

Pine Mountain Comprehensive Plan 2014



Prepared By: The River Valley Regional Commission

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Pine Mountain

Comprehensive Plan for Pine Mountain, Georgia
2014 to 2019



Executive Summary

Key findings for Pine Mountain in the 2014 Comprehensive Planning Process

Kid Friendly Activities

Overwhelming support to keep Harris County like it is. Limit changes and impacts of growth to the community.

Support Downtown

Importance to focus on Tourism Development as a component of overall economic development for the county.

Pine Mountain Planning Process

The Pine Mountain plan is a state requirement to be updated every 5 years. This planning process was done in conjunction with the plan update for Harris County and other municipalities in the county. The River Valley Regional Commission held public hearings, focus groups and individual meetings with stakeholders throughout the county and conducted in-person and online surveys to gather information for the plan. This process to update the existing plan spanned a 6 month period from October, 2013 to March, 2014.

Key findings from the plan are outlined to the right. Full information about the plan, the surveys taken, 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.



Top Community Priorities

Pine Mountain, through the planning process, surveying and community input has identified top work projects to tackle through 2019.

The plan includes a short term 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 5 years and beyond. This work plan includes updating community facilities and land use ordinances, improving housing, and encouraging continued downtown development that the community has been working on for so long.

The town has also identified communication as an important priority, with plans to create a new town website to facilitate both communication and citizen interaction.

Improving community facilities takes on particular importance for Pine Mountain with the TSPLOST funding the community receives to improve infrastructure. Pine Mountain has identified Public Works facilities, water infrastructure and community recreational facilities as important 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.

Housing Renewal

There are small pockets of dilapidated housing in Pine Mountain that need attention. The town will pursue policies and action that will focus on the redevelopment of these areas to ensure the town maintains an affordable housing mix of single family residential units.

Update Land Use Ordinances

Pine Mountain will go through a comprehensive review of its land use ordinances to ensure that all zoning, subdivision, and sign ordinances are up-to-date and that the building process in Pine Mountain is clear, predictable and fair for both existing residents and new developers.

For More Information

www.rivervalleyrc.org/harris



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 Pine Mountain a pedestrian and bike friendly community.
- Preserve the town's historic and cultural resources 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 increased from 1,195 to 1,304 residents from the year 2000 to 2010. This is an increase of 109 persons. The age categories that changed as a result from Pine Mountain growth include the 15 to 24 age bracket, 77 people; the 45 to 54 age bracket, 29 people; and the 54 to 64 age bracket with 111 more people. Pine Mountain residents older than 65 added 13 persons over the decade. Population in the Town of Pine Mountain is projected to increase by 136 persons from 2013 to 2018. During this 5 year period, substantial population increases are expected amongst young and old persons in Pine Mountain. Those 15 to 24 years old, 25 to 34 years old, and those 65 years and older will see increases by 20 persons, 44 persons, and 72 persons, respectively. Other age categories are predicted to remain largely stable over this period of time. From 2013 to 2030, the population is estimated to increase by 459 persons (29.9 percent).

With the addition of new higher priced housing units in Triple Creek and Long Leaf subdivisions, it is anticipated that the population of the Town of Pine Mountain will be continue to attract more young people and those over the age of 65. The racial composition has changed in Pine Mountain with white population increasing to 62% of total population from 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. The other race categories comprise 3% of total population. With the arrival of KIA, the Town of Pine Mountain could continue to see an increase in the Asian population as workers seek housing in the Harris County and the Town of Pine Mountain area.

Overall, the rate of growth in the Town of Pine Mountain and Harris County depends on local development policies, the availability of infrastructure and the cost of housing. As has been mentioned, Harris County and the Town of Pine Mountain are located in a region of the state where 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 policies.

Total Population 1990-2013; 2018, 2030 Estimate

| County/City | YEAR | | | | | | | % Change 2000-2010 | % Change 2013- 2030 |
|----------------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------|---------------------------|
| | 1990 | 2000 | 2010 | 2013 | 2018 | 2030 | | | |
| Harris | 17,788 | 23,695 | 32,024 | 33,130 | 34,940 | 52,606 | 35.2% | 50.60% | |
| Pine Mountain | 875 | 1,195 | 1,304 | 1,401 | 1,536 | 1,995 | 9.12% | 29.90% | |
| State of Georgia | 6,478,216 | 8,186,453 | 9,687,653 | 9,992,167 | 10,999,820 | 14,687,906 | 26.36% | 33.50% | |

Source: U.S. Bureau of the Census, Cities, County and State 1990-2010. ESRI 2013 and 2018 Census profile for Pine Mountain and Harris County. State of Georgia Estimate for 2013 and 2018. 2030 Georgia Population Projection (2010), RVRC Element 1 Population

Population by Age Group, Pine Mountain

| Age Category | 1990 | 2000 | 2010 | 2013 | 2018 |
|--------------|------------|-------------|-------------|-------------|-------------|
| Under 18 | 210 | 302 | 300 | 315 | 344 |
| 18 and Over | 665 | 839 | 1004 | 1086 | 1192 |
| 0-4 | 68 | 100 | 82 | 91 | 96 |
| 5-14 | 112 | 156 | 154 | 174 | 194 |
| 15-24 | 127 | 139 | 216 | 186 | 170 |
| 25-34 | 127 | 175 | 122 | 146 | 190 |
| 35-44 | 100 | 143 | 149 | 158 | 152 |
| 45-54 | 89 | 120 | 149 | 171 | 187 |
| 55-64 | 94 | 93 | 204 | 210 | 210 |
| 65 + | 158 | 215 | 228 | 265 | 337 |
| Total | 875 | 1141 | 1304 | 1401 | 1536 |

Source: U.S. Census, River Valley Regional Commission; ESRI Community Profile for Pine Mountain, 2000 Census for the City of Pine Mountain. 1990 Census of Population and Housing

Population by Ethnicity and Race, Pine Mountain

| Ethnicity and Race | 1990 | 2000 | 2010 | 2013 | 2018 |
|---------------------------------------|------|------|------|------|------|
| White Alone | 542 | 638 | 806 | 903 | 947 |
| Black/African American Alone | 331 | 472 | 453 | 449 | 523 |
| American Indian/ Alaskan Native Alone | 1 | 3 | 10 | 7 | 9 |
| Asian or Pacific Islander | 0 | 2 | 11 | 13 | 18 |
| Other | 1 | 1 | 10 | 14 | 20 |
| Two or More races | NA | 25 | 14 | 15 | 19 |
| Total Hispanic Population | NA | 17 | 14 | 41 | 58 |

Source: U.S. Census, River Valley Regional Commission, ESRI Community Profile for Pine Mountain, 2000 Census for the Town of Pine Mountain

Economic Development

Thirty-six percent of Pine Mountain's population was employed in 2010. Harris County has 46% of its population employed and the state of Georgia had 44% of its total population employed in 2010. The majority of the population in the workforce is employed in the arts and entertainment sector, 25% (Callaway Gardens Resort is one of the largest employers in Harris County), followed by employment in educational, health and social services, 20%; and professional/scientific services, 15%. What is interesting is the decrease in the manufacturing sector from 21.8% in 2000 to 8.4% in 2010.

Total Employed 1990-2013

| Category | 1990 | 2000 | 2010 | 2013 |
|---|-------------|-------------|-------------|-------------|
| Total Employed Civilian Population –Pine Mountain | 420 | 455 | 475 | 533 |
| Harris County | 8,253 | 11,821 | 14,674 | 15,766 |
| State of Georgia | 3,090,276 | 3,839,756 | 4,277,991 | 4,404,069 |
| United States | 115,681,202 | 129,721,512 | 141,996,548 | 137,386,000 |

Source: American Community Survey Estimate

Employment by Industry 1990-2013 Percentages, Pine Mountain

| Category | 1990 | 2000 | 2010 | 2013 |
|---|---------|---------|---------|---------|
| Total Employed Civilian Population | 100.00% | 100.00% | 100.00% | 100.00% |
| 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 | 2.10% | 4.60% | 15.16% | 56.4* |
| Educational, health and social services | 11.90% | 13.60% | 20.42% | |
| Arts, entertainment, recreation, accommodation and food services | 3.30% | 23.10% | 25.05% | |
| Other Services | 31.40% | 3.50% | 2.53% | |
| Public Administration | 1.90% | 4.40% | 9.05% | 5.2% |

Source: U.S. Department of the Census 1990,2000, 2010. ESRI 2013 Census profile

* Services data from ESRI include all services together

Housing

Housing stock in the 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, the rental numbers do show a substantial decrease in the number of vacant units from 2000 to 2010 with 402 units in 2000 and 157 in 2010.

The 2010 housing inventory for the Town of Pine Mountain consisted of 721 housing units. As a resort town, there may be some discrepancy between the number of units that are only seasonally occupied which would affect housing counts in census years. Since 2000, growth in Pine Mountain would come from the development of single family homes in Long Leaf subdivision. In 2010, the total housing stock consisted of 75% single family units both attached and detached and 25% duplex and multi-family units. 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 comparison 30% of total units in Georgia are rental which puts Pine Mountain on par with the rental housing percentages in Georgia. In Harris County only 14% of total units are rental which is way below rental housing percentages for Pine Mountain and Georgia. Housing cost in Town of Pine Mountain is high when compared to the state of Georgia, with a median housing value of \$190,300 in 2010 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 is \$214,200. Twenty-eight percent of the Town of Pine Mountain home owners are cost burdened, or pay more than 30% of their income on housing costs. 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.

Housing Occupancy Characteristics, Pine Mountain

| Category | 1990 | 2000 | 2010 | 2013 |
|-------------------------------|------|------|------|------|
| TOTAL Housing Units Built | 461 | 882 | 721 | 744 |
| Housing Units Vacant | 82* | 402* | 157* | 138 |
| Housing Units Owner Occupied | 197 | 217 | 290 | 355 |
| Housing Units Renter Occupied | 182 | 263 | 274 | 251 |

Source: U.S. Bureau of the Census, ESRI Community Profile for Pine Mountain

*Includes seasonal units

Recorded Housing Units by Type, Pine Mountain

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

Source: US Census, 2000, 2010. There is a discrepancy between these two census counts of housing units in Pine Mountain.

* Includes all multi-family residential units in Pine Mountain. Single Units Attached includes individual units in multi-family housing for 2000.

Intergovernmental

The Town of Pine Mountain's primary intergovernmental interaction is with Harris County. However, informal working relationships do exist between neighboring jurisdictions such as Hamilton, Shiloh, and Waverly Hall. In order to reduce issues and make the most of the potential opportunities, the Town of Pine Mountain should maintain open communication and dialogue with its neighboring jurisdictions in regards to local and regional issues. The Town of Pine Mountain should maintain proper working relationships with local and regional governments in regards to transportation projects and the impact of development on important regional resources and other environmentally sensitive

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

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 county total land dedicated to existing land uses. Acreage totals do not include roads. Road and road right-of –way acreage is included in the Transportation, Community, and Utility category.

Existing Land Use, Pine Mountain

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

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

Existing Land Use Definitions Table, Pine Mountain

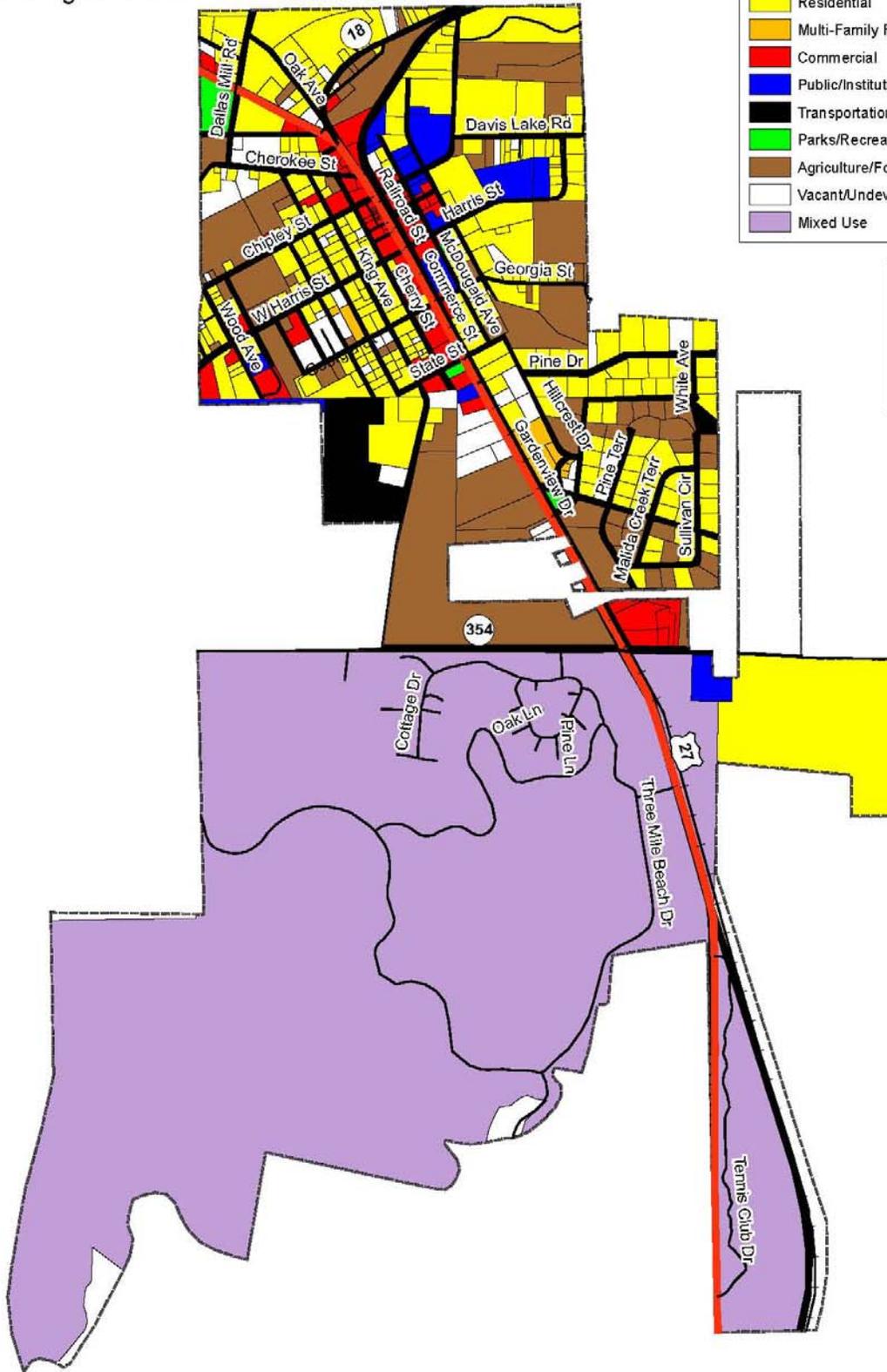
| Existing Land Use | Definition |
|--|--|
| Residential | Single-family residential uses, multi-family residential uses (apartments and duplexes), and manufactured and mobile home units (all normally located on no less than a one-quarter of an acre lots) |
| Agriculture/Forestry | Land used for agricultural 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. |

Pine Mountain, Georgia
Existing Land Use

Existing Landuse Classification

- Residential
- Multi-Family Residential
- Commercial
- Public/Institution
- Transportation/Communication/Utilities
- Parks/Recreation/Conservation
- Agriculture/Forestry
- Vacant/Undeveloped
- Mixed Use

- Railroad
- Local Road
- State Road
- US Highway
- City Limit



Areas Requiring Special Attention

Areas Where Development is Likely to Occur

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

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 west of US Highway 27. Water and sewer is available to all of the aforementioned areas.

Brownfields

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

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

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

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

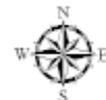
Most communities have areas of disinvestment or areas in need of improvement; the Town of Pine Mountain is no different; but the extent of areas of disinvestment or in need of redevelopment is extremely low. Areas needing a residential “face lift” include Wood Avenue and Lettie Street, Dunn Avenue, Oak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

Pine Mountain, Georgia
Special Attention
Community Development

Areas of Special Attention

- Low to Moderate Income
- Areas of Infill Opportunity
- Areas Where Development Likely to Occur
- Areas of Disinvestment

- Local Road
- State Road
- US Highway
- Railroad
- Parcels
- Streams
- City Limit



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

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

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

There are 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).

