

**Pine Mountain
Comprehensive Plan
2019**



**Prepared By:
The River Valley Regional Commission**

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Pine Mountain

Comprehensive Plan for Pine Mountain, Georgia

2019-2024

Executive Summary

Pine Mountain Planning Process

The River Valley Regional Commission held public hearings, work sessions with the town council, staff, and other stakeholders to gather information for the plan. This process, to update the existing plan, spanned one year from April 24, 2018 to April 8, 2019.

Key Findings

Key findings from the plan are outlined to the right. Full information about the plan and the community-identified needs and opportunities for Pine Mountain can be obtained through the Pine Mountain City Hall or on the River Valley Regional Commission website listed on the next page.

Executive Summary

Key Findings for Pine Mountain in the 2014 Comprehensive Planning Process

- Construction on the Pine Mountain section of the Harris County Bike/Pedestrian Trail will begin in the fall of 2019.
- Support Downtown.
- Important to focus on tourism development as a component of the overall economic development strategy for Pine Mountain.

Top Community Priorities

Pine Mountain through the planning process and community input has identified top work projects to tackle through 2024.

The plan includes a community work program that the Pine Mountain Town Council will be working on to serve as a road map for their time and energies to make the community a better place to live, work, and play for the next five years and beyond. This work plan includes updating community facilities, completing land use ordinance updates, and increasing tourism.

Improving community facilities takes on particular importance for Pine Mountain.

Pine Mountain has identified water infrastructure improvements such as constructing additional water storage capacity, a new public works building, stormwater management, and recreational facilities improvements to take on in the next five years.

Work will continue to be done to assist with downtown development and tourism which are so important to

the local economy.

Water Infrastructure

Pine Mountain's water system is in need of additional water storage capacity. An aged 100,000 tank will be replaced with a new 250,000 gallon unit.

Drainage Improvements

Improve stormwater systems in the southwest part of town.

For More Information:

www.rivervalleyrc.org/harris

www.pinemountainga.org

Pine Mountain Vision Statement

Pine Mountain is without a doubt Harris County's most visited and best known city. Its juxtaposition to FDR State Park, Callaway Gardens Resort and Pine Mountain, as well as its vibrant downtown and quaint residential environment makes Pine Mountain one of Georgia's most unique cities. The vision of the Town of Pine Mountain is to provide its citizens with a well-balanced community consisting of quality residential development. Single-family development shall be the "cornerstone" of residential growth, with appropriate commercial/retail services and government/recreational facilities to serve its citizens, and the city's many visitors. All development shall be connected when feasible by bike and pedestrian facilities, protected by open space and green space areas, and supported by a well maintained and efficiently run utility system. Attainment of this vision will be supported by the following planning goals:

- Maintain the desired character of the town through open space preservation, while providing sufficient designated growth areas to accommodate expected demand for business and residential growth. This can be achieved by utilizing traditional neighborhood development principles and conservation subdivision design techniques.
- Seek sufficient and desirable growth by attracting responsible businesses that will balance the need for jobs generated by residential development, and will provide retail and service offerings to meet the needs of residents.
- Ensure that a balance is maintained between residential, commercial development and available public services and facilities to include utilities, recreational areas and general governmental services needed to accommodate planned growth.
- Encourage residential development that meets the housing needs of town residents, as well as providing a range of home site areas and a variety of housing styles. Single-family development is to be the corner stone of residential development.
- Ensure that development is done in a manner that serves to preserve environmentally sensitive features such as flood plains, wetlands, groundwater recharge areas, streams, viewsheds, and natural topography.
- Develop a well-planned, efficient, effective and safe transportation system that meets local, regional and interstate transportation needs. Make the Town of Pine Mountain a pedestrian and bike friendly community.
- Preserve the town's historic and cultural arts that provide valuable information about the proud history of the Town of Pine Mountain and its residents. Continue to use the town's history, beauty, charm, and recreational opportunities to attract visitors.
- Promote and maintain a strong, aesthetically pleasing, accessible, and pedestrian friendly downtown. Downtown is the "heart" of Pine Mountain.

Introduction

The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing, and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

The Pine Mountain Comprehensive Plan includes a list of needs and opportunities upon which the community may want to take action. An analysis of data and information including existing development patterns, areas where development is likely to occur, significant natural and cultural resources, opportunities for in fill, areas of disinvestment, as well as maps of existing land use, future development map, areas requiring special attention and a community work program and report of accomplishments. All of the planning documents included in the Comprehensive Plan should be considered in the evaluation of community policies and activities. The demographic information below is limited in scope. For more detailed demographic data please visit the RVRC web site (rivervalleyrc.org).

Demographics

Population

Population in the Town of Pine Mountain has continued to increase from 875 citizens in 1990 to 1,330 in 2018. The largest population increase in Pine Mountain occurred between the years of 1990 and 2000. Pine Mountain added 266 people for a 30% increase. The ten-year period from 2000 to 2010 saw a population increase of 1,141 to 1,304 residents for a 9% increase. The growth trend continues with an estimated population of 1,330 in 2018 and a population estimate 1,410 in 2030 for a 15.35% increase. All age categories have increased since 1990. The age categories growing the most since 1990 include the 54 to 64 age bracket with 80 more people and the 65 plus age bracket with 129 more people. In 2018, the number of people living in Pine Mountain 18 years of age and over is 1,027 the number of people under 18 years of age living in Pine Mountain is 303. The 18 and over growth rate (12.92%) considerably exceeds the under 18 growth rate (3.32%) since 1990.

With the development of housing units in Triple Creek and Long Leaf subdivisions, it is anticipated that the population of the Town of Pine Mountain will be continue to attract more middle aged individuals, 45 to 65, and those over the age of 65. The racial composition has changed with white population increasing to 67% in 2018 from 62% of total population in 2010, and 56% of total population in 2000. The African American or black population decreased from 42% of total population in 2000 to 35% of total population 2010 and 30% of total population in 2018. The remaining race categories comprise 3% of total population in 2010 and 4% of total population in 2018. The citizens of Pine Mountain that are of Hispanic Origin increased from 1% of total population in 2010 to 3% of total population in 2018.

Overall, the rate of growth in the Town of Pine Mountain and Harris County depends on local development goals, 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 population growth continues. Fortunately, the Town of Pine Mountain has control over future growth by controlling the placement and timing of infrastructure and by implementing their respective land use goals.

Table 1
Total Population Pine Mountain, Harris County, State of Georgia 1990 - 2030

County/City	1990	2000	2010	2018	2030	% Change	% Change
						2000-2010	2018-2030
Harris	17,788	23,695	32,024	34,943	40,492	35	16
Pine Mountain	875	1,141	1,304	1,330	1,410	9.12%	15.35%
State of Georgia	6,478,216	8,186,453	9,687,653	10,517,229	14,687,906	18%	40%

Source: U.S. Bureau of the Census: Pine Mountain, Harris County and Georgia 1990-2010; 2018 ESRI Business Analyst; 2030 Pine Mountain, Harris County RVRC; 2030 State of Georgia, Georgia State Water Plan

Table 2
Population by Age Group 1990 - 2018
Town of Pine Mountain

Age Category	1990	2000	2010	2018
Under 18	210	302	300	303
18 and Over	665	839	1004	1027
0-4	68	100	82	82
5-14	112	156	154	176
15-24	127	139	216	148
25-34	127	175	122	166
35-44	100	143	149	142
45-54	89	120	149	155
55-64	94	93	204	174
65 +	158	215	228	287
Total	875	1,141	1,304	1,330

Source: U.S. Census 1990, 2000, 2010; ESRI Business Analyst 2018

**Table 3
Population by Ethnicity and Race 1990 - 2018
Town of Pine Mountain**

Ethnicity and Race	1990	2000	2010	2018
White Alone	542	638	806	884
Black/African American Alone	331	472	453	392
American Indian/ Alaskan Native Alone	1	3	10	8
Asian or Pacific Islander	0	2	11	11
Other	1	1	10	15
Two or More races	Not Available	25	14	20
Hispanic Origin	Not Available	17	14	39
Total	875	1,141	1,304	1,330

Source: U.S. Census 1990, 2000, 2010; ESRI Business Analyst 2018

Economic Development

In 2010, 36% of Pine Mountain’s total population had a job. In 2018, 40% of Pine Mountain’s total population has gainful employment, which is a four percent increase from 2010. In 2018, Harris County had 50% of its population employed; the state of Georgia had 48% of its total population employed. Like Pine Mountain, Harris County and Georgia employment numbers are higher than in 2010. The majority of the population, 56.4%, in the Pine Mountain work force has employment in the services sector. The 2018, the number of people working in the service sector was 7.2% lower than the service sector number in 2010. A note of major interest is that the number of people in Pine Mountain employed in manufacturing increased from 8.42% in 2010 to 16.9% in 2018. It is always good to have a residents employed in the manufacturing sector given that the wages paid to workers are higher than most other employment sectors.

In regards to job creation the Town of Pine Mountain received a major boost when the Impact 360 Institute decided to build its campus in Pine Mountain. Impact 360 is a non-profit organization that offers life-changing experiences to students with the mission of cultivating servant leaders who follow Jesus. Students who attend Impact 360 learn how to understand, explain, and live out their faith in a fallen world. Impact 360 Institute has 40 full time and part time staff. Currently 190 students have participated in one of their 4 programs this year. Impact 360 has hosted over 1,000 guests on campus in Pine Mountain since its opening in 2017.

Table 4
Total Employed Civilian Population 1990-2018
Pine Mountain, Harris County, State of Georgia, United States

Category	1990	2000	2010	2018
Pine Mountain	420	455	475	533
Harris County	8,253	11,821	14,674	17,120
State of Georgia	3,090,276	3,839,756	4,277,991	5,003,103
United States	115,681,202	129,721,512	141,996,54	157,891,122

U.S. Bureau of the Census 1990, 2000, 2010, ESRI 2018 Business Analyst

Table 5
Town of Pine Mountain
Employment by Industry 1990-2018 Percentages

Category	1990	2000	2010	2018
Agriculture, Forestry, Fishing, hunting & mining	2.60%	1.80%	2.32%	3.0%
Construction	7.10%	3.10%	2.74%	4.5%
Manufacturing	13.80%	21.80%	8.42%	16.9%
Wholesale Trade	2.90%	1.10%	2.11%	0.4%
Retail Trade	18.80%	14.30%	6.11%	9.0%
Transportation, warehousing, and utilities	1.90%	4.80%	2.53%	1.7%
Information	NA	0.00%	0.00%	0.4%
Finance, Insurance, & Real Estate	2.10%	4.00%	3.58%	2.6%
Services Including :Professional, scientific, management, administrative, and waste management services	48.7%*	44.8%*	63.6%*	56.4%*
	2.10%	4.60%	15.16%	
Educational, health and social services	11.90%	13.60%	20.42%	See Above Services Total
Arts, entertainment, recreation, accommodation and food services	3.30%	23.10%	25.05%	See Above Services Total
Other Services	31.40%	3.50%	2.53%	See Above Services Total
Public Administration	1.90%	4.40%	9.05%	5.2%
Total	100.00%	100.00%	100.00%	100.00%

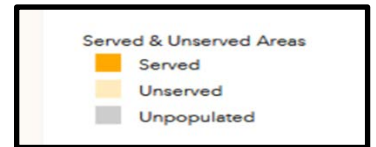
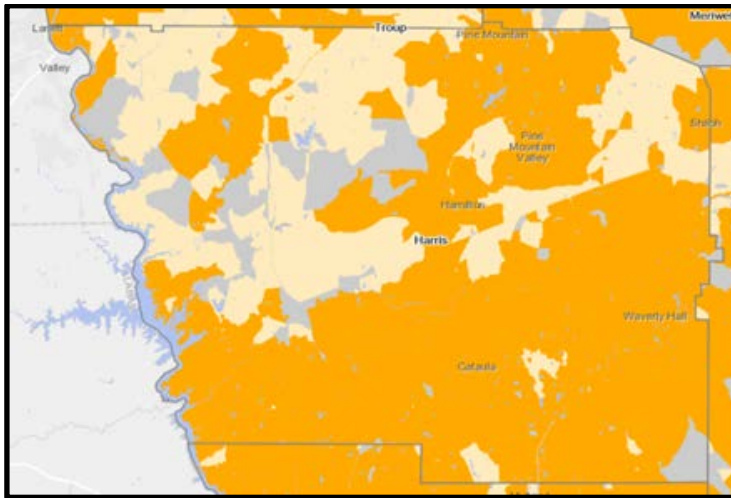
Source: U.S. Department of the Census 1990,2000, 2010. ESRI 2018 Census profile

*Total of all services: Professional, scientific, management, administrative and waste management services; educational, health and social services; arts, entertainment, recreation, accommodation and food services; other services

Broadband

Another key component and a major priority of Harris County's economic strategy is the improvement of broadband services. Much of the northern half of Harris County has inadequate or no broadband service. Harris County Board of Commissioners is committed improving broadband services by combining over \$1 million of revenue with grant funds to contract with a consultant to further identify areas of broadband need and how to best serve those areas.

Within the corporate limits of Pine Mountain and generally for some distance beyond, broadband service is available from at least two providers - Spectrum and AT&T. The further from the corporate limits, the less the likelihood that high speed internet will be available to residents and businesses. Given the increasing dependence on high speed broadband access for daily living, the Town of Pine Mountain fully supports the efforts of the surrounding counties to ensure that high speed broadband is available to all residents.



Housing

Housing stock in Town of Pine Mountain is very diverse. Housing consists of a mixture of traditional single-family stick-built homes, duplexes, and multi-family units. Manufactured and mobile home units do not exist in Pine Mountain. Pine Mountain has a higher number of housing units versus year-round population. Many housing units in Pine Mountain are rental seasonal units; associated with the presence of Callaway. This also leads to a high housing vacancy rate in Pine Mountain. However, given that the units are seasonal they remain in good condition. Although the number of vacant houses in Pine Mountain shows a substantial decrease from 2000 to 2010 with 402 units in 2000 and 157 in 2010, the number of vacant units in Pine Mountain increased to 170 in 2018.

The 2000 housing inventory consisted of 882 housing units. In 2010, Pine Mountain has 721 housing units. The 2018 housing unit estimate has 742 units in Pine Mountain. Most of the growth is attributable to the placement of single-family homes in Long Leaf subdivision and Triple Creek subdivision, which is rapidly approaching build-out, and in-fill development in the older residential districts of Pine Mountain. In 2010, the housing stock consisted of seventy-seven percent single-family detached and three percent single family attached. Duplex units make up six percent of the housing stock while multi-family units make-up fourteen percent of the housing stock. In 2018, the housing stock remains at seventy-seven percent single-family detached but dropped from 3% to .67% for single-family attached. Duplex units increased from 6% in 2010 to 11% in 2018. Multi-family unit's make-up 14% of the housing stock in 2010 but dropped to 12% of total housing in 2018.

A large number of Pine Mountain's 2010 total housing in comparison to Harris County and the other cities or towns are rental units at 28%. In 2018, Pine Mountains number of rental units increased by 4% to 34%. In comparison, 30% of 2010 total units in Georgia are rental with 33% of housing units being rental in 2018, which puts Pine Mountain on par with the rental housing percentages in Georgia. In Harris County, 13% of 2010 total units are rental, with 14% of housing unit's rental in 2018, which is below rental housing percentages for Pine Mountain and Georgia.

A household is housing cost-burdened when 30% or more of its monthly gross income is dedicated to housing. In 2010, from a cost burden standpoint, 28% of Town of Pine Mountain homeowners are cost burdened. Renters appear to pay more of their incomes on housing with 57% paying more than 30% of their income on rent. Forty-eight percent of renters in the State of Georgia pay more than 30% of their income on rent, while 29% of owners in the state of Georgia pay more than 30% of their income on housing cost. In 2016, 42.8% of homeowners in Pine Mountain are cost burdened with 32.1% of Harris County's homeowners being cost burdened. In the state of Georgia 29.4% of homeowners are cost burdened. Renters pay more of their incomes on housing with 58.8% of renters in Pine Mountain paying above 30% of their income on rent. In Harris County 46.7% of renters pay above 30% of their income on rent. Fifty-one percent of renters in the State of Georgia pay more than 30% of their income on rent. In regards to homeownership, 29.4 % of Georgia homeowners are cost burdened.

Table 6 Harris County, Hamilton, Pine Mountain, Shiloh, Waverly Hall and State of Georgia 2016 Home Ownership and Renters Cost Burden						
	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall	Georgia
Home Owner	32.1%	46.9%	42.8%	26.8%	42.5%	29.4%
Renter	46.7%	57.7%	58.8%	56.0%	48.6%	51.0%

Source: U.S. Bureau of the Census 2016 American Community Survey

In 2010, housing cost in Town of Pine Mountain was high when compared to the state of Georgia, with a median housing value of \$190,300 as compared to the state's median 2010 value of \$156,400. Pine Mountain's 2010 median home value of \$190,300 is less than Harris County's, which was \$214,200. In 2016, housing cost in Pine Mountain was less than the state of Georgia median housing cost, with a median housing value of \$151,700. This compares to the state's median 2018 value of \$152,400. From an affordability standpoint, Shiloh offers the best value for a home in Harris County with a median housing value \$91,000; followed by Waverly Hall (\$120,800), Pine Mountain (\$151,700), Hamilton (\$191,000) and Harris County (\$200,200). Pine Mountain has a shortage of housing in the \$150,000 and below range.

