United States	NA	NA	NA
Information –Pine Mountain	NA	NA	0
Harris County	NA	NA	495
State of Georgia	NA	NA	135,496
United States	NA	NA	NA
Finance, Insurance, & Real Estate –Pine Mountain	12	9	18
Harris County –Pine Mountain	276	481	1,176
State of Georgia	NA	201,422	251,240
United States	NA	NA	NA

Professional, Scientific, Management, Administrative, and Waste Management Services –Pine Mountain	2	9	21
Harris County	146	298	725
State of Georgia	NA	151,096	362,414
United States	NA	NA	NA
Educational, Health and Social Services –Pine Mountain	40	50	62
Harris County	852	910	2,191
State of Georgia	NA	461,307	675,593
United States	NA	NA	NA
Arts, Entertainment, Recreation, Accommodation and Food Services –Pine Mountain	125	14	105
Harris County	545	188	976
State of Georgia	NA	31,911	274,437
United States	NA	NA	NA
Other Services	26	132	16
Harris County	188	913	502
State of Georgia	NA	266,053	181,829
United States	NA	NA	NA
Public Administration	19	8	20
Harris County	303	436	774
State of Georgia	NA	167,050	193,128
United States	NA	NA	NA

Source: U.S. Department of the Census

The Five (5) largest employers in the Town of Pine Mountain are as follows:

1. Callaway Gardens
2. Wachovia Bank
3. First Peoples Bank
4. Town of Pine Mountain
5. IGA

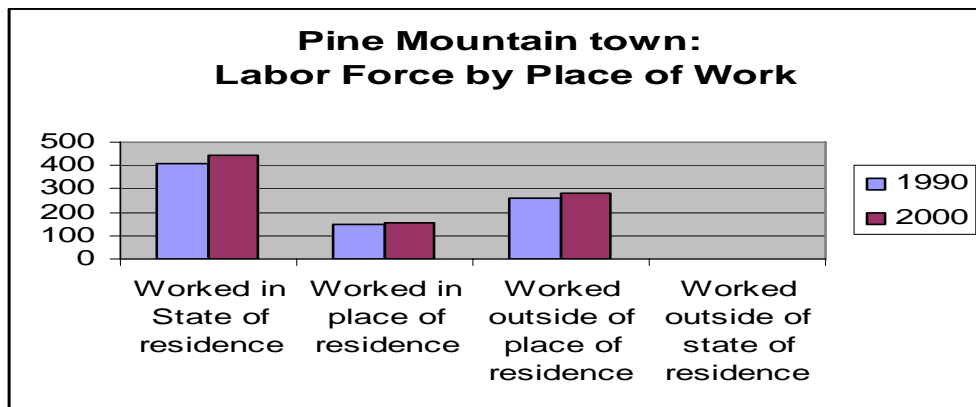
The following table details the Projected Employment by Industry in Pine Mountain. Total civilian employment is projected to decrease slightly indicating a rise in the number of retirees in the town. Manufacturing is projected to increase; however, it will most likely increase even more because of the KIA plant. Pine Mountain's proximity to US Highway 27 and Interstate 185 makes it a natural for warehousing and transportation which is projected to increase over the next twenty-five (25) years.

**Table 17**  
**Town of Pine Mountain: Employment by Industry**

Category	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	450	445	439	434	429	424
Agriculture, Forestry, Fishing, Hunting & Mining	7	6	4	3	2	1
Construction	8	2	0	0	0	0
Manufacturing	102	106	109	112	115	119
Wholesale Trade	2	0	0	0	0	0

Retail Trade	58	52	45	38	31	25
Transportation, Warehousing, and Utilities	26	30	33	37	41	45
Information	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	20	21	23	24	26	27
Professional, scientific, Management, Administrative, and Waste Management Services	26	31	35	40	45	50
Educational, Health and Social Services	68	73	79	84	90	95
Arts, Entertainment, Recreation, Accommodation and Food Services	100	95	90	85	80	75
Other Services	14	11	9	6	4	1
Public Administration	20	21	21	21	21	22

As shown by the graph below, all of Pine Mountain's residents work in the State of Georgia; however, more work outside of the city than inside the city.



**Table 18  
Town of Pine Mountain: Labor Force by Place of Work**

Category	1990	2000
Total population	875	1,141
Worked in State of residence	409	442
Worked in place of residence	151	157
Worked outside of place of residence	258	285
Worked outside of state of residence	0	0

**Table 19**  
**Income by Type: Town of Pine Mountain**  
(in thousands of 1996 constant dollars)  
(percent of income)

Category	1990	2000
Total income	9,839,660	18,900,100
	100.00%	100.00%
Aggregate wage or salary income for households	6,897,986	11,824,200
	70.10%	62.60%
Aggregate other types of income for households	143,058	487,500
	1.50%	2.60%
Aggregate self employment income for households	691,237	537,300
	7.00%	2.80%
Aggregate interest, dividends, or net rental income	825,737	1,268,400
	8.40%	6.70%
Aggregate social security income for households	875,842	1,924,900
	8.90%	10.20%
Aggregate public assistance income for households	91,938	186,700
	0.90%	1.00%
Aggregate retirement income for households	313,862	2,671,100
	3.20%	14.10%

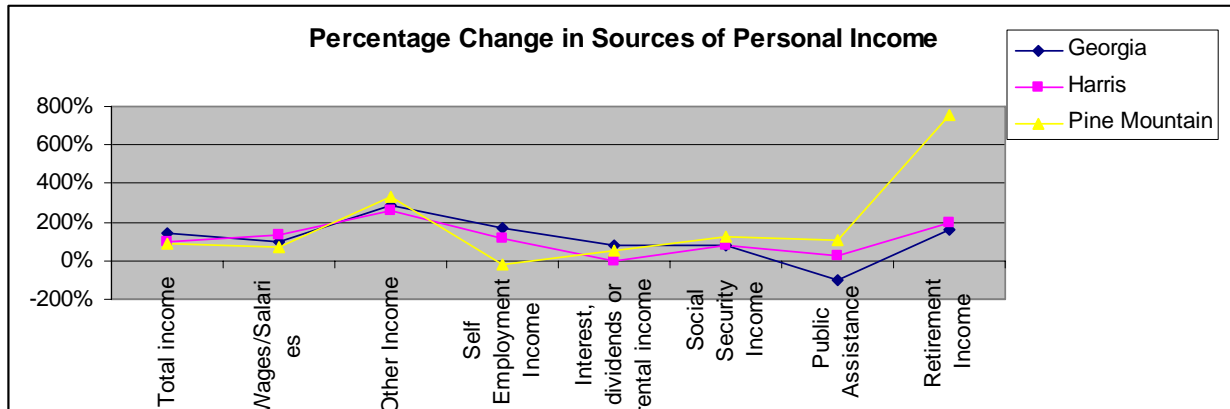
The following table indicates that Pine Mountain residents receive a smaller portion of the income from wages/salaries than do residents of Georgia and Harris County. They also get a higher percentage of income from social security and retirement, indicating a higher number of retirees in Pine Mountain.

**Table 20**  
**Town of Pine Mountain**  
**2000 Sources of Income by Percentage**

Category	Georgia	Harris	Pine Mountain
Total income	146%	100%	92%
Wages/Salaries	95%	136%	71%
Other Income	286%	261%	331%
Self Employment Income	165%	114%	-22%
Interest, dividends or rental income	83%	-4%	54%
Social Security Income	82%	79%	120%
Public Assistance	-100%	24%	103%
Retirement Income	160%	194%	751%

The chart below illustrates the percentage of change in sources of personal income between 1990 and 2000 in Pine Mountain, Harris County and Georgia. Pine Mountain residents are comparable to residents in Georgia and Harris County in every area except

two. While they have less self-employment income, they have significantly more retirement income.



**TOWN OF PINE MOUNTAIN**

**HOUSING**

HOUSING .....2  
    Inventory .....2  
        Total Units.....2  
        Housing Type .....3  
Occupancy Characteristics .....4  
Age and Conditions .....7  
Housing Costs .....8  
Analysis .....10  
    Assessment of Current and Future Needs .....10  
HOUSING .....11

# HOUSING

The basic human need of housing is an issue that is significant to local governments. As such, both the present and future trends in housing must be observed by the local government. Adequate housing is an aspect of life that must be addressed and affects the local community, the County, the State, and Federal levels of government. No one entity can handle the issue, but all must work to insure that housing is safe, affordable, available, and adequate to meet the need. An inventory and assessment of the housing within Harris County and the communities has been conducted. The potential concerns, opportunities, and problems have been identified.

## Inventory

### Total Units

The inventory of Pine Mountain’s existing housing stock and assessment of housing needs demonstrates strengths and weaknesses concerning housing. The subsequent issues, in housing, that arise are observed and illustrated by the inventory. Pine Mountain is projected to have increases in population; this factor insures that housing will continue to be a prevalent issue facing the area. Current available housing units and projected housing needs are shown in the following chart.

**Table 1  
Existing Housing Units and Projected Housing Units**

Jurisdiction	Total Housing Units			Projected Housing Units					
	1980	1990	2000	2005	2010	2015	2020	2025	2030
Harris County	5,996	7,814	10,288	11,361	12,434	13,507	14,580	15,653	16,726
<b>--Pine Mountain</b>	<b>439</b>	<b>461</b>	<b>892</b>	<b>1,005</b>	<b>1,119</b>	<b>1,232</b>	<b>1,345</b>	<b>1,458</b>	<b>1,572</b>
--Hamilton	226	179	140	119	97	76	54	33	11
--Shiloh	153	135	172	182	203	223	243	263	283
--Waverly Hall	317	275	240	221	202	182	163	144	125

Source: U.S. Census Bureau,

The 2000 census reports that there are a total of 895 housing units in Pine Mountain. As shown in table H-1. The total number of units in the community increased by 453 units or 23 units per year from 1980-2000. The housing stock has grown by 143 percent over the past two decades or 7.15 percent per year.

The growth in housing units between 1990 and 2000 was greater than the growth in housing units between 1980 and 1990. There were 22 units added between 1980 and 1990 and 431 units added between 1990 and 2000.

The growth in the number of housing units can be attributed primarily to three factors. First is the growth in the number of jobs in the Harris County area, especially Columbus and LaGrange, which resulted in people coming to this area and choosing Harris County as a place to live. Second, Harris County has a quality school system which is attractive to parents. Finally Harris County is probably



the most attractive county in this area to live. It is picturesque with quality government services and a good school system. Pine Mountain’s housing unit estimate exceeds what is needed to house the year round population. The difference can be attributed to the construction of vacation homes.

### Housing Type

The primary type of housing for Pine Mountain is single-family housing unit. This type of housing is predominant; 76 percent of existing housing stock is single-family. Another form of housing, Multi-family housing unit, is prevalent in Pine Mountain; 20 percent of the existing housing stock is Multi-family housing unit. Pine Mountain has a larger percentage of single-family housing units than the State of Georgia’s average. Currently, Pine Mountain is just below the State average of multi-family units, at 20 percent. Pine Mountain has a higher percentage of multi-family housing units for the most part because sewage is available, which allows for higher density housing.

Historically the single-family unit has dominated 1980 to 2000 housing in Pine Mountain, on average, by 70 percent in Pine Mountain. Table 2, 3, 4, and 5 shows the percentage of housing types from 1980 to 2000 for Pine Mountain.

**Table 2  
Housing Unit Type By Number of Units and Percent of Total Units: 2000**

	<b>Number of Units</b>	<b>Percent of Single Family</b>	<b>Percent of Multi-Family</b>	<b>Percent of Manufactured Housing</b>
Harris County	10,288	80.9	3.5	15.6
Hamilton	104	74	25	1
<b>Pine Mountain</b>	<b>892</b>	<b>76</b>	<b>20</b>	<b>4</b>
Shiloh	172	59	0	41
Waverly Hall	240	87	4	9
Region	102,111	68	22	10
Georgia	3,277,424	67.2	20.8	12.1

*Source: U.S. Census Bureau, Census 2000*

**Table 3  
Total Single Family Units and Projected Units**

	<b>Single Family Units</b>						<b>Projected Single Family Units</b>					
	<b>1980</b>		<b>1990</b>		<b>2000</b>		<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
		<b>%</b>		<b>%</b>		<b>%</b>						
<b>Harris Co.</b>	4961	83	5691	74	8325	81	9,166	10,007	10,848	11,689	12,530	13,371
--Hamilton	184	82	125	65	104	74	119	97	76	54	33	11
<b>--Pine Mountain</b>	<b>331</b>	<b>75</b>	<b>274</b>	<b>58</b>	<b>681</b>	<b>76</b>	<b>769</b>	<b>857</b>	<b>943</b>	<b>1031</b>	<b>1,119</b>	<b>1,117</b>
--Shiloh	123	80	104	64	101	59	182	203	223	243	263	283
--Waverly Hall	281	89	220	85	209	87	201	173	155	137	119	101

The presence of multi-family units is with in an upward growth trend. The following charts detail current numbers of housing units by type and projected needs.