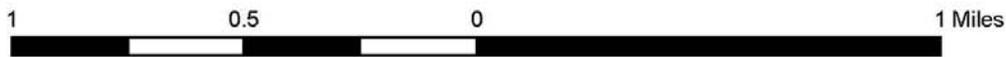
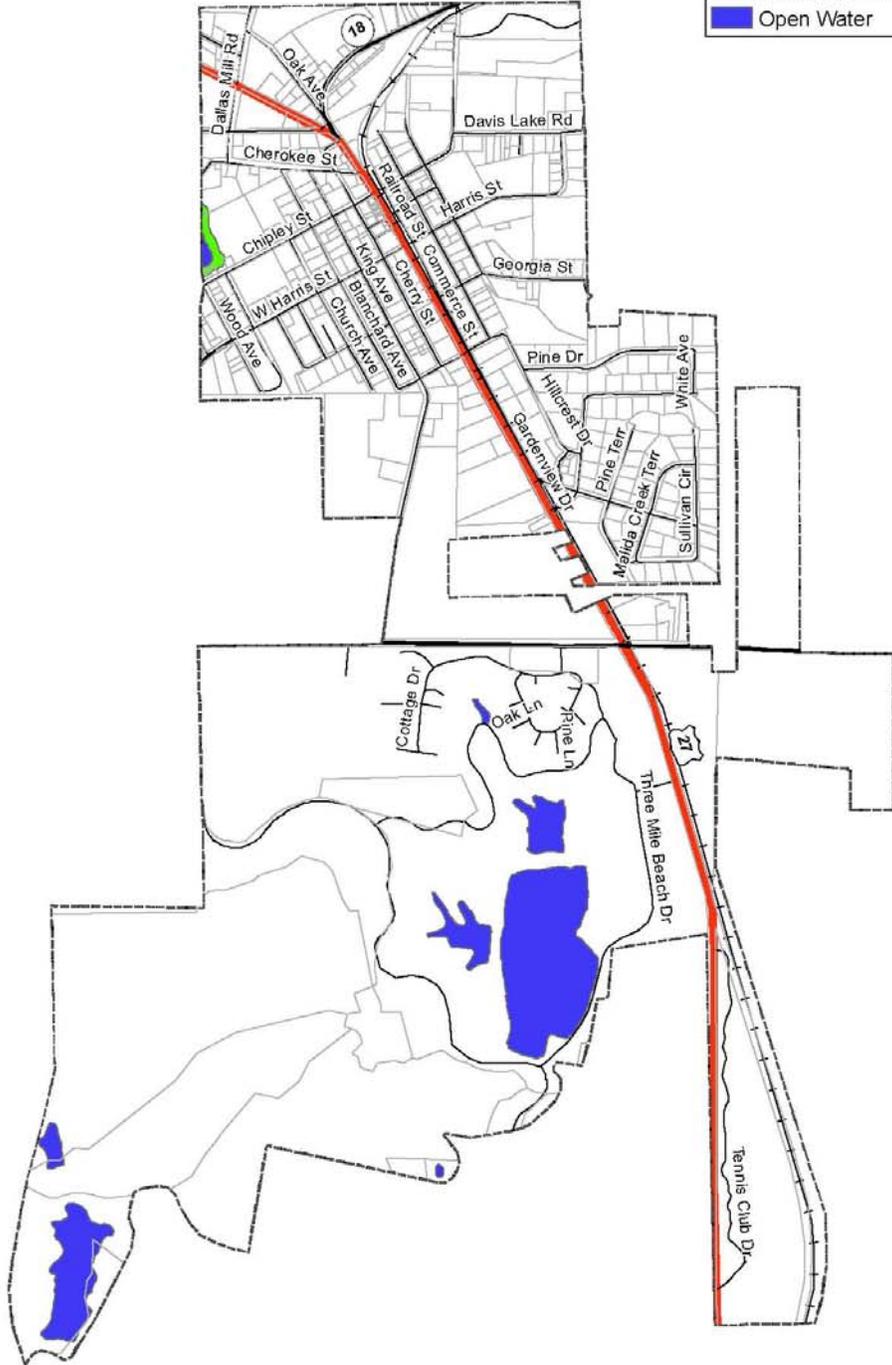
Pine Mountain has one small green area of wetlands in the west part of town between Chipley and Cherokee Streets and open water wetlands located inside Callaway Resort. Pine Mountain has adopted a wetland ordinance.

Pine Mountain, Georgia
Protected Wetlands

Wetlands Classifications

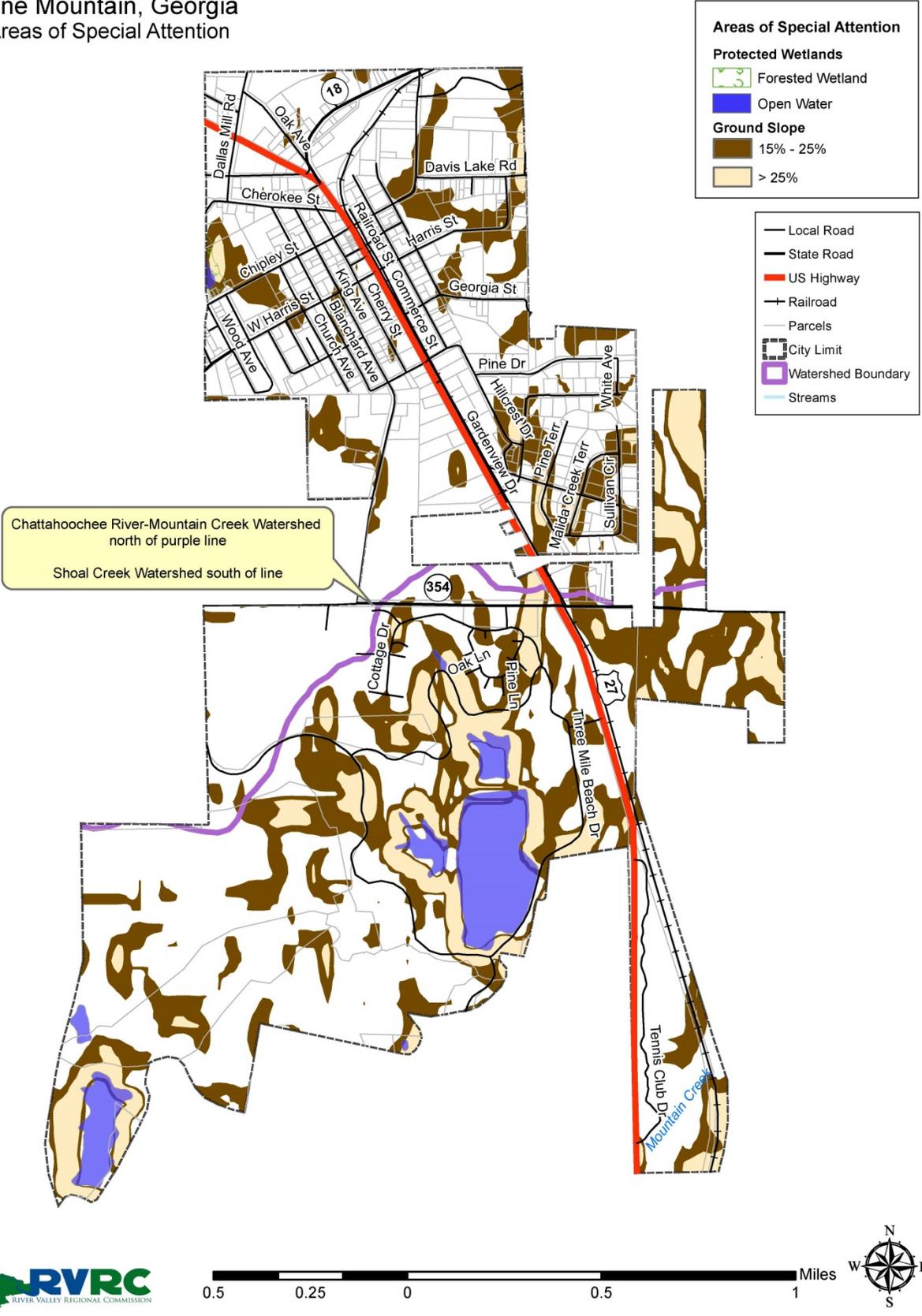
- Forested Wetland
- Open Water

- City Limit
- Parcels
- Railroad
- Local Road
- State Road
- US Highway



Pine Mountain, Georgia

Areas of Special Attention



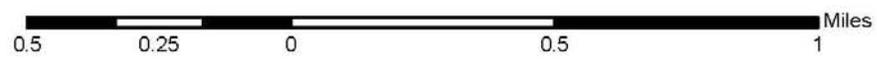
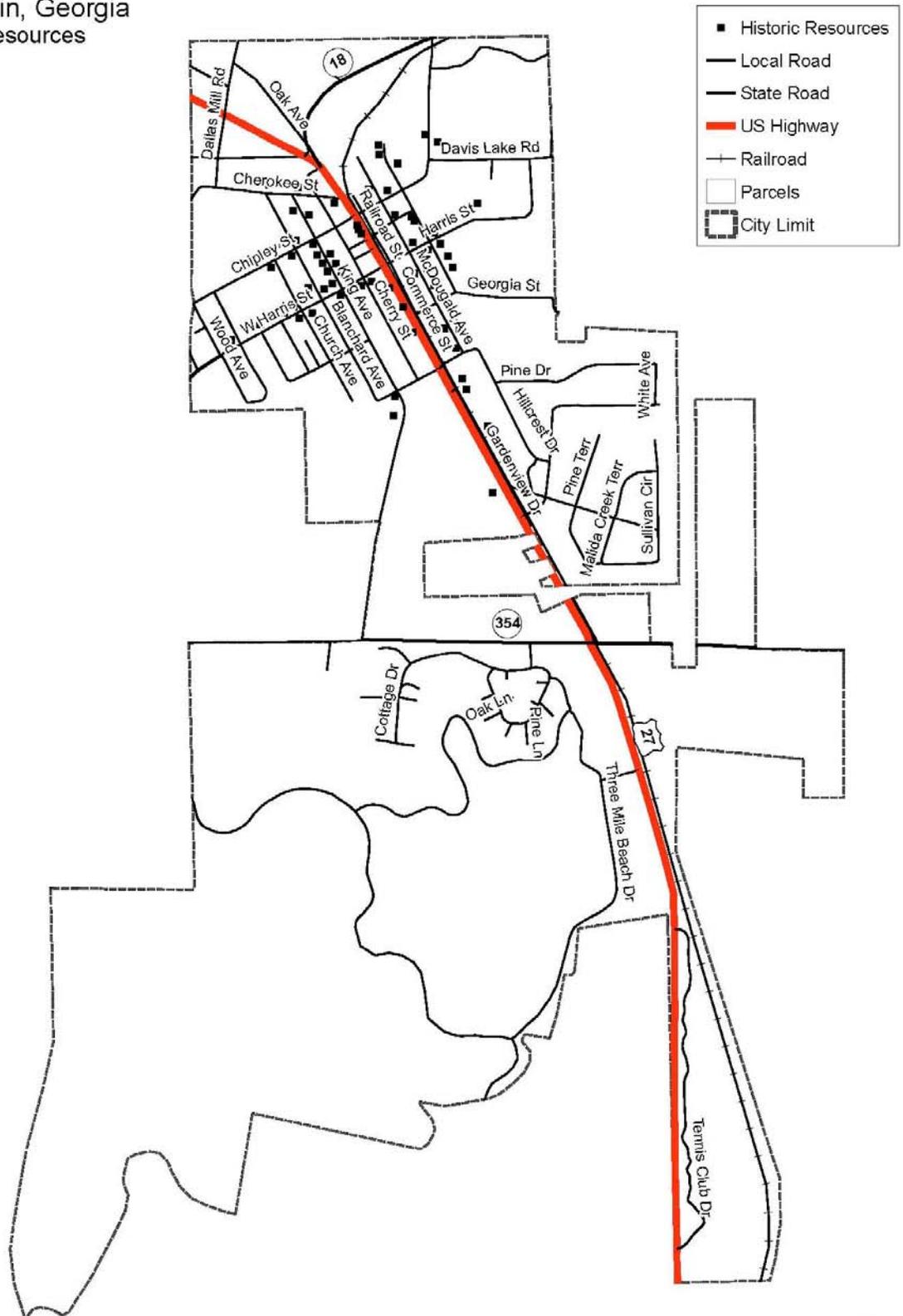
Cultural and Historical Resources

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.

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.

Pine Mountain, Georgia 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.

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 the Town of Pine Mountain and 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 Ossahatchee 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 an 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 one acre minimum lot required for R-1.

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

Implementation Measures:

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance. These standards provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses.
2. Adopt Mixed-Use Zoning that allows different types of uses such as housing, retail, and office space to locate within the same district, provided these uses are reasonably related and compatible.
3. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.
4. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments.

5. 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:

1. Encouraging new development that will match typical densities, housing types and styles of older centers of the community.
2. Encouraging infill development on vacant sites.
3. Utilizing sites with existing infrastructure for new development that matches the character of the surrounding neighborhood, in lieu of development on greenfield sites.
4. A well-designed development that blends into existing neighborhoods.
5. Facilities for bicycles and alternative modes of transportation, including special lanes, frequent storage racks, etc. will be included.
6. Sidewalks will be used for easy access to nearby shopping, parks and other areas where residents travel daily.
7. Houses will be located near the street, with large front porches that encourage interaction with neighbors.
8. New developments will reflect traditional neighborhood design principles, such as closer orientation to street, streetscaping and pedestrian access to downtown and other commercial areas.
9. The availability of infrastructure will be used to steer development away from areas of natural, cultural, and environmentally sensitive resources.

Land Uses or Zoning Categories to be allowed:

Single-Family detached on a minimum of a one acre lot. 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 be have a majority of owner-occupied single-family homes, and/or stick-built homes constructed on-site, to serve as a continuing example of well-maintained, stable neighborhoods with sidewalks to encourage pedestrian access, street lighting, and limited vacant properties. For further information and images, please see the Character Area Design Appendix.

Maintain existing density and architectural style of development by:

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

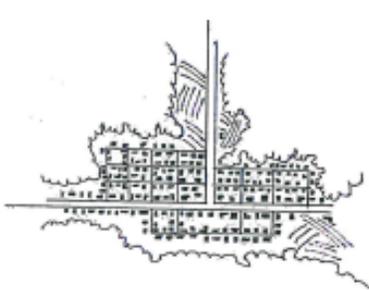
1. Protect residential areas and their residents from incompatible land uses and activities.
2. Discourage incompatible land uses within residential neighborhoods.
3. Encourage innovative housing town wide that is compatible with town policies.
4. Create Conservation Easements as a means of protecting 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.

- 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.

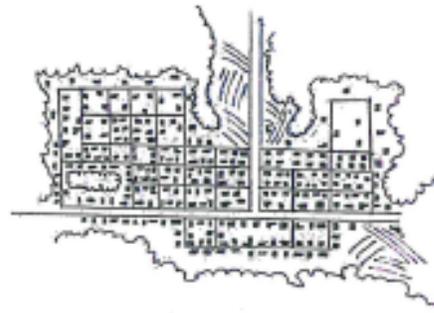
Traditional Neighborhood Developing

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:

- Sidewalks with street lighting and landscaping to encourage pedestrian access;
- 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.
- Well designed development that blends into existing neighborhood development;
- Developments with mid-block alleys; and
- 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-1.

Quality Community Objectives for this Area:

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

Implementation Measures/Strategies:

- 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.
- Consider creating a Conservation Easements as a means of protecting natural resources or open space.
- 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.
- Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.
- Promote Sustainable/Green Design for Development to create environmentally sound and resource efficient buildings.

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



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

Land Uses or Zoning Categories Preferred:

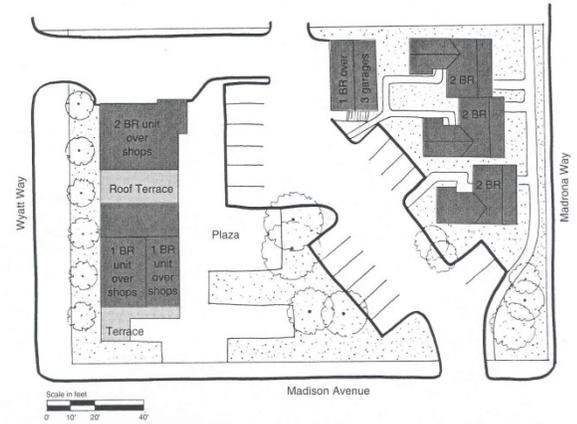
Mixed residential, commercial, public institutional, bike/pedestrian facilities, live/work units and traditional neighborhoods. Preferred zoning categories include R-1, R-2, C-1, C-2. Public water and sewer is required for development in this area.

Quality Community Objectives for this Area:

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

Implementation Measures/Strategies:

1. Encourage attractive streets with signage guiding visitors to Town Center and scenic areas around the community.
 - a. Enhance corridor appearance through streetscaping (streetlights, landscaping), sidewalk improvements and sidewalk construction.
 - b. Enact design guidelines for new development to include minimal building setback requirements from the street.
 - c. Corridors leading to town center must be attractive, where development is carefully controlled to maintain or improve appearances.
 - d. Reduce the role and impact of vehicles in the community by employing attractive traffic calming measures along major roadways, and exploring alternative solutions to parking congestion.
 - e. Provide basic access for pedestrians and bicycles.
 - f. Coordinate land uses and bike/ pedestrian facility connections where applicable.
 - g. Encourage a mix of residential, commercial uses, and community facilities at small enough scale and proximity to encourage walking between destinations.
2. Support economic development that is compatible with existing businesses and the tourist industry.
 - a. Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
 - b. Promote an adequate, efficient, and appropriate mix of goods and services in the Town Center.
 - c. Encourage the rehabilitation of storefronts in the Town Center.
 - d. Support the location and maintenance of desirable and suitable entertainment activities in the Town Center.
 - e. Encourage cultural events, i.e. art shows, small fairs, and other attractions in the Town Center.
 - f. Encourage adaptive re-use of historic structures.
 - g. Preserve historic and cultural buildings and monuments.
 - h. Provide daily clean-up services in the downtown areas.
 - i. Encourage citizens to shop locally.
 - j. Make business hours more compatible to fit the needs of local shoppers.
3. Create usable spaces by renovating deteriorating structures and tearing down dilapidated structures (those beyond repair or renovation).
4. Perform a Local Parking Study to determine areas that have parking problems, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review if local programs and policies affecting parking.
5. Sustainable/green design for development; create environmentally-sound and resources-efficient buildings by using an 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 27 Gateway Corridor

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

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

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

Land Uses or Zoning Categories Preferred:

US Gateway Corridor South:

Land Uses: Single family detached residential, commercial.

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

US Gateway Corridor North:

Land Uses: Single family detached residential, commercial.

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

Quality Community Objectives for this Area:

Transportation Alternatives, Infill Development, Appropriate Business, Employment Options

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

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

9. Encourage development abutting properties owned by Calloway Gardens to develop in a holistic, and integrated manner as a way of complimenting and mimicking the existing character of the corridor.

US Highway 27 Commercial Corridor

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

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

Land Uses or Zoning Categories to be allowed:

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

Quality Community Objectives addressed:

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

Implementation Measures and Strategies:

1. Promote and enhance U.S. Highway 27 by developing a corridor management plan for U.S. 27. Adopting highway corridor/overlay districts to regulate parking, signage, landscaping and points of ingress and egress in Pine Mountain and Harris County.
2. Encourage the implementation of a Gateways Program in Pine Mountain and Harris County.
3. Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
4. Encourage and support the adoption or review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, etc. to ensure that there is no conflict in any of the ordinances.
5. 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 Southwestern Rail line as a bike/pedestrian/golf cart trail. Once it's developed, link the trail to ecological, cultural and recreational amenities, as well as new residential and commercial development. Utilize existing greenways, roadways, easements, and bike trails in an effort to provide safe, efficient pedestrian linkages, while giving users an opportunity to enjoy the natural environment. The vision also includes:

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



Land Uses or Zoning Categories Preferred:

Land Use: Public Facility

Zoning: None, see adjacent Character Areas.