Table 7 Harris County, Hamilton, Pine Mountain, Shiloh, Waverly Hall and State of Georgia 2016 Median Housing Values					
Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall	Georgia
\$200,200	191,100	151,700	91,000	120,800	\$152,400

Source: U.S. Bureau of the Census 2016 American Community Survey

Table 8 Town of Pine Mountain 1990 – 2018 Occupancy Characteristics				
Category	1990	2000	2010	2018
TOTAL Housing Units Built	461	882	721	742
Housing Units Vacant	82**	402**	157**	170**
Housing Units Owner Occupied	197	217	290	318
Housing Units Renter Occupied	182	263	274	254

Source: U.S. Bureau of the Census 1990, 2000, 2010; ESRI 2018

**Includes seasonal units

Table 9

**Town of Pine Mountain
Recorded Housing Units by Type 2000, 2010, 2018**

Category	2000	2010	2018
TOTAL Housing Units	882	721	742
Single Units (detached)	681	555	571
Single Units (attached)	201*	21	5
Double Units	See Single Units Attached	41	78
3 to 4 Units	See Single Units Attached	58	24
5 to 9 Units	See Single Units Attached	37	50
10 to 19 Units	See Single Units Attached	3	4
20 or more Units	See Single Units Attached	6	10
Mobile Home or Trailer	8	0	0
All Other(Boat, RV, Van, Etc.)	0	0	0

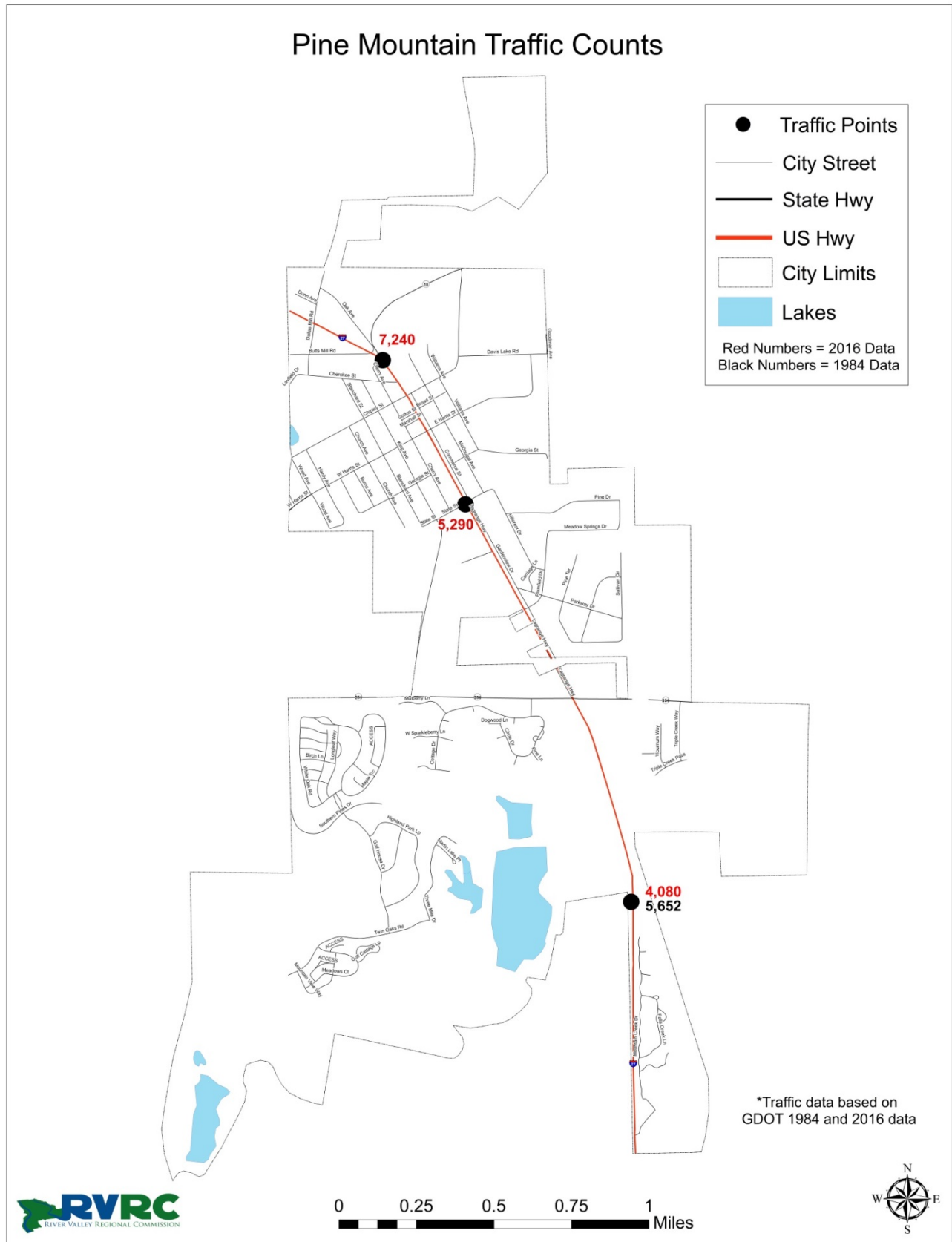
**Includes all multi-family residential units in Pine Mountain.*

Source: US Census, 2000, 2010, ESRI 2018, RVRC

Transportation

The Town of Pine Mountain has three major roads that connect the town to Harris County and the Region by U.S. Highway 27/State Route 1, State Route 18, and Georgia Highway 354. Due to moderate regional and local growth over the last 10 years, the amount of average daily traffic has increased on all three of the aforementioned routes. The biggest traffic problem is congestion on U.S. Highway 27 as it flows through downtown Pine Mountain to the intersection of State Route 18 and Georgia Highway 354. Other transportation problems along U.S. Highway 27 occasionally include travel and traffic back-up delays caused by special events at Callaway. Parking downtown is adequate during normal business hours but is taxed during special events. Pine Mountain no longer has an active rail line. The Norfolk Southern rail line is developing as a bike/pedestrian trail.

Map 1: City of Pine Mountain – Traffic Counts



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 maintains open communication and dialogue with its neighboring jurisdictions in regards to local and regional issues. The Town of Pine Mountain maintains 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 are 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. The Town of Pine Mountain has a water system plan which addresses system needs including increasing standing storage capacity and the replacement of aging distribution lines. Lastly, the Service Delivery Strategy is 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.

Land Use

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 character area map which groups areas of similar land use characteristics or land use traits.

The following table illustrates the acreage and percent of the Town of Pine Mountain total land dedicated to existing land uses. Road and road right-of-way acreage is included in the Transportation, Community, and Utility category.

**Table 10
Existing Land Use
Town of Pine Mountain**

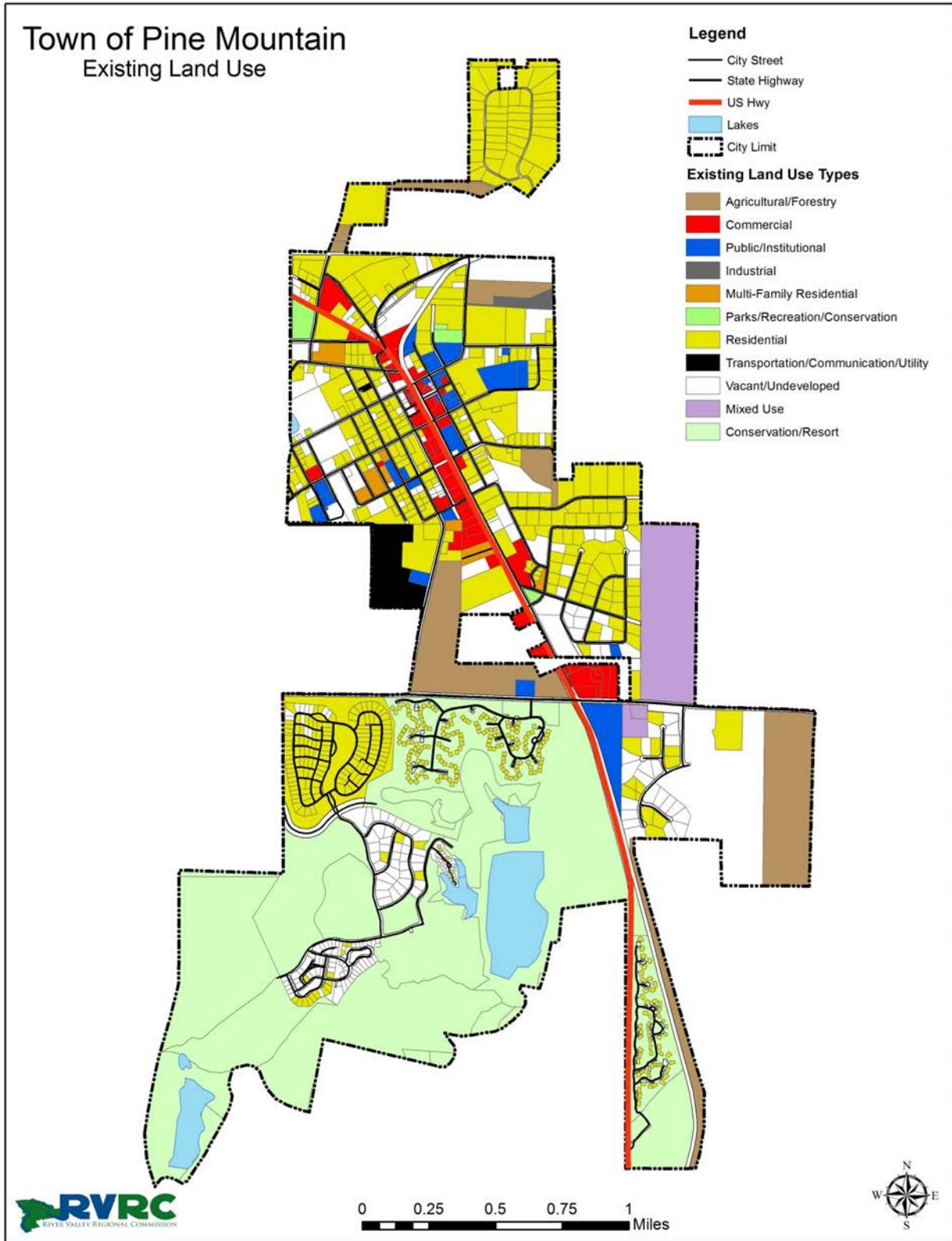
Existing Land Use Classification	Total Acreage	% of Total Acreage
Residential	466.26	22.09
Multi-Family Residential	13.57	0.64
Commercial	51.04	2.42
Industrial	5.05	0.24
Transportation/Communication/Utility	297.16	14.08
Recreation/Parks & Conservation	8.23	0.39
Public/Institutional	43.82	2.08
Agricultural/Forestry	200.30	9.49
Vacant/Undeveloped	216.07	10.24
Mixed Use	68.88	3.26
Conservation/Resort	740.20	35.07
Total Acreage	2,110.58	100%

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

**Table 11
Existing Land Use Definitions
Town of Pine Mountain**

Existing Land Use	Definition
Residential	Single-family residential uses, multi-family residential uses (apartments and duplexes), 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
Mixed Use	Development that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections.

Map 2: Town of Pine Mountain – Existing Land Use



Areas Requiring Special Attention

Areas Where Development is Likely to Occur

Areas where development is likely to occur in the Town of Pine Mountain include Callaway Gardens residential and Triple Creek subdivision located on State Route 354. Both developments in total have added 300 to 500 new residential lots to the Town of Pine Mountain.

Areas Where the Pace of Development Has Outpaced or May Soon Outpace the Availability of Community Facilities and Services Including 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 east of US Highway 27. Water and sewer is available to all of the aforementioned areas.

Brownfields

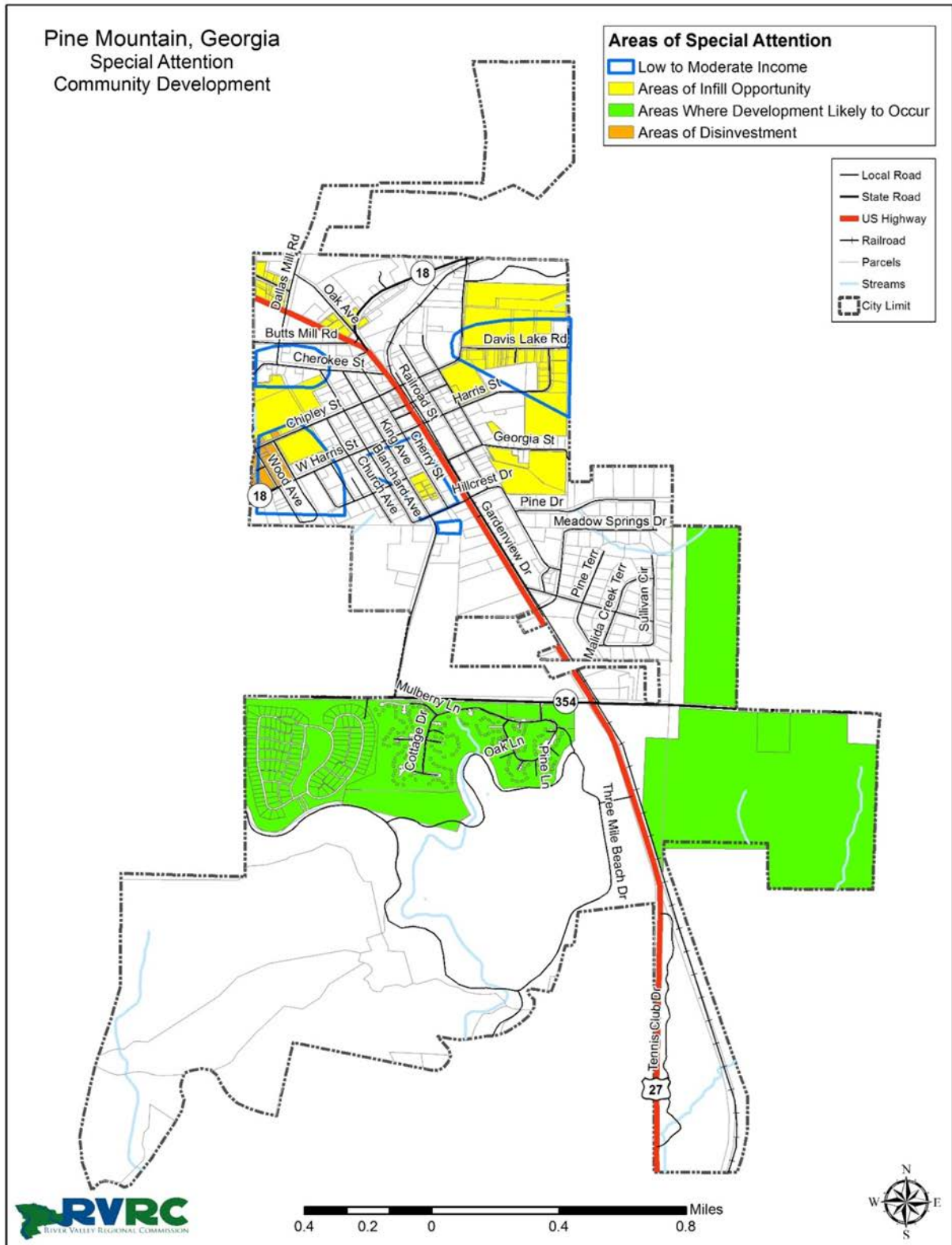
In general terms, brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for brownfields. Some examples of brownfields include abandoned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

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. Wood Avenue and Lettie Street define the only area needing a residential “face lift.” This Wood Avenue and Lettie Street area has a concentration of homes that need repair.

Map 3: Town of Pine Mountain – Special Attention Community Development



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. During the planning preparation process the Town of Pine Mountain and all other city and county jurisdictions are required to review the Regional Water Plan for its area and Environmental Planning Criteria established and administered by the Department of Natural Resources pursuant to O.C.G.A 2-2-8. The Middle Chattahoochee Water Plan and DNR's Environmental Criteria can be found on the RVRC website (rivervalleyrc.org).

Groundwater Recharge Area

In the Groundwater Recharge Area there are 6 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.

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 the 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.

Water Supply Watersheds

Water supply watersheds are defined by the Department of Natural Resources 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, the Department of Natural Resources has established buffer requirements and impervious surface limitation to be applied to certain watersheds.

There are nine small watersheds that cross Harris County boundaries. All of these are included in the much larger Upper Middle Chattahoochee Watershed, which encompasses the entire 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

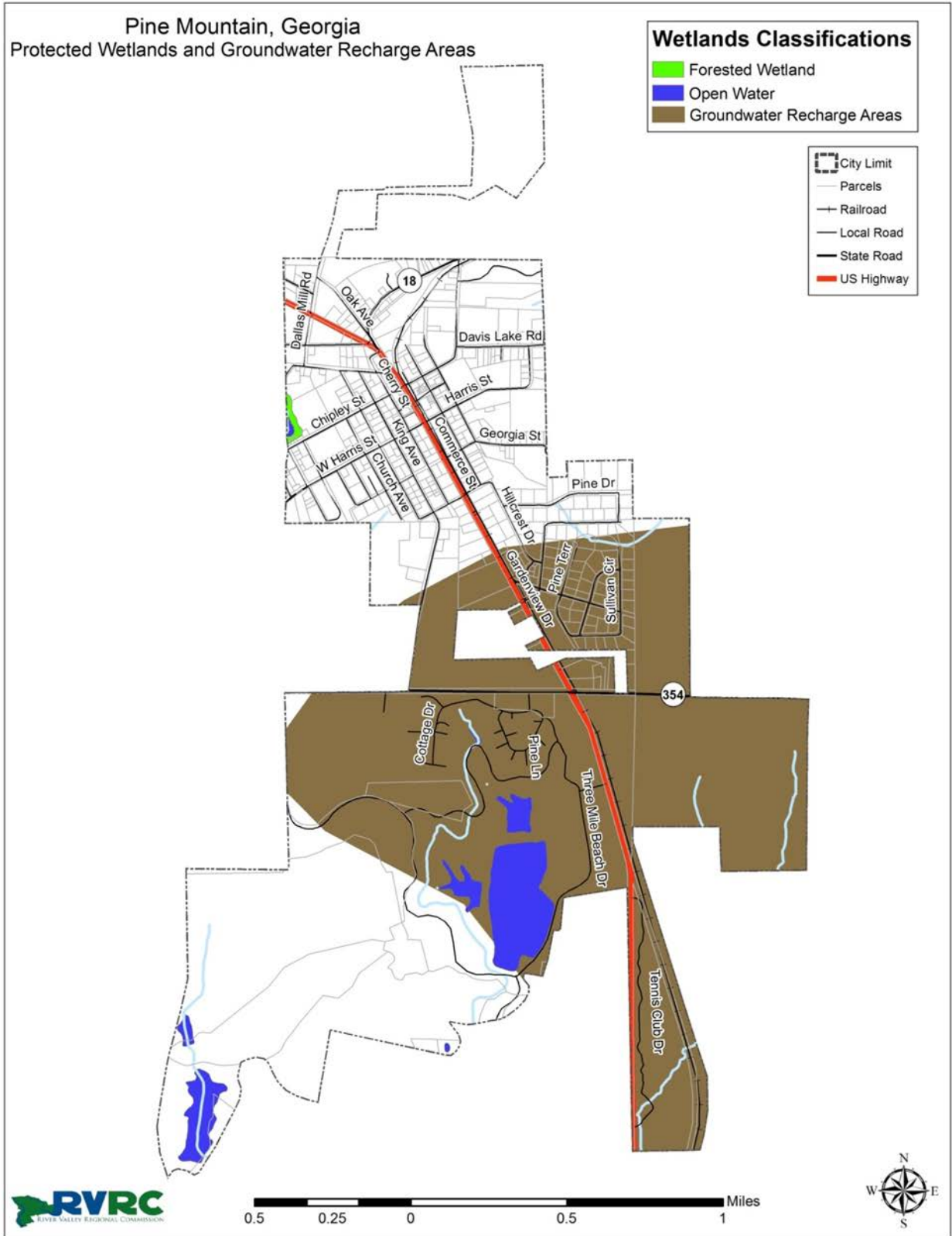
Freshwater wetlands are defined by federal law as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. 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.

