The City of Pine Lake Comprehensive Plan Update 2016

This document was prepared by the Atlanta Regional Commission using funds provided by the State of Georgia.

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Executive Summary

The Pine Lake community is a strongly connected community where individuals are valued.

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It elevates the arts, the environment, and learning. To sustain these values, Pine Lake will plan growth and maintain the environment while improving services, city finances and quality of life for our residents.

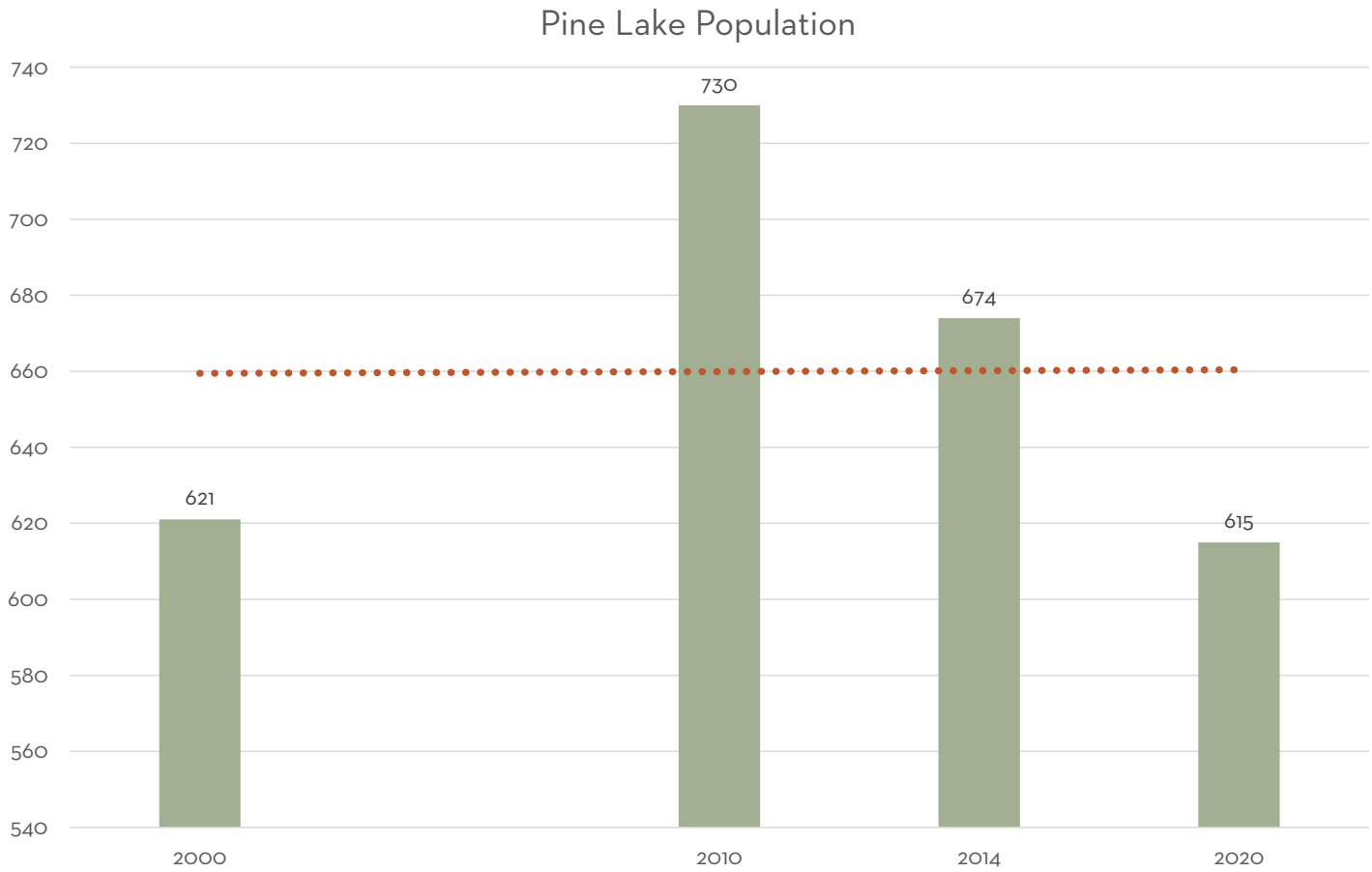
Pine Lake is DeKalb County's smallest City, both in population and geography. For much of its history, it has retained the legacy and identity associated with its beginnings as a rural resort community that provided recreation for citizens from Atlanta. Over time, it has incorporated a few commercial properties along Rockbridge Road, but even as DeKalb County has developed around it, the City has retained its village character and local charm. Its citizens identify with a strong sense of cultural involvement and environmental stewardship. The City has invested heavily in preserving the environmental quality of its lakes and wetlands, fostering a community arts program, and improving recreation opportunities with projects such as a local community garden and new playground. Prior to the Comprehensive Plan Update, the City involved citizens and stakeholders in an update of their residential and commercial zoning ordinances to lead the community in a new direction for future growth and development.