Quality Community Objectives for this Area:

Open space, alternative transportation

Implementation Measures/Strategies:

Create these linkages by:

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

Other Special

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



1. Landscaped buffers between the roadways and pedestrian walkways will be constructed.
2. Addition of public buildings on appropriate infill sites to serve surrounding neighborhoods.
3. Parks and other recreational facilities will have facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc. will be added.
4. Parking areas will be landscaped to minimize visual impact on adjacent streets and uses.
5. Cemeteries will have fences and be landscaped.
6. New community facilities will be accommodated by the reuse of existing vacant or under-utilized structures (e.g. commercial centers, office space, and vacant public buildings).

Land Uses or Zoning Categories to be Allowed:

Public/Institutional

Quality Community Objectives addressed:

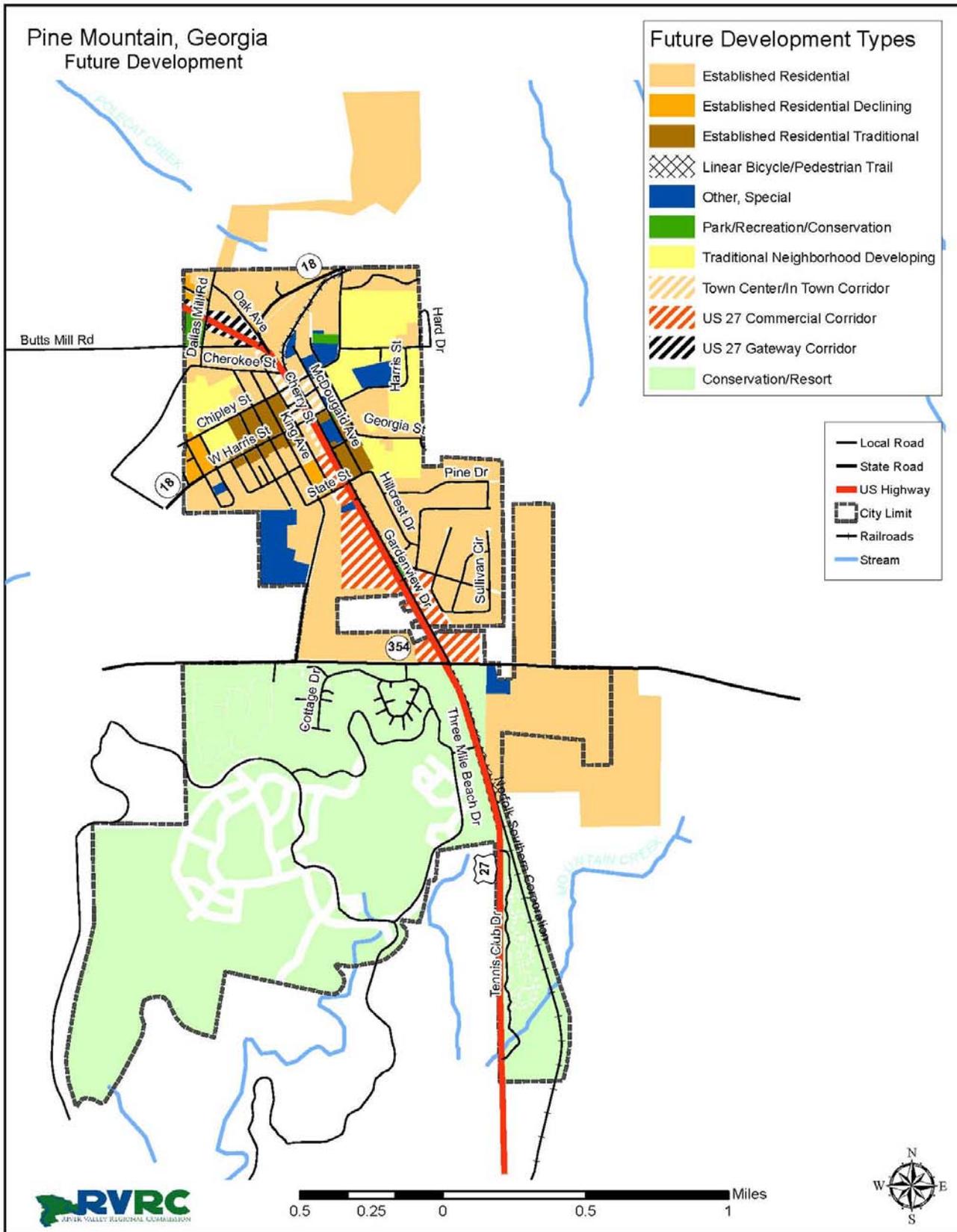
Transportation Alternatives, Educational Opportunities, Growth Preparedness

Implementation Measures and Strategies:

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

8. Encourage and support the provision of educational opportunities by supporting the activities of the Harris County School System to educate the children of Harris County, the expansion of Adult Education opportunities in Harris County and Pine Mountain, and the expansion of library services.
9. Support and encourage the provision of recreational and fine arts opportunities for the residents of Pine Mountain.
10. Update SDS in 2014.

Future Development Map



Town of Pine Mountain

Needs and Opportunities

Economic Development:

Needs

- Preserve the quality of life for Pine Mountain and keep it healthy. Raise quality of life in underserved areas.
- Address pockets of poverty in community.
- Use state-designated Entrepreneurial Friendly designation to encourage new business development and expansion.
- New tourism product development to encourage longer stays (eg. new museum, restaurants, outdoor activity and identification of historic points of interest that focus on unique historical assets of the area).
- Look for ways and create programs to improve downtown revitalization, commercial expansion and tourism development such as Better Hometown program.

Opportunities

- Low cost housing.
- Educational Opportunities – excellent K-12 school system and technical college offerings.
- Retail/commercial opportunities due to Kia and supplier locations, as well as tourism.
- Downtown Revitalization programs such as those offered by the Department of Community Affairs and the Georgia Municipal Association.
- Callaway Gardens and tourism opportunities. Tourism is Pine Mountain and Harris County’s largest industry.
- Bring Callaway Gardens and Pine Mountain closer together by continuing to promote our pristine image of the area.
- Commercial (Office/Retail) expansion.
- Eco-friendly light industrial.

Housing:

Needs

- Keep quality single family housing.
- Small areas of vacant structures and properties need to be revitalized.
- Balancing housing cost with housing quality.
- Build trust and create positive outlooks in underserved neighborhoods.

Opportunities

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

Natural and Cultural Resources:

Needs

- Local ordinances reviewed to ensure significant community resources are protected.
- Make sure the public has adequate access to community resources.
- The community has to identify abandoned and potentially contaminated properties.

Opportunities

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

Community Facilities:

Needs

- A playground for younger children.
- Add additional water storage and capacity at the spring well site.
- Meeting the service demands of population growth. With expected growth the demand for public services will increase. Careful planning will be required to ensure adequate services are available over the next twenty (20) years.
- Storm water management.
- Facility upgrades for maintenance shop and recreation facilities. Include maintenance cost.
- Expanding public safety capacity as dictated by growth.

Opportunities

- Water and sewer systems provide needed infrastructure for meaningful infill development and revenue opportunities.
- Water lines are currently in place in 95% of the town. Growth will add customers to the existing system which should increase water revenues.
- Growth provides an opportunity to look at various fees, (e.g. impact fees, subdivision review fees or service tax districts) to compensate for new growth.
- Assess available public space and determine what needs expansion, renovation or closure.
- Adequate highway system.
- Continued conversion of the former Norfolk Southern rail line to a bike/pedestrian trail.
- Impact 360 facility.

Intergovernmental:

Needs

- Water availability and impact of development on local and regional systems
- Align elected officials, local government staff, community based organizations and citizen leaders around implementation of the Comprehensive Plan.
- Improved communication with the citizens of Pine Mountain.

Opportunities

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

Transportation:

Needs

- Make connections through and into town. Including:
 - Flow of Traffic
 - Parking
 - Sidewalks
 - Bike Trails
- Expanding existing bike/pedestrian trails to encompass the entire Town of Pine Mountain in order to create land use connectivity and reduce local traffic. Providing downtown parking without negatively impacting the existing downtown streetscape.
- Controlling development/signage and managing traffic flow along US Highway 27/State Route 1, and State Route 354 and State Route 18.
- Retrofitting neighborhoods with side walks to include underserved areas.

Opportunities

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

Land Use:

Needs

- Review all ordinances
- More design teeth in local ordinances, including a design overlay.
- Light ordinance to monitor commercial development parking lots.
- Protecting natural and cultural resources
- 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 can be reserved for mixed development including single family attached residential growth and commercial growth. Include adequate space for the growth of employment-related uses within the Future Land Use Plan/ Development Map
- Encourage traditional neighborhood development. Traditional neighborhoods should be required when developing adjacent to or within a historic district

- Protect natural resources within developments by clustering developments. Consider the use of the conservation subdivision ordinance. Consider an incentive for create greenway connections.
- Potential exist to create a very desirable development pattern.

Pine Mountain Report of Accomplishments 2009-2013

| Community Facilities | | |
|--|---------------|---|
| Activity | Status | Explanation |
| Growth provides an opportunity to look at various fees (Impact fees, Subdivision Review fees, Service Tax Districts and Capital Recovery fees) to compensate for new growth. | Underway | Moved to new Community Work Program. Finish in 2018 |
| Assess availability of public space and determine what needs expansion, renovation or closure. | Underway | Finish in 2015 |
| Work with Harris County to develop abandoned rail line as connector between Hamilton and Pine Mountain, connect trails to residential/commercial/ public and natural and cultural areas. | Underway | Completion Date Unknown, Harris County is the owner of the line. Pine Mountain is working with Harris County to finish the Pine Mountain portion of the trail. Project needs grant funds and private donations to complete. |
| Consider developing a Capital Improvements Program that supports current and future growth. | Underway | Project has been moved to the new Community Work Program. Finish in 2017/2018. |
| Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing county and Pine Mountain Chamber of Commerce website, newspaper, civic organizations, health agencies, and neighborhood meetings. | Underway | Finish in 2014/2015 |
| Consider developing a sidewalk ordinance that requires all new development to provide user friendly walkways. | Underway | Finish in 2016/2017 |
| Consider creating a street tree ordinance that requires new development to plant shade bearing trees appropriate to climate. | Underway | Finish in 2016/2017 |
| Economic Development | | |
| Activity | Status | Explanation |
| Continue expanding tax base and local opportunities with residential and commercial growth due to Kia and Fort Benning expansion. | Completed | |
| Work with Harris County to expand Entrepreneurial Friendly designation in an effort to create a business and retention program and entrepreneur support program. | Not Completed | Harris County and Harris Chamber are the lead agencies in regards to this endeavor. This project never moved past the concept phase. |
| 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. | Underway | Pine Mountain is working with one business that it is interested in utilizing a vacant commercial facility in the downtown area. The business would employ approximately 10 people. Project should be finished in 2016/2017. |
| Develop a business and retention plan. | Not Completed | Council decided that it is not needed at this time. Will not be carried over to the new CWP. |
| Support Harris County efforts to work with Columbus State University and other secondary education providers to develop Continuing Education Opportunities within the county. Residents must drive to Columbus, West. Point or LaGrange for secondary education. | Underway | All though this is an annual undertaking. The Pine Mountain Council through the Mayor and the Harris County School Board works with Harris County BOC to promote continuing education opportunities. The Harris County School Board and Harris County are working with CSU to establish a GED program. If feasible the GED Program should be established by 2018. |
| Continue to support primary educational opportunities – excellent K-12 school system. | Completed | |
| Use ongoing educational opportunities to attract and enhance a diverse and educated workforce. | Completed | |
| Continue to work with Harris County and Pine Mountain | Underway | Completed in 2014 |

| Chamber of Commerce to promote tourism in Harris County | | |
|--|------------------|--|
| Strive to connect with the surrounding region for economic stability and stimulus by promoting businesses that process local agricultural products | Completed | |
| Housing | | |
| Activity | Status | Explanation |
| Consider redevelopment options for small areas (pockets) of deteriorating structures. | Not Accomplished | Project priority moved back due to private sector property renovations. Very few properties in Pine Mountain that need rehabilitation. Discussing renovation possibilities with Habitat for Humanity to address remaining substandard housing units. |
| Decrease the jobs-housing imbalance by increasing job opportunities in Harris County and Pine Mountain and by balancing housing cost with housing quality. | Completed | |
| Utilize existing zoning and subdivision ordinances or develop new ordinances to create housing communities including single-family, detached housing mix in comparisons to housing developments and to retrofit existing housing areas when possible. | Completed | |
| Continue to implement code enforcement program with Harris County. | Completed | |
| Seek out grant opportunities and support that could provide assistance and/or aid to households with special needs | Not Completed | Moved to new CWP. Working with Habitat for Humanity to rehab or build new affordable homes |
| Land Use | | |
| Activity | Status | Explanation |
| Inventory potential brownfield sites; connect property owners to the Federal and State incentives for cleaning up brownfields. Educate public on brownfields and greyfields. | Completed | |
| Protect historic areas and structures from non-compatible land uses. Evaluate impact on said areas and structures during the zoning/subdivision review process. | Completed | |
| Consider developing 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. | Underway | Project is in new CWP, Projected completion date is 2014/2015 |
| Consider developing traditional neighborhood development/conservation subdivision development ordinances. Use when developing adjacent to or within a historic district, cultural resources or areas with significant natural resources. Use conservation subdivisions or traditional neighborhood type developments to protect open space and create green way connections. | Underway | Project is in new CWP, Projected completion date is 2014/2015 |
| 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. | Underway | Project is in new CWP, Projected completion date is 2014/2015 |
| Consider developing a guidebook that illustrates the type of new development wanted in Pine Mountain. | Completed | Currently using existing design guidelines |
| Consider developing a citizen education program to allow all interested parties to learn about development processes in our town. | Not Accomplished | Not enough staff and time to operate a citizen education program. |
| Pursue more effective water conservation and aquaculture techniques, resource conservation and protection in the town. Look to develop landscaping measures that require drought resistant plants, or measures to promote water saving appliances or other | Underway | Project is in new CWP, Projected completion date is 2016 |

| | | |
|--|------------------|---|
| water conservation techniques. | | |
| Continue to enforce zoning ordinance and subdivision regulations | Completed | |
| Natural and Historic Resources | | |
| Activity | Status | Explanation |
| Pine Mountain has waterways and wetlands. Waterways of importance and their associated wetlands include the Turkey Creek and Mountain Oak. Waterway and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers. Management planning for significant community natural and cultural resources is needed. Continue enforcement of existing state and local regulations. Consider developing a conservation sub. Ordinance to help protect valuable resources and guide development away from important resources. | Underway | Pine Mountain does enforce state environmental regulations. The will use new city website to educate the public about resource management. Finish date 2014, 2015 or 2016. |
| Pine Mountain has identified historic resources but does not have a Historic Preservation ordinance or a Historic Preservation Commission. Consider adopting a Historic Preservation Ordinance and creating a Historic Preservation Commission. | Not Accomplished | Individual structure historic nominations are made by private consultants. The Town of Pine Mountain will use revised ordinance to better address cultural resource protection. Finish by 2018. |
| Pine Mountain should consider starting an organized tree-planting campaign in public areas. | Completed | |
| Natural and Historical Resources | | |
| Activity | Status | Explanation |
| The Town of Pine Mountain should consider starting a tree preservation ordinance. | Underway | Looking to draft and review an ordinance that requires new development to plant trees and also preserve mature trees. Finish date is 2016/2017 |
| Continue to enforce best management practices. | Completed | |
| Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by: 1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc. 2. Create a county guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc. | Underway | Pine Mountain does enforce state environmental regulations. The will use new city website to educate the public about resource management. Finish date 2014, 2015 or 2016. |
| Identify potential water pollution problems and solutions | Completed | |
| Look at regulations and/or adopt appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, wetlands, etc. | | |
| Continue to enforce soil erosion, stormwater best management practices. | Completed | |
| Develop a Greenspace Plan and actively work to preserve greenspace. | Underway | |
| Consider developing ordinances and design guidelines to complement our historic areas and match our existing architecture | Completed | The Town of Pine Mountain will use existing design guidelines to continue to address cultural resource protection. Pine Mountain will review these guidelines however to see if they need to be improved. |
| Transportation | | |

| Activity | Status | Explanation |
|---|------------------|--|
| Consider developing a corridor management plan and adopting overlay districts to create pedestrian and vehicular gateways by controlling development/signage and maintaining traffic flow along major arterials, such as US 27 and SR 18. | Underway | Finish 2014/2015 |
| Consider creating an ordinance or modify existing ordinances to require new development to connect with existing development through a street network, not a single entry/exit. | Completed | |
| Lack a good network of sidewalks to allow people to walk to a variety of destinations. Consider adding to the existing sidewalks system. | Underway | Finish By 2016 |
| Town of Pine Mountain should consider a policy requiring that newly built sidewalks connect to existing sidewalks wherever possible. | Underway | Finish 2015 |
| Develop a bicycle/pedestrian plan to complement the redevelopment of the Georgia Southwestern bike/pedestrian/utility corridor and other Harris Bike Routes. Harris Bike Plan should complement regional bike plan and connect local trails with State designated bike rails. | Not Accomplished | Currently working on developing Pine Mountain portion of Harris County Trail. Will informally analyze bike/pedestrian opportunities in Pine Mountain during bike trail planning with Harris County |

Pine Mountain Community Work Program Update 2014 - 2018

| Community Facilities | | | | |
|--|------------------------------|-------------------|------------------|--|
| Activity | Years | Responsible Party | Cost Estimate | Funding Source |
| 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. | 2014, 2015, 2016, 2017, 2018 | Pine Mountain | \$1,000 Annually | Pine Mountain |
| Assess availability of public space and determine what needs expansion, renovation or closure. | 2015 | Pine Mountain | \$1,000 | Pine Mountain |
| Identify community points of connectivity along the Pine Mountain portion of the Harris County Rails to Trails Project. | 2014, 2015, 2016 | Pine Mountain | \$1,000 | Harris County, Pine Mountain, DOT TE Grant, DNR Trails Grant |
| 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. | 2014, 2015 | Pine Mountain | \$1,000 | Pine Mountain |
| Develop draft sidewalk ordinance that requires all new development to provide user friendly walkways. | 2016, 2017 | Pine Mountain | \$1,000 | Pine Mountain |
| Develop draft street tree ordinance that requires new development to plant shade bearing trees appropriate to climate. | 2016, 2017 | Pine Mountain | \$1,000 | Pine Mountain |

| Economic Development | | | | |
|--|------------------------------|---|------------------|---|
| Activity | Years | Responsible Party | Cost Estimate | Funding Source |
| 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. | 2016, 2017 | Pine Mountain | \$2,500 | Pine Mountain |
| 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. | 2014, 2015, 2016, 2017, 2018 | Pine Mountain | \$1,000 annually | Harris County, Pine Mountain, CBOs |
| 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 | 2014 | Harris County, Harris County Chamber, Pine Mountain Tourism | \$2,000 | Harris County, Harris County Chamber Pine Mountain Tourism, Pine Mtn. |