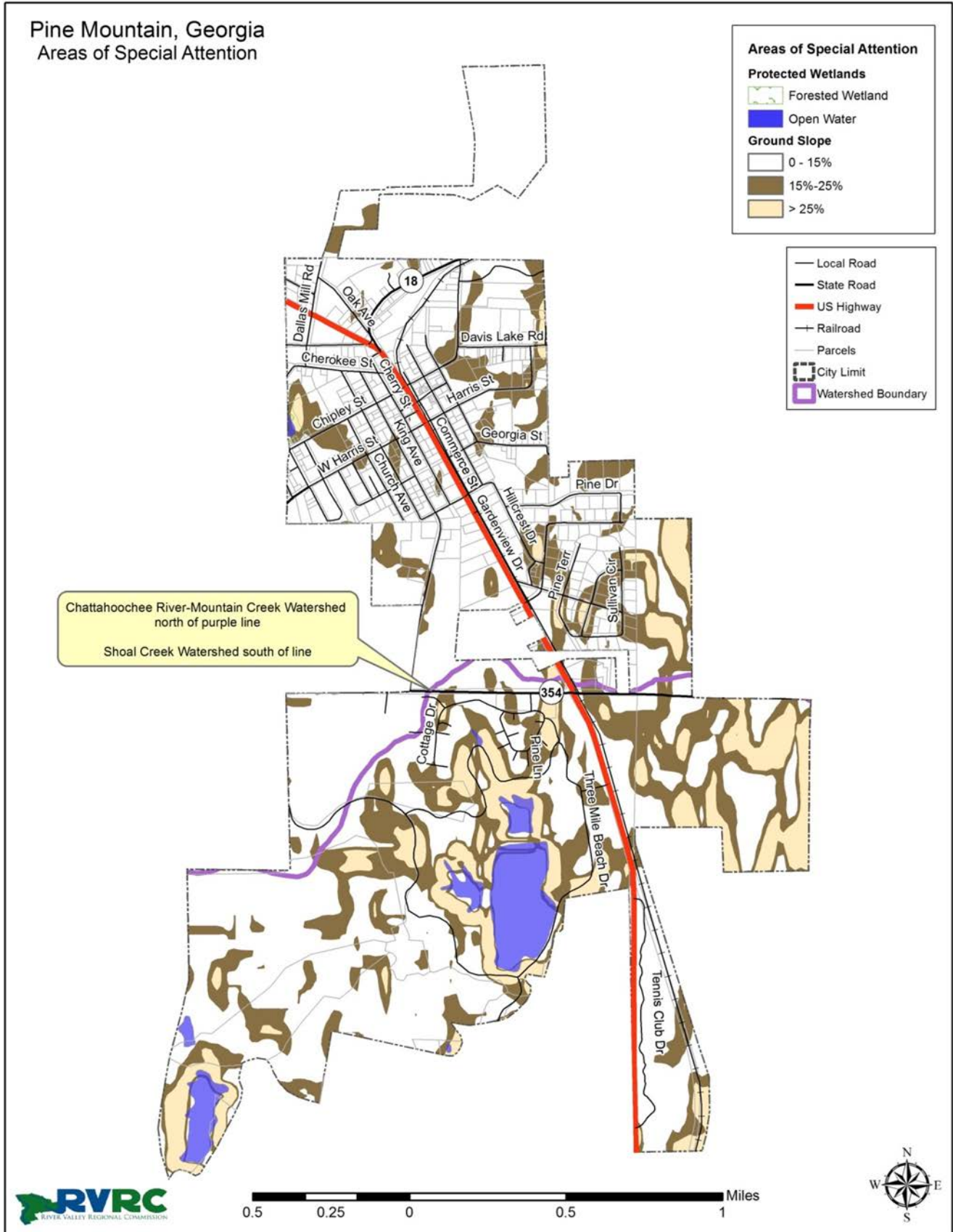
Wetlands serve vital ecological purposes in providing habitat and natural control measures for stormwater runoff. In general, they enhance water resources by detaining overflows during flood periods and acting as water storage basins during dry seasons. Wetlands replenish both surface water and groundwater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

Pine Mountain has one small green area of wetlands in the west part of town between Chipley and Cherokee Streets and open water wetlands located inside Callaway Resort. Pine Mountain has adopted a wetland ordinance.

Map 4: Town of Pine Mountain, Protected Wetlands and Groundwater Recharge Areas



Map 5: Town of Pine Mountain – Areas of Special Attention



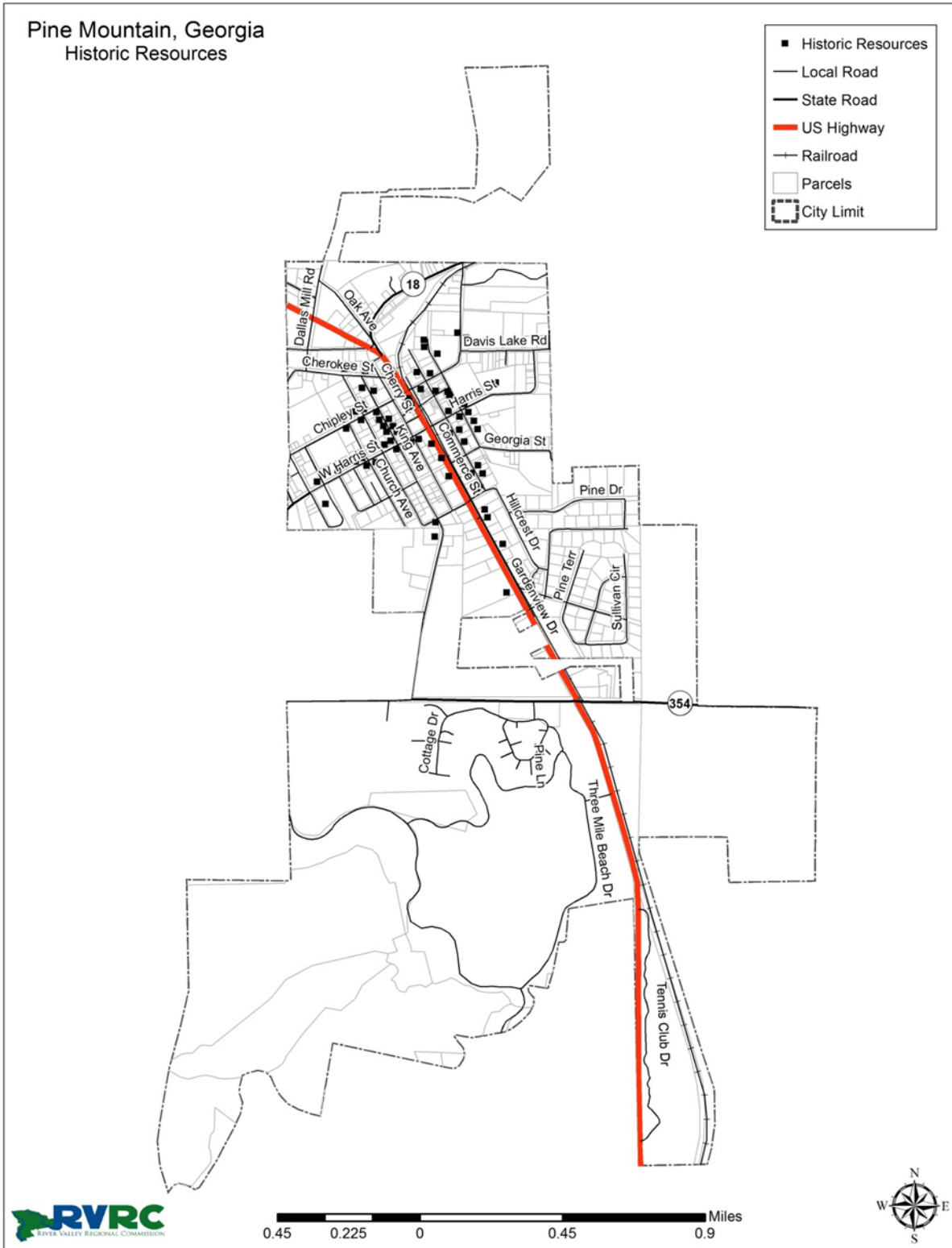
Cultural and Historical Resources

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 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 Chipley-Pine Mountain Town Hall is listed on the National Register of Historic Places.

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.

Map 6: Town of Pine Mountain – Historic Resources



Character Area Vision Statements

Parks/ Recreation/ Conservation

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

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



**Recreation Fields
Town of Pine Mountain**

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

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

Implementation

Measures/Strategies:

1. Conserve, maintain and promote the natural, historic and cultural resources of the Town of Pine Mountain to keep it an attractive place to live, work, and play.
 - a. Encourage maximum use of the city's natural resources while maintaining sound environmental protection practices.

- b. Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
 - c. Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - d. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
2. Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
 - a. Encourage local schools to use cultural and natural areas as an outdoor classroom.
 - b. Support the development of additional cultural resources that will aid in the understanding of local heritage.
 - c. Support regional tourism alliances with other counties and other facilities (such as Osshatchee Indian Festival and Rodeo, Calloway Gardens and FDR's Little White House) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
 - d. Discourage the obstruction of scenic views and sites in the county.
3. Promote and Enhance the Outdoor Recreation Industry.
 - a. Encourage the development of service facilities to meet the needs of this sector of the economy.
 - b. Establish natural habitats for a variety of wildlife.
 - c. Develop and promote additional competitions and festivals targeted to this market.
4. Draft a Historic Preservation Ordinance or a Cultural Resource Conservation Ordinance.
5. Consider utilizing conservation easements to protect natural resources and open space.
6. Promote environmentally sensitive site design by designing development to protect environmentally sensitive areas, as a means of preventing mass grading and clear cutting.
7. Promote sustainable design for development, review existing ordinances for compatibility with best development practices.
9. Conduct a simple market analysis in an attempt to identify recreational and other business opportunities.

Conservation/Resort

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

1. Well-designed development that blends into existing neighborhoods by disguising higher densities.



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

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

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

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

Implementation

Measures:

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

centers and ensuring that bicycling is a convenient, safe and practical means of transportation throughout the community.

Established Residential

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

subdivision/development by:

1. Fostering retrofitting of these areas to better conform with traditional neighborhood development principles.
2. Creating neighborhood focal points by locating community centers, or well-designed activity centers at suitable locations within walking distance of residents.
3. Adding traffic calming improvements, sidewalks, and increased street interconnections to improve walkability within existing neighborhoods.
4. Permitting accessory housing units, or new well-designed, small-scale infill residences to increase neighborhood density, without exceeding one acre/unit overall density.
5. Encourage well-designed pocket parks at appropriate location, which would provide a focal point for the neighborhood residents. Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping, bike, pedestrian, golf cart trail, or other destinations in the Town of Pine Mountain.



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

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

Implementation

Measures/Strategies:

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

Established Residential Declining

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



Traditional Neighborhood Revitalization Area

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

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

Land Uses or Zoning Categories to be allowed:

Single-Family detached on a minimum of a one acre lot. Lot size may be smaller if the property is a lot of record. Development should match existing architectural style and density. Zoning categories preferred include R-1.

Quality Community Objectives addressed:

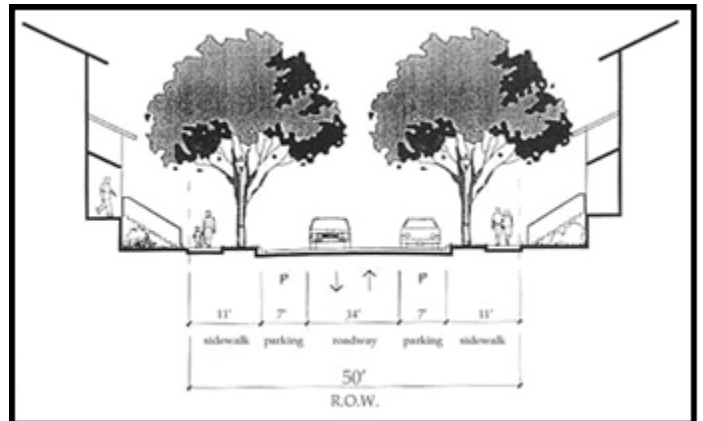
1. Traditional Neighborhood, Transportation Alternatives, Housing Opportunities

Implementation Measures and Strategies:

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

Established-Residential Traditional

Vision: These are residential areas in older parts of the Town of Pine Mountain typically developed prior to WWII. Characteristics include pedestrian orientation, sidewalks, street trees, on-street parking, small regular lots, buildings close to or at the front of property line, low degree of building separation, and businesses well within walking distance. The Town of Pine Mountain Established Residential Neighborhoods will have a majority of owner-occupied single-



family homes, and/or stick-built homes constructed on-site, to serve as a continuing example of well-maintained, stable neighborhoods with sidewalks to encourage pedestrian access, street lighting, and limited vacant properties. For further information and images, please see the

Character Area Design Appendix.

Maintain existing density and architectural style of development by:

1. Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.
2. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
3. Encourage well-designed pocket parks at appropriate location, which would provide a focal point for the neighborhood residents. Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping, bike, pedestrian, golf cart trail, or other destinations in the Town of Pine Mountain.
4. Sites with existing infrastructure in place are used for new development, matching character of surrounding neighborhood in lieu of development on Greenfield sites.
5. Creating neighborhood focal points by locating well-designed activity centers at suitable locations within walking distance of residents.



Land Uses or Zoning Categories Preferred:

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

Quality Community Objectives for this Area:

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

Implementation

Measures/Strategies:

1. Protect residential areas and their residents from incompatible land uses and activities.
2. Discourage incompatible land uses within residential neighborhoods.
3. Encourage innovative housing town wide that is compatible with town policies.
4. Create Conservation Easements as a means of protecting natural resources or open space.
5. Adopt a Landscaping Guidelines/Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments.
6. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.
7. Adopt Design Standards or Guidelines to ensure that the physical appearance of new

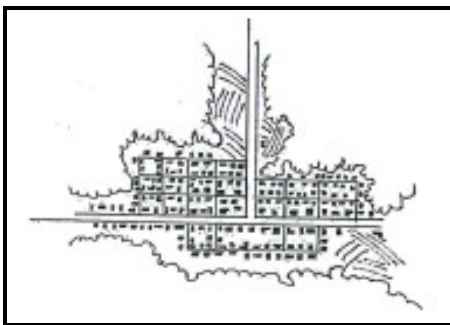
development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance.

8. Draft a Sidewalk and Pedestrian Network Design that will provide for more pedestrian friendly street environments. Consider creating a Sidewalk and Pedestrian Network Design to begin linking neighborhoods with downtown and other community facilities. These networks create more healthy and pedestrian friendly street environments and afford appropriate access for bicyclists.
9. Review existing setback requirements for new development and compare to the actual setbacks of existing structures. Consider the benefits of using maximum setbacks as opposed to minimum setbacks.

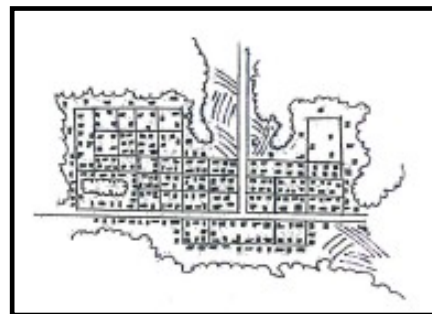
Traditional Neighborhood Developing

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

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



Existing Traditional Neighborhood



Extension of Existing Traditional Neighborhood

Land Uses or Zoning Categories Preferred:

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

Quality Community Objectives for this Area:

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

Implementation

Measures/Strategies:

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance.
2. Consider creating a Conservation Easements as a means of protecting natural resources or open space.
3. Adopt a Landscaping Guidelines/Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments.
4. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.
5. Promote Sustainable/Green Design for Development to create environmentally sound and resource efficient buildings.
6. Draft a Sidewalk and Pedestrian Network Design that will provide for more pedestrian friendly street environments.
7. Review all of Pine Mountains development ordinances with the state identified best development practices.

In-Town Corridor / Town Center

Vision: The Town of Pine Mountain's In-Town Corridor/Town Center, located along Highway 27 stretching from the Georgia Street intersection to Butts Mill Road, is the focal point for the community with a concentration of activities (general retail, professional office, public and open space uses) easily accessible by pedestrians in surrounding residential neighborhoods, commercial and civic areas. The Town of Pine Mountain will ensure proper management of all developed and undeveloped land paralleling Highway 27 from Georgia Street thru town center and out to the Cherry Street intersection. In an effort to improve the usability of the area including improvements to traffic flow, landscaping (bike/pedestrian/golf cart trails, benches, outdoor lighting), signage, façades, parking, and connectivity, Pine Mountain will have a vibrant and active Town Center that has been fully restored and well maintained. This area will be a focal point for the Town of Pine Mountain and Harris County, offering a concentration of activities to include general retail, professional offices, live/work loft housing and appropriate public and open space uses, which will all be easily accessible by pedestrians. The town center will be an attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing and entertainment. The In-Town Corridor/Town Center is the key component to maintaining Pine Mountain's unique sense of place, and must be protected from architecturally incompatible development. Pine Mountain will protect the In-Town Corridor and Town Center by:



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

Land Uses or Zoning Categories

Preferred:

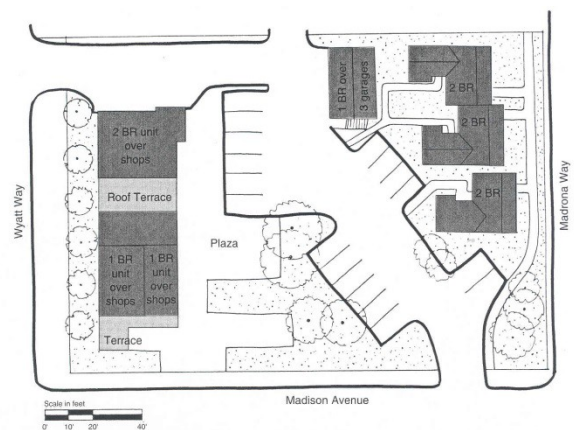
Mixed residential, commercial, public institutional, bike/pedestrian facilities, live/work units, and traditional neighborhoods. Preferred zoning categories include R-1, R-2, C-1, C-2. Public water and sewer is required for development in this area.

Quality Community Objectives for this Area:

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

Implementation Measures/Strategies:

1. Encourage attractive streets with signage guiding visitors to Town Center and scenic areas around the community.
 - a. Enhance corridor appearance through streetscaping (streetlights, landscaping), sidewalk improvements and sidewalk construction.
 - b. Enact design guidelines for new development to include minimal building setback requirements from the street.
 - c. Corridors leading to town center must be attractive, where development is carefully controlled to maintain or improve appearances.
 - d. Reduce the role and impact of vehicles in the community by employing attractive traffic calming measures along major roadways, and exploring alternative solutions to parking congestion.
 - e. Provide basic access for pedestrians and bicycles.
 - f. Coordinate land uses and bike/ pedestrian facility connections where applicable.



- g. Encourage a mix of residential, commercial uses, and community facilities at small enough scale and proximity to encourage walking between destinations.
2. Support economic development that is compatible with existing businesses and the tourist industry.
 - a. Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
 - b. Promote an adequate, efficient, and appropriate mix of goods and services in the Town Center.
 - c. Encourage the rehabilitation of storefronts in the Town Center.
 - d. Support the location and maintenance of desirable and suitable entertainment activities in the Town Center.
 - e. Encourage cultural events, i.e. art shows, small fairs, and other attractions in the Town Center.
 - f. Encourage adaptive re-use of historic structures.
 - g. Preserve historic and cultural buildings and monuments.
 - h. Provide daily clean-up services in the downtown areas.
 - i. Encourage citizens to shop locally.
 - j. Make business hours more compatible to fit the needs of local shoppers.
3. Create usable spaces by renovating deteriorating structures and tearing down dilapidated structures (those beyond repair or renovation).
4. Perform a Local Parking Study to determine areas that have parking problems, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review if local programs and policies affecting parking.
5. Sustainable/green design for development; create environmentally-sound and resource-efficient buildings by using an integrated approach to design; promoting resource conservation, energy efficiency, water conservation features.
6. Draft a Historic Preservation Ordinance or a cultural resource conservation ordinance.
7. Conduct a Downtown Specific Study for the Town Center area and adopt community design standards or guidelines.
8. Keep maximum distances for block length and width and/or perimeter to keep the scale of development small and allow for short distances walkable by pedestrians.
9. Look at on-street parking enhancements such as taking advantage of opportunities to add on-street parking to angle parking, converting underused medians, loading areas, etc.
10. Parking bank/inventory long-term parking areas with street signage so that the most convenient parking areas are left for short-term users including visitors and customers to the Town Square area. Encourage property owners to share parking.