As the City worked through this Comprehensive Plan Update, it wrestled with the implications of how new cities in DeKalb County may impact current boundaries of Pine Lake. Citizens were very candid in their desire to increase the city's financial resources to alleviate the tax burden on the residential properties. Public input recognized that there may be some changes that would become inevitable. Pine Lake has proven its resiliency by stepping up to the challenge of meeting the demands of its constituents, tackling complex engineering and reconstruction projects, and continuing to deliver quality services with limited resources. In the next five years, this small city will continue to face very big decisions that will demand that same innovation and resiliency that has kept this community stable and progressive for over 75 years.

Data & Demographics

City of Pine Lake, DeKalb County, Georgia

Population



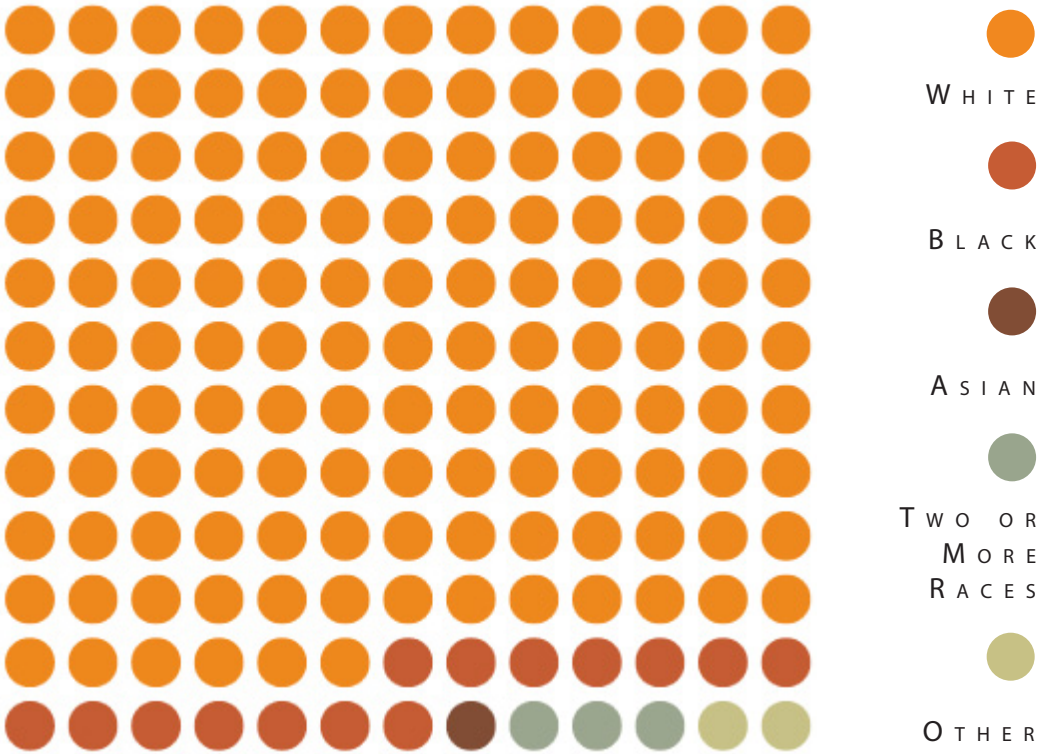
Data Source: U.S. Census American Factfinder (2000, 2010) American Communities Survey (2014)., ESRI Business Analyst Online Community Profile (2020 Projection).

Population increased 18% between 2000 and 2010, and then decreased 8% between 2010 and 2014. ESRI Business Analyst Online predicts a further decline in the population between 2014 and 2020 of 6%.