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. Pursue redevelopment options for small areas (pockets) of deteriorating structures. | 2015 | Pine Mountain | \$20,000 | Pine Mountain, State Grants (CDBG, CHIP), 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. | 2014-18 | Pine Mountain | \$2,500 | Pine Mountain |
| 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. | 2015-2018 | Pine Mountain | \$3,500 | Pine Mountain, CDBG, New Horizons |

Land Use

| Activity | Years | Responsible Party | Cost Estimate | Funding Source |
|---|------------|-------------------|------------------|--|
| Draft revised zoning ordinance, and review building codes to ensure they are current. | 2014,2015 | Pine Mountain | \$8,000 | Pine Mountain |
| 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. | 2014,15 | Pine Mountain | \$1,000 annually | 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. | 2014,15 | 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. | 2014, 2015 | Pine Mountain | \$5,000 | Pine Mountain, State grants |
| Promote in-fill development opportunities in existing Pine Mountain subdivisions. Develop a vacant land inventory to aide with infill development for residential and commercial properties. Expand and appropriately locate commercial land use in Pine Mountain. | 2014,2015 | Pine Mountain | \$2,500 | Pine Mountain, Harris County Chamber of Commerce |
| 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. | 2016 | Pine Mountain | \$2,000 | Pine Mountain, Callaway Gardens, DNR, DNR (State grants), ICCF |

Natural and Historic Resources

| Activity | Years | Responsible Party | Cost Estimate | Funding Source |
|---|-----------|-------------------|---------------|----------------|
| Use new county website to educate public on native tree planting, tree preservation, water preservation, resource management and conservation, and best management practices. | 2014-16 | Pine Mountain | \$2,000 | Pine Mountain |
| Expand existing design guidelines to complement our historic areas and match our existing architecture. | 2015 | Pine Mountain | \$2,000 | Pine Mountain |
| Use revised land use ordinances to ensure that natural | 2014-2018 | Pine Mountain | \$2,000 | Pine Mountain |

| | | | | |
|--|--|--|--|--|
| and historic resources are primary considerations for any new development. | | | | |
|--|--|--|--|--|

| 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. | 2014-16 | Pine Mountain | \$11,000 | Pine Mountain, CDBG, TE Grants |
| Draft a policy requiring that newly built sidewalks connect to existing sidewalks wherever possible. | 2015 | Pine Mountain | \$1,000 | Pine Mountain |

| Capital Improvements | | | | |
|--|------------------|-------------------|---------------|-----------------------------|
| Activity | Years | Responsible Party | Cost Estimate | Funding Source |
| Develop a Capital Improvements Program that supports current and future growth. | 2017,2018 | Pine Mountain | \$2,000 | Pine Mountain, SPLOST, CDBG |
| New Public Works Shop (SPLOST). | 2015 | Pine Mountain | \$250,000 | Pine Mountain, SPLOST, CDBG |
| Assess need and develop a strategy for additional water storage and water supply. | 2015, 2016, 2017 | Pine Mountain | \$500,000 | Pine Mountain, SPLOST, CDBG |
| Assess Water/Wastewater pipe replacement/expansion needs (SPLOST & CDBG) | 2015, 2016, 2017 | Pine Mountain | \$500,000 | Pine Mountain, SPLOST, CDBG |
| Identify pocket park locations and other needed recreation areas in appropriate Town locations | 2014,2015 | Pine Mountain | \$40,000 | Pine Mountain, SPLOST, CDBG |

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.

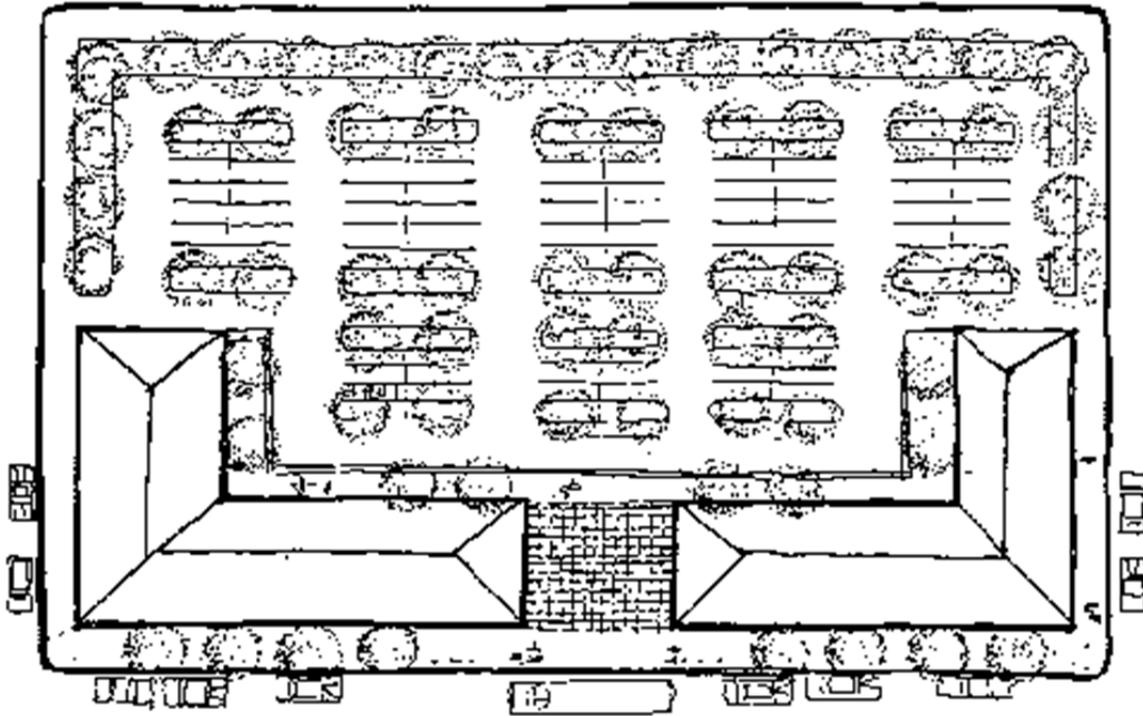
See Figure 1: Façade detail in Additional Images section.

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 if local programs and policies affecting parking.

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

Commercial Development Site Plan



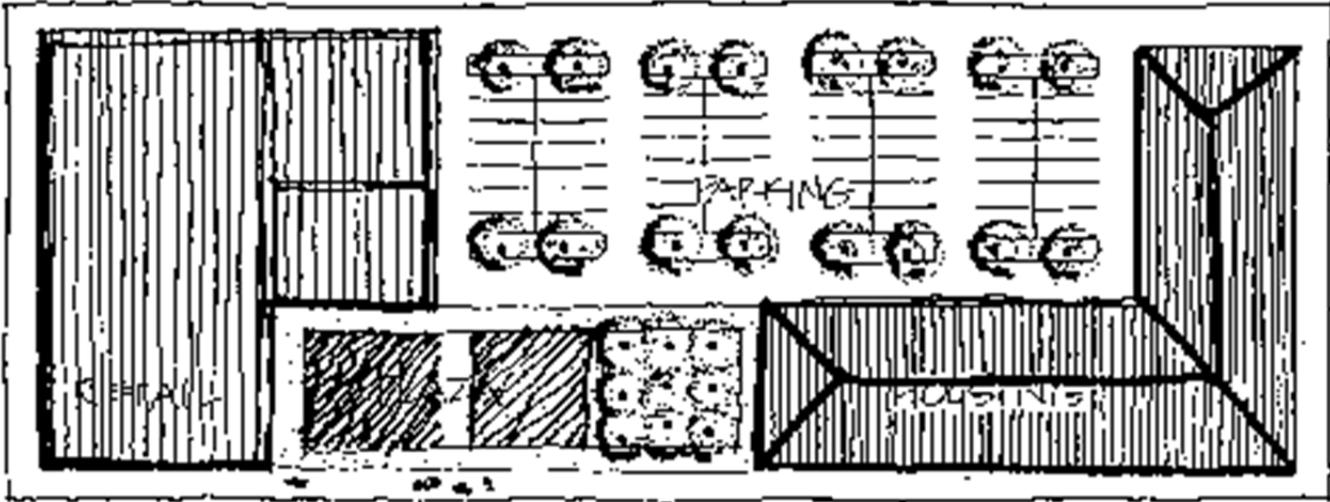
Description: In this site plan, the buildings are located close to the street to invite and promote pedestrian interaction. This arrangement allows patrons to choose between vehicular and alternative means of transportation, by making the building, not the parking lot, the focus. The majority of parking 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.

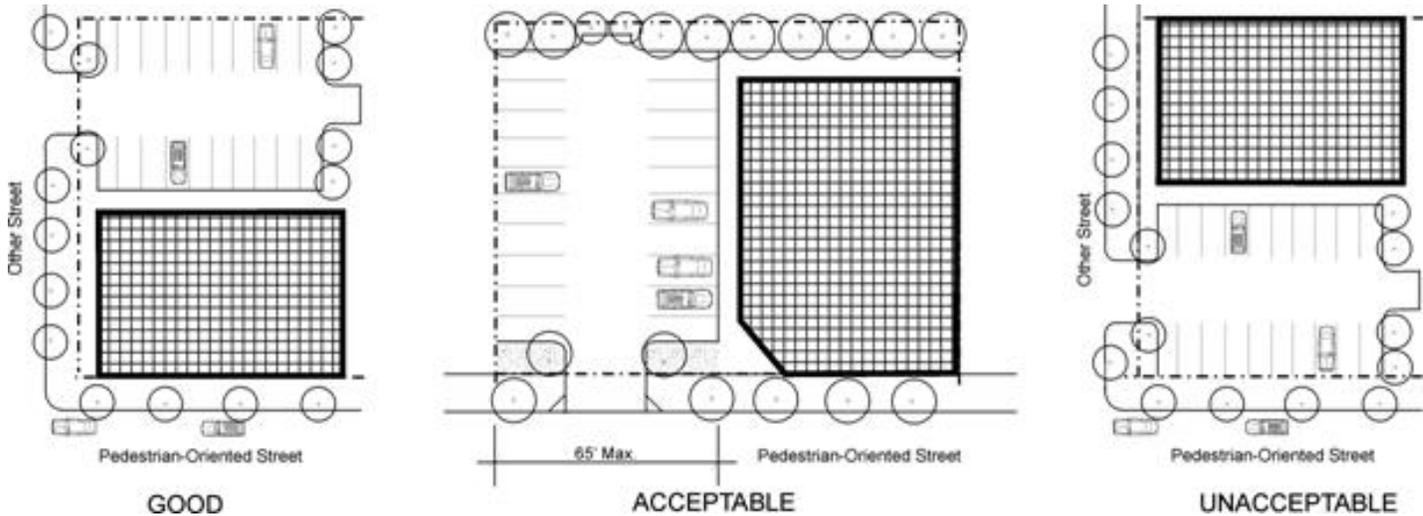
See Figure 3: Mixed-Use Development in Additional Images section for more examples.

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



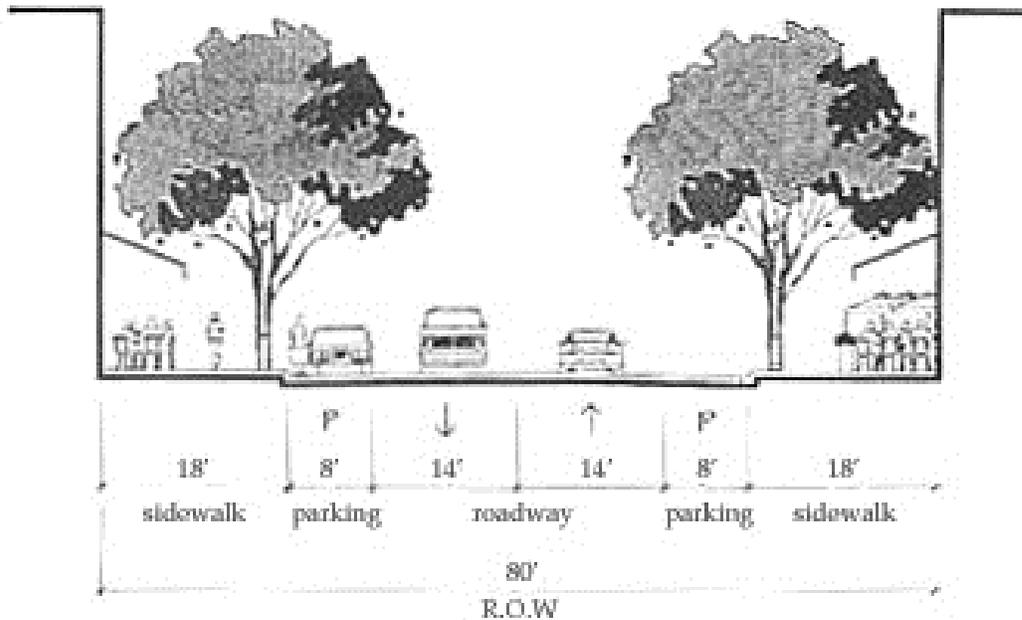
Description: These diagrams illustrate possible configurations of buildings and parking lots on a site, to provide a more pedestrian friendly commercial development. Moving commercial buildings to the street provides more visibility, and allows facades to include storefronts to engage passing pedestrians. 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

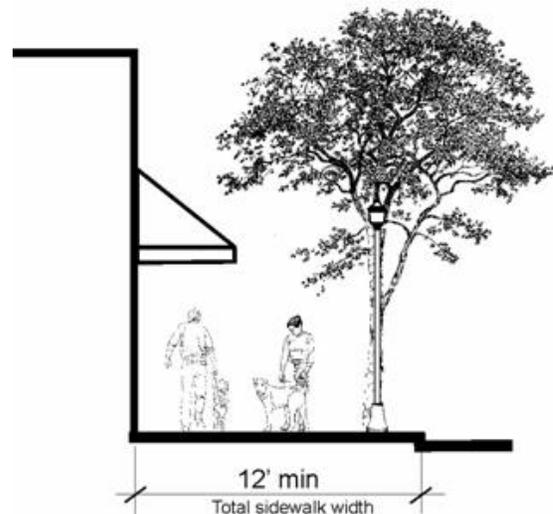
Commercial Street Cross Sections



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



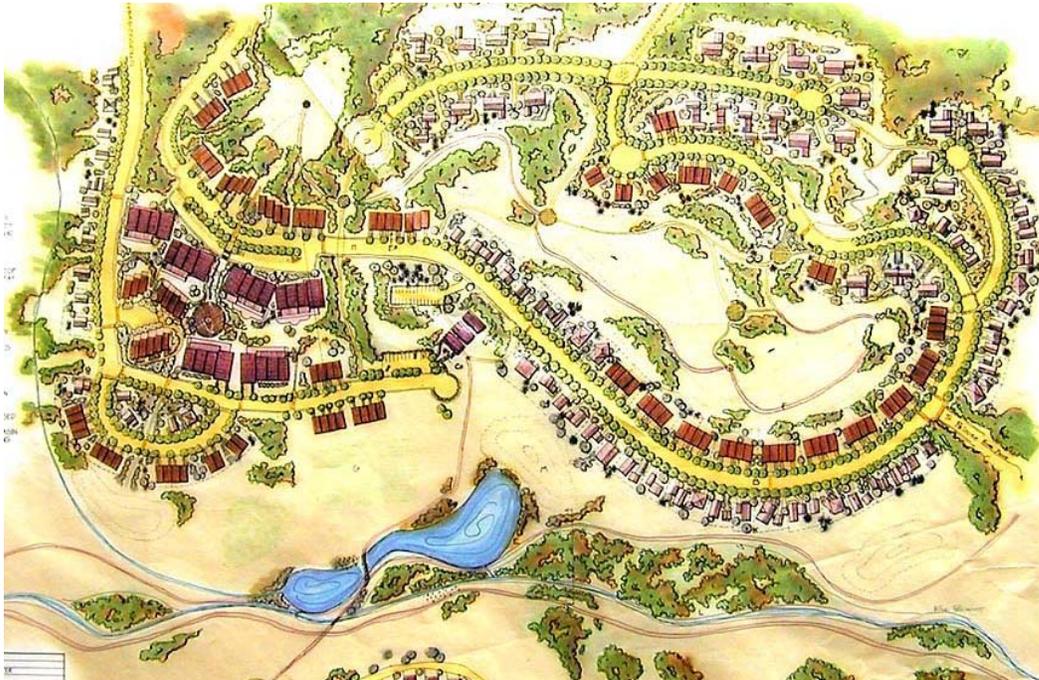
Description: Designed using turn of the century architectural features and design, these units can accommodate higher density development that maintains the overall character of the existing downtown. By allowing commercial/retail uses below with residential units above, the live/work units help maintain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

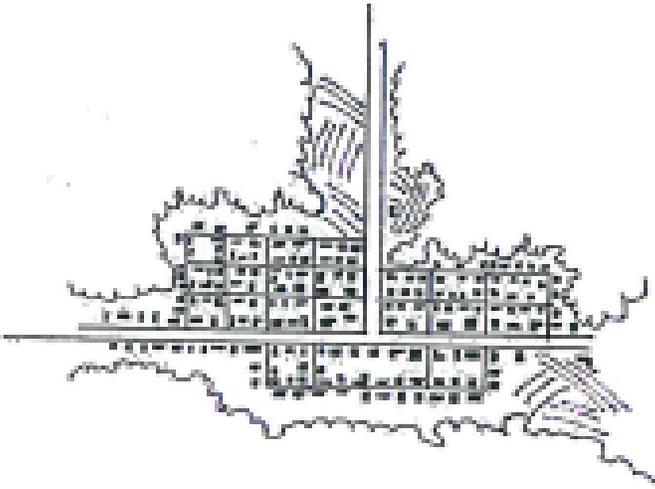
often characterized by common open space and clustered compact lots. The conservation subdivisions aim to identify unique, scenic, or significant natural features of a site and protect them in large contiguous blocks. Lots are then laid out to maximize the residents' visual and physical access to the 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:

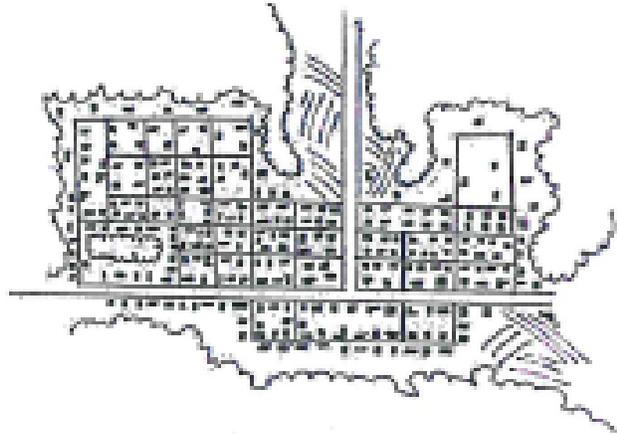
1. Promote Environmentally Sensitive Site Design that will protect environmentally sensitive areas and prevent mass grading and clear cutting.
2. Promote Cluster Development that sets aside a significant portion of the site as undivided, permanently protected open space, while the buildings (residential, 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

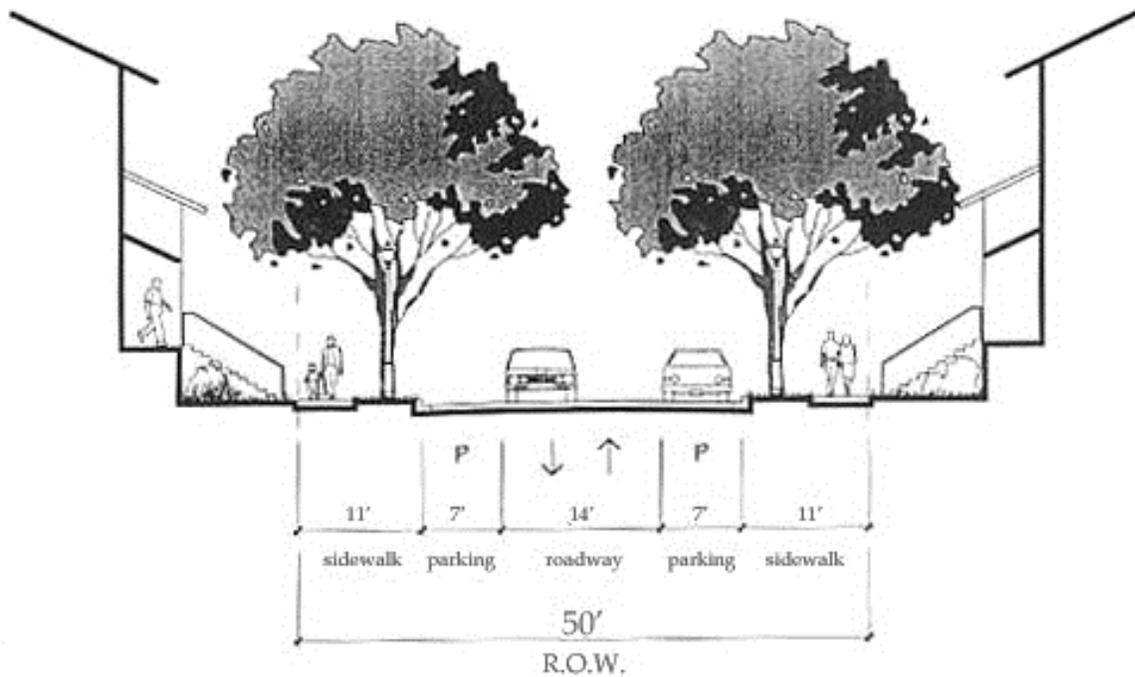
Definition: Expanding and developing the existing neighborhood fabric is a sustainable and economic alternative to creating new subdivisions. By expanding the existing street grid, additional residential units can be incorporated into a neighborhood without destroying the character of the area. Protecting 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

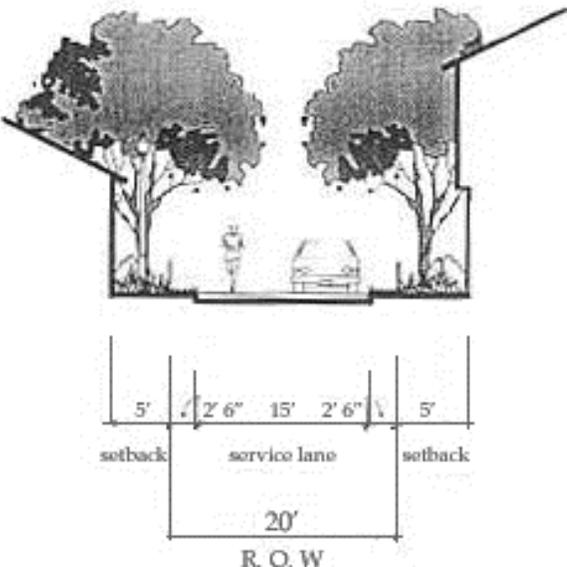
Residential Street Sections



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

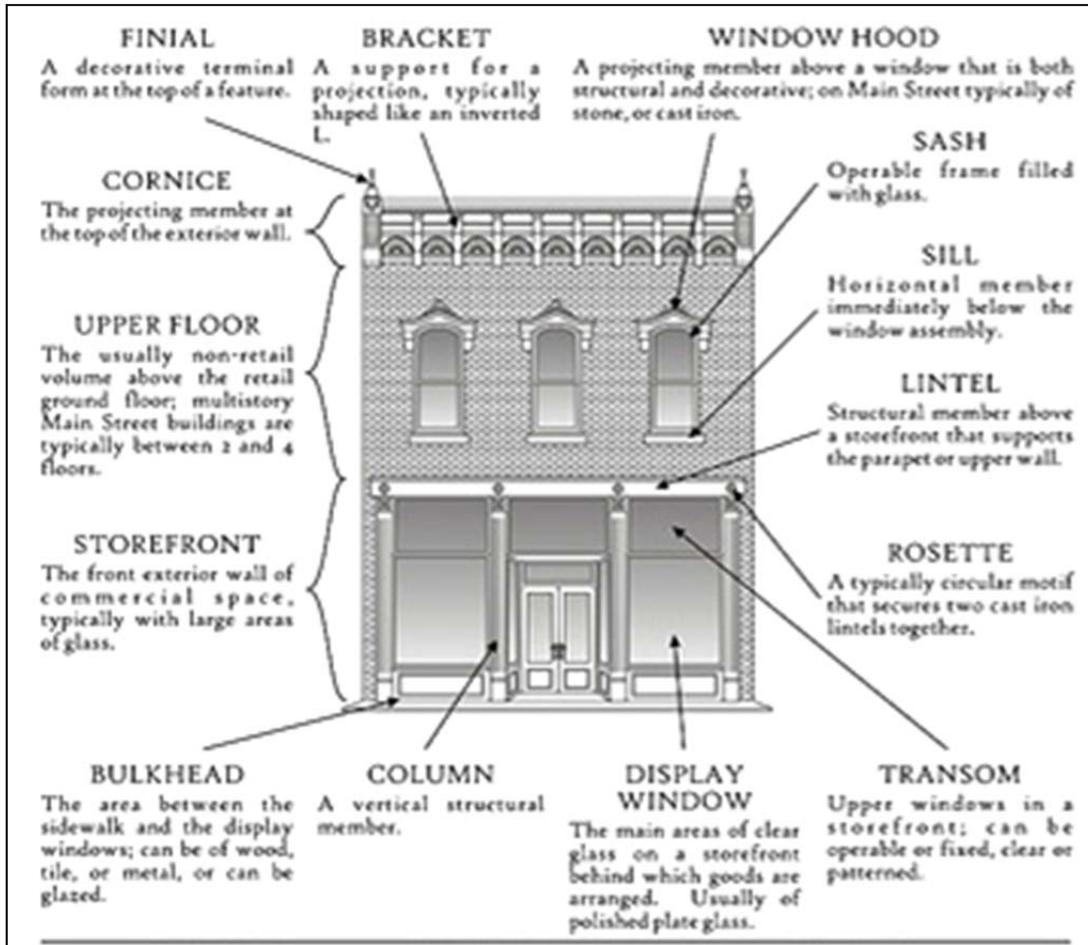


Figure 2: Conventional vs. Conservation Subdivision

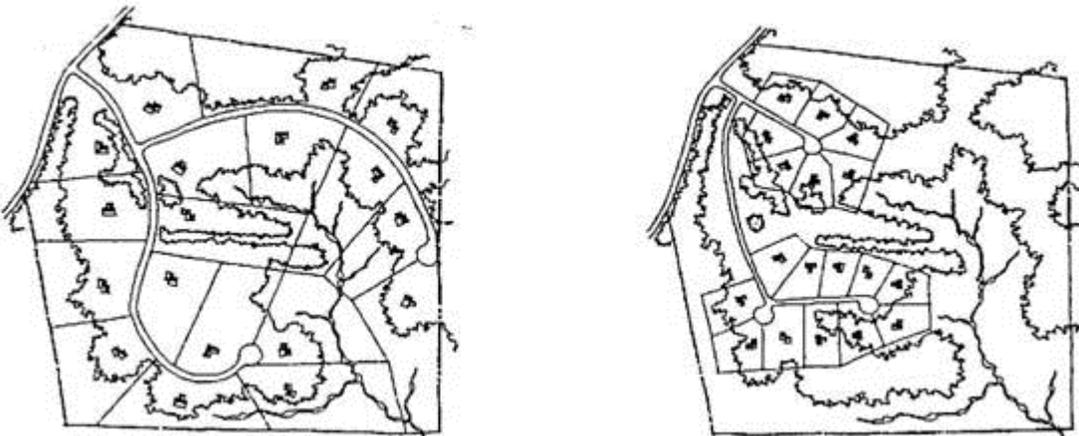
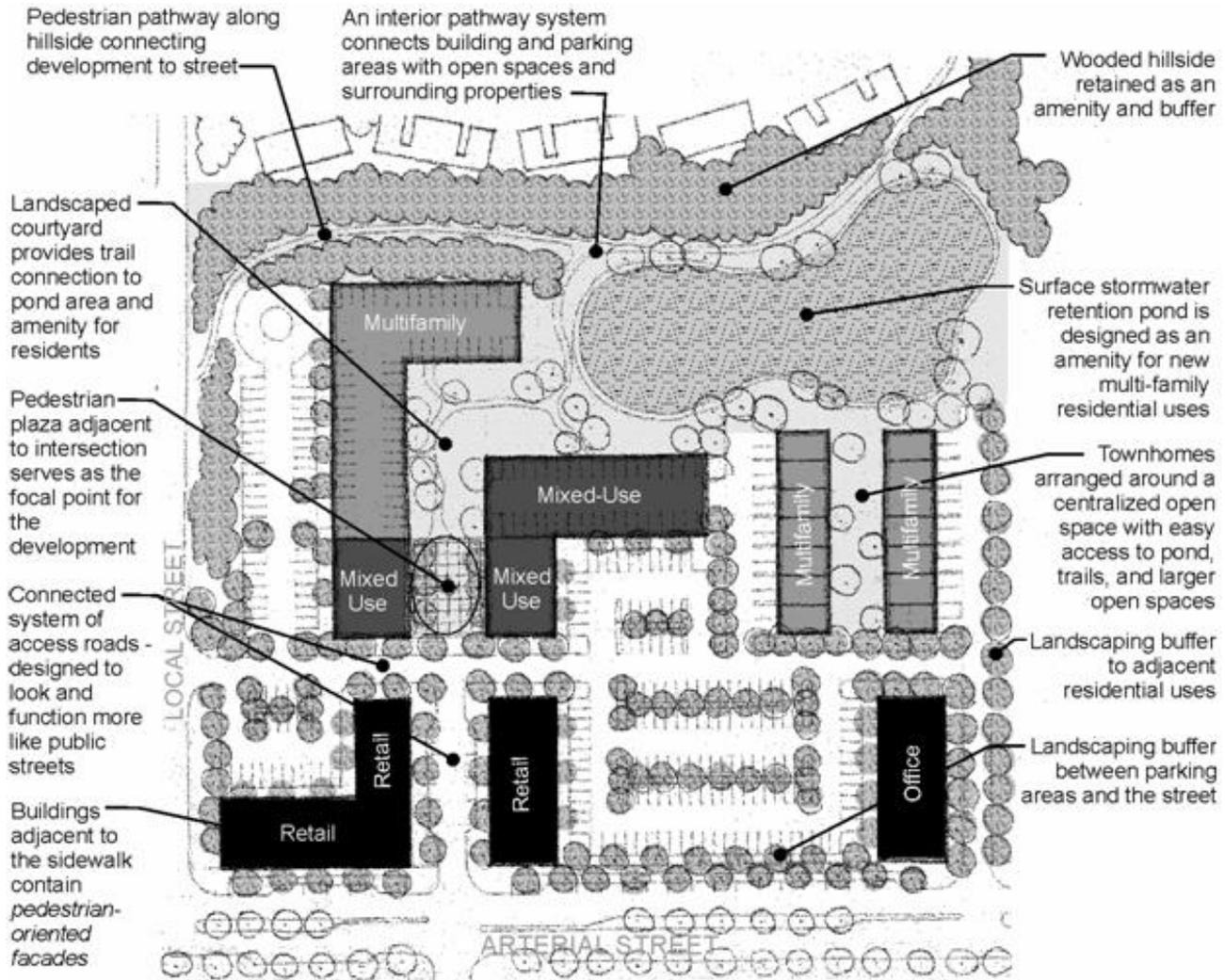


Figure 3: Mixed-Use Development



Public Participation Program Appendix

2014



**Harris County and Cities
Comprehensive Plan 2014
Community Participation Program**

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 effectuate positive change over the next twenty (20) years. The Harris County Community Participation Program was designed 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 for this plan combined new and old technologies and techniques to ensure we reached a broad constituency. We blended traditional public meetings with outreach, not just to the identified stakeholders for the community, but to a broader population. We found a citizenry who was very well informed, very passionate, and eager to participate in some of the alternative input sources we provided as a part of this plan. Our meeting participation was not remarkable, but overall, we have had almost 200 people participate in our process through our surveys, meetings and hearings for each of the cities and Harris County.

One of the challenges we knew we were going to have in our planning process was a planning fatigue. Harris County has been anticipating rapid growth for several years, and has seen steady increases in their population. We have been working on plans for the county for over 20 years, and as the Planning Commissioner for Harris County said at one of our public meetings, "Haven't we done this before?". We knew and anticipated a limited response from both the stakeholder list as well as at our public meetings, so we worked to create different avenues for the public to participate. Our online and on the street surveys were very informative and provided the level of engagement that the citizens of Harris County needed for the process.

We ensured that all documents were posted on our website as soon as they were ready for public consumption, and used an extensive e-mail network as well as social media tools like Facebook and Linked-In to distribute information that the updates to the plan were ready for review. The County Commissioners, mayors and Chamber of Commerce all sent notices to their e-mail networks, greatly extending our reach beyond the names we collected on the Stakeholder List.

Identification of Harris County Stakeholders

The following is a list of Stakeholders for Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall. A "stakeholder" is considered to be someone who has a vested interest in the process. It may include an individual, an organization, community, agency, etc. Stakeholders are an integral part of the community planning process, and the Community Participation Program should include tools to identify and engage representatives who have a present or future stake in the community. We used this list as a guide to ensure we were speaking to people who would be impacted by the decisions made on what to include in the Comprehensive Plan. We used this as a guideline, but as noted earlier, we also used social networks to reach the public.

Key stakeholders include: 1. the community residents representing a diverse range of backgrounds and interests; 2. residents, specifically those that have been historically left out of the decision making process, like members of low-income communities, immigrant communities, and ethnic and minority groups; 3. business, industry and civic leaders; 4. the development community including real estate professionals, media representatives; and 5. city and county staff and elected officials. Other key stakeholders include agriculture and forestry interests, banks, churches and church leaders, civic clubs, students, tourism officials and service organizations with a vested interest in the community. Local property owners, local business owners, as well as representatives from Callaway Gardens and the Georgia Conservancy have also been identified as key stakeholders.

Stakeholders are vital to the process, because they create and are affected by change. Participation of these groups can help foster community understanding and support for the Comprehensive Plan document and provide fuel for the implementation of the plan.

The initial list was not inclusive. As more organizations and interested parties were identified throughout the process, names were added to the list. Where elections or appointments overlapped in the process, both names are included.

The following list is a list of identified stakeholders and was reviewed by the County Manager, County Staff, and councilors, mayors and staff from the individual towns and cities.

Harris County Board of Commissioners

J. Harry Lange, Chairman
Jim Woods, Commissioner
Becky Langston, Commissioner
Charles Wyatt, Commissione
Joey M. Loudermilk, Commissioner

The Harris County Planning Commission

James Rodgers, Chairman
Tom Chambless
Ron Gibson
Chad Kimbrough
Chris Lintnet
John Britt
Willie Rutledge, Vice Chairman

Harris County Staff

Greg Wood, County Manager
Nancy McMichael, Assistant County Manager, County Clerk
Jeff Culpepper, Water Works Director
Alex Haden, CI Warden
James York, Public Works Director
Tracie Hadaway, Planner

Harris County Sheriff

Mike Jolley

Harris County Chamber of Commerce

All members (Jayson Johnston - Contact Person)

Harris County School Board

All Members (Glenda Johnson-Contact Person)

Harris County Leadership Class

All Members (Jayson Johnston – Contact Person)

Developers/Builders/Realtors

Harris County: Craig Greenhaw – Homebuilders Association, WC Bradley Company, Bob Patterson Realty, Tammy Pierce - Waddell Realty,

Waverly Hall: None

Hamilton: Bob Dixon, Greyhawk Homes, Hughston Builders, Bob Paterson

Pine Mountain: Peggy and Spencer Lyda, John and Lisa Scully, Cousins Properties, Pine Mountain Builders

Shiloh: None

Developers/Builders/Realtors

Callaway, Meade-Westvaco, Jeff Foxworthy, Rogers

Social Services

Josephine Bray, Former Director, DFACS

Family Connection

John Winchester, Contact Person

Harris County Senior Center

Bell Walker, Director

Harris County Housing Authority

Josephine Ramsey, Contact Person

Health Department

Sandra Wilson, Director Environmental Health

Christi King

Agricultural /Forestry

Pine Mountain Soil Conservation (Jack McClung-Contact Person), Forestry Commission, Plum Tree Timber, MeadWestvaco, Saunder's Family Holdings, F.D. Roosevelt State Park, Harris County 4-H Club (Steve Morgan, Contact Person) etc.