**Table 4**  
**Multi-Family Units**

Jurisdiction	Multi Family Housing Units						Projected Multi-Family Housing Units					
	1980	%	1990	%	2000	%	2005	2010	2015	2020	2025	2030
<b>Harris Co.</b>	282	5	401	5	363	4	380	404	424	444	465	485
--Hamilton	7	3	41	28	34	24	42	48	57	61	69	75
<b>--Pine Mountain</b>	<b>89</b>	<b>20</b>	<b>149</b>	<b>34</b>	<b>203</b>	<b>23</b>	<b>232</b>	<b>261</b>	<b>289</b>	<b>317</b>	<b>346</b>	<b>375</b>
--Shiloh	7	5	0	0	0	0	1	1	2	2	2	2
--Waverly Hall	14	4	12	2	10	3	10	11	13	14	16	17

Source: U.S Census Bureau

**Table 5**  
**Manufactured Housing Units**

Jurisdiction	Manufactured Housing Units						Rate of Growth (1990 – 2000)
	1980	%	1990	%	2000	%	
Harris Co.	748	13	1,611	20	1600	16	4%
--Hamilton	33	15	19	5	5	1	(80%)
<b>--Pine Mountain</b>	<b>19</b>	<b>4</b>	<b>12</b>	<b>3</b>	<b>8</b>	<b>1</b>	<b>(38%)</b>
--Shiloh	23	15	53	33	71	41	34%
--Waverly Hall	22	7	36	10	21	9	(30%)

Source: U.S. Census Bureau

Over the years manufactured housing units have represented 4 percent of the housing stock in Pine Mountain.

**Table 6**  
**Projected Manufactured Housing Units**

	Projected MHU Housing Units					
	2005	2010	2015	2020	2025	2030
Harris County	1,813	2,026	2,239	2,452	2,665	2,878
--Hamilton	0	0	0	0	0	0
<b>--Pine Mountain</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
--Shiloh	81	91	101	111	121	131
--Waverly Hall	21	21	20	20	20	20

Source: U.S. Census Bureau/ Projections, compiled by the River Valley Regional Commission Staff 2009

## Occupancy Characteristics

The percentage of owner-occupied and rental units is an important housing characteristic because the proportion of an area’s residents that own their homes reflects generally the extent and depth of

economic vitality. Table 7 provides a breakdown of owner to renter occupied units for 2000. In Pine Mountain, the percent of homes which are owner-occupied decreased from 61 percent in 1980 to 48 percent in 1990, with a small decrease to 43 percent in 2000. Over the last 20 years Pine Mountain's percentage of home ownership has decreased, however, the number of renter occupied units has increased, from 39 percent in 1980 to 54.8 percent in 2000. Pine Mountain's percent of home ownerships in 1980 was 60.55 percent, in 1990 52 percent and a recently annexed 500 acre tract scheduled for single-family development.

The number of renter occupied units in Pine Mountain and its municipalities has changed drastically in the past 20 years. In 1980 Pine Mountain had 157 renter occupied units, in 2000 Pine Mountain had 238 renter occupied units or a gain of 96 units or 5 units per year. Pine Mountain is carrying the load as far as renter occupied units. Here again most of the rentals are attributed to the presence of Callaway Resort. The need to satisfy the housing demands of tourist and seasonal populations.

The owner and renter vacancy rates in Harris County for the year 2000 were 2.29 percent (owner) and 11.29 percent (renter). Hamilton had the highest owner vacancy rates at 10.71 percent and the lowest renter vacancy rate at 0 percent. Shiloh had the highest renter vacancy rate at 12.77 percent and the lowest owner vacancy rate at 0 percent. Pine Mountain's owner and renter vacancy rates were only slightly different with an owner vacancy rate at 2.83 percent and a renter vacancy rate of 2.46 percent. Waverly Hall was obviously the place to live in 2000 with 0 percent owner and renter vacancy rates.

The vacancy rates in Harris County in 2000 are lower than the State's overall rates for owner occupied housing and higher for renter occupied housing. The statewide vacancy for owner-occupied units is 2.24 percent while the county's rate is 2.29 percent. The statewide vacancy rate for rental units is 8.46 percent; the county's rate is 11.29 percent. The 2000 Census reports 1,466 vacant units in Harris County.

Pine Mountain, Shiloh and Waverly Hall have lower owner occupancy vacancy rates than the State; Hamilton has a higher rate. On the renter side Hamilton, Pine Mountain and Waverly Hall have lower renter vacancy rates while Shiloh's is higher.

County occupancy rates indicate that the current available housing units will provide sufficient opportunities for growth. Renter occupancy rates tend to support a similar view. Rental unit vacancy rates are higher. This is an understood expectation for this sector. The following table indicates the levels for each segment.

**Table 7  
Occupancy Characteristics – 2000 Census**

	Owner Occupied Units	Percent of Households	Renter Occupied Units	Percent of Households	Vacant Units	Owner Vacancy Rate	Renter Vacancy Rate
Harris Co.	7,596	86.1	1,226	13.9	1466	2.29	11.29
--Hamilton	75	62.6	51	37.4	14	10.71	0
<b>--Pine Mountain</b>	<b>240</b>	<b>45.2</b>	<b>238</b>	<b>54.8</b>	<b>414</b>	<b>2.83</b>	<b>2.46</b>
--Shiloh	120	75.9	38	24.1	17	0	12.77
--Waverly Hall	198	80.3	42	19.7	0	0	0

--LC RDC Region	55,186	54	36,235	35	10690	2.71	9.25
--State of Georgia	2,029,293	67.5	977,076	33	275,368	2.24	8.46

Source: U.S. Census Bureau.

**Table 8**  
**Occupancy Characteristics – 1990 Census**

	Owner Occupied Units	Percent of Households	Renter Occupied Units	Percent of Households	Vacant Units	Owner Vacancy Rate	Renter Vacancy Rate
Harris County	5,315	82.4	1,139	17.6	1,360	2.3	27.3
--Hamilton	89	63.1	78	36.9	25	1.9	14.5
<b>--Pine Mountain</b>	<b>191</b>	<b>48.0</b>	<b>196</b>	<b>52.0</b>	<b>90</b>	<b>2.5</b>	<b>19.5</b>
--Shiloh	193	83.8	18	16.2	24	2.1	25.0
--Waverly Hall	203	76.6	50	19.4	56	2.5	25.0
-- LCRDC Region	47,923	52	36,482	40	8,377	N/A	N/A
-- State of Georgia	1,536,759	65	829,856	35	271,803	2.36	12.36

Source: U.S. Census Bureau.

**Table 9**  
**Occupancy Characteristics – 1980 Census**

	Owner Occupied Units	Percent of Households	Renter Occupied Units	Percent of Households	Vacant Units	Owner Vacancy Rate	Renter Vacancy Rate
<b>Harris County</b>	4,137	79	1,099	21	NA*	NA*	NA*
--Hamilton	142	74	50	26	NA*	NA*	NA*
<b>--Pine Mountain</b>	<b>241</b>	<b>61</b>	<b>157</b>	<b>39</b>	<b>NA*</b>	<b>NA*</b>	<b>NA*</b>
--Shiloh	84	64	47	34	NA*	NA*	NA*
--Waverly Hall	221	78	64	22	NA*	NA*	NA*
-- LCRDC Region	44,459	---	31,829	---	NA*	NA*	NA*
-- State of Georgia	1,215,206	65	654,548	35	NA*	NA*	NA*

In 2000, of the 414 vacant units in Pine Mountain: 3 percent were for rent or sale, 0 percent were rented or sold but not occupied, 95 percent were vacant for seasonal occupation including migrant workers. The remaining 2 percent of vacant units were defined as “other”.

In comparison, the State of Georgia’s vacant units, 275,368, 45.6 percent were for rent or sale, 7.4 were rented or sold but not occupied, 18.6 percent were for seasonal including migrant workers, and 28.6 percent classified as “other”.

**Table 10  
Vacancy Rates**

	Total Number of Vacant Units	Percent For Rent or Sale	Percent For Rent or Sale, Not Occupied	Percent Seasonal including Migrant	Percent Other
Georgia	275,368	45.6	7.4	18.6	28.6
Pine Mountain	414	3	0	95	2

Source: U.S. Census Bureau, Census 2000

## Age and Conditions

Age and condition of housing units indicates the economic strengths and weaknesses of the County and communities. These factors are included in the overall health, tax base, and public perceptions of the community. At this time, the number of housing units that could be viewed as sub-standard and/or dilapidated is declining. Between 1990 and 2000 Pine Mountain has reduced the number of homes lacking complete plumbing by 71 percent. This average is better than the region and better than the State of Georgia over the same time period. State numbers actually increased from 1990 to 2000. When compared to the Georgia's average age of housing units, Pine Mountain has the oldest housing stock, 63 percent of the housing falling between 21 years to over 40 years older.

**Table 11  
Age of Housing**

	Number of Units	Percent 10 Years Old or Younger	Percent 11-20 Years Old	Percent 21-40 Years Old	Percent More than 40 years Old
Georgia	3,281,737	27.9	22.0	31.2	18.9
Harris County	10,288	36.6	19.2	28.1	16.2
Hamilton	126	13	21	10	56
<b>Pine Mountain</b>	<b>478</b>	<b>21</b>	<b>16</b>	<b>33</b>	<b>30</b>
Shiloh	155	19	26	28	27
Waverly Hall	240	18	15	30	37

Source: U.S. Census Bureau

**Table 12  
Condition of Housing Units**

Source: U.S. Census Bureau

Jurisdiction	Lacking Complete Plumbing				
	1980	Percent Change	1990	Percent Change	2000
<b>Harris County</b>	<b>731</b>	<b>-62</b>	<b>281</b>	<b>-61</b>	<b>110</b>
--Hamilton	17	-100	0	0	0
<b>--Pine Mountain</b>	<b>26</b>	<b>-73</b>	<b>7</b>	<b>-71</b>	<b>2</b>
--Shiloh	20	-70	6	-100	0
--Waverly Hall	57	-26	42	-88	5
--Regional	NA	NA	1,465	-40	878
--State of Georgia	35,769	-20	28,462	-3.79	29,540

## Housing Costs

Pine Mountain property values have been rising steadily over the past twenty years. At the last Census (2000) the median value of property in Pine Mountain was within the 75 percentile of the State of Georgia median property value. The increase in property value is an indication that there is a considerable demand for property and an indication that demand for property will continue in the immediate future.

Median home value which is a respondent's estimate of how much their property is worth if it were for sale, is also higher than the State of Georgia median average and the Region. See table 13. Pine Mountain's median property value has grown from 33,000 in 1980 to 89,800 in 2000.

**Table 13**  
**Median Property Values**

Median Property Value				
Jurisdiction	1980	1990	2000	Percent Of State Value
Harris County	31,300	65,000	122,700	<b>113%</b>
Hamilton	30,500	45,000	99,200	<b>94%</b>
<b>Pine Mountain</b>	<b>33,000</b>	<b>53,800</b>	<b>89,800</b>	<b>75%</b>
Shiloh	18,800	47,100	57,000	<b>49%</b>
Waverly Hall	18,900	42,500	80,000	<b>68%</b>

Source: 1980, 1990, 2000 U.S. Census

Another property value indicator as developed by the Georgia Department of Community Affairs; Housing Finance Division is new and existing home sales by county for the year 2000. New home sales are those sold by a builder or developer whereas existing home sales are those sold by an individual or bank.