US Highway 27 Corridor

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

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



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

Land Uses or Zoning Categories Preferred: US Gateway Corridor

South:

Land Uses: Single family detached residential, commercial.

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

US Gateway Corridor North:

Land Uses: Single family detached residential, commercial.

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

Quality Community Objectives for this Area:

Transportation Alternatives, Infill Development, Appropriate Business, Employment Options

Implementation Measures/Strategies:

Focus on appearance with appropriate signage, landscaping and other beautification measures.

1. Retrofit or mask existing strip development or other unsightly features as necessary.
2. Maintain a natural vegetation buffer along corridors at least 50 feet in width along the corridor.
 - a. Ensure all new developments are setback behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and



reducing curb cuts and traffic on the main highways.

3. Encourage landscaping, raised medians to provide vehicular and pedestrian safety, and aesthetics.
 - a. Manage access to keep traffic flowing; using directory signage to developments.
4. Provide pedestrian facilities behind drainage ditches or curbs.
5. Provide adequate shoulders for bicycles or emergency breakdown lanes.
6. Unacceptable uses: new billboards.
7. Consider the development of corridor management plans for US 27 and other major corridors into and out of the Town of Pine Mountain. Overlay districts are used as tools to implement lighting, landscaping, parking, curbcuts, buffers and signs.
8. Consider enacting signage guidelines or ordinances to control the size and character of signage throughout the corridor to encourage cohesive commercial development.
9. Encourage development abutting properties owned by Calloway Gardens to develop in a holistic, and integrated matter as a way of complimenting and mimicking the existing character of the corridor.

US Highway 27 Commercial Corridor

Vision: The Town of Pine Mountain's commercial corridor, located along Hwy 27 stretching from Hwy 354 to the Georgia Street intersection, is characterized by strip businesses or C-2 zoning lining US Highway 27. Property is developed in a haphazard manner resulting in multiple curb cuts that impede traffic flow and result in the increased likelihood of automobile accidents. Aging commercial strips or properties are in need of redevelopment and aesthetic improvements. The Town of Pine Mountain will ensure proper management of developed and undeveloped land on both sides of U.S. Hwy 27 by controlling land uses, working with GDOT to control points of ingress and egress, encouraging landscaping, minimizing impervious surfaces, encouraging frontage roads/ access roads, and land use connectivity. The vision includes:



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

of natural, cultural, and environmentally sensitive areas.

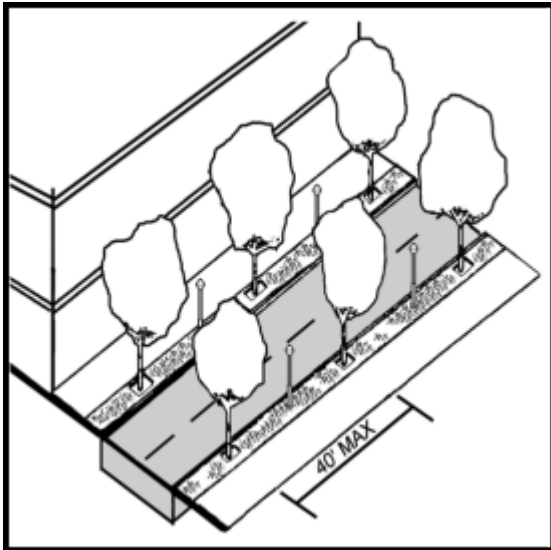
Land Uses or Zoning Categories to be allowed:

Agricultural, residential (including low-density single-family) and commercial. Public water and sewer are required for high density development in this area. Preferred land use categories include: A-1, R-1, C-2.

Quality Community Objectives addressed:

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

Implementation Measures and Strategies:



1. Promote and enhance U.S. Highway 27 by developing a corridor management plan for U.S. 27. Adopting highway corridor/overlay districts to regulate parking, signage, landscaping and points of ingress and egress in Pine Mountain and Harris County.

2. Encourage the implementation of a Gateways Program in Pine Mountain and Harris County.

3. Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.

4. Encourage and support the adoption or review of all development ordinances such as zoning, subdivision regulations, historic preservation

ordinances, etc. to ensure that there is no conflict in any of the ordinances.

5. Direct development to sites that are already served by water and sewer that contains an adequate, efficient and appropriate mix of goods at the main intersections along US Hwy 27, and is compatible with existing downtown commercial development.
6. Participate in regional/state tourism alliances to promote existing and future natural, historic, and cultural resources to increase the number of visitors.
7. Where possible maintain a natural vegetation buffer that is at least 50 feet in width along corridors, and ensure that all new developments are set back behind the buffer with access roads, shared driveways or inter-parcel road connections, which provide alternate access to these developments and reduce curb cuts and traffic along the main highways.
8. Encourage and support the development of additional sign regulations for Pine Mountain.

Linear Bike/Pedestrian Trail

Vision:

Develop abandoned Georgia South-western Rail line as a bike/pedestrian trail. Once it's

developed, link the trail to ecological, cultural and recreational amenities, as well as new residential and commercial development. Utilize existing greenways, roadways, easements, and bike trails in an effort to provide safe, efficient pedestrian linkages, while giving users an opportunity to enjoy the natural environment. The vision also includes:

1. Preserve environmentally sensitive areas by setting them aside as public parks, trails or greenbelts.
2. Use infrastructure improvements to control development along the linear bike and pedestrian trail.
3. Buffer the trail allowing for larger lot sizes adjacent to the trail, or clustering development that would require open space/ greenspace next to the trail.
4. Develop facilities for bicycle storage racks, additional bikeways, bike lanes to connect to developing trail.
5. Landscaped buffers between the roadway and bike/pedestrian, golf cart, trails/walkways.
6. Improve pedestrian and residential bicycle access and connectivity with nearby commercial areas and developing bike trail.



Land Uses or Zoning Categories

Preferred:

Land Use: Public Facility, Recreation
 Zoning: A-1 see adjacent Character Areas.

Quality Community Objectives for this Area:

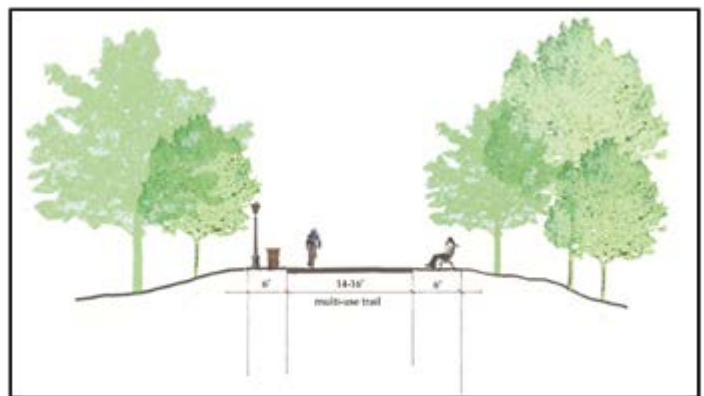
Open space, alternative transportation

Implementation

Measures/Strategies:

Create these linkages by:

1. Linking greenspaces into a pleasant network of greenways.
2. Setting aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.
3. Establishing other trails and greenways networks to positively impact individuals and improve the Town of Pine Mountain by providing recreation and transportation opportunities.
4. Ensuring that safe, adequate, and well- designed facilities are provided for bicycles, including pavement markings, signage and intersection crossings.



5. Identifying areas of planning coordination with other governments including both Harris County and the City of Hamilton to coordinate and promote trail expansion.

Other Special

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

1. Landscaped buffers between the roadways and pedestrian walkways will be constructed.
2. Addition of public buildings on appropriate infill sites to serve surrounding neighborhoods.
3. Parking areas will be landscaped to minimize visual impact on adjacent streets and uses.
4. New community facilities will give priority to the reuse of existing vacant or under-utilized structures (e.g. commercial centers, office space, and vacant public buildings).



Land Uses or Zoning Categories to be Allowed:

Public/Institutional

Quality Community Objectives addressed:

Transportation Alternatives, Educational Opportunities, Growth Preparedness

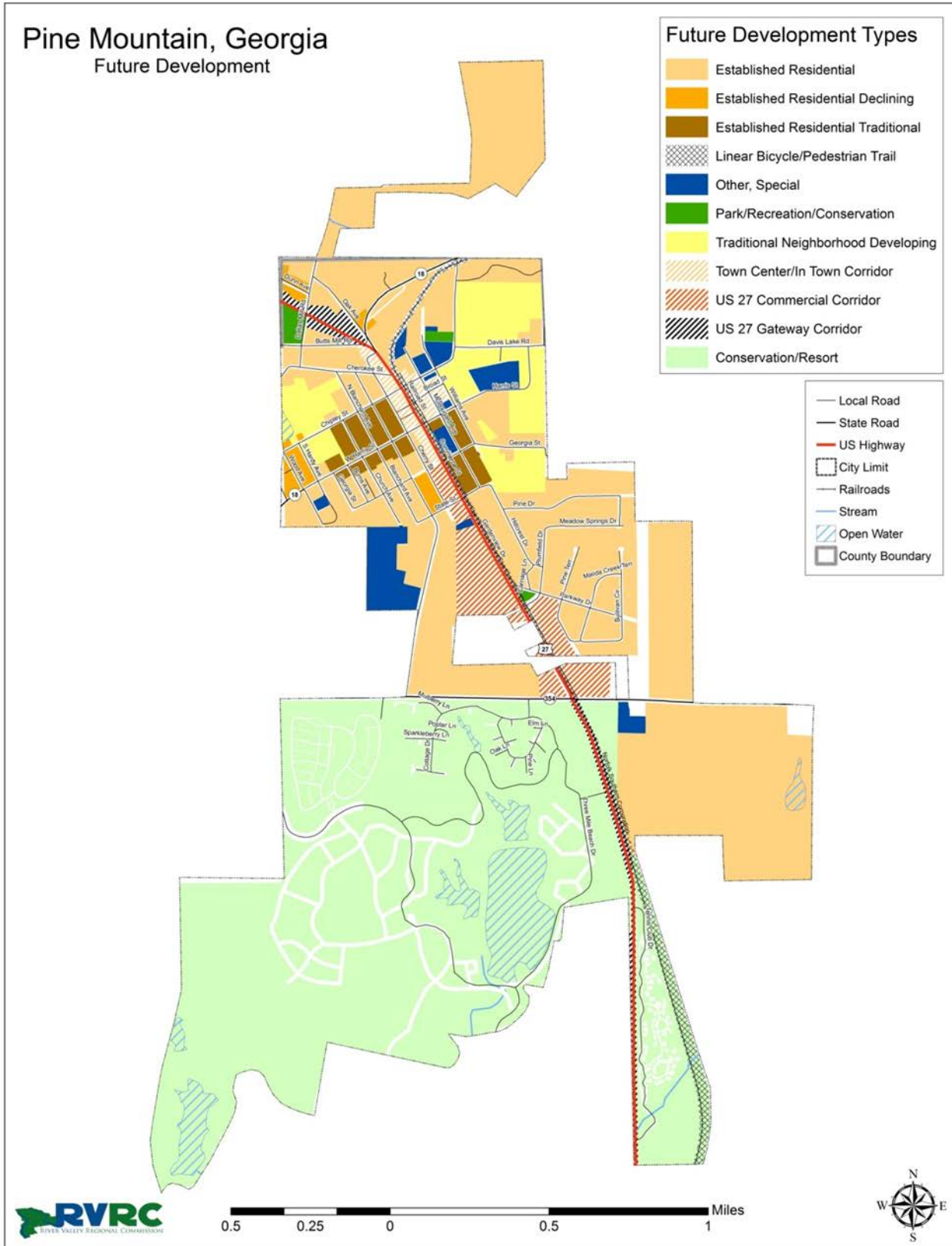
Implementation Measures and Strategies:

1. Conserve, maintain and promote existing recreation areas, while encouraging the use of flood prone areas for additional passive recreation and other appropriate open space uses.
2. Encourage and support the development of a Harris County and Pine Mountain Recreational Program that will provide opportunities for both passive and active recreational activities.
3. Encourage maximum use of natural resources, while maintaining sound environmental protection practices by encouraging and promoting land uses and development that respects the natural limitations of flood plains, steep slopes, wetlands and soil types.
4. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions, as well as providing for timely maintenance and improvements.
5. Any sewer system extensions will support new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents.
6. Improve and extend the street and highway system to promote safe, efficient and

well-maintained access to property in the county and the Town of Pine Mountain and on through routes for local and regional travelers.

7. Support and encourage the addition of bicycle lanes whenever streets are repaved and it is economically feasible.
8. Encourage and support the provision of educational opportunities by supporting the activities of the Harris County School System to educate the children of Harris County, the expansion of Adult Education opportunities in Harris County and Pine Mountain, and the expansion of library services.
9. Support and encourage the provision of recreational and cultural arts opportunities for the residents of Pine Mountain.
10. Update SDS in 2019.

Map 7: Town of Pine Mountain – Future Development



Needs and Opportunities SWOT 2019

Strengths

1. Health Care; presence of primary care clinic staffed by two full time physicians.
2. Airport essentially located in the town. Noted were enhancements including hangers, garage, fencing, security, and proposal to extend runway to 6,000'.
3. Opening of Impact 360 with growing student population and part and full time faculty and staff.
4. GICH designation.
5. Successful pursuit of CDBG and CHIP grants in support of housing and infrastructure improvements.
6. Rails-to-Trails is becoming a reality.

Weaknesses

1. Housing – rental and owned – priced for working families. The inventory is very, very tight in Pine Mountain.
2. Limited industrial opportunities. No zoned property inventory. Two county parks were noted and slow buildout in Hamilton Park.

Opportunities – in addition to existing list

1. More single family inventory priced \$135,000 – approximately \$155,000.

Threats

1. Another economic downturn

Time did not permit much work on vision statement at this session.

ECONOMIC DEVELOPMENT

Needs

- Film Industry Activity
- Bike Trail Development of Old Rail Line Through Pine Mountain
- Reroute 18-wheelers
- Micro Brew or winery
- Attract more tourists to town
- Downtown Façade Easement
- Old Callaway Dormitory Conversion to Office Space or Assisted Living Facility

Opportunities

- Capitalize on Location: Forty minutes to Columbus, Twenty minutes to LaGrange, Sixty-Six Miles to the Atlanta Airport, Ten minutes to Interstate I-185 and Twenty minutes to I-85
- Established and expanding restaurant retail businesses
- Two Medical Practices
- Harris County/Pine Mountain Airport

- Professional and student volunteers associated with the Impact 360, Seek P3 opportunities
- Vibrant Downtown/Strong Downtown Merchant Leadership
- Great tasting spring water
- Great recreational resources FDR State Park and Callaway Resort
- Multiple providers of high speed internet
- Take advantage of the outward movement of Atlanta
- New freight operation
- Facilities for office space conversion

HOUSING

Needs

- Infill single family housing
- Add housing up above retail businesses – left residential in Downtown
- Improve housing maintenance
- Rental Housing (Not enough quality housing)
- Improve Housing (CHIP)
- Develop Affordable Quality Housing

Opportunities

- Vacant lots available for single-family infill housing
- CHIP housing program improving substandard structures
- Demand for quality rental housing (single-family and town-home)

NATURAL AND CULTURAL RESOURCES

Needs

- More Cultural Events (Symphony, School, Band Camp, Fine Arts, Music, etc.)
- Historical Genealogical Expansion
- Ordinance review to ensure the protection of natural resources and that design guidelines are in place when developing in sensitive areas.

Opportunities

- Pine Mountain has enough historic resources located within close proximity of one another to be included in a historic district.
- Partner with Callaway Gardens to offer art activities available to residents, develop a P3

COMMUNITY FACILITIES

Needs

- Need New Recruits to the Fire Department Marketing Fire Department

- More Cemetery Lot Spaces
- Storm water management
- A playground for younger children
- Additional water storage capacity

Opportunities

- Available public water and sewer (Sewer has excess capacity water is reaching capacity)
- Waterline coverage is 95% of Pine Mountain
- Provide police, fire and EMS service – Completer
 - Police dept. is seeking state certification
 - Have a very good ISO rating

INTERGOVERNMENTAL

Needs/Projects

- Update SDS with Harris County
- Work with GDOT on U.S. 27 Downtown Traffic Issues
- Bike Trail Development of the Harris County owned segment of the Old Rail Line that runs through Pine Mountain
- Expands/Improvements to Harris County/Pine mountain Airport

Opportunities

- Maximize project efficiencies and funds by jointly working with other government agencies non-profit groups

TRANSPORTATION

Needs

- Develop Parking behind buildings located behind US Highway 27
- Re-route large trucks from downtown
- U.S. Highway 27 Walkway Crossing Between the Downtown Traffic Lights
- Work on Timing of Traffic Lights
- Backing out of parking space is problematic in Downtown
- Bike Trail Development of Harris County Owned Old Rail Line Through Pine Mountain
- Expand/Improvements to Harris County/Pine Mountain Airport

Opportunities

- Develop/expand Harris County /Pine Mountain Airport as Commercial Node
- Connecting proposed bike trail from Callaway Resort and existing Pine Mountain Residential Areas to Down Pine Mountain

LAND USE

Needs

- Complete Zoning and Sign Ordinance Update
- Add design overlay districts.
- Create design review committee

- Light ordinance to monitor residential unit and commercial development parking lots.
- Encroachment of non-compatible land use in historic areas.
- Protecting existing open space and creating open space in new developments

Opportunities

- Vacant land inside town limits provides a good opportunity for infill development both residential and commercial.
- Preserve adequate space for the growth of employment-related uses with the Future Land Use Plan/Development Map
- Capitalize/maximize the presence of historic structures by requiring Traditional neighborhood development next to historic areas/structures.
- Protect natural resources within developments by clustering land use. Consider the use of the conservation subdivision ordinance to help protect natural and cultural resources.
- Potential exist to create a very desirable development pattern with greenway connections

Town of Pine Mountain Community Work Program

Report of Accomplishments

2014-2018

Community Facilities		
Activity	Status	Explanation
Growth provides an opportunity to look at various fees (Impact fees, Subdivision Review fees, Zoning fees and Utility Tap fees) to compensate for new growth.	COMPLETED	
Assess availability of public space and determine what needs expansion, renovation or closure.	COMPLETED	
Identify community points of connectivity along the Pine Mountain portion of the Harris County Rails to Trails Project.		Currently Underway 2024
Implement a full service website to enhance distribution of information and as portal for business transactions. Increase community and program knowledge to city and county residents concerning Town activities including but not limited to Planning/ zoning/subdivision matters by developing the website for Town of Pine Mountain and linking to the Harris County and Pine Mountain Tourism websites.	COMPLETED	
Develop draft sidewalk ordinance that requires all new development to provide user friendly walkways.	Postponed	2020
Develop draft street tree ordinance that requires new development to plant shade bearing trees appropriate to climate.	Postponed	2020

Economic Development		
Activity	Status	Explanation
Develop a plan with local businesses to increase local job opportunities which will require less access to transportation by in-filling existing urban areas and creating job opportunities in those areas by continuing the development of desired commercial/ recreational facilities.	COMPLETED	
Coordinate with Harris County, Harris County Board of Education, Columbus State University, Point University, Columbus and West Georgia Technical Colleges and other education and other education providers to expand education and continuing education opportunities, including GED and skill training Programs within the county.	COMPLETED	
Work with Harris County Chamber of Commerce and Pine Mountain Tourism to promote tourism in Pine Mountain and Harris County by having council represented on Pine Mountain Tourism Board and Merchant's Association	COMPLETED	

Housing

Activity	Status	Explanation
Draft a redevelopment plan for Pine Mountain to address the neglected areas of town including residential, commercial and industrial structures. Pursue redevelopment options for small areas (pockets) of deteriorating structures.	Currently underway	2019
Review and Update existing zoning and subdivision ordinances to include creative housing communities that include single-family, detached housing mix in comparisons to housing developments and to retrofit existing housing areas when possible.	Currently underway	2019
Apply for grant opportunities and CBO support that could provide assistance and/or aid to households with special needs. Work with Habitat for Humanity to rehab dilapidated houses.	COMPLETED	

Land Use

Activity	Status	Explanation
Draft revised zoning ordinance, and review building codes to ensure they are current.	Currently underway	2019
Protect historic areas and structures from non-compatible land uses. Evaluate impact on said areas and structures during the zoning/subdivision review process. Consider form-based codes to assist with historic preservation.	Completed the zoning and subdivision review process.	Currently underway, considering overlay districts in an effort to protect historic structures. Community not interested in form-based codes. 2019
Develop draft ordinances such as overlay districts to regulate the aesthetics of development in our highly visible areas such as but no limited to US 27, SR 18.	Currently underway	Have added overlay districts to the zoning ordinance. Ordinances are slated to be adopted in 2019.
Draft traditional neighborhood development/conservation subdivision development ordinances. Use conservation subdivisions or traditional neighborhood type developments to protect open space and create green way connections.	Postponed	Questions concerning the effect of conservation ordinances on the Pine Mountain tax base. 2019-2020
Promote in-fill development opportunities in existing Pine Mountain subdivisions. Develop a vacant land inventory to aide with infill development for residential and commercial properties. Expand and appropriately locate commercial land use in Pine Mountain.	COMPLETE	
Work with Callaway Gardens to draft ordinance to use more effective water conservation and aqua-culture techniques, resource conservation and protection in the town. Consider landscaping measures that require drought resistant plants, or measures to promote water saving appliances or other water conservation techniques.	Not accomplished	Not to be continued. Town of Pine Mountain is in the process of addressing water issues and is actively taking steps to correct those issues. The identification and replacement of pipe leaks, water meters, and the mapping of its entire water system takes priority over the identification of other water saving measures.