City of Hamilton Council

Rebecca Chambers, Mayor

Cindy Jolley, Councilor

Roberta Alston, Councilor

Ann Bacher, Councilor

Alvin Howard, Councilor

The City of Hamilton Planning Commission

Glenda Pilkington – Chairman

Lee Sallas

Faith Birkhead

Joan Kurtz/Keith Hammond

Claudette Boelter

City of Hamilton Staff

Buddy Walker, City Manager

Diane Geter, City Clerk

Rick Hood, Assistant Director of Public Works

Gene Allmond, Police Chief

Ricky Hood, Fire Chief

Town of Waverly Hall Council Members

Thomas (Rusty Bowden) Jr. – Mayor

Pat Lowman, Councilor

Daniel Akin/Kenny Taft, Councilor

Michael Harris, Councilor

Donna McPherson/Jan Vardeman, Councilor

Jack Moore, Councilor

Town of Waverly Hall Staff

Kim Bussey, Town Clerk

Robert Isaacs, Utility Superintendent/Public Works Director

Archie Hand, Police Chief

Alex Lawska, Fire Chief

Town of Pine Mountain Council Members

Joey Teel/James Trott – Mayor
Warren Aldrich, Councilor
Jerry Teasley, Councilor
Bob Frey/Keith Pendergrass, Councilor
Tammy Pierce, Councilor
Josephine Bray

Town of Pine Mountain Staff

Brent Bullington, Utility Superintendent/Public Works Director
Betsy Sivell, Town Clerk
John W. Bramell, Pine Mountain Police Chief
Wayne Holloway, Pine Mountain Fire Chief

Town of Pine Mountain Chamber of Commerce

All members (Lee Hale - Contact Person)

City of Shiloh Council

Jesse Lee Ellison, Mayor
Monty Hale, Mayor Pro-Tem
Billy McDaniel, Counselor
Timothy Carlisle, Counselor
Sheron Cross, Counselor

City of Shiloh Staff

Bertha Mae Haggas, City Clerk, Court Clerk
Christine Armstrong, Assistant City Clerk
Rick Herman, Maintenance Supervisor
Ron Arndt, Police Chief
John Gilson, Municipal Judge
Travise Hardgrove, City Attorney

Shiloh Volunteer Fire Department

Steve Ogle, Fire Chief

Harris County 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.

2014 Overall Steering Committee

Harry Lange – Harris County Commission Chair
Greg Wood – Harris County Manager
Rebecca Chambers – Hamilton Mayor
Joey Teel/Jim Trott – Pine Mountain Mayor
Jesse Ellison/Monte Ball – Shiloh Mayor/City Councilor
Thomas Bowden – Waverly Hall Mayor

Harris County Steering Committee

Greg Wood – Harris County Manager
Harry Lange – Harris County Commission Chair
James Rodgers – Harris County Planning Commission
Tom Chambless – Harris County Planning Commission
Ron Gibson – Harris County Planning Commission
Chad Kimbrough – Harris County Planning Commission
Chris Lintnet – Harris County Planning Commission
John Britt – Harris County Planning Commission
Willie Rutledge – Harris County Planning Commission

Hamilton Steering Committee

Rebecca Chambers – Hamilton Mayor
Faith Birkhead – Hamilton Planning Commission
Roberta Alston – Hamilton Mayor Pro-Tem
Bob Patterson – Hamilton Realtor

Pine Mountain Steering Committee

Joey Teele/James Trott – Mayor
Warren Aldrich, Councilor
Jerry Teasley, Councilor
Bob Frey/Keith Pendergrass, Councilor
Tammy Pierce, Councilor
Josephine Bray, Councilor

Shiloh Steering Committee

Jesse Lee Ellison – Shiloh Mayor
Monty Hale – Shiloh Mayor
Billy McDaniel – Shiloh Councilor Pro-Tem
Bertha Mae Haggas – Shiloh City Clerk
Christie Armstrong – Shiloh Asst. City Clerk

Waverly Hall Steering Committee

Thomas (Rusty) Bowden Jr. – Waverly Hall Mayor
Pat Lowman – Waverly Hall Councilor
Michael Harris – Waverly Hall Councilor

Participation Techniques

Community Involvement

Preparation of the plan was undertaken with community involvement in reviewing source documents for the plan, surveys to help determine needs, opportunities and confirm the community vision. Presentations on the plan were made before civic groups and at several public meetings, using existing schedules and meetings rather than require new meetings for an already busy and engaged community in Harris County. Presentations were made to the Harris County Chamber of Commerce and individuals in the county to ensure buy-in and participation in the planning process and that the plan will be followed after adaptation.

Public Hearings

The State of Georgia rules and regulations for Local Comprehensive Planning require that two (2) public hearings be held in association with the development of a Comprehensive Plan. The public hearings were held jointly for all jurisdictions in Harris County, with sites selected to maximize participation.

The first required public hearing was held at the inception of the planning process. The hearing informed the public that the planning process was underway, the list of stakeholders and steering committee members, and the timeline to complete the plan. The hearing also went over the process to develop the plan and the 2009 plan, including the Community Assessment, Vision Statement and Future Development Map, and Public Participation Program. The public hearing was held on Monday, October 14, 2013 from 6:00 p.m. to 7:00 p.m. at Hamilton City Hall.

The second required public hearing was held once the plan was drafted and made available to the public for review. The public hearing was held in Waverly Hall on March 17 from 6:00 p.m. to 7:30 p.m. At this hearing, the community was briefed on the contents of all plans, provided an opportunity for residents to make final suggestions, additions, and revisions, and given an update of the schedule to submit the plans for review.

Community Goals & Needs and Opportunities Meetings

A meeting to review the community Vision Statement, draft Future Development Map and to discuss Needs and Opportunities was held in all jurisdictions in Harris County. Each city or community had an opportunity to focus on their individual community needs and opportunities, reaffirm their community vision statement and review and propose changes to the Future Development Map. A full schedule of these meetings can be found on the Schedule of Completion for the Joint Comprehensive Plan Update.

Surveys

-In-Person Surveys

The in-person surveys were conducted over the course of several weeks from several locations in Harris County. RVRC staff conducted an informal, but extensive interview with 15 people at different retail locations in the county to get open-ended information from the residents on what they saw as the needs and opportunities in Harris County and the individual cities. The responses were then used to serve as a discussion point for our public meetings with elected officials and the public. Many of the responses that were collected as a part of this surveying effort are reflected in the Needs and Opportunities and Community Work Program. For instance, one item that came up in several surveys was a need to find activities for the youth in the county. The Community Work Program suggests building a playground in Shiloh, Pine Mountain, and Waverly Hall to address this need as initially identified in the in-person surveys.

-Online Visual Preference Survey

The Online Visual Preference Survey was created to provide the residents of Harris County another opportunity to quickly and easily register their preferences for development patterns by using pictures instead of text to describe what they want types of development they want to see in the future. The survey was administered through Survey Monkey, with the link being distributed through social media and social networks throughout the county. We had over 130 people respond to the survey, with over 50 written comments at the end of the survey to further express their opinions.

The survey was designed to be visual to break out of technical planning jargon and give residents an opportunity to express their preferences visually. Photos were either originals taken by RVRC staff or were local landmarks where possible. Other images were selected because they were representational of the type of development being described.

Participants were asked to select between two appealing and relatively similar images, and then asked to rate their preference for their choice. We selected appealing photos of various land use choices that would not bias the respondent in order to capture an honest representation of what the residents of Harris County want to see.

We also asked the respondents where they were from in the county. This allowed us to see the differences in responses from people in the more rural northern part of the county from the more suburban southern part of the county. The difference in these responses led directly to the short term work program recommendation to explore a revised zoning ordinance that differentiated between different parts of the county.

A fact sheet was created to disseminate the key findings from the different surveying processes to the public. The fact sheet, survey and unedited survey results are shown at the end of this appendix.

Community Work Program Meetings

Community Work Program Meetings followed the success of the Needs and Opportunities meetings. They were held individually in all communities and coincided with existing council or commission meetings. As such the public was asked to come to fewer meetings and to have greater participation in those meetings. Because the community has met so often

to discuss their plans over the past 10 years, and because the public continues to affirm their wishes in these plans, fewer meetings have provided better information to evaluate and make more nuanced and refined Needs and Opportunities which have created a more community-centric Community Work Program. For Pine Mountain, Hamilton, and Harris County, we conducted several individual work sessions with their commissioners, planning commission and councilors.

Schedule of Completion

JOINT COMPREHENSIVE PLAN UPDATE

For Harris County, Hamilton, Pine Mountain, Shiloh, Waverly Hall

FY 2014 Work Session Schedule

| Plan Element | Required Update Elements | Optional Update Elements | Work Session Agenda | Date |
|---------------------------------|--------------------------|--------------------------|---|---|
| 1 st Public Hearing | ✓ | | 1. Plan Update Process/Meeting Schedule. | October 14, 2013 Hamilton, Georgia |
| Community Goals | ✓ | | 1. Develop Vision Statement. 2. List Community Goals. 3. Community Policies. 4. Character areas and define narrative. | Harris County – Nov. 20 Hamilton – Nov. 11 Pine Mtn – Dec. 9 Shiloh – Dec. 3 Waverly Hall – Dec. 2 |
| Needs and Opportunities | ✓ | | 1. Develop this list using a S.W.O.T analysis. 2. Provide supplemental planning recommendations. 3. Analysis of data and information. 4. Analysis of consistency with Quality Community Objectives | Harris County – Nov. 20 Hamilton – Nov. 11 Pine Mtn – Dec. 9 Shiloh – Dec. 3 Waverly Hall – Dec. 2 |
| Community Work Program | ✓ | | 1. Define activities that each city plans to undertake during the next 5 years to address priority Needs and Opportunities. | Harris County – Dec. 17 Hamilton – Feb. 3 Pine Mtn – Jan. 16 Shiloh – Feb. 27 Waverly Hall – Jan. |
| Economic Development Element | | ✓ | 2. Use CEDS information to develop this section. Tier 1 Job Tax Credit Communities (required). | Not Required |
| Land Use Element | ✓ | | 3. Character Area Map and defining narrative. 4. Future Land-Use Map and narrative. | As Necessary with communities. Land Use Element discussed at all public meetings. |
| Transportation Element | | ✓ | 1. Discuss with Planning and Zoning Commission any updates to prior plan. Elements required for local governments in a MPO. | Not Required |
| Housing Element | | ✓ | 2. Discuss with Planning and Zoning Commission any updates to prior plan. Required for HUD Entitlement Communities. | Not Required |
| Service Delivery Schedule (SDS) | ✓ | | 3. Harris County and cities, including West point, need to update SDS. | On-going |
| Final Public Hearing | ✓ | | 4. Final plan review and comments | March 17, 2014 Waverly Hall, Georgia |

Notes:

5. Plan date of adoption June 30, 2014. Plan is due to DCA 60 days before plan adoption date by DCA rules. Last scheduled Harris County commission meeting is June 17. Need commission approval to submit plan by April 15 meeting. Cities and towns will need to have their approvals and adoptions on similar timeline.
6. Combination of the Mayor/Council and Planning and Zoning Commission members (where applicable) will act as steering committee.
7. RVRC will email stakeholder list to the mayor and city staff for update.
8. RVRC responsible for scheduling and documenting two (2) public hearings during the Comprehensive Plan Update process.

The graphic below shows the schedule for completion of the Comprehensive Plan Update.

| | Oct. 2013 | Nov. | Dec. | Jan. 2014 | Feb | March | April | May | June |
|--|--------------|------|------|--------------|-----|-------|-------|-----|------|
| Community Participation | | | | | | | | | |
| Public Hearing | | | | | | | | | |
| Community Agenda | | | | | | | | | |
| Future Development Map/Design Meeting | | | | | | | | | |
| Final Review Meeting | | | | | | | | | |
| Second/Final Public Hearing | | | | | | | | | |
| Hearing to Transmit Agenda to RVRC/DCA | | | | | | | | | |
| Submit to DCA | | | | | | | | | |
| Adoption | | | | | | | | | |

1. Where do you live?

- Hamilton
- Waverly Hall
- Pine Mountain
- Shiloh
- Harris County - North of 315 (Hamilton)
- Harris County - South of 315 (Hamilton)

Rural Farmland vs. Hobby Farm

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Rural Farmland



Hobby Farm



1. Rural Farmland or Hobby Farm

- Rural Farmland
- Hobby Farm

2. Rate your preference of the image selected.

- Strongly prefer
- Somewhat prefer
- Little preference

Rural Neighborhood vs. Cul de sac Subdivision

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Rural Neighborhood



Cul de sac Subdivision



1. Rural Neighborhood or Cul de sac Subdivision

- Rural Neighborhood
- Cul de sac Subdivision

2. Rate your preference of the image selected.

- Strongly prefer
- Somewhat prefer
- Little preference

Cul de sac Subdivision vs. Apartment Complex

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Cul de sac Subdivision



Apartment Complex



1. Cul de sac Subdivision or Apartment Complex

- Cul de sac Subdivision
- Apartment Complex

2. Rank your preference of the image you selected.

- Strongly prefer
- Somewhat prefer
- Little preference

Detached House vs. Cul de sac Subdivision

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Detached House



Cul de sac Subdivision



1. Detached House or Cul de sac Subdivision

- Detached House
- Cul de sac Subdivision

2. Rank your preference of the image you selected.

- Strongly prefer
- Somewhat prefer
- Little preference

Small in-town Apartment vs. Large Apartment Complex

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Small in-town Apartment



Large Apartment Complex



1. Small in-town Apartment or Large Apartment Complex

- Small in-town Apartment
- Large Apartment Complex

2. Rank your preference of the image selected.

- Strongly prefer
- Somewhat prefer
- Little preference

Main Street Commercial vs. Highway Commercial

In the set of photographs below, select the image that best represents the type of development or neighborhood you would prefer to see in Harris County.

Main Street Commercial



Highway Commercial



1. Main Street Commercial or Highway Commercial

- Main Street Commercial
- Highway Commercial

2. Rank your preference of the image selected.

- Strongly prefer
- Somewhat prefer
- Little preference

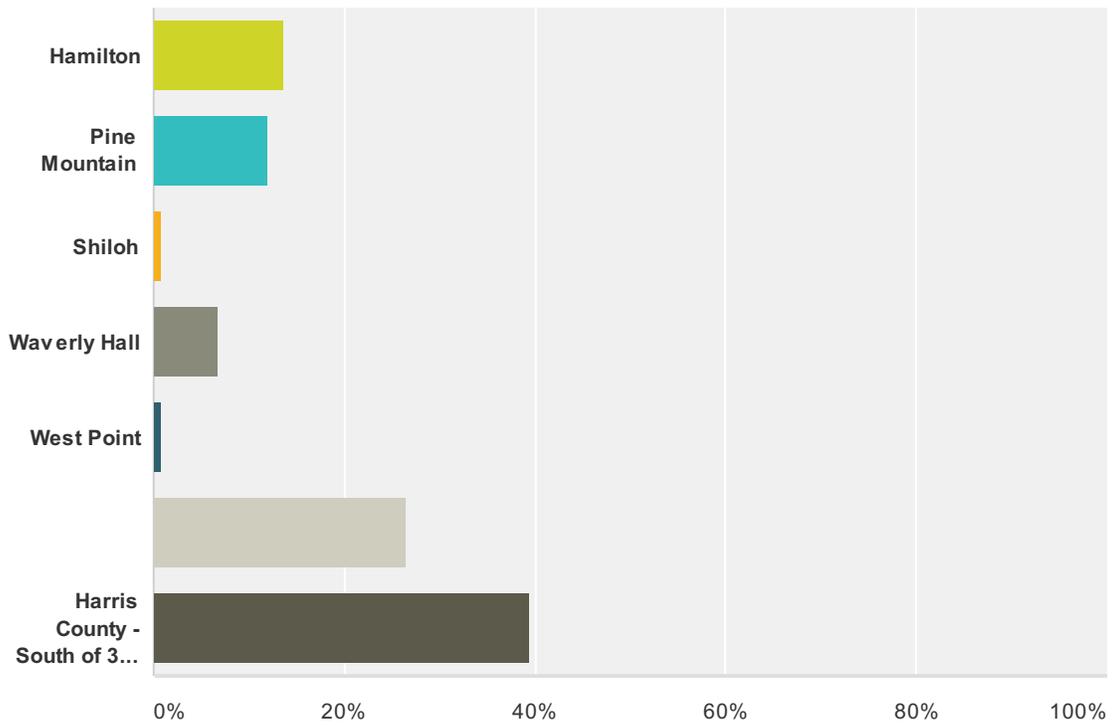
Comments

1. Please enter any comments you have about the Harris County Comprehensive Plan.

The Harris County Comprehensive Plan is available for review on the Downloads section of the River Valley Regional Commission website, www.rivervalleyrc.org.

Q1 Where do you live?