The average for new and existing homes is lower than the state average price. The price for new homes in Harris equals to \$169,732, while the State's average price was \$177,594. Existing homes amount \$136,709, the State average price is \$150,625.

**No matter how you "slice" it Harris County home prices far out pace the region and in most cases the state.**

**Table 14**  
**New and Existing Home Sales: 2000**

	Average New Home Price	Average Existing Home Price
Georgia	\$177,594	\$150,625
Region	\$152,962	\$103,416
Harris County	\$169,732	\$136,709

Source: Georgia Department of Community Affairs, Housing Finance Division

The cost of rental housing, in Pine Mountain, has risen along with property values. The largest increase was from 1980 to 1990 when median contract rent went from \$105 to \$317, an increase of approximately 200 percent. From 1990 to 2000 median contract rent increased by only 8 percent from \$317 to \$343. There are very few rental properties in Harris County and demand for units seems to be high. If this pattern continues then one anticipates a continuing increase in the cost of rental housing over the years to come.

**Table 15**  
**Median Contract Rent**

	<b>1980</b>	<b>1990</b>	<b>2000</b>
Harris County	\$77	\$311	\$319
Hamilton	\$110	\$277	\$210
<b>Pine Mountain</b>	<b>\$105</b>	<b>\$317</b>	<b>\$343</b>
Shiloh	\$56	\$136	\$276
Waverly Hall	\$49	\$264	\$279
Georgia	\$153	\$365	\$505

Source: 1980, 1990, 2000 U.S. Census

An additional cost of housing measure is the amount of household income used to pay for housing costs. Those paying 30 percent of their gross income for mortgage cost and utilities are considered cost burdened. Those paying 50 percent or more are considered severely cost burdened.

Twenty-one point one percent of homeowners in Harris County, in 1999, used thirty percent or more of the household income for housing costs. The State of Georgia average equals 21.2 percent. This shows that the community is similar to the rest of the State when comparing owner's costs. Renters housing cost comparisons have been done on two levels rather than one. The first, those renter's households that use 30-49 percent of the household income for housing costs, both the County and State average was set at 18.9 percent. Another level, those who spent 50 percent or more of the total household income, demonstrates that Harris County had 8.6 percent versus the State average of 16.5 percent. All in all when compared to the State of Georgia, Harris Countians' expenditures on housing seem to equal State figures or they spend less on housing than other State residents.

**Table 16**  
**Average Amount of Household Income Spent on Housing for Owners**

	<b>30% or More</b>	<b>50% or More</b>
Georgia	21.2	N/A
Harris County	21.1	N/A

Source: Georgia Department of Community Affairs, Housing Finance Division

**Table 17**  
**Average Amount of Household Income Spent on Housing for Renters**

	30%-49%	50% or More
Georgia	18.9	16.55
Harris County	18.9	8.6

Source: Georgia Department of Community Affairs, Housing Finance Division

An additional aspect to be considered, when examining the housing needs of Harris County, is the amount of service required by the special needs residents of the county.

In 2000, Harris County reported 20 cases of HIV/AIDS, 184 police actions of domestic violence, and 3,419 persons 62 and older or 14.43 percent of the County's population. According to 1990 data, 30.24 percent of the total county population, 16 years and older are disabled. 2001 data, points out 1,348 residents or 5.69 percent of the total adult population have substance abuse problems. Harris County does not have a very measurable homeless population.

**Table 18**  
**Special Housing Needs for Harris County, 2000**

<b># Of HIV/AIDS Cases</b>	20
<b>Police Actions for Domestic Violence</b>	184
<b>% 16 yrs. and older, Disabled: 1990</b>	3,419 or 30.24%
<b>Substance Abuse Problems: 2001</b>	1,348 or 5.69%
<b>Homeless</b>	N/A

Source: Georgia Department of Community Affairs

Overall, the current housing stock is supporting the total special needs population. While the disabled and elderly populations increase, future housing to meet needs of the disabled and elderly populations will have to increase. The growth, of these two groups, is prevalent through out the State and region. Many different types of organizations are beginning to take part in addressing the needs of these segments of Harris County residents.

## **Analysis**

### Assessment of Current and Future Needs

The housing stock in Pine Mountain has almost doubled over the past two decades. The growth in the number of housing units can be attributed to two factors. The first is the population increase in the southern part of the county as development attracts residents from neighboring Muscogee County. The second is the trend toward smaller household size; a decreasing population per household requires a greater number of units to house the total population.



The majority of housing units in Pine Mountain are located in the fastest growing area of the county. Residential subdivisions in this area have accounted for much of the growth in housing stock since 1980.

The predominant housing type in Pine Mountain is the single family home on a lot one acre or larger. In 2000 677 of the 892 housing units (76 percent) were single-family site built housing units. Pine Mountain has the most diverse housing with only 34 percent being single-family detached and 23 percent of its' housing stock being multi-family units are found primarily in the municipalities where sewage collection systems are in place to serve higher density development.

## **HOUSING**

**COMMUNITY VISION: Promote a safe and adequate housing base encouraging a wide spectrum of quality and appropriately located housing to meet existing and future demands and to promote environmental/aesthetic sensitivity, access to employment centers and the utilization of existing community facilities.**

**GOAL: PROMOTE SAFE, ADEQUATE AND AFFORDABLE HOUSING AND MAINTAIN AND ENHANCE EXISTING RESIDENTIAL AREAS FOR FAMILY CENTERED LIVING.**

**OBJECTIVE:** Encourage and support construction of new housing citywide to meet local housing demand.

### **POLICIES:**

Develop and support more housing opportunities citywide to help Pine Mountain become more desirable as a place of residence.

Encourage the location of residential development where public facilities are available.

Encourage and promote development and construction of desirable infill housing designed to fit the context of the existing neighborhood, so long as all other basic development criteria may be met.

Encourage innovative housing such as housing for the elderly, citywide that is compatible with the city policy.

**OBJECTIVE:** Conserve existing housing stock insofar as practical through rehabilitation and improvement of substandard housing units.

### **POLICIES:**

Encourage owners of substandard housing units to improve their properties through use of every available means, including providing public technical assistance and seeking public financial support.

Bring all housing units up to the adopted building and housing codes.

**OBJECTIVE:** Improve and expand the existing housing stock to meet the needs of Pine Mountain residents.

**POLICIES:**

Strive for the elimination of housing discrimination and promote fair housing practices.  
Encourage public and private development partnerships to meet the housing needs of Pine Mountain residents.

**OBJECTIVE:** Protect residential areas and their residents from incompatible land uses and activities.

**POLICIES:**

Discourage incompatible land uses within residential areas.  
Enforce suitable land use regulations to protect residential areas from encroachment.

**OBJECTIVE:** Protect residents and investors from significant hazards to life, health and property.

**POLICIES:**

Discourage residential development in areas designated as having critical environmental hazards such as floodplains and severe slopes.  
Encourage safe, effective, aesthetically conforming residential areas.  
Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.

## Intergovernmental

The Town of Pine Mountain's primary intergovernmental interaction is with Harris County. However, informal working relationships do exist between neighboring jurisdictions such as Hamilton, Shiloh, and Waverly Hall. In order to reduce issues and make the most of the potential opportunities, the Town of Pine Mountain should maintain open communication and dialogue with its neighboring jurisdictions in regards to local and regional issues. The Town of Pine Mountain should maintain proper working relationships with local and regional governments in regards to transportation projects and the impact of development on important regional resources and other environmentally sensitive areas. Town officials must be actively involved in transportation and water planning activities either directly or through Harris County with agencies such as the Columbus MPO, the Georgia Department of Transportation and the Middle Chattahoochee Water Council. Lastly, the Service Delivery Strategy should be updated regularly. The Service Delivery Strategy Update will be done in conjunction with the update of the Comprehensive Plan.

There are several issues that the Town of Pine Mountain and Harris County will have to address in the future. The availability of water to the area will not only impact local development, but would impact the region. This could in turn put extra strain on existing systems. The Town of Pine Mountain must also address the cost of transportation in the area, and the possibility of developing mass transit to connect with other regional job centers. While much of the planning and development of an area is dependent upon citizen participation, there is a lack of desire from many of the citizens of Hamilton to participate in regional transportation planning efforts. However, the projected growth in not only area cities but also the counties provides an opportunity for those communities to develop stronger working relationships and to share resources when necessary.

The Service Delivery Strategy update will be done in conjunction with the update of the Comprehensive Plan. The service delivery strategy for the Town of Pine Mountain is underway.

The Town of Pine Mountain has intergovernmental agreements Harris County for the following services: animal control, fire protection, elections, solid waste, planning/zoning, and code enforcement/ building inspection. There are currently no plans to change or modify any of the agreements.

# TOWN OF PINE MOUNTAIN

## NATURAL AND CULTURAL RESOURCES

NATURAL AND CULTURAL RESOURCES.....	1
PHYSIOGRAPHIC ELEMENTS .....	2
Public Water Supply Sources .....	2
Groundwater Recharge Area.....	2
Protected Mountains.....	2
Protected Rivers .....	2
Coastal Resources .....	2
Flood Area.....	2
Slope.....	2
Soil .....	3
Prime Agricultural and Forest Land.....	4
Water Supply Watersheds .....	4
Wetlands.....	5
Plant and Animal Habitats.....	5
Protected Plants .....	6
Cultural and Historical Resources.....	8

## NATURAL AND CULTURAL RESOURCES

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, wetlands and the presence of a watershed all affect where development can safely and feasibly occur. Hamilton lies within the Southern Piedmont Province. The city contains

both woodlands gneiss and Manchester schist rock. The lay of the land in the city can be described as gently rolling hills. The following examines other physiographic elements of the city.

## **PHYSIOGRAPHIC ELEMENTS**

### ***Public Water Supply Sources***

There are 20 permitted water systems in Harris County with a total of 46 permitted water sources. Of those 46 sources, five are surface water sources, seven are ground water sources from springs, and thirty four are ground water sources from wells. There are six public water systems operated by local governments in Harris County and three operated by the state government. The Pine Mountain Water System has permits for two drinking water sources: one intake/well from Kingsgap Springs and a well system in Callaway Gardens. These sources serve all town residents.

### ***Groundwater Recharge Area***

There are six areas that may be considered significant recharge areas in Harris County. These are deep-water recharge areas characterized by thick soils/saprolite, low slopes, and are found in certain sections of the county. There is one groundwater recharge area located in Pine Mountain. See Groundwater Recharge Area Map. EPD has required the town to adopt a Groundwater Recharge Map and Pine Mountain has done so.

### ***Protected Mountains***

There are no state designated Protected Mountains in Pine Mountain.

### ***Protected Rivers***

There are no State or Federally Protected Rivers in Pine Mountain. EPD has not required Pine Mountain to adopt the River Corridor Protection Ordinance and the city has not done so.

### ***Coastal Resources***

There are no Coastal Resources in Pine Mountain.

### ***Flood Area***

The Town of Pine Mountain has not been mapped by the Federal Insurance Administration and thus cannot participate in the National Flood Insurance Program. However, Harris County is mapped by this program and participates in the National Flood Insurance Program.

Even though Town of Pine Mountain does not participate in the FEMA Flood Insurance, building construction should continue to be carefully monitored in areas susceptible to flooding. Building

densities should be kept low to prevent the increased flooding of properties downstream in the flood plain. Areas adjacent to waterways are attractive for development because of their accessibility and beauty. However, these areas are intended by nature to accommodate the overflow of water during periods of flood. Regulation of development in floodplains preserves the natural function of these areas as well as protecting their investment close to waterways.

## **Slope**

Harris County's topography is characterized by the steep sided linear ridges of Pine Mountain and Oak Mountain and by the rolling and level hills of the Piedmont Plateau. Pine Mountain, at either end, is only 150 to 200 feet above the Piedmont Plateau and juts to 400 feet above the plateau in the middle section of the ridge. Pine Mountain is about three miles wide at the base, and its summit is about 1,400 feet in elevation. The short ridges that make up Oak Mountain rise only 300 feet above the Plateau. The valley between the two ridges, known as Pine Mountain Valley, is two to three miles wide.