Natural and Historic Resources

Activity	Status	Explanation
Use new town website to educate public on native tree planting, tree preservation, water preservation, resource management and conservation, and best management practices.		
Expand existing design guidelines to complement our historic areas and match our existing architecture.	Currently underway	2019
Use revised land use ordinances to ensure that natural and historic resources are primary considerations for any new development.	Currently underway	2019

Transportation

Activity	Status	Explanation
Do inventory to identify areas needing sidewalks and any needed rehab to the existing sidewalks system.	Currently underway	2021
Draft a policy requiring that newly built sidewalks connect to existing sidewalks wherever possible.	Postponed	Wish to complete sidewalk inventory. 2021

Capital Improvements

Activity	Status	Explanation
Develop a Capital Improvements Program that supports current and future growth.	COMPLETE	
New Public Works Shop (SPLOST).	Currently underway	2019
Assess need and develop a strategy for additional water storage and water supply.	COMPLETE	
Assess Water/Wastewater pipe replacement/expansion needs (SPLOST & CDBG)	COMPLETE	
Identify pocket park locations and other needed recreation areas in appropriate Town locations	COMPLETE	

Town of Pine Mountain: Short Term Work Program Update 2019-2024

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Address Parking behind buildings located along U.S. 27 with zoning ordinance amendmants	2019	Pine Mountain	\$1,000	Pine Mountain
Develop draft street tree ordinance that requires new development to plant shade bearing trees appropriate to climate.	2023	Pine Mountain	\$1,000	Pine Mountain
Add more cemetery space	2024	Pine Mountain	\$50,000	Pine Mountain
Storm water improvements in the southwest section of Pine Mountain	2020	Pine Mountain	\$400,000	Pine Mountain, CDBG Grant
Build Playground for younger children	2021	Pine Mountain	\$50,000	Pine Mountain, Grant (LWCF)

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Inventory vacant structures and identify which structures can be repurposed.	2023	Pine Mountain	\$2,000	Pine Mountain
Recruit a Micro-Brewery to Pine Mountain. Contact area Micro-Breweries to gauge interest in locating in Pine Mountain.	2019	Pine Mountain	\$1,000	Pine Mountain
Add more commercial activities to the Harris County/Pine Mountain Airport	2022	Harris County/ Pine Mountain	No Cost Estimate	Harris County/Pine Mountain

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Draft a redevelopment plan for Pine Mountain to address the neglected areas of town including residential, commercial and industrial structures.	2023	Pine Mountain	\$20,000	Pine Mountain, State Grants (CDBG, CHIP),

Pursue redevelopment options for small areas (pockets) of deteriorating structures. Extend housing rehabilitation, reconstruction efforts, and maintenance programs by participating in CDBG, CHIP, and Habitat for Humanity programs to add affordable housing, quality housing and housing maintenance enforcement.				CBO's, RAS
Review and update existing zoning and subdivision ordinances to include creative housing communities that include single-family, detached housing mix in comparisons to housing developments and to retrofit existing housing areas when possible.	2019	Pine Mountain	\$9,000	Pine Mountain
Identify infill housing areas	2019	Pine Mountain	\$2,000	Pine Mountain
Add Loft Apartments to Downtown, address in current zoning ordinance amendments	2019	Pine Mountain	2,000	Pine Mountain
Add additional water storage capacity	2024	Pine Mountain	\$250,000	Pine Mountain, Grant (CDBG)

Land Use

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Draft revised zoning ordinance, and review building codes to ensure they are current.	2019	Pine Mountain	\$8,000	Pine Mountain
Protect historic areas and structures from non-compatible land uses by creating a design review committee	2020	Pine Mountain	\$2,000	Pine Mountain
Develop draft ordinances such as overlay districts to regulate the aesthetics of development in our highly visible areas such as but no limited to US 27, SR 18.	2019	Pine Mountain	\$3,500	Pine Mountain, EPD
Draft traditional neighborhood development/conservation subdivision development ordinances. Use conservation subdivisions or traditional neighborhood type developments to protect open space and create green way connections.	2023	Pine Mountain	\$5,000	Pine Mountain, State grants
Draft a light ordinance to address light invasion from commercial and residential use onto neighboring properties.	2021	Pine Mountain	\$2,000	Pine Mountain
Revise subdivision regulations and other ordinances in an effort to better protect existing open space and creating open space in new development.	2024	Pine Mountain	\$2,000	Pine Mountain

Natural and Historic Resources

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Use city website to educate public on native tree planting, tree preservation, water preservation, resource management and conservation, and best management practices.	2022	Pine Mountain	\$2,000	Pine Mountain
Expand existing design guidelines to complement our historic areas and match our existing architecture.	2019	Pine Mountain	\$2,000	Pine Mountain
Use revised land use ordinances to ensure that natural and historic resources are primary considerations for any new development.	2019	Pine Mountain	\$2,000	Pine Mountain
Establish a citizen exploratory group to address the need for the expansion of the arts and historical genealogical activities in Pine Mountain. Partner with Callaway gardens to offer art activities and a P3	2021	Pine Mountain	1,000	Pine Mountain
Review the impact of downtown façade easements on commercial properties	2022	Pine Mountain	1,000	Pine Mountain

Transportation

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Do inventory to identify areas needing sidewalks and any needed rehab to the existing sidewalks system.	2021	Pine Mountain	\$11,000	Pine Mountain, CDBG, TE Grants
Draft a policy requiring that newly built sidewalks connect to existing sidewalks wherever possible and requires all new development to provide user friendly walkways.	2021	Pine Mountain	\$3,000	Pine Mountain
Meet with GDOT to discuss downtown traffic issues: rerouting or limiting Tractor-Trailer use of U.S. 27, walkway crossing, congestion, traffic light timing, ingress and egress parking space issues.	2020	Pine Mountain	\$500	Pine Mountain
Identify community points of connectivity along the Pine Mountain portion of the Harris County Rails to Trails project, which is scheduled to begin paving part of the Pine Mountain trail section in 2019.	2019	Pine Mountain	\$1,000	Harris County, Pine Mountain, DOT TE Grant, DNR Trails Grant

Capital Improvements

Activity	Years	Responsible Party	Cost Estimate	Funding Source
New Public Works Shop (SPLOST).	2023	Pine Mountain	\$250,000	Pine Mountain, SPLOST, CDBG

Intergovernmental

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Partner with Harris County, Hamilton, Pine Mountain, Shiloh and Waverly and the Harris County Chamber of Commerce to develop a marketing or recruitment strategy to attract younger recruits to be volunteer firefighters.	2021	Pine Mountain	\$10,000	Pine Mountain, Harris County, Shiloh, Waverly Hall
Update SDS	2019	Pine Mountain	\$2,000	Pine Mountain/ Harris County
The mayor will meet monthly with Harris County in regards to the improvements of the Harris County/Pine Mountain Airport	2020	Harris County/Pine Mountain	\$1,000	Harris County/ Pine Mountain

APPENDIX I PUBLIC PARTICIPATION PROGRAM

2019

The Town of Pine Mountain

Prepared by



**Pine Mountain
Comprehensive Plan 2019
Public Participation Program**

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INTRODUCTION

The development of a meaningful comprehensive plan begins with the insightful input of a community's citizens, government officials, and staff addressing the issues of today, the opportunities of tomorrow and the steps necessary to make positive change over the next twenty (20) years. The design of the Pine Mountain Community Participation Program is to encourage as much public participation, open dialogue, and communication as possible. All in an effort to achieve a community plan consensus that translates into better government decisions and greater community agreement with those decisions.

Our community participation program combined new and old technologies and techniques to ensure we reached as many citizens as possible. We blended traditional public meetings with outreach, not just to the identified stakeholders for the community, but to all of the residents of Pine Mountain. Harris County, City of Hamilton, Town of Pine Mountain, City of Shiloh, and the Town of Waverly Hall comprehensive plan first public hearing and kick-off meeting was held April 24, 2018 at the Harris County Court House. Mayor Jim Trott attended the meeting as a Pine Mountain stakeholder. Approximately thirty citizens attended the kick-off meeting. As a stakeholder, Mayor Trott attended monthly meetings. The monthly Harris County meetings addressed both unincorporated issues and city issues. Most of these meetings can be viewed on the following You Tube link: <https://www.youtube.com/user/HARRISCOUNTYGABOC>

The Town of Pine Mountain's Comprehensive Plan public participation outreach involved posting meeting flyers around town, posting comprehensive plan dates and times on the city web site and advertising the two required public hearings.

IDENTIFICATION OF PINE MOUNTAIN STAKEHOLDERS

The following is a list of Stakeholders in Pine Mountain. A "stakeholder" is one who has a direct interest, involvement, or investment in the process. It may include an individual, an organization, community, agency, etc. Stakeholders are an integral part of the community planning process. The community participation program should include tools to identify and engage representatives who have a present or future interest in the community. Stakeholders are vital to the process, because they create change and impacted by the change they create as are other citizens. Participation of these groups can help foster community understanding and support for the comprehensive plan document and provide fuel for the implementation of the comprehensive plan.

Town of Pine Mountain Council

Jim Trott, Mayor

Shirley Manning, Counselor

Mary Mullins, Counselor

Keith Pendergrass, Counselor

Tammy Pierce, Counselor

Josephine Bray, Councilor

Town of Pine Mountain Staff

Betsy Sivell, Town Clerk

Justin Oliver, Public Works, Director

Daniel Ferrone, Police Chief

Lt. Delroy Brinkley, Police Department

John Gilson, Municipal Judge
Marc Calhoun, City Attorney

Pine Mountain Volunteer Fire Department

Jimmy Carver, Fire Chief

Pine Mountain Residents

Thomas Scott, Citizen
Margaret Zachry, Citizen
Bo Hastey, Citizen
Buddy Sheppard, Citizen

Pine Mountain Steering Committee

To assist with the daily needs for the planning process, a steering committee structure was used to help guide the process, set meeting dates and identify initial issues and concerns within the communities. An overall steering committee was identified to set broad agendas, with the individual plans using internal steering committees to identify specific plan objectives. Listed below are Pine Mountain's Steering Committee members.

Jim Trott, Mayor
Josephine Bray, Councilor
Mary Mullins, Counselor

COMMUNITY INVOLVEMENT

Preparation of the plan began with community involvement in reviewing source documents, public meetings to help determine strengths, needs, opportunities, threats, and to confirm the community vision. Harris County, the City of Hamilton, the Town of Pine Mountain, the City of Shiloh, and the Town of Waverly Hall's comprehensive plan first public hearing and kick-off meeting was held on April 24, 2018 at the Harris County Court House. Following the first public hearing, the Pine Mountain Town Council held several comprehensive plan meetings, at Pine Mountain Town Hall, beginning on September 6, 2018 and ending in Pine Mountain at the last scheduled public hearing on April 8, 2019.

SCHEDULE OF COMPLETION

PINE MOUNTAIN COMPREHENSIVE PLAN UPDATE

FY 2019 Work Session Schedule

	Required Update Elements	Optional Update Elements	Work Session Agenda	Date
1 st Public Hearing	✓		Plan Update Process/Meeting Schedule.	April 24, 2018 Hamilton, Georgia
Community Goals	✓		Upcoming Planning Activities Review 2014 Community Goals/Vision Needs and Opportunities	September 6, 2018 10:00 A.M. March 21, 2019 10:00 A. M. Pine Mountain Town Hall
Needs and Opportunities	✓		Develop this list using a S.W.O.T Process Needs and Opportunities, Vision Statement Review, Future Development Map and Character Area Review, CWP Report of Accomplishments and New CWP development	October 18,2018 10:00 A.M. November 8, 2018 6:00 P.M. March 21, 2019 10:00 A.M. Pine Mountain Town Hall
Community Work Program	✓		Needs and Opportunities, Vision Statement Review, Future Development Map and Character Area Review, CWP Report of Accomplishments and New CWP development	November 8, 2018, 1:00 P.M. March 13,2019 10:00 A.M. March 21,2019 10:00 A.M. Pine Mountain Town Hall
Economic Development Element		✓	Update economic development section	Ongoing October 18, 2018 to March 21,2019 Pine Mountain Town Hall,
Land Use Element		✓	Update Existing Land Use Map and Table	Ongoing October 18, 2018 to March 21. 2019 Pine Mountain Town Hall
Transportation Element	✓		Update Transportation Section	Ongoing October 18, 2018 to, March 21, 2019 Pine Mountain Town Hall
Housing Element	✓		Update Housing Element	Ongoing October 18, 2018 to March 21, 2019 Pine Mountain Town Hall
Service Delivery Schedule (SDS)	✓		Harris County and cities, including West point, need to update SDS.	In the process. Be approved by DCA June 30, 2019

Final Public Hearing	✓		Final plan review and comments	April 8, 2019 6:00 P.M. Pine Mountain Town Hall
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APPENDIX II

Character Area Design Appendix

Purpose

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



Commercial Development Facades

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

See Figure 1: Façade detail in Additional Images section.

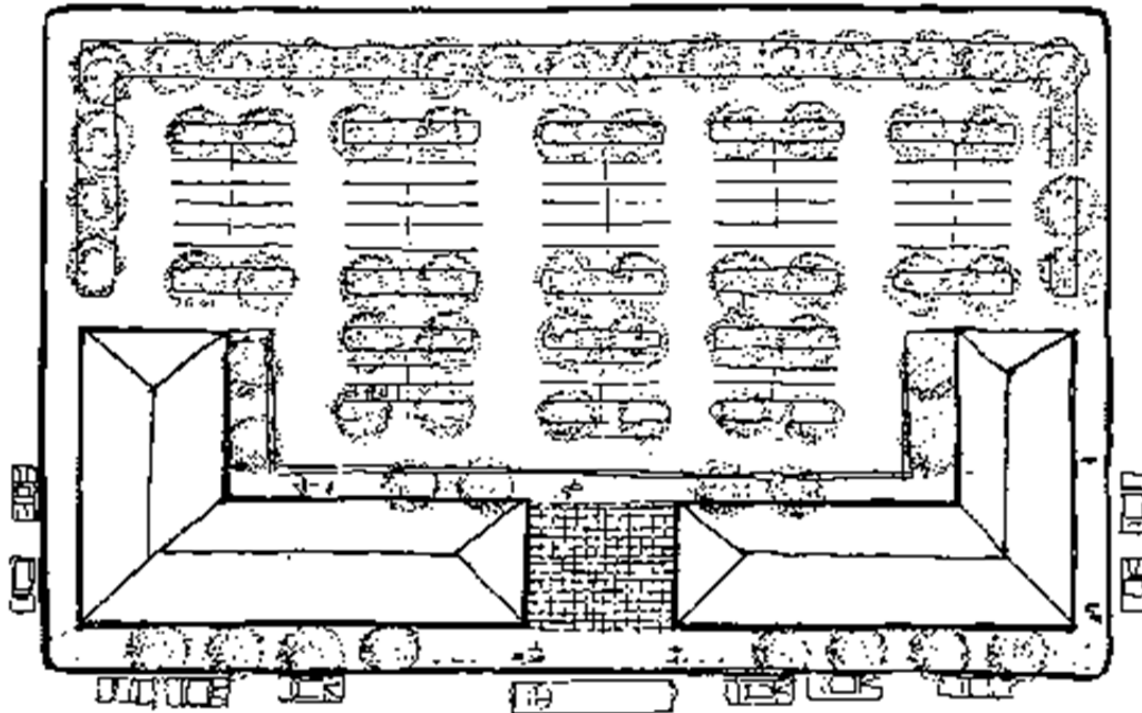
Implementation

Measures:

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance. These standards provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses.