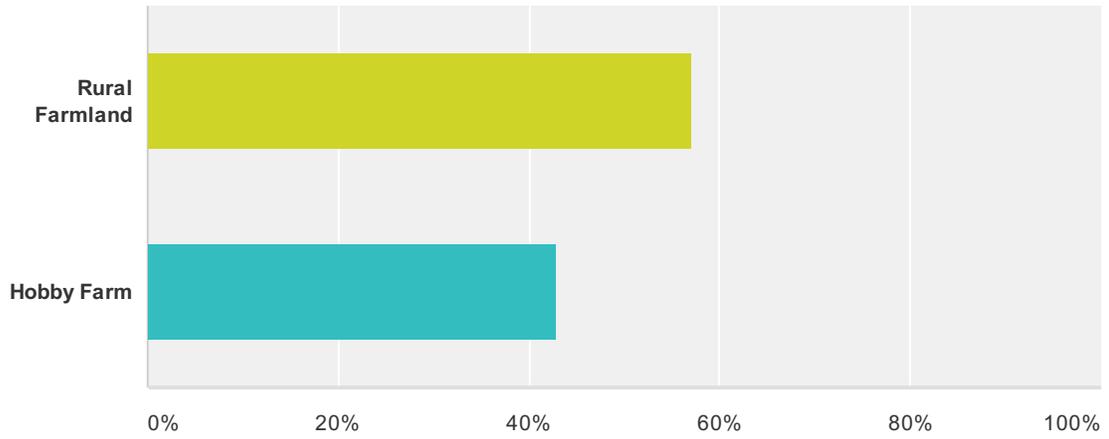
Answered: 132 Skipped: 2



| Answer Choices | Responses | |
|---|-----------|------------|
| Hamilton | 13.64% | 18 |
| Pine Mountain | 12.12% | 16 |
| Shiloh | 0.76% | 1 |
| Waverly Hall | 6.82% | 9 |
| West Point | 0.76% | 1 |
| Harris County - North of 315 (Hamilton) | 26.52% | 35 |
| Harris County - South of 315 (Hamilton) | 39.39% | 52 |
| Total | | 132 |

Q2 Rural Farmland or Hobby Farm

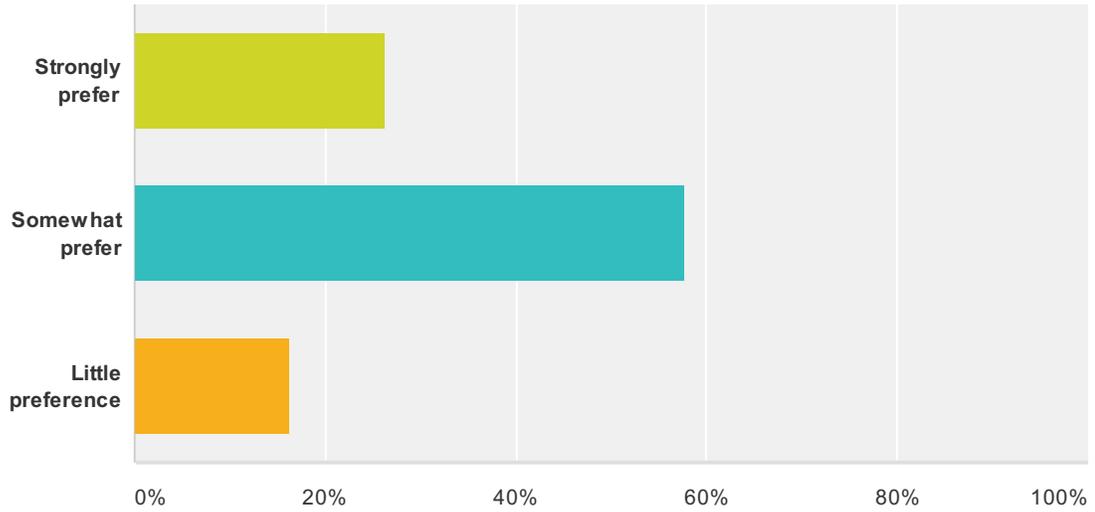
Answered: 128 Skipped: 6



| Answer Choices | Responses |
|----------------|------------|
| Rural Farmland | 57.03% 73 |
| Hobby Farm | 42.97% 55 |
| Total | 128 |

Q3 Rate your preference of the image selected.

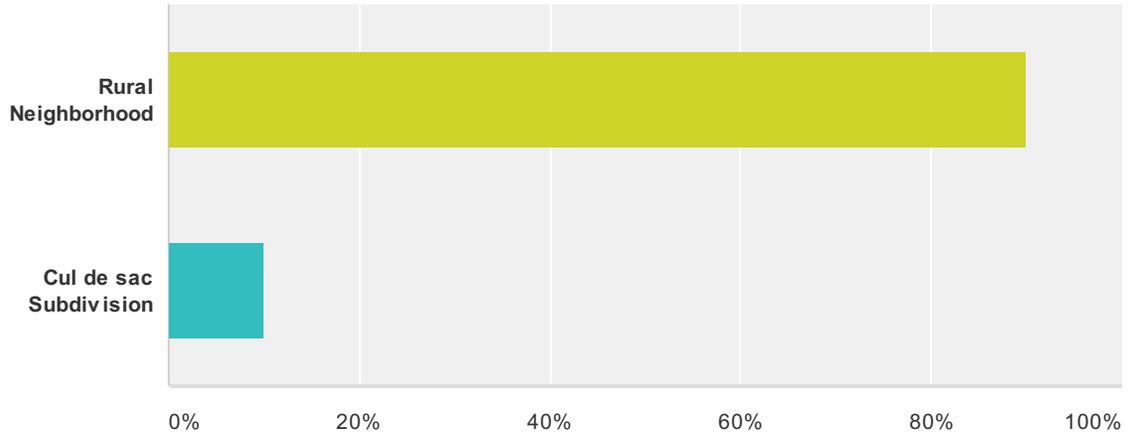
Answered: 130 Skipped: 4



| Answer Choices | Responses |
|-------------------|------------|
| Strongly prefer | 26.15% 34 |
| Somewhat prefer | 57.69% 75 |
| Little preference | 16.15% 21 |
| Total | 130 |

Q4 Rural Neighborhood or Cul de sac Subdivision

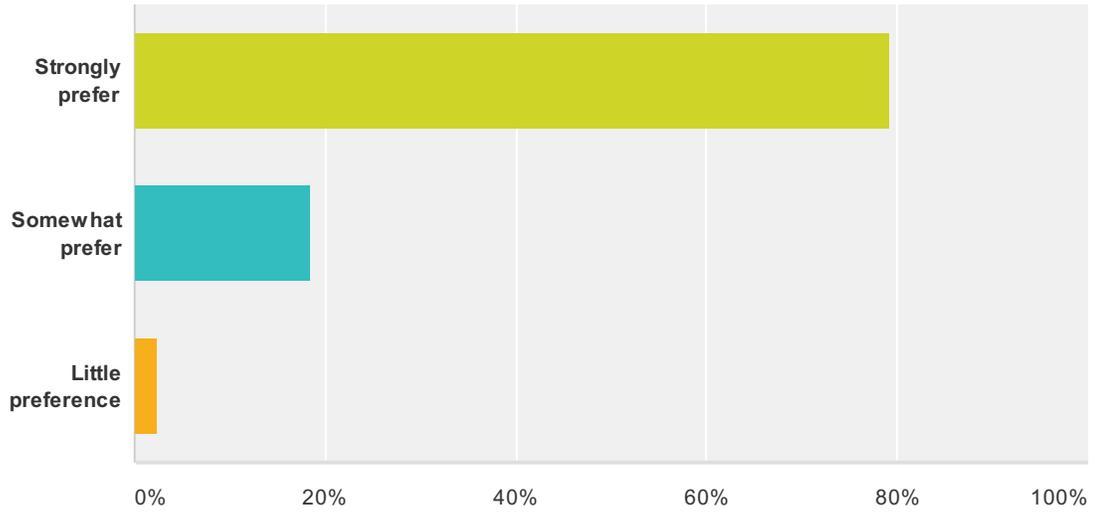
Answered: 130 Skipped: 4



| Answer Choices | Responses |
|------------------------|------------|
| Rural Neighborhood | 90% 117 |
| Cul de sac Subdivision | 10% 13 |
| Total | 130 |

Q5 Rate your preference of the image selected.

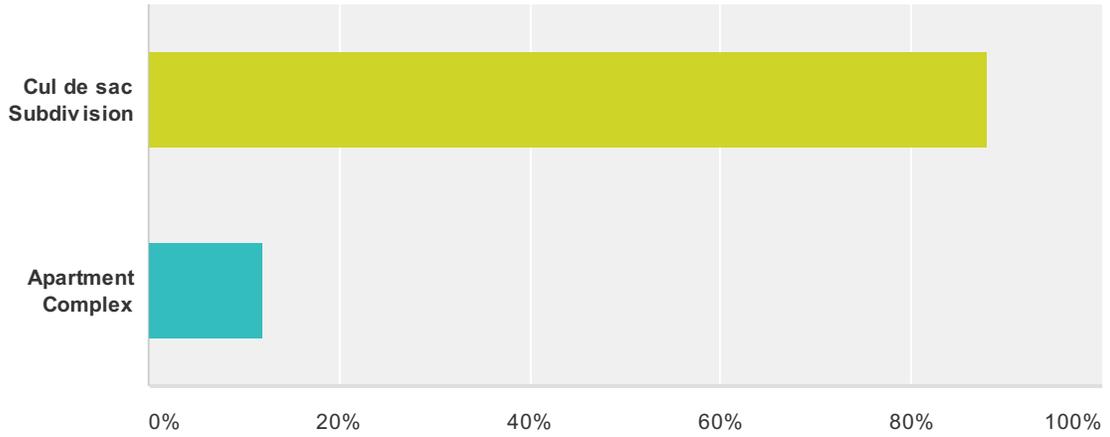
Answered: 130 Skipped: 4



| Answer Choices | Responses |
|-------------------|------------|
| Strongly prefer | 79.23% 103 |
| Somewhat prefer | 18.46% 24 |
| Little preference | 2.31% 3 |
| Total | 130 |

Q6 Cul de sac Subdivision or Apartment Complex

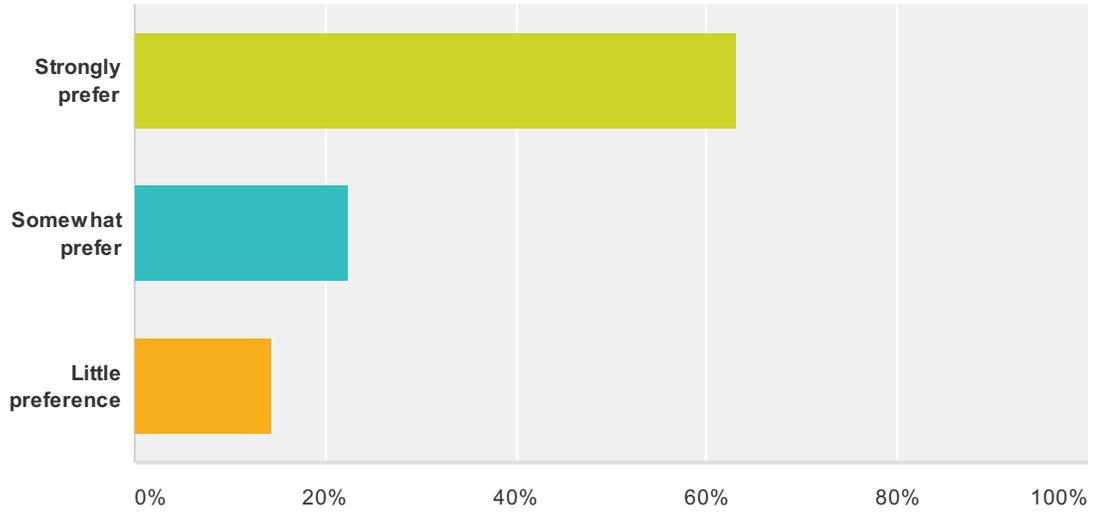
Answered: 124 Skipped: 10



| Answer Choices | Responses |
|------------------------|------------|
| Cul de sac Subdivision | 87.90% 109 |
| Apartment Complex | 12.10% 15 |
| Total | 124 |

Q7 Rank your preference of the image you selected.

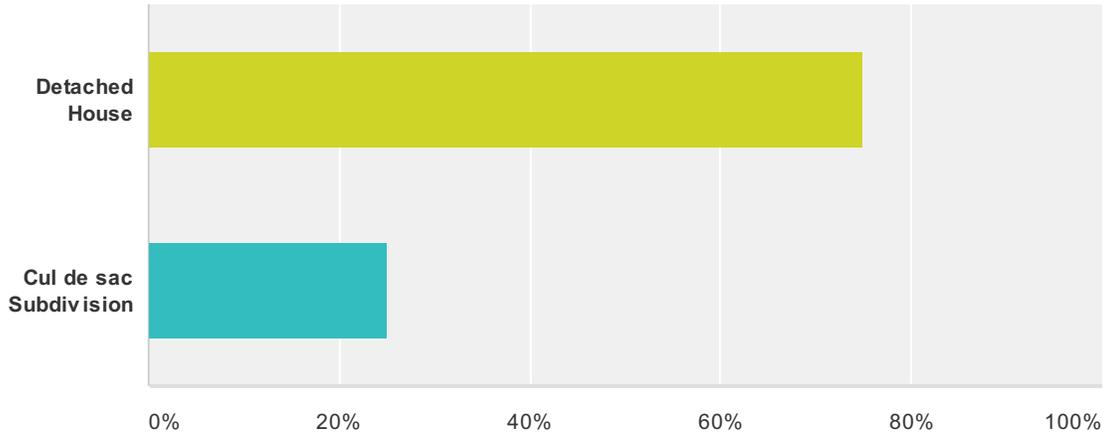
Answered: 125 Skipped: 9



| Answer Choices | Responses | |
|-------------------|-----------|------------|
| Strongly prefer | 63.20% | 79 |
| Somewhat prefer | 22.40% | 28 |
| Little preference | 14.40% | 18 |
| Total | | 125 |

Q8 Detached House or Cul de sac Subdivision

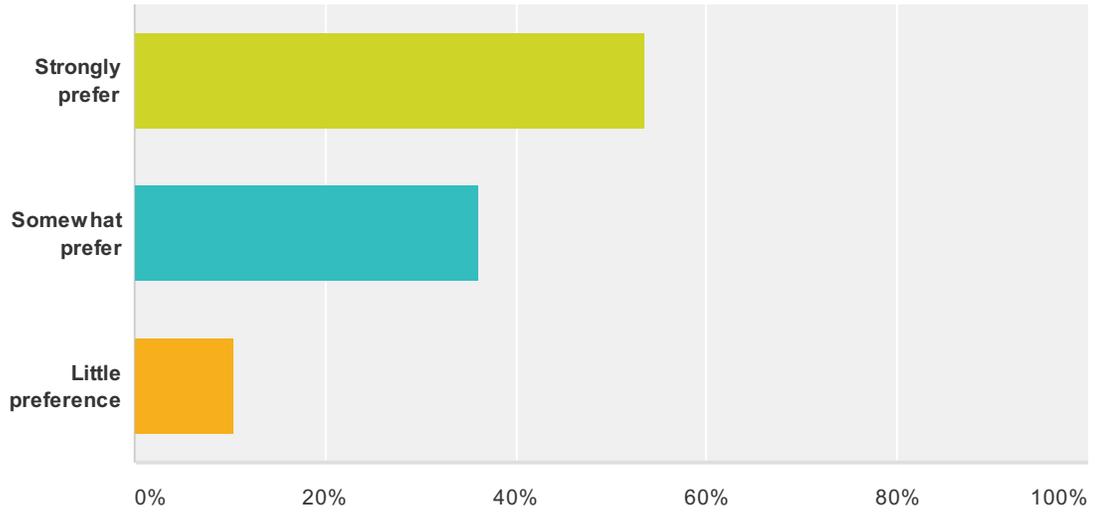
Answered: 124 Skipped: 10



| Answer Choices | Responses |
|------------------------|------------|
| Detached House | 75% 93 |
| Cul de sac Subdivision | 25% 31 |
| Total | 124 |

Q9 Rank your preference of the image you selected.

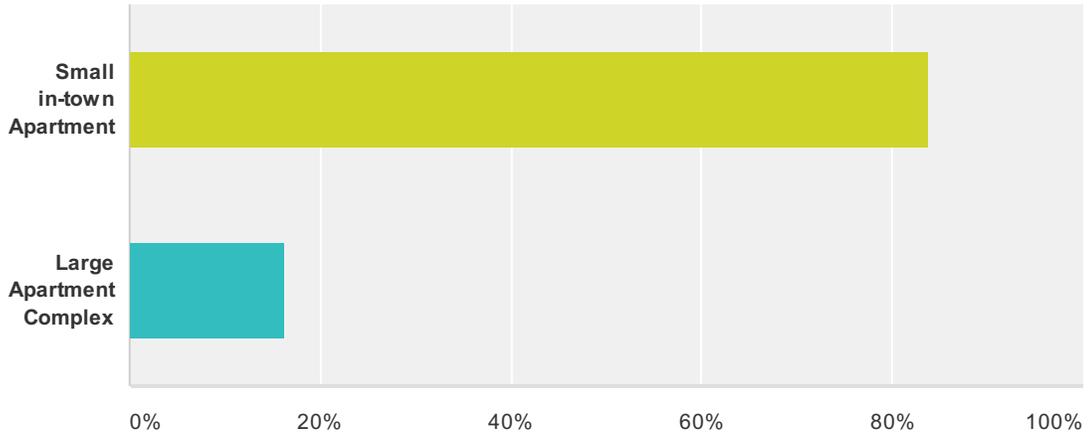
Answered: 125 Skipped: 9



| Answer Choices | Responses |
|-------------------|------------|
| Strongly prefer | 53.60% 67 |
| Somewhat prefer | 36% 45 |
| Little preference | 10.40% 13 |
| Total | 125 |

Q10 Small in-town Apartment or Large Apartment Complex

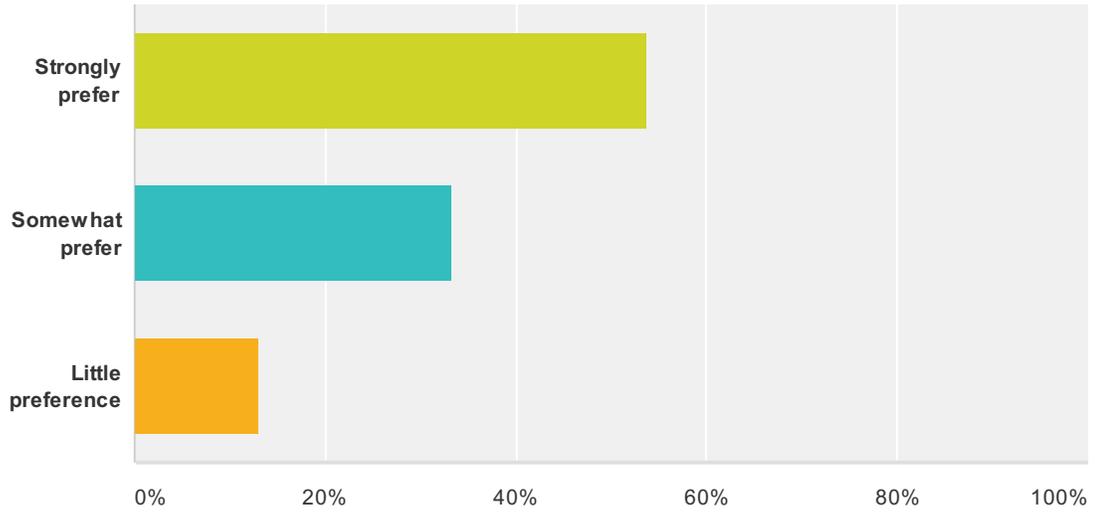
Answered: 123 Skipped: 11



| Answer Choices | Responses | |
|-------------------------|-----------|------------|
| Small in-town Apartment | 83.74% | 103 |
| Large Apartment Complex | 16.26% | 20 |
| Total | | 123 |

Q11 Rank your preference of the image selected.