Those areas of the Town of Pine Mountain that would be most-to-least conducive to various types of construction including buildings and streets, based on the steepness of slopes, were mapped for use in several analyses. Slopes of 0% - 3%, 3% - 8%, 8% - 15%, 15% - 25% and greater than 25% have been mapped for Pine Mountain. In general, lands with slopes between 0% and 15% are located along existing transportation corridors, streambeds, and developed areas. Slopes greater than 15% can be found scattered throughout the city and are primarily undeveloped properties.

## **Soil**

Harris County is located in the Piedmont Province, just north of the Fall Line. Foothills and broad valleys typify the topography and elevations range from approximately 400 feet to 1500 feet above sea level.

This is also a transitional area. In the northern part of the county the soils are uniform and typical of the Piedmont Province. As a result of its proximity to the Fall Line, however, the soils in the southern half of the county begin to transition from those characteristic of the Piedmont to those characteristic of the Coastal Plain.

There are only three soil associations identified by the Georgia Resource Assessment User's Guide in the Town of Pine Mountain (See Map 7).

### **Type 1: Mountainburg**

Mountainburg series consist of shallow, well drained, moderately rapidly permeable soils that formed in residuum of sandstone. These nearly level to very steep soils are upland ridgetops, plateaus and mountain sides. Slopes range from 1 to 65 percent.

The Type 1 soil classification is excellent for woodland productivity and fair to good for agricultural productivity. The soil is also fair for reservoirs and embankments. Construction of highways, foundations, septic tanks filter field and industry are poor.

## Type 2: Madison

This soil is dominantly very gently sloping to undulating, deep to moderately deep, well drained. The soils may have a loamy surface and a reddish clayey subsoil.

The Type 2 soil classification is suitable for highways, reservoirs, embankments, foundations, septic tank filter fields, structures for industry, agriculture productivity and woodland productivity. The dominant slope classification for this soil association is 2-6 percent and 6-10 percent.

## ***Prime Agricultural and Forest Land***

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil qualities, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, and few or no rocks. It is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent.

## ***Water Supply Watersheds***

Water supply watersheds are defined by DNR as the areas of land upstream of a governmentally owned public drinking water intake. In a typical situation, the volume of water in a stream is determined by the amount of precipitation and the capacity and speed of absorption into the soil. Land cover, slope, soil type and the intensity and duration of rainfall all affect the rate of water absorption, or infiltration. The water that is not absorbed by the soil and is detained on the surface in depressions, ponds or lakes, or intercepted by vegetation, runs off the land as overflow, or surface runoff. Water released through the soil adds to the overflow to form total runoff. As runoff flows into lower elevations, it organizes into drainage areas, the boundaries of which form watersheds. The runoff from a watershed accumulates in streams which serve as outlets for water from the watershed.

Removing vegetation from the stream channel and paving over the soil increases the volume and rate of surface runoff which, in turn, increases the potential for erosion, flooding and sedimentation (pollution) of the stream. To protect drinking water supplies downstream, DNR has established buffer requirements and impervious surface limitation to be applied to certain watersheds.

There are seven small watersheds that cross Harris County boundaries. All these are also part of The Upper Middle Chattahoochee Watershed. Three of the smaller watersheds, House Creek, Mountain Oak Creek and Mulberry Creek, are completely enclosed in the county. Standing Boy Creek, Bull Creek and Upatoi Creek all have headwaters that lie within Harris County. The Flat Shoals Creek watershed enters and re-enters the county near Pine Mountain and near its mouth at

West Point. Most of this watershed is located in Troup and Meriwether Counties. Pine Mountain is located in the Chattahoochee River, Mountain Creek and Shoal Creek Watersheds. Pine Mountain is not required to adopt a watershed protection ordinance. See Water Supply Watersheds Map.

### **Wetlands**

Freshwater wetlands are defined by federal law as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Under natural conditions, wetlands help to maintain and enhance water quality by filtering out sediments and associated non-point source pollutants from adjacent land uses. They also store water, thereby stabilizing dry weather stream flows and flood hazards. In addition, wetlands serve important functions as fish, wildlife, and plant habitats.

To avoid long-term impairment, uses of wetlands should be limited to timber production and harvesting, wildlife and fisheries management, wastewater treatment, recreation, natural water quality treatment or purification and other uses permitted under Section 404 of the Federal Clean Water Act.

Wetlands serve vital ecological purposes in providing habitat and natural control measures for stormwater runoff. In general, they enhance water resources by detaining overflows during flood periods and acting as water storage basins during dry seasons. Wetlands replenish both surface water and groundwater systems and naturally filter sediments and non-point source pollutants from water supplies (Georgia Department of Natural Resources).

### **Plant and Animal Habitats**

Harris County has many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species in Harris County. State and federally designated endangered plant and animal species are listed in the following tables.

<b>Protected Animals</b>	
Alasmidonta triangulata Southern Elktoe	<b>Habitat:</b> Large creeks and river mainstems in sandy mud and rock pools
<b>State Designation:</b> Special Concern <b>Federal Designation:</b> N/A	
Elimia albanyensis Black-crest Elimia	<b>Habitat:</b> Slackwater habitats in medium-sized rivers
<b>State Designation:</b> Special Concern <b>Federal Designation:</b> N/A	
Elimia boykiniana Flaxen Elimia	<b>Habitat:</b> Gravel or cobble shoals with moderate current



<b>State Designation:</b> Special Concern <b>Federal Designation:</b> N/A	
<i>Elliptio arcata</i> Delicate Spike	<b>Habitat:</b> Large rivers and creeks with some current in sand and sand and limestone rock substrates
<b>State Designation:</b> Special Concern <b>Federal Designation:</b> N/A	
<i>Haliaeetus leucocephalus</i> Bald Eagle	<b>Habitat:</b> Edges of lakes & large rivers; seacoasts
<b>State Designation: Protected</b> —Imperiled in state because of rarity <b>Federal Designation: Protected</b> —Listed as threatened. The next most critical level of threatened species. A species that may become endangered if not protected.	
Medionidus penicillatus Gulf Moccasinshell	<b>Habitat:</b> Sandy/rocky medium-sized rivers & creeks
<b>State Designation: Protected</b> —Imperiled in state because of rarity. Listed as endangered. A species which is in danger of extinction throughout all or part of its range. <b>Federal Designation: Protected</b> —Listed as endangered. The most critically imperiled species. A species that may become extinct or disappear from a significant part of its range if not immediately protected.	
Notropis hypsilepis Highscale Shiner	<b>Habitat:</b> Flowing areas of small to large streams over sand or bedrock substrates
<b>State Designation: Protected</b> —Rare or uncommon in state <b>Federal Designation:</b> N/A	
Quincuncina infucata Sculptured Pigtoe	<b>Habitat:</b> Main channels of rivers and large streams with moderate current in sand and limestone rock substrate
<b>State Designation:</b> Special Concern <b>Federal Designation:</b> N/A	

<b>Protected Plants</b>	
<i>Aesculus parviflora</i> Bottlebrush Buckeye	<b>Habitat:</b> Mesic bluff and ravine forests
<b>State Designation:</b> Special Concern <b>Federal Designation:</b> N/A	
Ammorpha nitens Shining Indigo-bush	<b>Habitat:</b> Rocky, wooded slopes; alluvial woods
<b>State Designation:</b> Special Concern <b>Federal Designation:</b> N/A	
Amphianthus pusillus Pool Sprite	<b>Habitat:</b> Vernal pools on granite outcrops
<b>State Designation: Protected</b> —Imperiled in state because of rarity <b>Federal Designation: Protected</b> --Rare and local throughout range or in a special habitat or narrowly endemic	
Arabis Georgiana Georgia Rockcress	<b>Habitat:</b> Rocky or sandy river bluffs and banks, in circumneutral soil
<b>State Designation: Protected</b> —Imperiled in state because of rarity <b>Federal Designation: Protected</b> —Rare and local throughout range or in a special habitat or narrowly endemic	
<i>Croomia pauciflora</i> Croomia	<b>Habitat:</b> Mesic hardwood forests, usually with <i>Fagus</i> and <i>Tilia</i>
<b>State Designation: Protected</b> —Critically imperiled in state because of extreme rarity <b>Federal Designation:</b> Rare and local throughout range or in a special habitat or narrowly endemic <i>Listed as threatened. A species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range.</i>	
Hymenocallis coronaria	<b>Habitat:</b> Rocky shoals of broad, open rivers

Shoals Spiderlily	
<b>State Designation: Protected</b> —Imperiled in state because of rarity <b>Federal Designation:</b> Rare and local throughout range or in a special habitat or narrowly endemic  <b>Listed as endangered. A species which is in danger of extinction throughout all or part of its range</b>	
Listera australis Southern Twayblade	<b>Habitat:</b> Poorly drained circumneutral soils
<b>State Designation:</b> Special Concern <b>Federal Designation:</b> N/A	
Pachysandra procumbens Allegheny-spurge	<b>Habitat:</b> Mesic hardwood forests over basic soils
<b>State Designation:</b> Special Concern <b>Federal Designation:</b> N/A	
Panax quinquefolius American Ginseng	<b>Habitat:</b> Mesic hardwood forests; cove hardwood forests
<b>State Designation:</b> Special Concern <b>Federal Designation:</b> N/A	
Rhododendron prunifolium Plumleaf Azalea	<b>Habitat:</b> Mesic hardwood forests in ravines and on sandy, seepy streambanks
<b>State Designation: Protected</b> —Rare or uncommon in state <b>Federal Designation:</b> Rare and local throughout range or in a special habitat or narrowly endemic <i>Listed as threatened. A species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range.</i>	
Sedum nevii Nevius' Stonecrop	<b>Habitat:</b> Gneiss ledges on river bluffs
<b>State Designation: Protected</b> —Imperiled in state because of rarity <b>Federal Designation:</b> Rare and local throughout range or in a special habitat or narrowly endemic <i>Listed as threatened. A species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range.</i>	
Stewartia malacodendron Silky Camelia	<b>Habitat:</b> Along streams on lower slopes of beech-magnolia or beech-basswood-Florida maple forests
<b>State Designation: Protected</b> —Imperiled in state because of rarity <b>Federal Designation:</b> Rare and local throughout range or in a special habitat or narrowly endemic <i>Listed as rare. A species which may not be endangered or threatened but which should be protected because of its scarcity.</i>	
Trillium reliquum Relict Trillium	<b>Habitat:</b> Mesic hardwood forests; limesink forests; usually with Fagus and Tilia
<b>State Designation: Protected</b> —Imperiled in state because of rarity <b>Federal Designation: Protected</b> —Rare and local throughout range or in a special habitat or narrowly endemic <i>Listed as endangered. The most critically imperiled species. A species that may become extinct or disappear from a significant part of its range if not immediately protected.</i>	

Under its Natural Heritage Inventory Program, the Georgia DNR as of 1990 is in the process of compiling a computerized and mapping inventory of plants, animals and natural habitats in the state which are rare enough to warrant state and federal protection. The species identified, all of which are designated endangered or threatened, are vulnerable to the impacts of rapid land use changes and population growth and should be protected by the Town of Pine Mountain to the greatest extent possible. If species are identified in the city limits of Pine Mountain by the state and federal government that are rare or endangered, future development may be impacted.

## **Recreation and Conservation Areas**

The Town of Pine Mountain owns and operates two city parks. One park consists of approximately five acres; a lighted softball field is located on the grounds. The other park is approximately four acres and is located behind the old elementary school, now the Pine Mountain Police Department. The town has two ball fields for Little League and two tennis courts. The gym at the old school building is still operational and in use.

The former Georgia Southern rail line also runs thru the Town of Pine Mountain. Pine Mountain is working with Harris County to convert the rail line into a bike/pedestrian trail and utility corridor.

## ***Scenic Views***

There are no scenic views in the Town of Pine Mountain.

## **Cultural and Historical Resources**

Previously known as Chipley, Pine Mountain's development is centered on a rail line running roughly north to south through town. There is an intact historic commercial area both to the west and east of the railroad line with historic residential neighborhoods located behind those blocks. Pine Mountain's development is characteristic of late-nineteenth and early-twentieth century growth. Residential areas are characterized by streets lined with mature hardwood trees, sidewalks, and consistent set backs. Most structures in Pine Mountain are representatives of the Queen Anne style of architecture or include features or architectural elements influenced by that style. There are very few buildings that have been altered so extensively as to lose their historic integrity. As a result, a majority of the buildings would be considered contributing resources within a National Register Historic District. The Chipley Historical Society, housed in the old Pine Mountain town hall, has a comprehensive collection of photographs, documents and other items relating to the history of the town and its immediate environs.