2. Create a Design Review process that reviews architecture, aesthetics, and site characteristics of new development to achieve compatibility with existing development and maintain community character.
3. Perform a Local Parking Study to determine areas that have parking problems, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review of local programs and policies affecting parking.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor
Commercial Development Site Plan



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

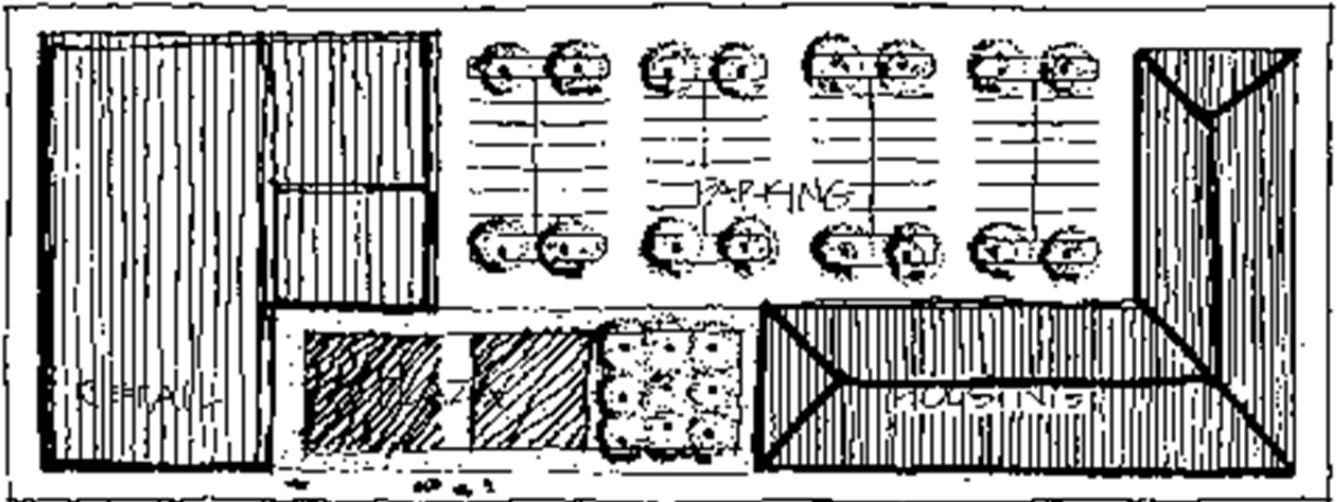
Implementation

Measures:

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

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

Mixed-Use Development Site Plan



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

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

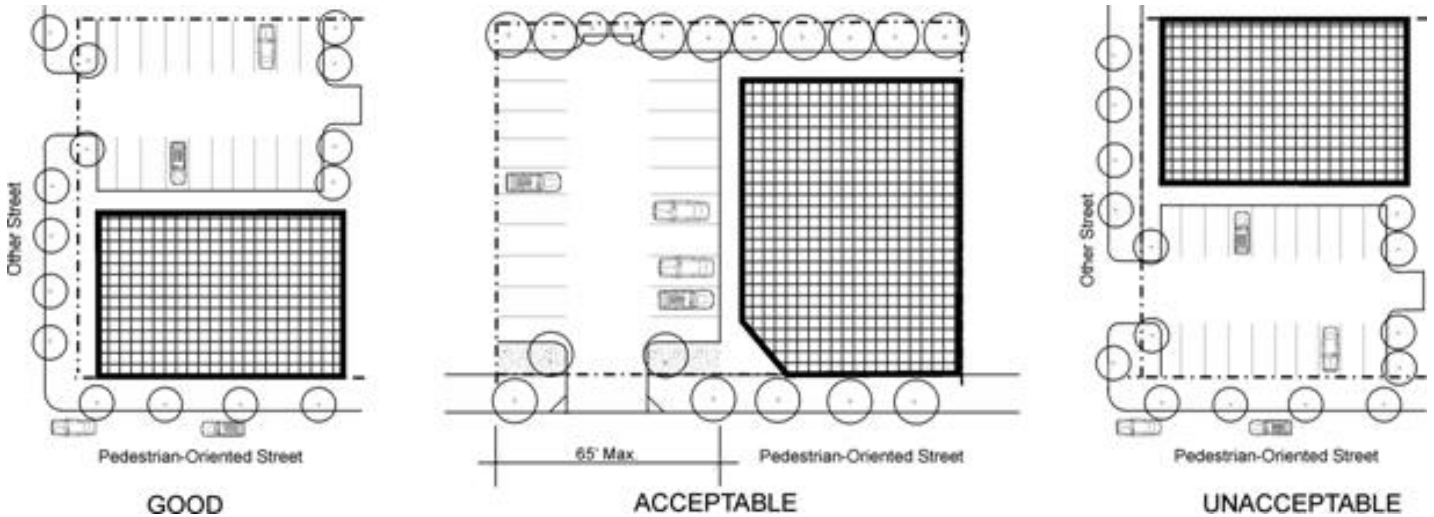
Implementation

Measures:

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

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

Building Frontage Diagram



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

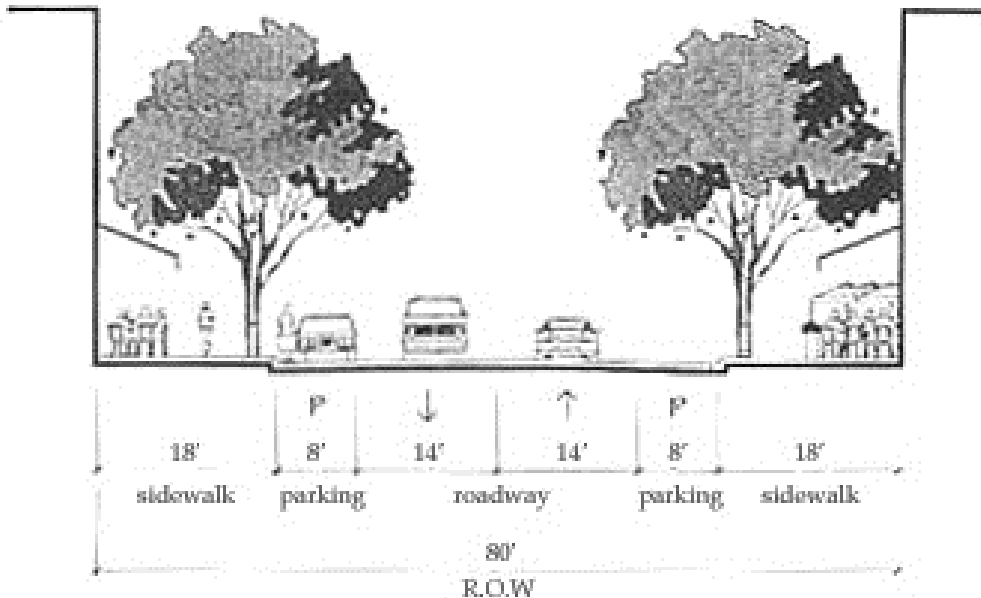
Implementation

Measures:

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

Appropriate Character Areas: Town Center, Commercial Corridor

Commercial Street Cross Sections

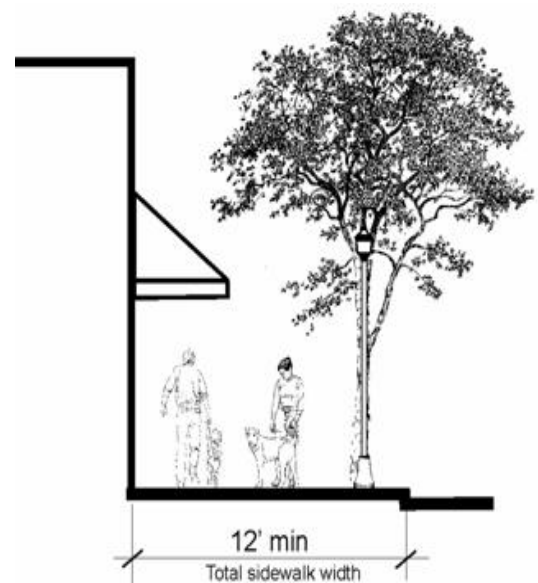


Description: These street sections illustrate the relationship between building, pedestrian and automobiles. Close building frontage provides scale for the pedestrian, while a wider sidewalk with street trees and lampposts allows a more interactive pedestrian environment. Lampposts help ensure safety,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

Implementation

Measures:

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



Appropriate Character Areas: Town Center, Commercial Corridor

Live/Work Units



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

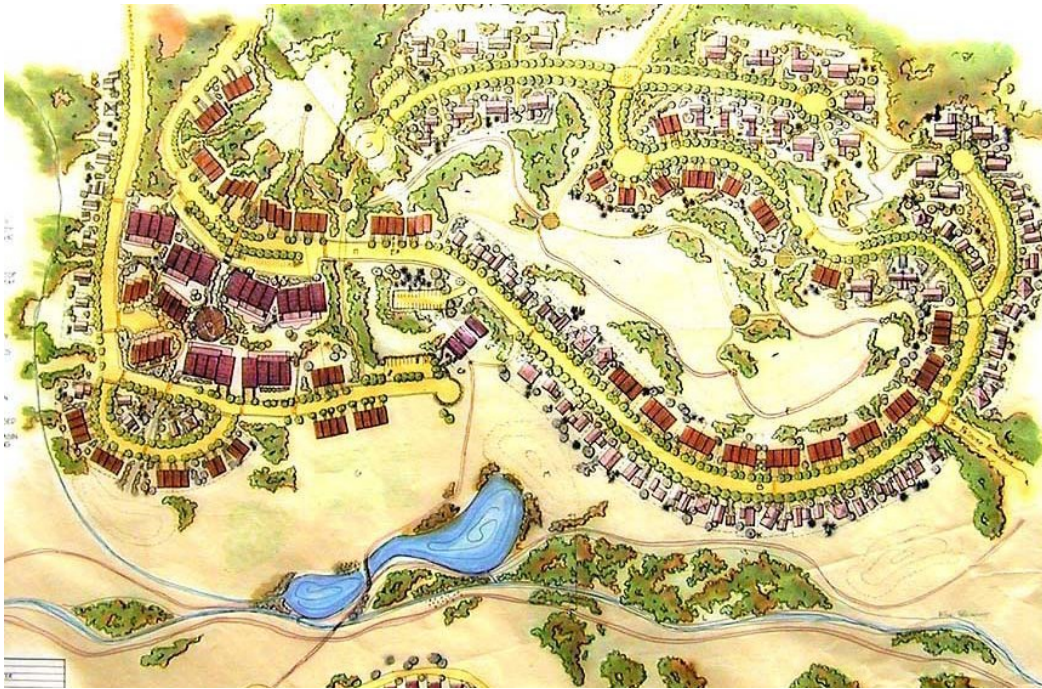
Implementation

Measures:

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

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

Conservation/Resort. Conservation and Cluster Subdivision



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

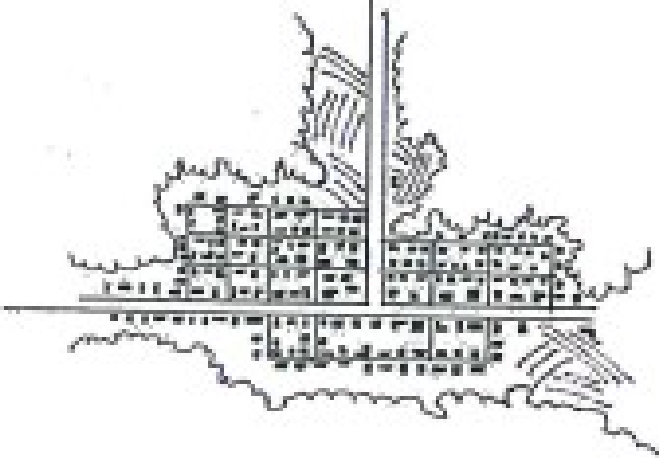
Implementation

Measures:

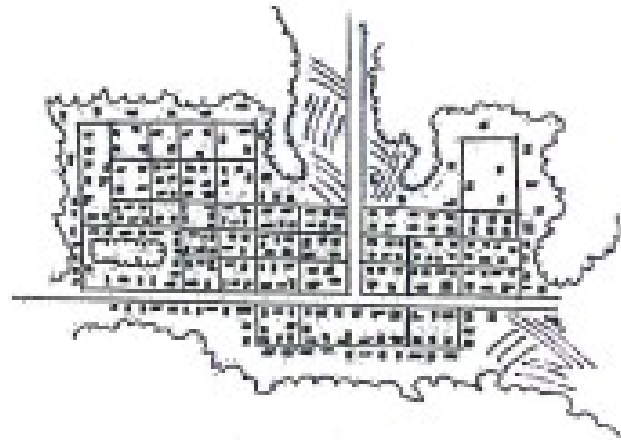
1. Promote Environmentally Sensitive Site Design that will protect environmentally sensitive areas and prevent mass grading and clear cutting.
2. Promote Cluster Development that sets aside a significant portion of the site as undivided, permanently protected open space, while the buildings (residential,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

Appropriate Character Areas: Conservation/Resort

Extension of Existing Traditional Neighborhoods



Existing Traditional Neighborhood



Extension of Existing Neighborhood

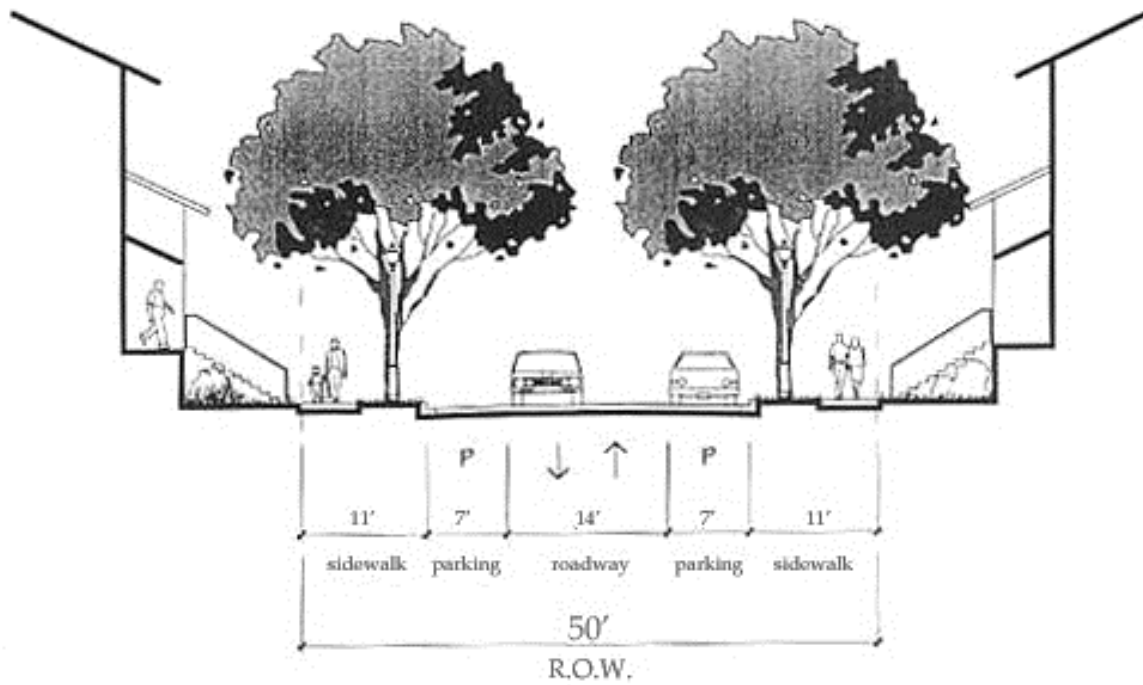
Definition: Expanding and developing the existing neighborhood fabric is a sustainable and economic alternative to creating new subdivisions. By expanding the existing street grid, additional residential units can be incorporated into a neighborhood without destroying the character of the area. Protecting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

Implementation Measures:

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

Appropriate Character Areas: Traditional Neighborhood Developing

Residential Street Sections



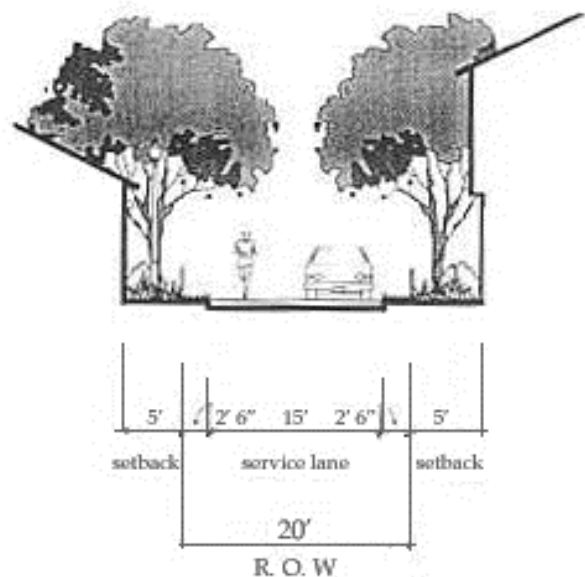
Description: The image above illustrates a cross-section of a neighborhood street. Houses are set slightly further back than commercial buildings to maintain privacy, but close enough to allow interaction with pedestrians. Trees planted along the sidewalk provide shade, and create a buffer between traffic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

Implementation

Measures:

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

Appropriate Character Areas: Traditional Neighborhood
Existing, Traditional Neighborhood Developing



Bike/Pedestrian Path



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

Implementation

Measures:

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

Appropriate Character Areas: Linear Bike/Pedestrian Trail

Additional Images

Figure 1: Façade detail

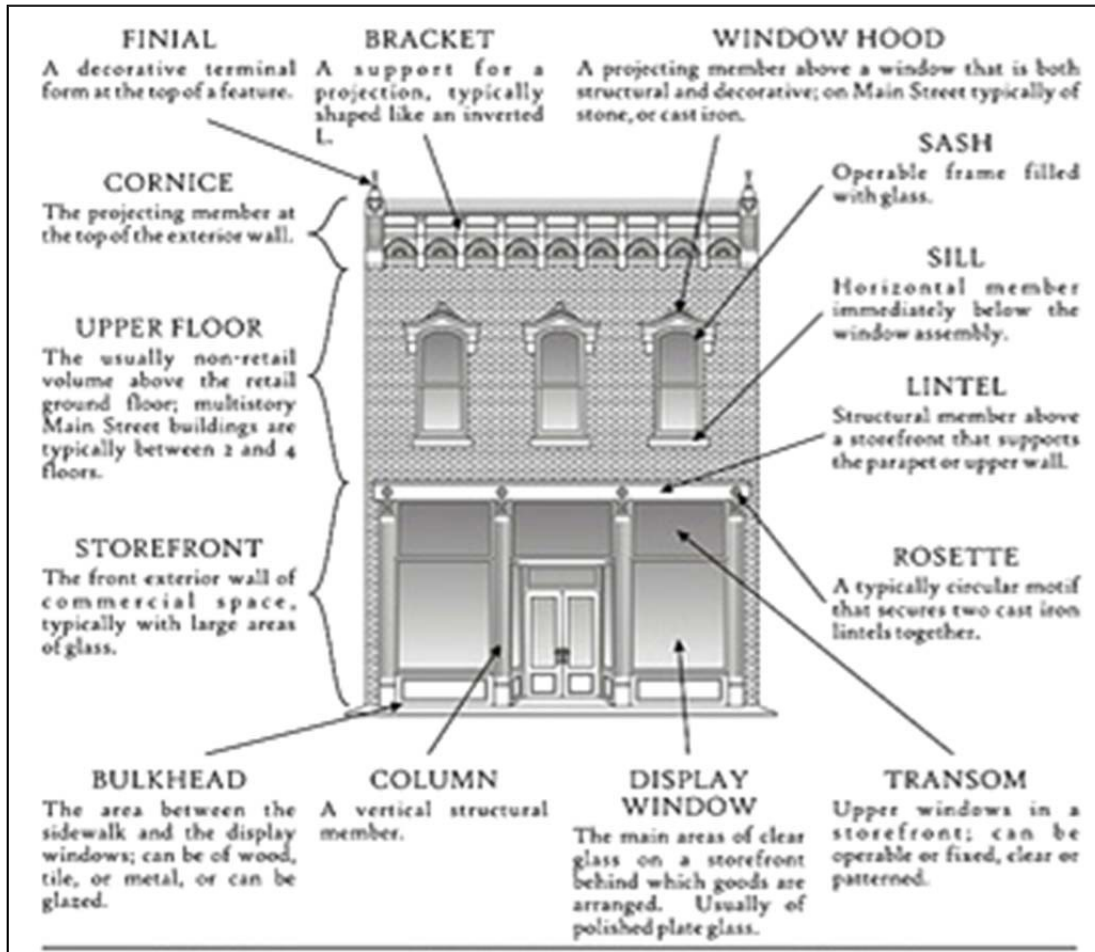


Figure 2: Conventional vs. Conservation Subdivision

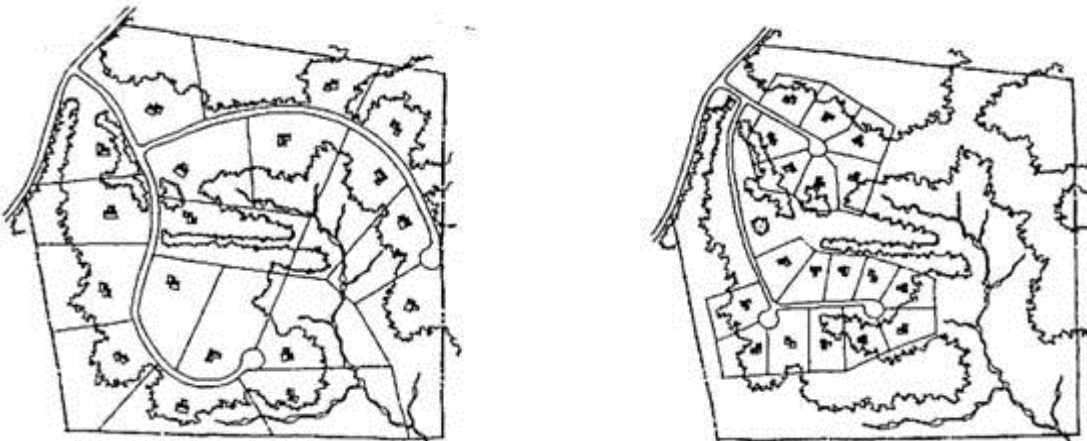
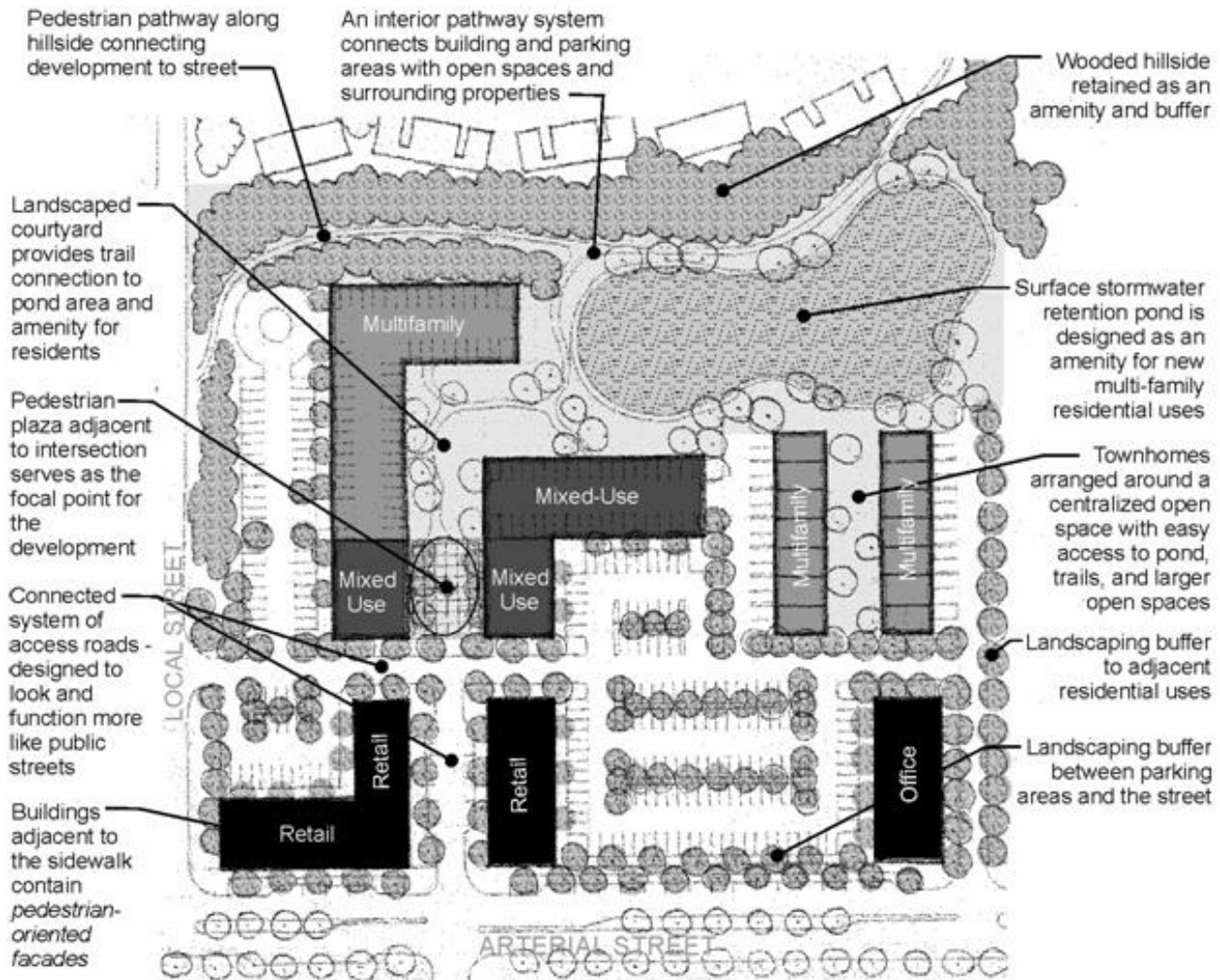


Figure 3: Mixed-Use Development



APPENDIX III

Documentation of Public Participation Process

HARRIS COUNTY BOARD OF COMMISSIONERS

APRIL 24, 2018

Commission Chamber, Room 223, Harris County Courthouse

5:30 PM

MEETING & PUBLIC HEARING FOR COMPREHENSIVE PLAN UPDATE

CALL TO ORDER

ADJOURNMENT

NOTICE OF SPECIAL MEETING

Board of Commissioners of Harris County **Planning Commission of Harris County** **Development Authority of Harris County**

A special meeting and public hearing regarding the Comprehensive Plan Update will be held Tuesday, April 24, 2018, beginning at 5:30 PM in room 223 of the Harris County Courthouse located at 102 North College Street, Hamilton, Georgia. Attendees will include members of the Harris County Board of Commissioners, the Harris County Planning Commission, and the Development Authority of Harris County, as well as members of Hamilton City Council, Pine Mountain Town Council, Shiloh City Council, and Waverly Hall Town Council.

The purpose of the meeting is to discuss upcoming Comprehensive Plan activities for the County and municipalities, to begin a discussion with Harris County residents about future development concerns and opportunities, to brief the community on the process and future opportunities for public participation in development of the Plan, and to obtain input on the proposed planning process to for the planning and discussion of various County issues and projects.

Nancy D. McMichael, Clerk
Harris County Board of Commissioners

Trib Publications, Inc.


P.O. Box 426
Manchester, GA 31816
Phone: 706-846-3188
Fax: 706-846-2206

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PUBLISHER'S AFFIDAVIT

File Number:

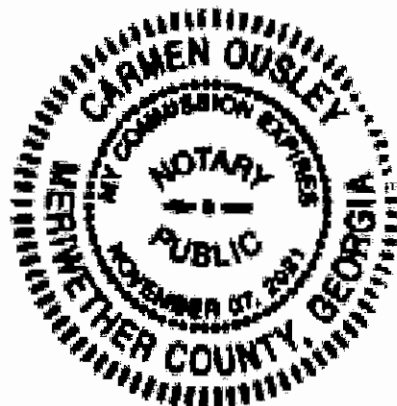
I, John Kuykendall, Publisher of the Harris County Journal, the legal organ for Harris County, Georgia, do hereby certify that an advertisement for the Harris County Comprehensive Plan Kick-Off meeting and public hearing on April 12, 2018.


John Kuykendall, Publisher


Carmen Ousley

NOTARY PUBLIC

Sworn to and subscribed before me
this 2nd day of April, 2017.



Harris County Comprehensive Plan Update

Kick-off Meeting and First Public Hearing

April 24, 2018

5:30 P.M.

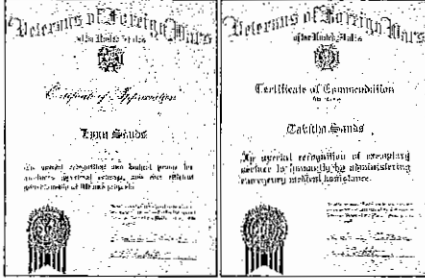
	NAME	POSITION	EMAIL	TELEPHONE NUMBER
1.	TIM MALABY	CITIZEN	THMALABY@GMAIL.COM	706-587-2473
2.	Jim Furin	Citizen	dfurin@aol.com	
3.	Lynn Sanders	Citizen	Kayvdvrr@aol.com	
4.	Lynda Dawson	Citizen	lyndadawson48@gmail.com	706-628-7019
5.	George Robertson	CITIZEN	RobertsonGeorge12	706-503-1828
6.	GEORGE WOODRAFF	CITIZEN.	GEORGEWOODRAFF3@Gmail.com	706-580-0919.
7.	John Brent	PLANNING COMMISSIONER	jbrent12@gmail.com	706-587-1273
8.	Jim Street	Tree Master		706-603-2203
9.	Michael Harris	Mayor Wanda Hall	mharris@wanda-hall.com	706-984-4747

10.	D. J. Johnson	VIP	—	706-570-9879
11.	Meghan Guenther	CITIZEN	guenthermeghan@panac.com	706-404-7343
12.	Megan Merke	HCSB	mmerke@panac.com	706-315-8260
13.	Tra Dykes		tdykes@thewoodruffco.com	706-321-3632
14.	C.R. Sheffield		charless@thewoodruffco.com	706-329-2062
15.	Scott MOYE		454 KSM@gmail.com	706-628-430
16.	Tim Edgar		tedgar@gmail.com	706 573-1097
17.	Bob Allen	CITIZEN	bob.allen@countryfinancial.com	127-580-1755
18.	Detrick Waymon	CITY COUNCIL	worth4179@msn.com	678-697-9363
19.	Kein Napiem	Plans Comm	knapiem@ash.com	706-681-4979
20.				
21.				
22.				
23.				

COMP PLAN COMMITTEE

07/05/2018

APPOINTEE	TITLE or REPRESENTING
Harry Lange	Commissioner
Susan Andrews	Commissioner
Randy Dowling	County Manager
Nancy McMichael	County Clerk
Brian Williams	Community Development Director
Colin Martin	Harris County Chamber of Commerce
Craig Greenhaw	Harris County Development Authority
Alan Feagin	Harris County Development Authority
John Brent	Harris County Planning Commission
Chance Carlisle	Harris County Planning Commission
Morgan Marlowe	Harris County School Board
Steve Goodnoe	Harris County School Board
Byron Hawkins	Harris County Fire Services
Jack McClung	Harris County Fire Services
Gary Jones	Ft. Benning
Keith Hammond	Citizen (District 1)
Linda Straub	Citizen (District 2)
Wayne Harbert	Citizen (District 3)
Will Cliatt	Citizen (District 5)
Randy Phillips	City of Shiloh
Jim Trott	Mayor, Town of Pine Mountain



SERVICE REWARDED - Northwest Harris firefighters Lynn and Tabitha Sands were recently recognized by the Veterans of Foreign Wars for their service to the community. The awards were presented in special recognition of highest praise for bravery, personal courage, and ever-efficient guardianship of life and property.

Menu Set At Senior Center

By ANDY KOBER

The staff of the Harris County Senior Center has announced the menu for next week.

Thursday, Apr. 12 - Turkey pot roast over brown rice, steamed carrots, green peas, fresh fruit in season.

Friday, Apr. 13 - BBQ pulled pork, mixed whole kernel and brown style corn, coleslaw, mix grain hamburger bun, beverage.

Monday, Apr. 16 - Pepper steak over rice, steamed carrots, mixed greens, vanilla pudding.

Tuesday, Apr. 17 - Spaghetti with meat sauce, green beans, tossed green salad, apple crisp.

Wednesday, Apr. 18 - Baked fish, macaroni and cheese, steamed cabbage, sliced tomato and onion, cornmeal fish cakes.

Thursday, Apr. 19 - Roasted turkey and gravy with rice or stew beef with rice, steamed squash with onion, California blend vegetables, peach cobbler.

Friday, Apr. 20 - Pork tenderloin with cranberry orange chutney, whole kernel and cream style corn, collard greens, corn bread, beans.

Meals are served with skim milk, coffee or tea, and are subject to change without notice. The Harris County Senior Center is located on Ga. Hwy. 116, just east of Hamilton.

Cattlemen's Meeting Set For Tuesday

By ANDY KOBER

The monthly Harris County Cattlemen's dinner meeting has been scheduled for Tuesday, Apr. 24.

The meeting begins at 7 p.m. at the AgriCenter in Hamilton, though many of those attending arrive a bit early to socialize.

Funds raised by the Cattlemen's Association benefit a number of youth organizations including 4-H, FFA, and Boy Scout Troop 40.

Meals are served with baked potatoes and salad. The cost is \$15 per person for members, \$17 per person for non-members and \$20 per person for those without reservations.

Harris County residents do not have to own cows to join the Cattlemen's Association and many members do not.

Those planning an attending should call Linda at 706-676-4274 by Friday afternoon, Apr. 20, to make reservations. The meal includes a

Harris County Citizens to Hold A Comprehensive Plan Kick-Off Meeting and A Public Hearing

2019 Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall Comprehensive Plan Kick-Off Meeting and Public Hearing

Harris County and the citizens of Hamilton, Pine Mountain, Shiloh, and Waverly Hall will hold an initial 2019 Comprehensive Plan kick-off meeting and public hearing on Tuesday, April 24, 2018, at 5:30 PM in Room 223 of the Harris County Courthouse located at 102 North College Street, Hamilton, Georgia, to discuss upcoming Comprehensive Plan activities for Harris County and the cities of Hamilton, Pine Mountain, Shiloh, and Waverly Hall.

The public is invited to attend this kick-off meeting/public hearing. The purpose of this meeting is to brief the community on the process to be used to develop the plan, future opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. The focus of the meeting is to begin a discussion with Harris County residents about future development concerns and opportunities.

If anyone needs assistance due to handicap or foreign language barriers, contact Nancy McMichael, Harris County Clerk, at 706-628-4958 or at nmcMichael@harriscountypga.gov. For more information about the public hearing, contact Rick Morris with the River Valley Regional Commission at 706-256-2910 or rmorris@rivervalleyreg.org or Nancy McMichael, Harris County Clerk, at 706-628-4958 or nmcMichael@harriscountypga.gov. PO# 54626

BILLY'S

SUPERMARKET

PRICES EFFECTIVE FROM APRIL 10th THRU APRIL 16th

MEATS

T-Bone Steak USDA Choice (Family Pack)	\$6.89 lb
Normal Boneless Pork Loin Half	\$4.99 lb
Whole Boston Butt	\$4.29 lb
Normal Little Sirizers 12 oz	\$1.19 a box
Fresh Chicken Drumsticks (Bagged)	79¢ lb

PRODUCE

Roma Tomatoes	99¢ a lb
Russell Potatoes 15 lb bag	\$3.99
Fresh Broccoli Crowns or Brussels Sprouts	\$1.99 a lb
Fresh Avocados	99¢ each
California Navel Oranges 9 lb bag	\$6.99

FROZEN

Pillsbury Toaster Strudles & Scramblers	2 for \$4
Mayfield Ice Cream & Yogurt 48 oz Tub	3 for \$10
Hungry Man Frozen Dinners	2 for \$5

DAIRY

Yoplait 4-6 oz Yogurts	2 for \$1
Kraft 12 oz Singles	2 for \$6
Coffeemate 32 oz Creamers	2 for \$6
Country Crock 45 oz Tub	2 for \$7

Specials From The Shelves To You

Maxwell House Coffee 10-11 oz Bag	\$2.99	Spam 2nd 12 oz Luncheon Meat	2 for \$5
Green Mountain Donut House Swiss Mkr	\$5.99	Maxwell House 27-30 oz Coffee	\$4.99
Caribou Blend & Eight O'clock 12 ct K-cups	\$5.99	Tubani 30 oz Coffee	\$6.99
Peter Pan 16 oz Peanut Butter	2 for \$5	Maxwell House & Tubani 12 ct K-cups	\$5.99
Food Club 10 oz Relish	99¢	Food Club 12 ct K-cups	\$3.99
Sweet Baby Ray's 18 oz BBQ Sauces	2 for \$3	C.M. 11 oz Cocoa Pods	2 for \$5
Kerr's ass't 16 oz Salad Dressings	2 for \$4	C.M. 11 oz Cookie Crisp	2 for \$5
Kellogg's 8 oz Frost Loops 1 ct or Apple Jacks	2 for \$5	C.M. 8 oz Cheerios	2 for \$5
Kellogg's 9 oz Corn Pops or 10 oz Frost Flakes	2 for \$5	Calumete ass't 12 oz 6 pack	\$2.99
Post 14 oz Honey Bunches of Oats	2 for \$5	Razn 21-24 oz Spaghetti Sauces	3 for \$4
Kraft 7 oz Macaroni Dinner	99¢	Razn 14 oz Pasta Sauces	3 for \$6
Normal ass't 45 oz Chili	2 for \$3	Log Cabin 24 oz Syrup	\$2.99

HOUSE HOLD ITEMS

Tide 20 Ct Pods + SG Oz Powder	\$5.99
Tide 45-50 oz Liquid	\$5.99
Cascade Action Pads	\$3.99
Bounce 80 ct Fabric Sheets	\$3.99
Downy 36 oz Fabric Softener	\$2.99
Pine Sol 40-48 oz	\$2.99
Clorox 32 oz Clean-up Spray	\$2.99
Charmin 12 oz Double Roll	2 for \$10
Bounty 4-Roll	2 for \$10

VISA US Hwy. 27 - Cataula, Georgia - 706-324-4622

**WORK SESSION
SEPTEMBER 6, 2018
10:00 A.M.**

Comprehensive Plan

Pine Mountain Comprehensive Plan Meeting

September 6, 2018

10:00 AM

AGENDA

- 1. 2014 Needs and Opportunities Review**
- 2. 2014 Vision Statement Review (Time Permitting)**

**WORK SESSION
SEPTEMBER 6, 2018
10:00 A.M.**

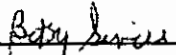
The Town of Pine Mountain held a work session on Thursday, September 6, 2018 at 10:00 A.M. in the Town Hall.

The purpose for the work session was to discuss the Comprehensive Plan.

- Rails to Trails
- Golf cart community
- Film Industry
- Large trucks not to be allowed to come thru Town
- Parking in Town
- Proposed Live/Work Loft Ordinance
- Brewery and winery

The session ended at approximately 11:15 A.M.

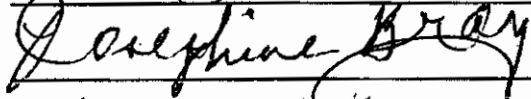
See attached list of person(s) in attendance.




Betsy Sivell
Town Clerk



Tamara M. Pierce



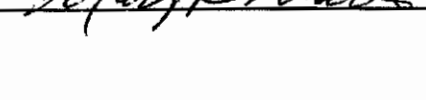
Josephine Bray



Shirley Manning



Keith Pendergrass



Mary R. Mullins

WORK SESSION
SEPTEMBER 6, 2018
10:00 A.M.