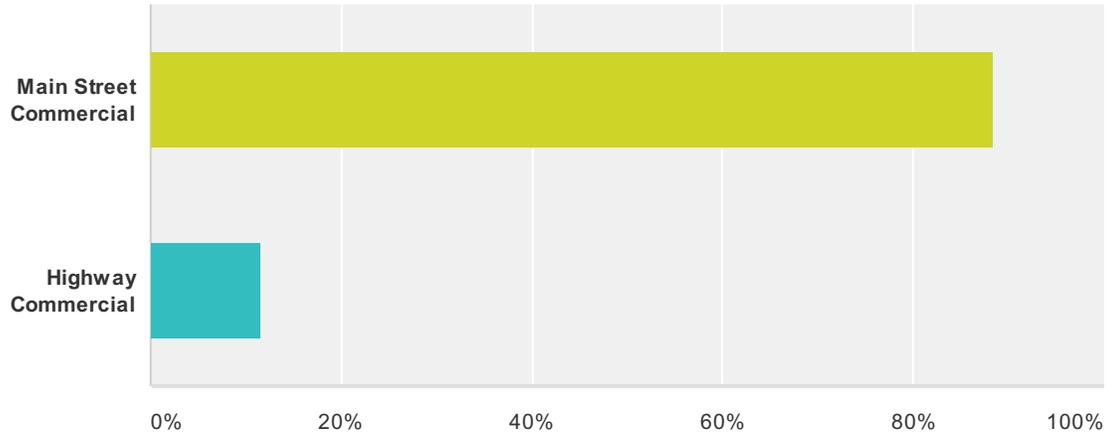
Answered: 123 Skipped: 11



| Answer Choices | Responses | |
|-------------------|-----------|------------|
| Strongly prefer | 53.66% | 66 |
| Somewhat prefer | 33.33% | 41 |
| Little preference | 13.01% | 16 |
| Total | | 123 |

Q12 Main Street Commercial or Highway Commercial

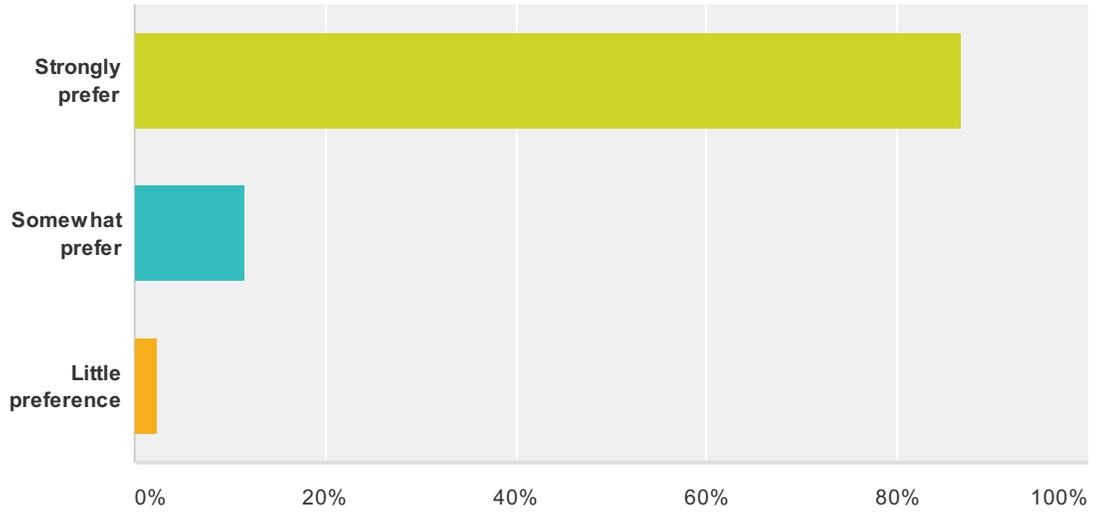
Answered: 128 Skipped: 6



| Answer Choices | Responses | |
|------------------------|-----------|------------|
| Main Street Commercial | 88.28% | 113 |
| Highway Commercial | 11.72% | 15 |
| Total | | 128 |

Q13 Rank your preference of the image selected.

Answered: 128 Skipped: 6



| Answer Choices | Responses |
|-------------------------------|------------|
| Strongly prefer | 86.72% 111 |
| Somewhat prefer | 11.72% 15 |
| Little preference | 2.34% 3 |
| Total Respondents: 128 | |

Q14 Please enter any comments you have about the Harris County Comprehensive Plan.

Answered: 54 Skipped: 80

Harris County Comprehensive Plan

Q14 Please enter any comments you have about the Harris County Comprehensive Plan.

Answered: 54 Skipped: 80

| # | Responses | Date |
|----|--|-------------------|
| 1 | Harris County needs commercial development off Exit 19 I-185/Hwy315 and/or Exit 25 I-185/Hwy 116. Anchor Store such as Bass Pro, Cabelas, Academy, with some nicer chain restaurants, and grocery stores, and convenience stores such as Publix, Kroger, etc. Build it and the people will come not only from Harris Co. but surrounding counties. Tax dollars would remain here in Harris County and not go to Muscogee or Troup. | 2/11/2014 4:27 PM |
| 2 | My husband and I chose to build our home in Harris County because of the quieter, safer environment of being in the country. We enjoy the small community feel and the fabulous school system. Having a little commercialization is okay, but if folks want to have city conveniences, then they should move to the city. | 2/7/2014 3:28 PM |
| 3 | please don't turn harris county into columbus!!! | 2/7/2014 7:45 AM |
| 4 | Would like to see more commercial activity in Harris county. | 2/6/2014 10:39 PM |
| 5 | I DO NOT want cookie-cutter subdivisions like Ivy Park! I also DO NOT want apartment complexes that will end up empty and government subsidized in 5 or 10 years. | 2/6/2014 10:32 PM |
| 6 | Please keep the trees from being cut down | 2/6/2014 8:13 PM |
| 7 | Please bring more economic opportunities to our county. This will not only boost the overall economic portrait of our county - it will provide part time jobs to our high school kids - local jobs keeps money local - less guys for them to purchase traveling into Columbus - thus more money for them to spend on non-gasoline purchases. | 2/6/2014 4:24 PM |
| 8 | Prefer the small town look and feel, with neighborhoods with trees. Don't make it look like a huge parking lot. Keep as much nature/trees as possible. | 2/6/2014 4:01 PM |
| 9 | I strongly prefer the rural feel of living in Harris County with limited development. We live in Harris County to avoid commercial development, houses right next to another, etc. I strongly prefer rural housing developments versus cul de sac developments. I hope that Harris County will preserve the land and rural feel of living in such an area. I understand some development is good for the community from an economic standpoint, but if the County begins to fill up land with commercial properties, apartment complexes, and cookie cutter homes, then the quality of rural living will begin to decline. | 2/6/2014 3:56 PM |
| 10 | I did not rate one of the selections offered (cul-de-sac or apartments) because I would prefer not to have either type of development in Harris County. Growth, I realize is inevitable, but I would hate to see apartments thrown up along every major highway. Same goes for commercial development. It has been said that it is rare to visit a unique town any more because of so many of the commercial developments and franchise stores - many of them are all the same stores, restaurants and even the structures look the same. If we want to keep tourism a major industry of Harris County, we will need to maintain the unique qualities and characteristics that make it attractive and different. If it looks the same as other cities, what would be our draw? Every city now has a Starbucks, but not every city has a Rose Garden Tea Room. It would be difficult to put a Butts Mill Farm in Columbus, but we have that in Harris County. I want the quality of life in Harris County to remain at the high standard it is today, and restricting dense housing and sprawling commercial growth will ensure that for us and future generations. | 2/6/2014 3:40 PM |
| 11 | My husband nor I care to see any apartment complexes or major subdivisions in our county. The reason we live in Harris County is quality of life, our beautiful rural spread, and property taxes. | 2/1/2014 5:30 PM |
| 12 | Harris County has become a preferred market by focusing on schools and not trying to be all things to all people. It would be unfair to current residents to be burdened with costs of building infrastructure for high density housing which many residents moved here to avoid. | 1/26/2014 9:13 PM |

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| 13 | I hear a lot of people, young and old, asking why we can't have a major restaurant or major grocery stores, or apartments in the county. They just don't understand that the county will need a sewer system for any of these projects. It is amazing how many people don't understand the infrastructure needed for these things to be built in the county. | 1/26/2014 4:13 PM |
| 14 | Need more public facilities west of 185 | 1/25/2014 7:35 PM |
| 15 | The plan represent the much needed modernization/improvement in the county. | 1/25/2014 1:17 PM |
| 16 | Get the rails to trails going | 1/23/2014 10:08 AM |
| 17 | Exit 19 has room to grow we really need a Large Grocery store Publics, Kroger, etc... Also need more Restaurants we continue to give all the revenue to Columbus and Lagrange. Lets bring it back to Fortson... | 1/18/2014 1:04 PM |
| 18 | The Harris County plan seems to be manipulated by the larger River Valley RC....This cannot be good for the citizens of Harris County. | 1/13/2014 9:13 PM |
| 19 | Complete the rails to trails throughout Harris County. Encourage national retail and restaurants to open locations in our county. Continue to seek clean industry and other job opportunities that are not just seasonal or tourist-related. | 1/13/2014 11:50 AM |
| 20 | We need to keep a small home town atmosphere for Harris County. Most people who reside in Harris County do so to get away from the big cities, commercial traffic, and high crime rates of larger cities such as Columbus, GA. Harris County is our "Mayberry" of sorts -- and keeping it small attracts residents who don't want to live in a big city. Small towns are safer and a better place to raise and educate children | 1/13/2014 10:19 AM |
| 21 | Cul de sac development option was not a good choice...dense development similar to Longleaf can be done well in Harris County to avoid sprawl chopping up the wooded vistas (rather than only farmland options) and to consider Harris County as one unit is too simplistic. There are locations in southern and eastern Harris County in towns and interstate exits where more urban development is reasonable, as opposed to many of the rural roadway sections where forests and field viewscapes in northern and central areas should be protected as Harris County's attractiveness | 1/10/2014 2:43 PM |
| 22 | Include all foreseeable residents and industry. Plan, plan, plan. | 1/7/2014 10:25 AM |
| 23 | So far so good. Keep the traffic under control... | 1/5/2014 7:24 PM |
| 24 | High density neighborhoods or high density apartments are not preferred. Neighborhoods should be not less than 1 acre if on sewers, 2 acres if no sewers. Commercial property is important, but must be compatible with the surrounding neighborhoods and older buildings. Taxes on commercial property must be keep low. Harris County needs an industrial park on the south side towards Columbus and on the north side towards LaGrange/West Point. | 12/31/2013 3:35 PM |
| 25 | Increase acres required to build a house. | 12/31/2013 11:08 AM |
| 26 | I'd like to see areas of EACH type of housing, including apartment complexes, cul de sac neighborhoods and other high-density developments, as long as they are planned and placed in a sensible way. I'd also like to see the development of white-collar business parks and complexes that mix multi-family housing with commercial and light industrial/office/call center-type businesses within designated areas. In my opinion, Harris County is big enough to accomodate several different types of developments, as long as they are planned and placed in a way that compliments the terrain, the surrounding developments and the wishes of forward-thinking and informed citizens. | 12/30/2013 7:53 AM |
| 27 | If you really want constructive feedback, you should package this plan in an executive summary covering all areas briefly, with a "bottom line" conclusion for each. Most residents don't have the time to read all this or the knowledge base to full understand all aspects. | 12/30/2013 7:46 AM |
| 28 | Keep the commercial to a minimum - prefer the small town atmosphere | 12/29/2013 8:48 PM |
| 29 | Want to keep small town, neighborly environment. | 12/29/2013 4:54 PM |
| 30 | We have lived in Harris County for 10 years (as of 2014) and would love to see it maintained as we have found it. This, of course, is not possible, so the comprehensive plan appears on initial reading as a viable means of keeping "the dream" of a rural living and working area alive. | 12/29/2013 9:48 AM |
| 31 | harris county is a rural community, always will be. We would prefer that it stay that way, otherwise we will move back to muscogee county. | 12/28/2013 8:27 PM |

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| 32 | I am very concerned about the pending development of The Grove. The commission needs to ensure the developers don't destroy the "county" setting home owner near this development move to Harris County to enjoy. If we wanted a Walmart in our backyard we would live in Columbus. | 12/28/2013 7:32 PM |
| 33 | We moved to Harris County to get away from the city life of Columbus, however, I would like to see our dirt roads get paved. | 12/28/2013 12:38 PM |
| 34 | I moved to a rural area because I was trying to leave the city. I don't want the city to follow me or I will have to look for another rural area. Thanks for asking. | 12/28/2013 12:37 PM |
| 35 | Building and Zoning coeds need to be updated and changed and they need to be most of all clearly defined as in specific's on what type structures can be located on a person's property, especially in a subdivision so that Property Values aren't hurt by an owners LACK of VALUES!!!!!!!!!!!!!!!!!!!!!!!!!!!! | 12/28/2013 11:28 AM |
| 36 | If Harris County is to grow it must become more senior friendly, i.e. more affordable. | 12/28/2013 10:39 AM |
| 37 | I wish for reduced school tax for seniors 65 and over. | 12/28/2013 9:56 AM |
| 38 | Harris county is starting to look and feel like Columbus. More stringent building code ENFORCEMENT would benefit the county more than anything. Builders in Harris County can do anything they wish without fear, you know that and I know that-everyone knows that. | 12/28/2013 9:29 AM |
| 39 | Provide county water and sewer throughout county. | 12/28/2013 8:45 AM |
| 40 | get water and sewer to all first that are in housing developments and put thru tax paying concerns--shopping(food and Drug)property owners pay taxes apartment renters don't | 12/28/2013 7:33 AM |
| 41 | Need fire protection for area south of 315. This is a critical issue for a comprehensive plan. | 12/28/2013 7:13 AM |
| 42 | I believe the survey presented was rather deceptive. I am sure most people surveyed felt as though they had to answer each category presented to them. It would seem that had you opted on either of the first two choices, (rural or mini fam) that any of the choices beyond that such as congested neighborhoods, apartments, condos, etc., would even enter the picture for further consideration. The ambiguity of the options for answers is inane. If you want to know the truth than ask a question that requires a yes or no answer. I do agree with you on thing. Only a Survey Monkey could have come up with such a stupid survey. | 12/27/2013 11:45 PM |
| 43 | More efforts should be made to protect the environment while developing parts of the county. Exceptions to zoning are too often made - this needs to stop. While more apartment housing is needed, it should be confined to city limits who have resources (water, sewage etc.) to deal with it. | 12/27/2013 11:01 PM |
| 44 | Preference is for the rural subdivision only, and definitely no apartment complexes. Absolutely 'main street' style for shopping! | 12/27/2013 10:51 PM |
| 45 | We moved to Harris County to get away from the city. We welcome small businesses and neighborhoods like what we have now. Two acres per lot seems about right for neighborhoods. We do live on a gravel road that we have been told for 10 years would be paved, but it hasn't. That's frustrating, especially when we have small children who frequently ride a bus down slippery, muddy roads. Thank you all for taking this survey and for all your hard work. | 12/27/2013 10:36 PM |
| 46 | Emphasis on environmental issues. | 12/27/2013 10:08 PM |
| 47 | Fortson wasn't included as an option for indicating residency. | 12/27/2013 9:41 PM |
| 48 | I moved to Harris County because I love the rural neighborhoods and the wide open spaces. Please do not over develop the county like they have done in Columbus. | 12/27/2013 8:01 PM |
| 49 | I would like to see Harris County remain a rural setting with only low or medium density housing. Commercial development should be highly restricted. | 12/27/2013 7:56 PM |
| 50 | Harris County would do well to offer its residents reasons not to do all of their shopping in Columbus or LaGrange. A mainstream supermarket and a couple of known places to eat would be a welcome addition to the area. | 12/27/2013 7:43 PM |
| 51 | I live west of Ga HWY 315. Survey is way to general. Pictures should be Harris County pictures. | 12/27/2013 7:35 PM |

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|----|---|--------------------|
| 52 | I would like to see more focus on recycling, walking trails, bicycle trails, dog parks. I want to see more economic development and a focus on recruiting businesses. We have to stop depending on tourism , we need more business to come to our county. We need to attract more technical companies. We need to develop better paying jobs in the county. People need to earn a living wage. The county jobs available are not market comparable . They are extremely low paying-why is that? Our county offices need an HR person...our county govt. seems unorganized and inefficient and very "good old boy" oriented. | 12/27/2013 6:58 PM |
| 53 | Harris County really needs some commercial development, as well as residential, to continue to grow and prosper. We need jobs and housing to accommodate! | 12/26/2013 1:36 PM |
| 54 | Controlled growth is necessary for our community. | 12/20/2013 9:58 PM |