In 1994 a comprehensive survey of Harris County historic resources was completed. That survey identified 570 resources 50 years old or older in the county. From that survey, 103 were identified as being individually eligible for the National Register of Historic Places. The 1994 Survey also identified the city of Pine Mountain as having historic resources in a large enough concentration to be eligible for the National Register of Historic Places as districts.

Pine Mountain has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, it is not eligible for the Certified Local Government program administered by the National Park Service nor is it eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 1994, there is no government entity in the Town of Pine Mountain to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources in the town. However, the Chipley Historic Society and individual, private citizens carry out these goals.

## ***Inventory of Existing Conditions***

Pine Mountain is located in the northern part of Harris County, and is home to the historic Chipley building and a downtown with a few blocks of historic commercial buildings concentrated around Highway 27. Development in Pine Mountain is primarily residential with historic resources lying in close proximity to one another. Resources include single-family dwellings, governmental buildings, and commercial structures with a high level of historic integrity. The Harris County Trust for Historic Preservation serves the Town of Pine Mountain and the unincorporated areas of the county.

In 1994 a comprehensive survey of Harris County historic resources was completed. That survey identified 570 resources 50 years old or older in the county. From that survey, 103 were identified as being individually eligible for the National Register of Historic Places. The 1994 Survey also identified the Town of Pine Mountain as having historic resources in a large enough concentration to be eligible for the National Register of Historic Places as districts.

The Town of Pine Mountain does not have a historic preservation ordinance. As a result, it is not eligible for the Certified Local Government program administered by the National Park Service nor is it eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 1994, there is no government entity in the Town of Pine Mountain to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources in the Town. At present, individual, private citizens and the Harris County Trust for Historic Preservation carry out these goals. The Cultural Resource Map located in the Map Appendix identifies these structures. These historic resources are irreplaceable and should be protected from deterioration and the intrusion of incompatible land uses.

The following is a list of Cultural and Historic Resources for Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall.

## ***Residential Resources***

Three of the Listed National Register Properties are residential resources: the Cason and Virginia Callaway House, Story-Hadley House, and Whitehall.

Proposed Eligible National Register Historic Districts in the City of Hamilton, the Town of Pine Mountain, the City of Shiloh, and the Town of Waverly Hall would contain residential resources. Cataula, Ellerslie, and Whitesville are unincorporated communities with concentrations of residential resources. Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 53 were residential resources.

<b>ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES</b>	<b>ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES</b>
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Fairview	Fletcher Hargrett House
Brawner-Land House	Cleaveland-Godwin-Nelson House
Billingslea House	Shippey House
Hutchinson House	John Pattillo House / Whipporwill Farm
Virgil Homer Walker House	Thornton Plantation
Joseph J. Hadley House	Wright-Moore House
William Hopkins House	William T. Nelson House
Rob Stribling House	Single Dwelling Form Number H-9
Willis Williams House	Single Dwelling Form Number H-11
Switzer-Ingram-Hudson House	Single Dwelling Form Number H-28
Single Dwelling Form Number H-10	Beall-Mobley-Williams House
Dewdy Parker House	Copeland House
Hill-Johnson-Mobley House	Copeland Plantation / Rubble House
Single Dwelling Form Number H-41	Single Dwelling Form Number 172
Hunley-Kimbrough House	Single Dwelling Form Number 254
Single Dwelling Form Number 169	Single Dwelling Form Number 270
Single Dwelling Form Number 177	Single Dwelling Form Number 279
Weeks-Kimbrough-Clarke House	Single Dwelling Form Number 281
Single Dwelling Form Number 274	Bickley House
Single Dwelling Form Number 280	Stanford House
Whitehead-Luttrell House	Will Pitts House
Old Dixon House	Talley-Heywood-Kimbrough House
Dr. B.N. Bussey House	Single Dwelling Form Number P-25
Henry Kimbrough House	Single Dwelling Form Number P-46
Theophlos T. Morrah House	Single Dwelling Form Number P-66
Single Dwelling Form Number P-32	Valley House
Single Dwelling Form Number P-49	

Source: Harris County Historic Resources Survey, 1994 Burke Walker

## **Commercial Resources**

None of the Listed National Register Properties are commercial resources. Proposed Eligible National Register Historic Districts in the City of Hamilton, the Town of Pine Mountain, the City of Shiloh, and the Town of Waverly Hall would contain commercial resources. Cataula, Ellerslie, and Whitesville are unincorporated communities with concentrations of commercial resources. Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 8 were commercial resources.

<b>ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES</b>
Jones Crossroads Store
C.H. Cook Building
Slaughter's Country Store
259 Store
Callaway Gardens Country Store
Kimbrough Brothers General Store
Charles C. Jones House / Scuffle Hill Farm
Callaway Gardens Clubhouse, Gardens, and Veranda Restaurant

Source: Harris County Historic Resources Survey, 1994 Burke Walker

## ***Industrial Resources***

None of the Listed National Register Properties are industrial resources.

There were no proposed Eligible National Register Historic Districts with industrial resources. Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 1 was an industrial resource: Goat Rock Dam and Power Plant (Source: Harris County Historic Resources Survey, 1994 Burke Walker).

## ***Institutional Resources***

Six of the Listed National Register Properties are institutional resources: Chipley-Pine Mountain Town Hall, Hamilton Baptist Church and Pastorium, Harris County Courthouse, Mountain Hill District Consolidated School, Pine Mountain State Park, and Whitesville Methodist Episcopal Church and Cemetery. The Sunnyside School-Midway Baptist Church and Midway Cemetery National Register Historic District also has two institutional resources.

Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 13 were institutional resources.

<b>ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES</b>
Shady Grove Church
Union Baptist Church
Friendship Baptist Church
Harris County Jail (No longer exist)
School Form Number H-63
Fire Station Form Number 183
Roosevelt Memorial Church (No longer exist)
Shiloh United Methodist Church
Waverly Hall Community Center
Church Form Number P-41
School Form Number P-51
First United Methodist Church-Pine Mountain
Pine Mountain Valley Offices and Barn

Source: Harris County Historic Resources Survey, 1994 Burke Walker

## ***Transportation Resources***

None of the Listed National Register Properties is a transportation resource. Georgia Hwy 190 is listed as a contributing resource within the Pine Mountain State Park National Historic Landmark District.

One transportation resource was identified in the 1994 survey as being important to the historic character of Harris County and needing protection: Georgia Hwy 18 (west of Pine Mountain).

## ***Rural Resources***

None of the Listed National Register Properties is a rural resource.

Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 4 could be considered rural resources: Form Number 58 Barn, Rocky Branch Plantation Barn, Form Number 153 Barn, and East Farm Barn.

## ***Archaeological Resources***

According to the Georgia Archaeological Site File, identified archaeological resources in Harris County include: 122 Prehistoric Indian sites, 10 historic cemeteries, 145 historic house ruins, 2 dams, 2 mills, 1 inn/hotel, 1 school, and 30 other sites (Wood, Dean. Unpublished report. July, 2004).

The Whitesville Methodist Episcopal Church Cemetery is the only Listed National Register Property that is an archaeological resource. The Sunnyside School-Midway Baptist Church and Midway Cemetery National Register Historic District has one archaeological resource.

Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 4 sites having the potential to yield archaeological information relating to history and prehistory were identified: Hutchinson Cemetery, Form Number 64 Site, Nelson Cemetery, and Hamilton's Square.

## **Assessment of Current/Future Needs and Resources**

### ***Residential, Commercial, Industrial, and Institutional Resources***

The National Register of Historic Places, the Georgia Register of Historic Places, and local designation of properties and districts are all effective tools for the preservation of residential, commercial, industrial, and institutional resources. These tools can either be used independently or together to achieve protection for all historic resources.

One benefit of National Register listing is that identified resources will be considered in the planning of state and federally assisted projects. Another is that identified resources may be eligible for state and federal preservation grants, state and federal investment tax credits, and local property tax abatements.

A benefit of Georgia Register listing is that identified resources will be considered in the planning of state assisted projects. Also, identified resources may be eligible for state preservation grants, state investment tax credits, and local property tax abatements.

Local designation of historic properties and districts provides the most protection for historic resources. Through design review and the issuance of Certificates of Appropriateness, a community can make sure that growth and development respect important, architectural, historical, and environmental characteristics within the designated area.

Other tools primarily for the preservation of commercial structures in downtown areas or central business districts are the Main Street and the Better Hometown programs. Both of these programs operate with a four-prong approach to downtown revitalization through preservation: Policy, Design, Economic Restructuring/Development, and Marketing. While Main Street is a national organization for communities with a population from 5,000 to 50,000, the Better Hometown program is a statewide program aimed at communities with populations less than 5,000.

### ***Transportation Resources***

The preservation of Georgia's historic transportation resources is an important goal of both the State Historic Preservation Office and the Georgia Department of Transportation (GDOT). To that end, GDOT instituted the Georgia Scenic Byways program. This program identifies roadways that have one or more of the following intrinsic qualities: Scenic Quality, Cultural Quality, Natural Beauty, Historic/Archaeological Resources, and Recreational Opportunities. Benefits of this program include recognition of the byway through signage and usage in state marketing materials, assistance with the interpretation of the byway's story, technical assistance with planning for protection and managed growth, training for local citizens, and grant funding through the Federal Highway Administration. Once a byway has received state designation, it is then eligible for the National I-185 Scenic Byway program that operates with the same criteria and benefits.

Railroads are also an important historic transportation resource of which many communities have taken advantage by converting abandoned railways into pedestrian and bicycle paths. Funding for these types of projects is available through Georgia Department of Transportation's Transportation Enhancement program.

### ***Rural Resources***

Rural resources and the protection of scenic areas are extremely important. Those resources located adjacent to roadways may be included in a scenic byway nomination and receive the protections and assistance such designation entails. These resources also qualify for the benefits and protections of the National Register and Georgia Register programs.

Most other tools for protection and conservation of rural resources are available through land use planning efforts. These include designation of local agricultural districts, instituting a Transfer of Development Rights program in the Town of Pine Mountain, and the use of environmental and conservation easements.



## ***Archaeological Resources***

The activities from human habitation in the State of Georgia have resulted in the remains of hunting camps, villages, houses, cemeteries, farms, mills, and much more. The remains of human activity present in the ground constitute archaeological resources that, if protected for scientific study, can answer many questions about those who came before us (Wood, Dean. Unpublished report. July, 2004).

Most archeological sites are difficult to see on the modern landscape and generally go unnoticed. While it is believed that archaeological sites are common across Harris County, many are of limited scientific value due to prolonged erosion and modern farming and development practices. Even though they may have little scientific significance, recording the locations of these sites can be of some importance in understanding settlement patterns in the County and the State as a whole. Generally speaking, significant sites are likely to be present in areas with well-drained soils: near springs, creeks and rivers. This describes many locales found throughout Harris County suggesting that numerous significant archaeological sites may be present but unrecorded. These same locations are often ideal for contemporary development. To determine if sites are present, a qualified archaeologist must conduct scientific surveys before development takes place. These surveys will determine if significant sites are present and further the knowledge of human history in Harris County and the State of Georgia (Wood, Dean. Unpublished report. July, 2004).

# TOWN OF PINE MOUNTAIN POPULATION

Population .....	2
Total Population.....	2
Inventory of Existing Conditions .....	2
Population Trends.....	2
Population Projections .....	2
Growth Patterns .....	3
Population by Age.....	4
Population by Race.....	7
Income .....	8
Per Capita Income .....	8
Average Household Income .....	9
Distribution of Households by Income Grouping .....	10
Poverty.....	10
Educational Attainment.....	11
Assessment .....	15

# Population

## **Total Population**

A comprehensive understanding of a community’s past, present and future population characteristics and trends provides a basic and essential foundation for the planning process. The population element offers an overview of the socio-economic composition of Pine Mountain, while supplying a basis of the formulation of additional elements of their Comprehensive Plan. This population analysis includes data relating to total population, age, race, income, poverty and education.