Comprehensive Plan

Please sign in.
for Trustees - 663-2213
Betsy Sire

Yammy Pierce
Ricky L. Mann
Shirley Manning
Kurt Perry
Mary B. Mule
Josephine Bray

**WORK SESSION
OCTOBER 18, 2018
10:00 A.M.**

Comprehensive Land Use Plan Update

Pine Mountain Comprehensive Plan Meeting

October 18, 2018

10:00 AM

AGENDA

1. 2014 SWOT/ Needs and Opportunities Review
2. 2014 Vision Statement Review (Time Permitting)

Comprehensive Plan Work Session

18 October 2019; 10AM

Sign in Sheet:

Jan Trice
Shirley Manning
Tammy Rice
Keith Anderson
Rich 2/Min
Josephine Bray
Margaret Gray

Comp Plan Worksession

18 October 2018

Attending: Jim Trott, Rick Morris RVRC, Josephine Bray, Shirley Manning, Tammy Pierce, Keith Pendergrass, Margaret Zachery.

Rick Morris of RVRC provided a overview of the comprehensive planning process and how it fits into the Town's overall planning process.

Mr. Morris reviewed the items from the last meeting and presented a draft SWOT assessment and the current vision statement for review (time permitting)

Items added to the SWOT analysis were:

Strengths

1. Health Care; presence of primary care clinic staffed by two full time physicians.
2. Airport essentially located in the town. Noted were enhancements including hangarage, enhances fencing and security, proposal to extend runway to 6,000'.
3. Opening of Impact 360 with growing student population and part and full time faculty and staff.
4. GICH designation
5. Successful pursuit of CDBG and CHIP grants in support of housing and infrastructure improvements.
6. Rails-to-Trails becoming a reality
7. Chipley Historical Center building new facility adjacent to old town hall

Weaknesses

1. Housing – rental and owned – priced for working families. The inventory is very, very tight in Pine Mountain.
2. Limited industrial opportunities. No zoned property inventory. Two county parks were noted and slow buildout in Hamilton Park.

Opportunities – in addition to existing list

1. More single family inventory priced \$135,000 - \$155,00 ish.

Threats

1. Another economic downturn

Time did not permit much work on vision statement at this session.

**WORK SESSION
NOVEMBER 8, 2018
1:00 P.M.**

Comprehensive Plan

Pine Mountain Comprehensive Plan Meeting

November 8, 2018

1:00 P.M.

AGENDA

1. Final Review of Needs and Opportunities
2. 2014 Vision Statement Review
3. Review of Future Development Map and Character Area Descriptions
4. 2014-2018 Community Work Program (CWP) Report of Accomplishments
5. 2019-2024 CWP

**WORK SESSION
NOVEMBER 8, 2018
1:00 P.M.**

The Town of Pine Mountain held a work session on Thursday, November 8, 2018 at 1:00 P.M. in the Town Hall.

The purpose for the work session was to discuss the Comprehensive Plan.

See attached information on what was discussed.

See attached list of person(s) in attendance.

The session ended at approximately 2:10 P.M.

Betsy Sivell
Betsy Sivell
Town Clerk

Tamara M. Pierce, Tamara M. Pierce

Shirley Manning, Shirley Manning

_____ not in attendance _____, Mary R. Mullins

_____ not in attendance _____, Josephine Bray

_____ not in attendance _____, Keith Pendergrass

WORK SESSION
NOVEMBER 8, 2018
1:00 P.M.

Comprehensive Plan

Please sign in

Edley Diver

Justin

Thomas E. Sedt

Shirley Manning

CS+

Diane

Margaret Jochum

**PUBLIC HEARING
MARCH 13, 2019
10:00 A.M.**

2019 Pine Mountain Comprehensive Plan

Pine Mountain Comprehensive Plan Meeting

March 13, 2019

10:00 A.M.

Pine Mountain Town Hall

- 1. Review Demographic Section**
- 2. Review Areas in Need of Special Attention**
- 3. Review Future Development Map**
- 4. Review New CWP**

**PUBLIC HEARING
MARCH 13, 2019
10:00 A.M.**

2019 Pine Mountain Comprehensive Plan

Please sign in:

Shirley Manning
Jan (nee)
Mary R. Mullens
Tammy Peace
Ruby 2 Mon
Josephine Gray
Betty Lewis

**PUBLIC HEARING
MARCH 21, 2019
10:00 A.M.**

2019 Pine Mountain Comprehensive Plan

Pine Mountain Comprehensive Plan Meeting

March 21, 2019

10:00 A.M.

Pine Mountain Town Hall

Pine Mountain, Ga

1. Review 2019 Draft Comprehensive Plan

**PUBLIC HEARING
MARCH 21, 2019
10:00 A.M.**

2019 Pine Mountain Comprehensive Plan

Please sign in:

Andy Mc
John Steer
Betsy Dineen

PUBLIC MEETING

The Town of Pine Mountain will hold a final public meeting on Monday, April 9, 2012 at 6:00 p.m. at Pine Mountain Town Hall located at 250 N. McDouglas Avenue, Pine Mountain, GA 31822-0768 to review a draft Comprehensive Plan Update.

The public is invited to attend this meeting. The purpose of this meeting is to hold the community on the contents of the plan and provide opportunity for residents to make suggestions, additions or revisions to the draft Comprehensive Plan Update. We will receive community comments on the contents of the Comprehensive Plan, which includes the Existing Land Use Map, Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Needs and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the State of Georgia.

Formal written comments on the draft Comprehensive Plan Update will be accepted until April 11, 2012 at the following address:

River Valley Regional Commission
ATTN: City of Hamilton Comprehensive Plan
P.O. Box 1308
Columbus, GA 31902-1308

The Town of Pine Mountain is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Pine Mountain Clerk. The Town Clerk, Betty Smith, can be reached at 706-463-2213. For more information about the public hearing, please contact Rick Moore with the River Valley Regional Commission at 706-256-2362.

If you are unable to attend, please contact the Town Clerk at 706-463-2213.

The Harris County Report of Accomplishments will be available at the Office of the County Clerk, 100 N. Main Street, Harris County, GA 31505.

The report is being prepared by the Harris County Commission and Harris County Chamber of Commerce along with Fund Raising Consultants, Jerry Anderson and Tara Anderson.

Signs of a

Let Us Create
That Will Cause You

Signs of a

706-875-4373

THE TOWN OF PINE MOUNTAIN
Comprehensive/
Land Use Plan Meeting
September 6, 2018
10:00 A.M.

at

Pine Mountain Town Hall

- General Overview of the 2014 Comprehensive Plan and Timeline
- Review of 2014 Needs and Opportunities
- Review of 2014 Vision Statement (Time Permitting)
- Work with town officials to develop goals and projects to improve the Town of Pine Mountain.

If you have questions
about the meeting contact
Rick Morris, Planning Director
706-255-2910

RVRC

OLD
FISHMENT

3/6/18-4/30/18

**THE TOWN OF PINE MOUNTAIN
Comprehensive/
Land Use Plan Meeting
September 6, 2018
10:00 A.M.**

- at
Pine Mountain Town Hall
- General Overview of the 2014 Comprehensive Plan and Timeline
 - Review of 2018 Needs and Opportunities
 - Review of 2014 Vision Statement & Three Elements
 - Work with local officials to develop working projects to improve the Town of Pine Mountain.
- 9/6/2018
Pine Mountain, TN
2018/09/06



79¢
Every Day

ICE
\$2.49
Each

Polar Pop

Stay Cold Longer!

MADE IN THE USA

THE TOWN OF PINE MOUNTAIN

Comprehensive/

Land Use Plan Meeting

September 6, 2018

10:00 A.M.

at

Pine Mountain Town Hall

- > General Overview of the 2014 Comprehensive Plan and Timeline
- > Review of 2014 Needs and Opportunities
- > Review of 2014 Vision Statement (Time Permitting)
- > Work with town officials to develop goals and projects to improve the Town of Pine Mountain.

If you have questions
about the meeting contact

Rick Morris, Planning Director

706-256-2910

PIRE



WILD
PREMIUM



THE TOWN OF PINE MOUNTAIN
Comprehensive/
Land Use Plan Meeting
October 18, 2018
10:00 A.M.
at
Pine Mountain Town Hall
Identify Pine Mountain's Strengths,
Weaknesses, Opportunities, Threats
Work with town officials to develop
goals and projects to improve the
Town of Pine Mountain.
If you have questions
about the meeting contact
Rick Harrell, Planning Director
306 256 2910
RVRC

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**THE TOWN OF PINE MOUNTAIN
Comprehensive/
Land Use Plan Meeting
October 18, 2018
10:00 A.M.**

at

Pine Mountain Town Hall

- Identify Pine Mountain's Strengths, Weaknesses, Opportunities, Threats
- Work with town officials to develop goals and projects to improve the Town of Pine Mountain.

If you have questions
about the meeting contact
Rick Morris, Planning Director
706-256-2910



THE TOWN OF PINE MOUNTAIN
Comprehensive/
Land Use Plan Meeting
October 18, 2018
10:00 A.M.

at

Pine Mountain Town Hall

- Identify Pine Mountain's Strengths, Weaknesses, Opportunities, Threats
- Work with town officials to develop goals and projects to improve the Town of Pine Mountain.

If you have questions
about the meeting contact
Rick Morris, Planning Director
706-256-2910



THIS IS
OUR
WATCH

THE TOWN OF PINE MOUNTAIN
Comprehensive/
Land Use Plan Meeting
October 18, 2018
10:00 P.M.
at
PINE MOUNTAIN TOWN HALL
needs and opport

THE TOWN OF PINE MOUNTAIN

Comprehensive/
Land Use Plan Meeting

November 8, 2018

1:00 P.M.

at

Pine Mountain Town Hall

- > Needs and Opportunities
- > Draft Vision Statement Review
- > Review of Future Development Map
and Character Area Descriptions
- > Community Work Program(CWP)
Project Development and CWP Report
of Accomplishments

If you have questions
about the meeting contact
Rick Morris, Planning Director
706-256-2910

2409

[Redacted]

2400

THE TOWN OF PINE MOUNTAIN

Comprehensive/
Land Use Plan Meeting

November 8, 2018

1:00 P.M.

at

Pine Mountain Town Hall

- Needs and Opportunities
- Draft Vision Statement Review
- Review of Future Development Map and Character Area Descriptions
- Community Work Program (CWP) Project Development and CWP Report of Accomplishments

If you have questions

about the meeting contact

Nick Morris, Planning Director

706-334-2918

NRVRC

THE TOWN OF PINE MOUNTAIN

Comprehensive/
Land Use Plan Meeting

November 8, 2018

1:00 P.M.

at

Pine Mountain Town Hall

- Needs and Opportunities
- Draft Vision Statement Review
- Review of Future Development Map and Character Area Descriptions
- Community Work Program (CWP) Project Development and CWP Report of Accomplishments

If you have questions
about the meeting contact
Rick Morris, Planning Director
706-256-2910

PRVRC

HORSE

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ANTHOL FLAVOR

FLAVOR

WARNING: This Product Contains/Produces Chemicals Known
to the State of California To Cause Cancer, And Birth Defects
Or Other Reproductive Harm.

THE TOWN OF PINE MOUNTAIN
Comprehensive/
Land Use Plan Meeting
March 13, 2019
10:00 A.M.

at

Pine Mountain Town Hall

- > Review Draft Demographic Sections
- > Review Areas in Need of Special Attention
- > Future Development Map
- > Review New Community Work Program(CWP)

If you have questions
about the meeting contact
Rick Morris, Planning Director
706-256-2910

RVRC

EB
ACCEPTED HERE

goEBT

27.39

[Redacted]

24.99

99

6 oz
Bag



THE TOWN OF PINE MOUNTAIN

Comprehensive/

Land Use Plan Meeting

March 13, 2019

10:00 A.M.

at

Pine Mountain Town Hall

- Review Draft Demographic Sections
- Review Areas in Need of Special Attention
- Future Development Map
- Review New Community Work Program (CWR)

For more information

contact the Planning Director

at the Pine Mountain Town Hall

701 Main Street

701-241-5240

THE TOWN OF PINE MOUNTAIN

Comprehensive/

Land Use Plan Meeting

March 13, 2019

10:00 A.M.

at

Pine Mountain Town Hall

- Review Draft Demographic Sections
- Review Areas in Need of Special Attention
- Future Development Map
- Review New Community Work Program(CWP)

If you have questions

about the meeting contact

Rick Morris, Planning Director

706-256-2910

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TOBACCO

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Or Other Reproductive Harm.

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THE TOWN OF PINE MOUNTAIN

Comprehensive/

Land Use Plan Meeting

March 21, 2019

10:00 A.M.

at

Pine Mountain Town Hall

**Review of Draft 2019 Pine Mountain
Comprehensive Plan**

If you have questions
about the meeting contact
Rick Morris, Planning Director
706-256-2910



2739



2499

ACCEPT

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We
Care
Please Don't Drink

TOWNSHIP OF PINE MOUNTAIN
COMPREHENSIVE/
LAND USE PLAN MEETING
MAY 21, 2019
10:00 AM

at

PINE MOUNTAIN TOWNSHIP HALL
10000 Highway 100, Pine Mountain, TN 37686
800 Pine Mountain Parkway, Pine Mountain, TN 37686

For more information, contact:
Pine Mountain Planning Commission
10000 Highway 100, Pine Mountain, TN 37686
731.438.2100

FOR MORE

THE TOWN OF PINE MOUNTAIN

Comprehensive/

Land Use Plan Meeting

March 21, 2019

10:00 A.M.

at

Pine Mountain Town Hall

➤ Review of Draft 2019 Pine Mountain
Comprehensive Plan

If you have questions

about the meeting contact

Rick Morris, Planning Director

706-256-2910



THE TOWN OF PINE MOUNTAIN

Comprehensive/

Land Use Plan Meeting

April 8, 2019

7:00 P.M.

at

Pine Mountain Town Hall

Final Comprehensive Plan Public
Hearing

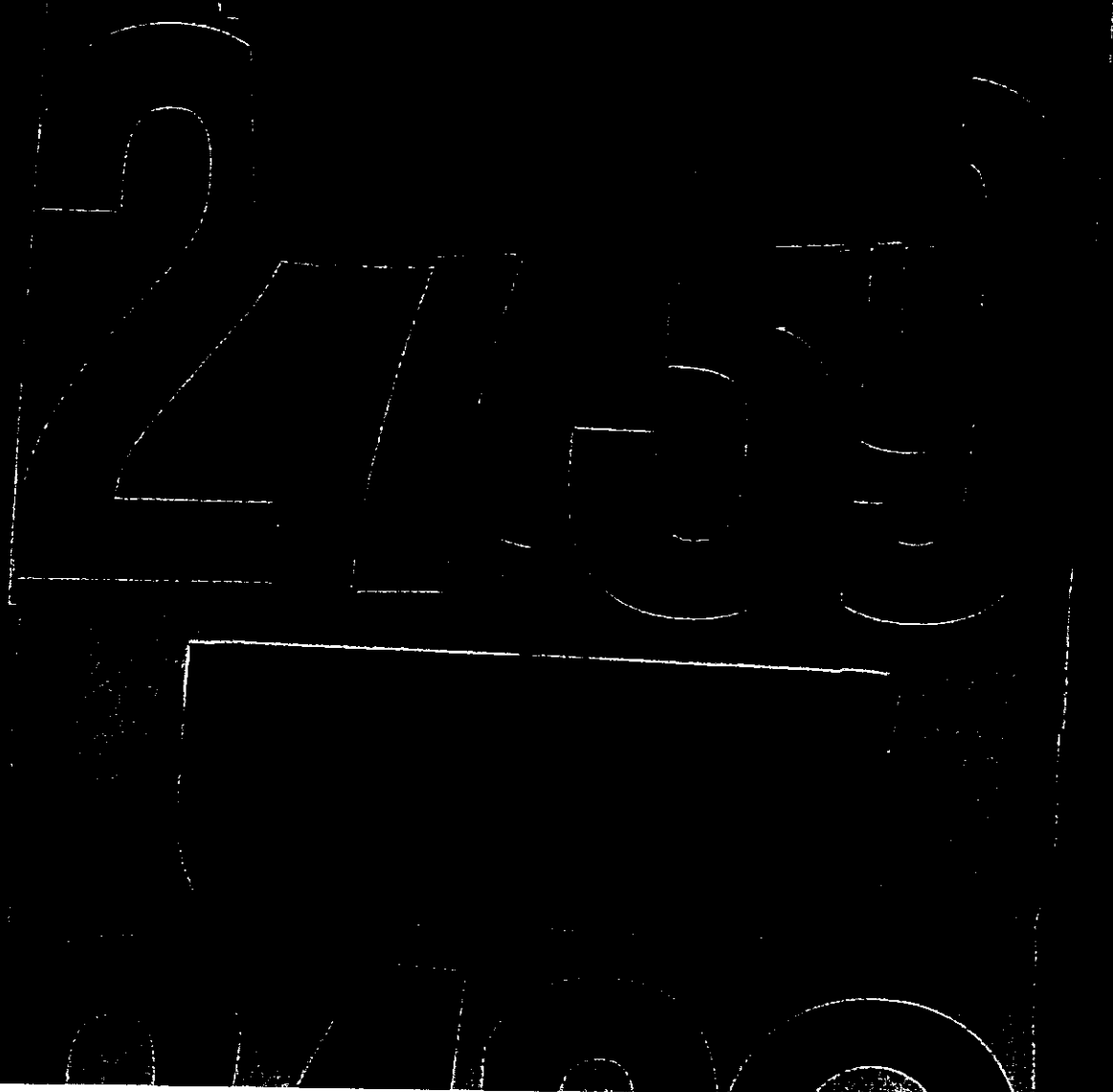
PROBATION DEPARTMENT

2000 THE TOWNSHIP OFFICE

1000 W. 10TH ST. #100

716 256 2111

www.pinetownny.gov



THE TOWN OF PINE MOUNTAIN

Comprehensively

Land Use Plan Meeting

April 8, 2014

6:00 P.M.

at

Pine Mountain Town Hall

**1 Pine Mountain Town Hall
Meeting**

**Open House
Public Input
Comments
Meeting**

ATTENTION

THE TOWN OF PINE MOUNTAIN
Comprehensive/
Land Use Plan Meeting
April 8, 2019
6:00 P.M.
at
Pine Mountain Town Hall
Final Comprehensive Plan Public
Hearing

If you have questions
about the meeting contact
Rick Morris, Planning Director
704-256-2810

RVRC

THIS IS
OUR
WATCH

**RESOLUTION OF ADOPTION
PINE MOUNTAIN COMPREHENSIVE PLAN
2019-2024**

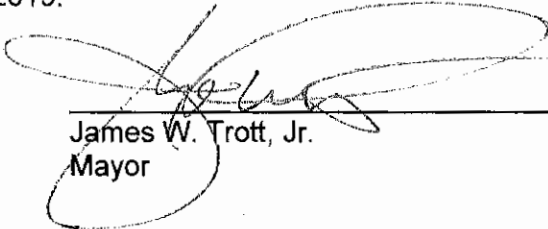
WHEREAS, the Georgia General Assembly did enact, and subsequently amend, the Georgia Planning Act of 1989 to institute local comprehensive planning in communities throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain, and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans, and permits, and

WHEREAS, the Town of Pine Mountain has been notified by cognizant authority that the Town's most recent effort to update the local comprehensive plan does adequately address the minimum standards and procedures promulgated by the state to ensure compliance with said Act.

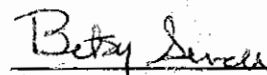
NOW, THEREFORE BE IT RESOLVED, and it is hereby resolved by the Town of Pine Mountain Mayor and Council that the Pine Mountain Comprehensive Plan 2019-2024 be adopted.

SO RESOLVED this 10th day of June, 2019.



James W. Trott, Jr.
Mayor

Attest:



Betsy Sivell, Town Clerk