## **Inventory of Existing Conditions**

### **Population Trends**

The Town of Pine Mountain has experienced a population loss of 60 persons or 11.85 percent from 1980 to 2000, while Harris County has experienced a population growth of 53 percent from 1980 to 2000, with the last ten years (1990-2000) posting a population growth rate of 33 percent. Population growth has not been as substantial in any of the incorporated areas over the last 20-year period. Pine Mountain and Shiloh show twenty year gains of 16 percent and 8 percent respectively. While Hamilton and Waverly Hall show a loss of population over the last twenty years in comparison, the population of the State of Georgia grew by 50 percent.

**Table 1**  
**Total Population 1980-2000**

County/City	YEAR						
	1980	1985	1990	1995	2000	% Change 1980-1990	% Change 1990-2000
Harris	15,464	16,507	17,788	20,781	23,695	15.02	33.2
Hamilton	506	478	454	447	446	-10.28	-1.76
<b>Pine Mountain</b>	<b>984</b>	<b>933</b>	<b>875</b>	<b>1,104</b>	<b>1,141</b>	<b>-11.08</b>	<b>30.4</b>
Shiloh	392	363	329	388	423	-16.07	28.57
Waverly Hall	913	844	769	744	709	-15.77	-7.80
State of Georgia	5,463,105	5,962,720	6,478,216	7,323,980	8,186,453	18.58	26.36

Source: County, U.S. Bureau of the Census, and Woods & Poole, Cities, U. S. Census

### **Population Projections**

Population projections are difficult to make, especially for smaller places such as the Town of Pine Mountain. The addition or loss of a major employer in the region could dramatically alter

estimates of city population. The fluctuations in economic, physical and social factors can produce major changes in growth over a decade or more.

Tables 2 and 3 show the predicted population of Harris County, Pine Mountain, Hamilton, Shiloh, and Waverly Hall over the next twenty years, with a detailed population prediction for the next five years. As shown, each local government is expected to experience population growth. Hamilton is expected to double over the next twenty years. The unincorporated areas of Harris County are expected to get the “lions share” of population growth.

**Table 2**  
**Population Projections: 2008-2013**

County/City	YEAR					
	2008	2009	2010	2011	2012	2013
Harris County	28,727	29,433	30,155	31,242	32,366	33,531
Hamilton	532	544	556	567	578	589
<b>Pine Mountain</b>	<b>1,252</b>	<b>1,267</b>	<b>1,282</b>	<b>1,307</b>	<b>1,333</b>	<b>1,359</b>
Shiloh	444	447	450	456	461	466
Waverly Hall	815	833	853	868	885	903

Source: River Valley Regional Commission

**Table 3**  
**Population Projections: 2010 to 2030**  
**Base Year 2000**

County/City	YEAR						
	2000	2005	2010	2015	2020	2025	2030
Harris County	23,695	26,925	30,155	35,226	40,302	48,263	56,227
Hamilton	446	501	556	611	668	723	1,112
<b>Pine Mountain</b>	<b>1,141</b>	<b>1,212</b>	<b>1,282</b>	<b>1,409</b>	<b>1,537</b>	<b>1,766</b>	<b>1,995</b>
Shiloh	423	437	450	475	500	542	585
Waverly Hall	709	780	853	952	1,052	1,192	1,332
State of Ga.	8,126,453	8,888,675	9,550,897	10,223,118	10,915,340	11,597,562	12,279,784

Source: U.S. Census Bureau, River Valley Regional Commission, [The Georgia Guide, 2008](#)

## Growth Patterns

Table 4 compares the rate of growth of Pine Mountain, Hamilton, Harris County, Shiloh and Waverly Hall with that of the State of Georgia over the past twenty years, as well as the projected growth rate for the subsequent twenty years. The rate of growth for Harris County matched the State of Georgia growth rate (approximately 50%) from 1980 to 2000. The municipalities lagged behind Harris County and the state from 1980 to 2000. Hamilton lost

thirteen percent of its population from 1980 to 2000. It is estimated that the rate of growth for Harris County and its municipalities will exceed the state rate of growth over the next 25 years. Hamilton’s population should increase by almost fifty percent over the next twenty years.

**Table 4**  
**Rate of Growth: 1980-2030**

Jurisdiction	YEAR									
	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030
Harris County	6.74%	7.76%	16.83%	14.02%	13.63%	12.00%	16.82%	14.41%	19.75%	16.50%
Hamilton	-5.53%	-5.02%	-1.54%	-.22%	12.33%	10.98%	9.89%	9.33%	8.23%	53.80%
<b>Pine Mountain</b>	<b>-5.18%</b>	<b>-6.22%</b>	<b>15.89%</b>	<b>12.52%</b>	<b>6.22%</b>	<b>5.78%</b>	<b>9.91%</b>	<b>9.08%</b>	<b>14.90%</b>	<b>12.97%</b>
Shiloh	-7.40%	-9.37%	17.93%	9.02%	3.31%	2.97%	5.56%	5.26%	8.40%	7.93%
Waverly Hall	-7.56%	-8.89%	-3.25%	-4.70%	10.01%	9.36%	11.61%	9.21%	8.24%	7.70%
State of Georgia	9.15%	8.65%	13.05%	11.78%	8.33%	7.69%	7.14%	6.67%	6.25%	5.88%

Source: River Valley Regional Commission

Future population growth for Hamilton largely depends on four factors:

1. Fort Benning Military Reservation - Base Realignment and Closure (BRAC)
2. Spill-Over effect from Metropolitan regions
3. New residents due to Kia Plant
4. Continued development of the Harris County School System

Based on the factors listed above Pine Mountain and Harris County continues to expect and prepare for rapid growth over the next twenty years. The County is building a new middle school and anticipates building a new high school. Further more, the city has expansion plans for its housing market and the completion of Sweet Bay mixed-use development which is under construction.

### Population by Age

From 1980 to 2000 Pine Mountain’s age composition was relatively consistent. The pre-school population (0-4 yrs. old) rose from 7% in 1980 to 9% of the total population in 2000. The school age population group, those 5 to 19 yrs. old, saw a slight increase from 1980 to 2000, growing from 20% of the population to 21%. The working age population, ranging from 20 to 64 years of age, showed a decrease in percentage, from 54% in 1980 to 50% of the population in 2000. The retirement age population was the only group that did not experience fluctuations in percentages, and represented 17% of the total population from 1980 to 2000.

From 2000 to 2030 the percentage of pre-school children in Pine Mountain maintained a consistent at 9% of the total population. School aged children increased from 18% in 2000 to 20% in 2030. Working class age dropped from 60% in 2000 to 57% in 2030, while the retirement age population remained the same at 12% of total population.

From 1980 to 2000, Harris County’s age composition remained relatively consistent. The pre-school population (0-4) dropped slightly from 6.4% of total population in 1980 to 5.9% in 2000. School age population (5 to 19) dropped from 25% of total population in 1980 to 22% in 2000. However, the working age population (20 to 64), increased in this twenty year period from 56% of total population to 60%. While both the school age and working age populations saw changes, the retirement age population remained steady from 1980 to 2000, representing 12% of the total population.

When projecting the age composition of Harris County from 2000 to 2030, the pre-school aged children (0-4 yrs. old) represented 6% of total population; while school aged children (5-19 yrs. old) also remained a consistent percentage of 22% of the population. However, the older working class age dropped slightly from 60% in 2000 to 58% in 2030. The retirement aged population, those 65 and older, composed around 12% of the county’s population.

**Table 6**  
**Population by Age: Harris County Age Distribution**

Age Category	YEAR										
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 to 4	1,055	1,109	1,131	1,368	1,406	1,588	1,780	2,078	2,378	2,903	3,315
5 to 9	1,190	1,182	1,262	1,467	1,809	2,044	2,289	2,675	3,059	3,734	4,265
10 to 14	1,216	1,216	1,289	1,533	1,783	2,015	2,256	2,636	3,016	3,680	4,204
15 to 19	1,465	1,339	1,341	1,306	1,664	1,880	2,106	2,459	2,814	3,435	3,923
20 to 24	1,116	1,123	1,022	1,088	950	1,073	1,202	1,404	1,607	1,960	2,240
25 to 29	1,071	1,242	1,277	1,307	1,159	1,385	1,551	1,812	2,073	2,531	2,891
30 to 34	1,185	1,304	1,408	1,635	1,635	1,847	2,069	2,417	2,766	3,375	3,855
35 to 39	971	1,247	1,440	1,762	2,071	2,340	2,621	3,062	3,503	4,275	4,883
40 to 44	748	1,045	1,445	1,788	2,046	2,312	2,589	3,024	3,460	4,224	4,824
45 to 49	826	919	1,130	1,703	2,025	2,289	2,563	2,994	3,425	4,180	4,775
50 to 54	919	855	924	1,256	1,811	2,122	2,377	2,776	3,176	3,876	4,429
55 to 59	962	920	846	979	1,476	1,668	1,868	2,182	2,496	2,122	3,481
60 to 64	813	890	909	948	1,028	1,162	1,301	1,520	1,739	1,758	2,424
65 to 69	684	749	843	903	852	963	1078	1,259	1,441	2,122	2,009
70 to 74	520	582	650	735	788	890	997	1,165	1,332	1,627	1,858
75 to 79	352	381	406	458	576	651	729	852	974	1,189	1,358
80 to 84	211	229	272	310	351	397	444	519	594	725	827
Age 85 & over	160	175	193	235	265	299	335	392	449	547	666
<b>Total</b>	<b>15,464</b>	<b>16,507</b>	<b>17,788</b>	<b>20,781</b>	<b>23,695</b>	<b>26,925</b>	<b>30,155</b>	<b>35,226</b>	<b>40,302</b>	<b>48,263</b>	<b>56,227</b>

Source: River Valley Regional Commission, U.S. Census, Woods & Poole, Inc.

**Table 7**  
**Population Age Group Projections, Hamilton**

Age Category	YEAR										
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0-4	37	35	33	31	32	36	41	44	48	52	80
5-14	71	67	64	63	62	70	77	85	95	101	154
15-24	81	77	73	72	71	80	89	97	106	115	177
25-34	72	68	65	64	63	71	79	86	94	102	157
35-44	56	53	50	49	49	55	61	67	73	79	123
45-54	47	44	42	42	43	48	54	59	64	70	107
55-64	66	62	59	59	59	66	74	81	88	95	147
65 +	76	72	68	67	67	75	81	92	100	109	167
<b>Total</b>	<b>506</b>	<b>478</b>	<b>454</b>	<b>447</b>	<b>446</b>	<b>501</b>	<b>556</b>	<b>611</b>	<b>668</b>	<b>723</b>	<b>1112</b>

Source: U.S. Census, River Valley Regional Commission

**Table 8**  
**Population Age Group Projections, Pine Mountain**

Age Group	YEAR										
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0-4	71	70	68	87	106	113	118	131	138	161	185
5-13	105	109	112	152	180	190	204	222	242	279	315
14-24	187	158	127	139	137	145	153	171	188	215	240
25-34	147	137	127	139	160	171	180	197	215	251	279
35-44	111	106	100	131	147	157	167	181	198	227	257
45-54	104	97	89	100	121	129	136	150	167	188	213
55-64	85	90	94	108	85	90	95	105	114	130	149
65& up	174	166	158	158	205	217	229	252	275	315	357
<b>Total</b>	<b>984</b>	<b>933</b>	<b>875</b>	<b>1,014</b>	<b>1,141</b>	<b>1,212</b>	<b>1,282</b>	<b>1,409</b>	<b>1,537</b>	<b>1,766</b>	<b>1,995</b>

Source: U.S. Census, River Valley Regional Commission

**Table 9**  
**Population Age Projections, Shiloh**

Age Group	YEAR										
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0-4	32	27	22	25	28	29	30	31	32	35	39
5-13	83	69	54	70	67	65	71	76	77	86	94
14-24	56	56	54	60	66	70	67	76	78	87	90
25-34	82	66	49	48	53	57	59	61	65	69	73
35-44	36	49	62	40	68	70	72	76	80	85	93
45-54	27	22	17	42	62	65	67	66	75	80	87
55-64	34	30	25	39	33	34	35	37	39	42	45
65 & up	42	44	46	64	46	47	49	52	54	58	64
<b>Total</b>	<b>392</b>	<b>363</b>	<b>329</b>	<b>388</b>	<b>423</b>	<b>437</b>	<b>450</b>	<b>475</b>	<b>500</b>	<b>542</b>	<b>585</b>

Source: U.S. Census, River Valley Regional Commission

**Table 10**  
**Population Age Group Projections, Waverly Hall**

Age Group	YEAR										
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0-4	52	44	35	29	31	34	37	42	45	52	60
5-13	114	111	107	95	104	104	111	125	136	157	176
14-24	160	119	76	84	59	77	83	93	103	118	131
25-34	110	108	106	96	82	90	101	110	122	139	154
35-44	86	94	102	69	63	69	75	84	93	104	117
45-54	103	89	74	105	116	127	141	157	175	195	218
55-64	119	102	85	128	85	94	102	115	127	143	159
65 & up	169	177	184	138	169	185	203	226	251	284	317
<b>Total</b>	<b>913</b>	<b>844</b>	<b>769</b>	<b>744</b>	<b>709</b>	<b>780</b>	<b>853</b>	<b>952</b>	<b>1,052</b>	<b>1,192</b>	<b>1,332</b>

Source: U.S. Census, River Valley Regional Commission 2009

### Population by Race

The following table shows the racial make-up of Pine Mountain, Harris County and each municipality. Pine Mountain has changed slightly from 60% white and 39% black in 1980 and 1% other to 56% white, 42% black and 2% other in 2000. Shiloh showed an increase in the white population from 37% in 1980 to 30% in 2000. The other population category stayed at about 1% of total population. Waverly Hall showed the largest changes in population racial composition going from 67% white in 1980 to 51% white in 2000, and 32% black in 1980 to 48% black in 2000. The percentage of other population in Waverly Hall stayed at 1%.

The racial make up of Hamilton changed from 1980 to 2000. In 1980, 63% of Hamilton's population was white with African Americans accounting for 36% of the total population. American Indian/Alaskan Native and Asian or Pacific Islander accounted for less than 1% of total population. In 2000, whites accounted for 67.75% of total population while African Americans comprised 29.96% of total population. From 1980 to 2000 the percentages of whites in Hamilton increased by 5% while the percentage of African Americans decreased by 6%. The percentage of American Indian/Alaskan Native, Asian or Pacific Islander and other increased from .58 % to 2.27%.

There has been an 84% increase in Harris County of the white population over the last 20 years, a 13% reduction in the Black population, although the Black population did increase slightly (2%) from 1990 to 2000 and large increases in the American Indian Eskimo or Aleut (24%), Asian or Pacific Islander (23%) and other populations (400%) from 1980 to 2000.

As a percentage of total growth the Harris County white population grew from 65% of total population in 1980 to 78% of the total population in 2000. The black population was decreased in 20 years from 34% to total population to 19%. As a % of total growth the minority population shows a 14% decrease from 1980 (26%) to 2000 (21%) and a 5% decrease from 1990 (26%) to 2000 (21%).



**Table 11**  
**Population by Race: 1980**

	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall
White Alone	10,086	320	618	251	430
Black/African American Alone	5,303	183	362	141	482
American Indian/ Alaskan Native Alone	26	1	4	0	1
Asian or Pacific Islander	33	2	0	0	0
Other	16	0	0	0	0

Source: 1980, 1990, 2000 Census

**Table 12**  
**Population by Race: 1990**

	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall
White Alone	13,103	254	542	215	359
Black/African American Alone	4,571	198	331	114	409
American Indian/ Alaskan Native Alone	52	1	1	0	1
Asian or Pacific Islander	39	1	0	0	0
Other	23	0	1	0	0

Source: 1980, 1990, 2000 Census

**Table 13**  
**Population by Race: 2000**

	Harris County	Hamilton **	Pine Mountain	Shiloh	Waverly Hall
White Alone	18,584	208	638	291	361
Black/African American Alone	4,614	92	472	126	337
American Indian/ Alaskan Native Alone	85	0	3	2	1
Asian or Pacific Islander	125	5	2	0	4
Other	287	2	26	4	6

Source: 1980, 1990, 2000 Census

\*\* Hamilton's 2000 Population by Race numbers do not reflect Census total population adjusted numbers

## **Income**

### **Per Capita Income**

The following table shows the per capita income for Harris County, its municipalities and the state of Georgia from 1980 to 2000.

**Table 18**  
**1980-2000 per Capita Income**

	1980	1990	2000
Harris County	6,206	13,135	21,680
Hamilton	N/A	N/A	18,292
<b>Pine Mountain</b>	<b>N/A</b>	<b>N/A</b>	<b>16,486</b>
Shiloh	N/A	N/A	13,983
Waverly Hall	N/A	N/A	13,388
Georgia	6,402	13,631	21,154

Source: U.S. Census Current Dollars  
\*N/A – Not Available

The per capita income figures for Harris County and its municipalities have historically lagged behind the State of Georgia. This trend remains true for Pine Mountain, and the other cities of Harris County. In 2000, Pine Mountain's Per Capita Income ranked second highest in Harris County at \$16,486, compared with the other municipalities, Hamilton (\$18,292), Shiloh (\$13,983), and Waverly Hall (\$13,388). While the per capita incomes for the individual municipalities remained less than the income reported by the state, Harris County's per capita income exceeded the state of Georgia in 2000, for the first time in twenty years.

### **Average Household Income**

The following table shows the household median income for Harris County, Pine Mountain, Hamilton, Shiloh, Waverly Hall and the State of Georgia for 2000. The table also shows historical median household income for Harris County and the state for 1980 and 1990.

**Table 19**  
**1980-2000 Median Household Income**

	1980	1990	2000
Harris County	15,253	27,616	47,763
Hamilton	N/A	N/A	32,143
<b>Pine Mountain</b>	<b>N/A</b>	<b>N/A</b>	<b>31,685</b>
Shiloh	N/A	N/A	31,563
Waverly Hall	N/A	N/A	30,250
Georgia	15,033	29,021	42,433

Source: U. S. Census, Current Dollars 1980, 1990, 2000

The trend here is the same as per capita income for Pine Mountain, Harris County, the other Harris County municipalities, as well as the state. The figures indicate that Pine Mountain, Harris County, Hamilton, Shiloh, and Waverly Hall have historically lagged behind the State of Georgia in median household income. In 2000, Pine Mountain's median family income at \$31,685 was almost \$11,000 less than the State of Georgia and \$16,000 less than Harris County. While in 2000, the individual municipalities of Pine Mountain, Hamilton, Shiloh, and Waverly Hall continue to lag behind state average, Harris County's median household income exceeds the state's average for the first time.

## Distribution of Households by Income Grouping

**Table 20**  
**Distribution of Households by Income Groupings: 2000**

	Harris County		Hamilton		Pine Mountain		Shiloh		Waverly Hall		GA	
	#	%	#	%	#	%	#	%	#	%	#	%
< \$5,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$5,000-\$9,999	700	7.90	26	23.21	<b>71</b>	<b>15.01</b>	23	14.65	44	21.57	304,816	10.13
\$10,000-\$14,999	455	5.14	3	2.68	<b>47</b>	<b>9.94</b>	5	3.18	20	9.80	176,059	5.85
\$15,000-\$19,999	480	5.42	7	6.25	<b>32</b>	<b>6.77</b>	22	14.01	17	8.33	177,676	5.91
\$20,000-\$29,999	942	10.63	14	12.50	<b>71</b>	<b>15.01</b>	26	16.56	20	9.80	383,222	12.74
\$30,000-\$34,999	400	4.52	10	8.93	<b>36</b>	<b>7.61</b>	6	3.82	11	5.39	187,070	6.22
\$35,000-\$39,999	484	5.46	11	9.82	<b>43</b>	<b>9.09</b>	11	7.01	15	2.35	176,616	5.87
\$40,000-\$49,999	1,147	12.95	16	14.29	<b>50</b>	<b>10.57</b>	17	10.83	19	9.31	326,345	10.85
\$50,000-\$59,999	943	10.65	7	6.25	<b>43</b>	<b>9.09</b>	14	8.92	19	9.31	278,017	9.24
\$60,000-\$74,999	899	10.15	3	2.68	<b>25</b>	<b>5.29</b>	15	9.55	12	5.88	315,186	10.48
\$75,000-\$99,999	1,156	13.05	5	4.46	<b>29</b>	<b>6.13</b>	8	5.10	7	3.43	311,651	10.36
\$100,000 >	1,252	14.13	10	8.93	<b>26</b>	<b>5.50</b>	10	6.37	20	9.80	371,020	12.34

Source: U.S. Bureau of the Census

Twenty-six percent of households in Pine Mountain have incomes above \$50,000 a year, compared to the forty-eight percent of households in Harris County have incomes above \$50,000 per year. Of the cities, Shiloh has the largest percentage of households above \$50,000 at 30 percent; Waverly Hall is second at 28.42 percent; Pine Mountain is third at 26.01 percent and Hamilton is fourth at 22.32 percent. The percentage of households making \$50,000 and above in Georgia is 42.42 percent. Harris County exceeds the state by approximately six percentage points.

### Poverty

In 2000, Pine Mountain's poverty level, at 19.3% was higher than both the State of Georgia's poverty level (13%) and the U.S. poverty level (12.4%). While Waverly Hall has highest poverty level (26.7%) of the municipalities in Harris County, Pine Mountain was the second highest. Overall the 2000 poverty level in Harris County was 8.2 percent, which was well below the State of Georgia and U.S. poverty levels for 2000.

**Table 21**  
**Individuals/Percent of Individuals below Poverty Level**  
**Harris County and the Cities of Hamilton, Pine Mountain, Shiloh and Waverly Hall**  
**1980, 1990 and 2000**

	1980		1990		2000	
	Individuals	Percent	Individuals	Percent	Individuals	Percent
Harris County	2635	17.2	2,407	13.68	1,929	8.2
Hamilton	N/A	N/A	63	15.71	30	12.4
<b>Pine Mountain</b>	<b>N/A</b>	<b>N/A</b>	<b>118</b>	<b>13.39</b>	<b>222</b>	<b>19.3</b>
Shiloh	N/A	N/A	82	23.42	54	12.3
Waverly Hall	N/A	N/A	178	26.37	148	26.7
Georgia	884,383	16.6	923,085	14.65	1,033,793	13
US				13.11		12.4

### **Educational Attainment**

Tables 22-23 provide comparable data between Harris County, surrounding counties and the State of Georgia for educational attainment levels for the adult population 25 years of age and older. Educational attainment levels from 1980 to 2000 have improved for Harris County, neighboring counties and the State of Georgia. The percentage of high school graduates (including equivalency) increased for Harris County, the State of Georgia and surrounding counties, with the exception of Muscogee. The percentage of high school graduates in Harris County went from 24.70% (1980) to 29.41% (2000). In comparison the State of Georgia went from 28.52% (1980) to 28.65 % (2000).

The percentage of the adult population over 25 with a bachelor's degree in Harris County went from 11.83% (1980) to 13.84% (2000). In comparison the percentage of those with a bachelor's degree in all surrounding counties dropped from 1980 to 2000. The State of Georgia percentage rose from 14.61% (1980) to 16.00% (2000).

**Table 22**  
**Educational Attainment: Harris, Meriwether and Muscogee County**

Category	Harris County			Meriwether County			Muscogee County		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Adult Population 25 & Over	100%	100%	100%	100%	100%	100%	100%	100%	100%
Less than 9 <sup>th</sup> Grade	30.04%	15.32%	7.33%	34.93%	19.19%	11.96%	21.39%	11.26%	7.00%
9 <sup>th</sup> to 12 <sup>th</sup> Grade (No Diploma)	20.28%	19.70%	13.71%	25.71%	29.18%	22.27%	17.77%	17.21%	14.08%
High School Graduate Includes Equivalency)	24.70%	32.07%	29.41%	25.01%	32.08%	35.65%	32.61%	29.85%	28.17%
Some College (No Degree)	13.19%	15.12%	22.54%	7.35%	10.02%	15.97%	15.41%	19.28%	24.04%
Associate Degree	N/A	4.19%	5.86%	N/A	2.86%	3.35%	N/A	5.78%	6.38%
Bachelor's Degree	11.83%	8.65%	13.84%	7.11%	4.05%	6.46%	12.90%	10.47%	12.35%
Graduate or Professional Degree	N/A	4.95%	7.30%	N/A	2.62%	4.34%	N/A	6.14%	7.97%

**Table 23**  
**Educational Attainment: Talbot and Troup County, State of Georgia**

Category	Talbot County			Troup County			Georgia		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Adult Population 25 & Over	100%	100%	100%	100%	100%	100%	100%	100%	100%
Less than 9 <sup>th</sup> Grade	37.61%	20.95%	12.97%	35.42%	18.58%	8.97%	23.72%	12%	7.58%
9 <sup>th</sup> to 12 <sup>th</sup> Grade (No Diploma)	22.12%	22.86%	22.28%	22.79%	20.60%	18.05%	19.92%	17.04%	13.85%
High School Graduate Includes Equivalency)	25.94%	35.18%	40.27%	22.87%	32.35%	33.67%	28.52%	29.65%	28.65%
Some College (No Degree)	6.39%	10.68%	13.35%	8.04%	11.67%	17.22%	13.35%	17.01%	20.41%
Associate Degree	N/A	3.23%	3.25%	N/A	3.16%	4.13%	N/A	4.96%	5.20%
Bachelor's Degree	7.99%	4.61%	4.59%	10.90%	9.46%	12.01%	14.61%	12.92%	16%
Graduate or Professional Degree	N/A	2.48%	3.29%	N/A	4.17%	5.95%	N/A	6.41%	8.30%

Table 24 provides comparative data for dropout rates, SAT scores and the percent of graduates attending Georgia Post Secondary Schools after graduation, for Harris County surrounding counties and the State of Georgia. From 1998 to 2006, Harris has improved on its SAT scores. In 2006 the verbal score was 514; the math score was 488. In 1998 the verbal score was 458; the math score was 446. The dropout rate decreased in 2006 to 3.6 percent from a 1998 dropout rate percentage of 5.3%. The percentage of graduates attending GA Post Secondary schools also

decreased slightly from 50.5% (1998) to 42.3% in 2006.

When looking at the 2006 numbers Harris County has a lower dropout rate than neighboring counties and the state. Harris County also has higher SAT scores than neighboring counties. Harris County's verbal SAT scores (514) are also higher than the State of Georgia's average score (491) but have a lower math score than the State of Georgia does; 488 compared to 494.

The following tables show the dropout rate, SAT Scores, % Graduates and Post Secondary Education scores/percentages for Harris County and other surrounding counties from 1998 to 2006.

**Table 24**  
**Harris County Georgia**

	2005-2006	2003-2004	2002-2001	2001-2000	2000-1999	1999-1998
Dropout Rates Grades 9-12	3.6	3.5	5.7	7	8.6	5.3
<b>SAT Scores</b>						
Verbal	514	506	491	491	478	458
Math	488	479	478	483	466	446
% of Graduates attending GA Post Secondary Schools	42.3	44	34.3	41.3	36.4	50.5

Source: Georgia Department of Education, The Georgia County Guide

**Table 25**  
**Meriwether County Georgia**

	2005-2006	2003-2004	2002-2001	2001-2000	2000-1999	1999-1998
Dropout Rates Grades 9-12	7.1	5.0	6.2	8.8	8	5.8
<b>SAT Scores</b>						
Verbal	412	410	406	400	389	405
Math	423	397	404	396	369	389
% of Graduates attending GA Post Secondary Schools	19.2	15.2	16	21.3	26.6	16.4

Source: Georgia Department of Education, The Georgia County Guide

**Table 26**  
**Muscogee County Georgia**

	2005-2006	2003-2004	2002-2001	2001-2000	2000-1999	1999-1998
Dropout Rates Grades 9-12	4.8	5.8	8.7	6.3	5.9	6.4
<b>SAT Scores</b>						
Verbal	482	483	466	463	467	469
Math	477	481	459	450	452	450
% of Graduates attending GA Post Secondary Schools	37.3	40.7	34.4	34.2	30.1	34.8

Source: Georgia Department of Education, [The Georgia County Guide](#)

**Table 27**  
**Talbot County Georgia**

	2005-2006	2003-2004	2002-2001	2001-2000	2000-1999	1999-1998
Dropout Rates Grades 9-12	6.5	0.4	6.3	5.5	9.7	10.8
<b>SAT Scores</b>						
Verbal	384	361	364	377	386	379
Math	378	363	364	388	388	363
% of Graduates attending GA Post Secondary Schools	6.3	9.1	11.1	34.6	15.4	21.2

Source: Georgia Department of Education, [The Georgia County Guide](#)

**Table 28**  
**Troup County Georgia**

	2005-2006	2003-2004	2002-2001	2001-2000	2000-1999	1999-1998
Dropout Rates Grades 9-12	5.3	7.8	6.2	5.8	5.5	5.5
<b>SAT Scores</b>						
Verbal	485	492	477	480	478	476
Math	485	488	481	482	476	461
% of Graduates attending GA Post Secondary Schools	26.1	29.2	26.8	22.9	23.4	25.5

Source: Georgia Department of Education, [The Georgia County Guide](#)

**Table 29**  
**Georgia**

	2005-2006	2003-2004	2002-2001	2001-2000	2000-1999	1999-1998
Dropout Rates Grades 9-12	4.7	5.1	5.8	6.4	6.5	6.5
<b>SAT Scores</b>						
Verbal	491	490	486	487	484	483
Math	494	491	489	486	483	479
% of Graduates attending GA Post Secondary Schools	38.2	38.7	36.1	36.1	35.96	36.79

Source: Georgia Department of Education, [The Georgia County Guide](#)

### *Assessment*

In summary, Harris County is projected to continue to grow over the next 20 years and at a rate faster than the State of Georgia. The racial composition of Harris County will remain majority white with the rate of white growth exceeding the growth rate of the minority population. It is also expected that Harris County residents will become better educated and more affluent over the next 20 years with per capita income rivaling the state and median household income-exceeding State of Georgia levels. Finally, Harris County’s populations will mirror national and state trends by living longer and thus getting older.

The make-up of the cities of Hamilton including Pine Mountain, Shiloh and Waverly Hall is similar to that of Harris Counties as a whole. Population increases are expected, with older citizens becoming a greater percent of total population and with the population of each community becoming better educated, wealthier and more affluent. The racial composition will not change much with whites representing the majority of each cities population. Hamilton and Pine Mountain should see an increase in the Asian/Pacific Islander population as well.

Overall, the rate of growth in the cities and Harris County depends on local development policies, the availability of infrastructure and the cost of housing. As has been mentioned Harris County and the cities of Harris County are located in a region of the state where growth is happening at a never seen before pace. The question is not whether it will grow but how fast and what type of development will occur. Fortunately the cities and the county have control over future growth by controlling the placement and timing of infrastructure development and by implementing their respective land use policies.



# TOWN OF PINE MOUNTAIN

## TRANSPORTATION

TRANSPORTATION NETWORK .....	2
ROADS AND BRIDGES .....	2
RAILROADS/ALTERNATIVE MODES .....	2
Needs Assessment .....	2
PARKING .....	3
AIRPORT .....	3
Needs Assessment .....	3
PUBLIC TRANSPORTATION .....	3
Needs Assessment .....	3

## **TRANSPORTATION NETWORK**

The Town of Pine Mountain is served by U.S. Highway 27, Georgia Highway 354 and Georgia Highway 18. The major arterial roads are: Myhand Road, Butts Mill Road, King Avenue Road, Dallas Mill Road, and Layfield Road. (see transportation map) The local roads are in fair to good condition with general maintenance required. The Norfolk Southern Railroad, which parallels U.S. Highway 27, runs through downtown Pine Mountain. The line is not currently active.

## **ROADS AND BRIDGES**

There is less than one-quarter mile of dirt road in the city limits. One street, Gardensview Drive needs to be widened from its current 18-foot width. The town does not own the right of way to the street. The town uses county road standards and regulations to govern the construction of local roads.

The intersection of U.S. Highway 27, Georgia Highway 18, Butts Mill Road, and Oak Avenue presents a hazardous condition for vehicular traffic. The intersection is poorly designed and the visibility from all intersected points is limited. This intersection has been a problem in Pine Mountain for some time.

Many of the sidewalks along Broad Street and in Downtown are in need of repair and/or replacement. The town has repaired many sidewalk sections to date and will use a TE Grant to repair/replace sidewalks that have not already been fixed.

The traffic counts in the town have steadily increased, and the need for traffic control system improvements has become apparent.

## **RAILROAD/ ALTERNATIVE MODES**

There is one commercial railroad operation, which runs through Pine Mountain, the Norfolk Southern. This rail line closely parallels the route of U.S. Highway 27 in a north-south direction. The line is currently not active, but efforts are being made to reactivate the Norfolk Southern line.

### **Needs Assessment**

A working rail line will help Pine Mountain and Harris County with future industrial recruitment efforts and tourism efforts if used for excursions. If the line stays inactive then efforts should be made to convert the rail line to bike and pedestrian trails.

## **PARKING**

The parking in Pine Mountain is generally adequate to meet the needs of the area. However, the parking in the downtown area, which draws the majority of visitors, is limited. Several spaces were removed during an update and improvement to the streetscape, making parking slightly more strained. While there is not much room for increasing spaces on the street, exploring areas to develop owner and employee lots further from the main attractions could alleviate some of the overcrowding, leaving more space for visitors and customers. Traffic congestion in the City of Pine Mountain is often seasonal and related to the events taking place at Calloway Gardens.

## **AIRPORT**

The Callaway Gardens-Harris County Airport is located two miles southwest of the Town of Pine Mountain. Access to the airport is provided from Sky Meadows Drive off S.R. 18. The airport is a level II General Aviation Airport, a business airport of local impact. Eighty percent of airport operations are transient general aviation and 20% locally generated. Other airports include the Columbus Metropolitan Airport for air carrier service and the LaGrange-Troup County airport which is a general aviation airport.

### Needs Assessment

The Pine Mountain airport appears to be underused. Operations are not expected to increase significantly over the next 25 years. Airport staff with proper funding will be able to meet demand for the next 25 years.

## **PUBLIC TRANSPORTATION**

No rural public transit system is provided for Pine Mountain or Harris County, and no intercity bus service is available locally. The nearest intercity service is provided by Greyhound at Columbus and LaGrange. A public non-profit organization provides a limited transportation service to meet the needs of the low-income elderly population.

Social service agencies (New Ventures and Harris County Senior Center) operate vans to transport senior citizens to the Senior Center in Hamilton and to transport mentally and physically challenged clients/consumers to programs in Hamilton.

### Needs Assessment

Facilities are currently adequate to meet existing demand and will also be able to meet demand for the next 10 years. More vans and facility space will be needed by 2030 however.

## **Accessibility**

### **GOAL: MAINTAIN EFFICIENT AND RELIABLE LOCAL AND THOROUGH ACCESSIBILITY SYSTEMS**

**OBJECTIVE:** Improve and extend the pedestrian, street and highway system to promote safe, efficient and well-maintained access to property in the city and on through routes for local and regional travelers.

#### **POLICIES:**

- Provide for safe, efficient movement of people, goods and services in and around Pine Mountain.
- Provide paved street access to all residents and businesses in the city.
- Take full advantage of regional access afforded by rail and highway facilities to the extent of improving local access from these regional connectors, providing good access to industrial and commercial facilities and providing continuity on through routes.
- Plan for, design and establish an appropriate landscaping system for public rights-of-way citywide to reduce maintenance of street signs and power lines and to create and maintain clear paths of vision and movement along all traffic arteries.
- Develop and enforce guidelines to improve and maintain the aesthetic beauty of roadways throughout the city.
- Improve the gateways to the Town of Pine Mountain, through good design rather than reliance on additional signage, to orient through traffic around downtown, clarify the entrances, and improve the aesthetics of the approaches to downtown.
- Discourage extension of continuous and scattered commercial development along major transportation routes.
- Develop and enforce specifications governing the construction, maintenance and ownership of new roads.
- Provide for timely maintenance and improvement of city streets.
- Minimize conflicts between local and through traffic using every available means.