Race

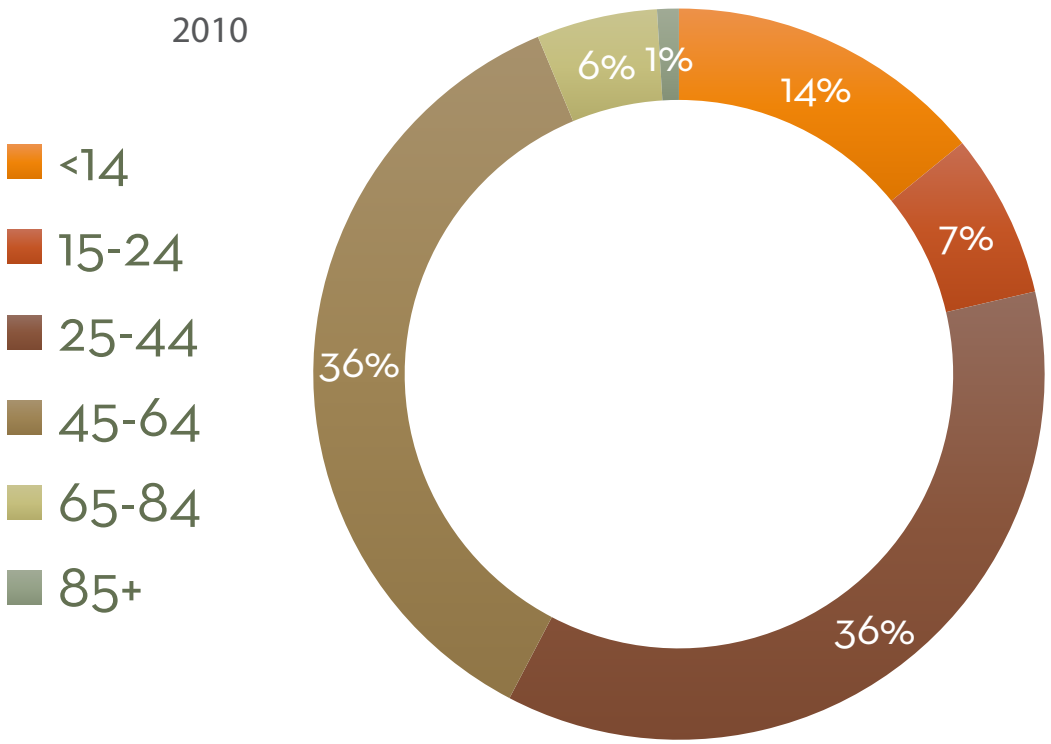
White people make up 87.1% of the racial distribution in Pine Lake as of 2010. Black people make up 9.1%, Asian people are .4% of the population, and those of two or more races are 1.9% of the population.

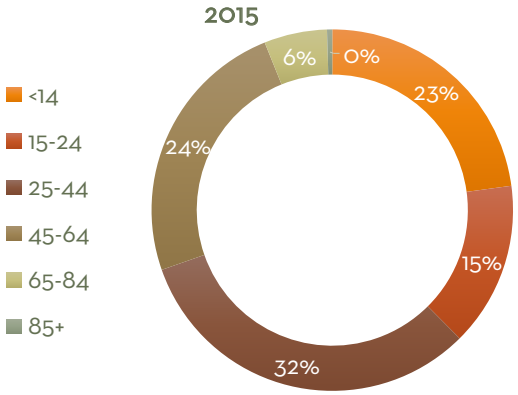
People of Hispanic origin of any race are 10.1% of the population.

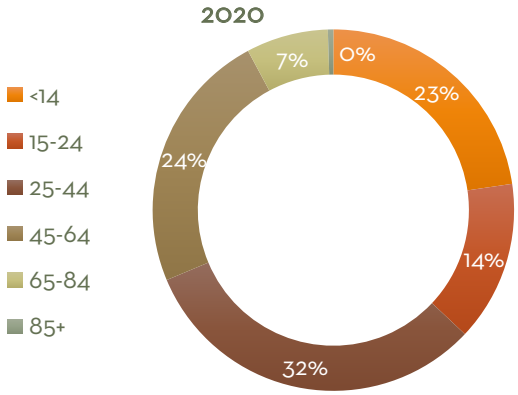


Data Source: U.S. Census American FactFinder Profile of General Population and Housing Characteristics: 2010

Age



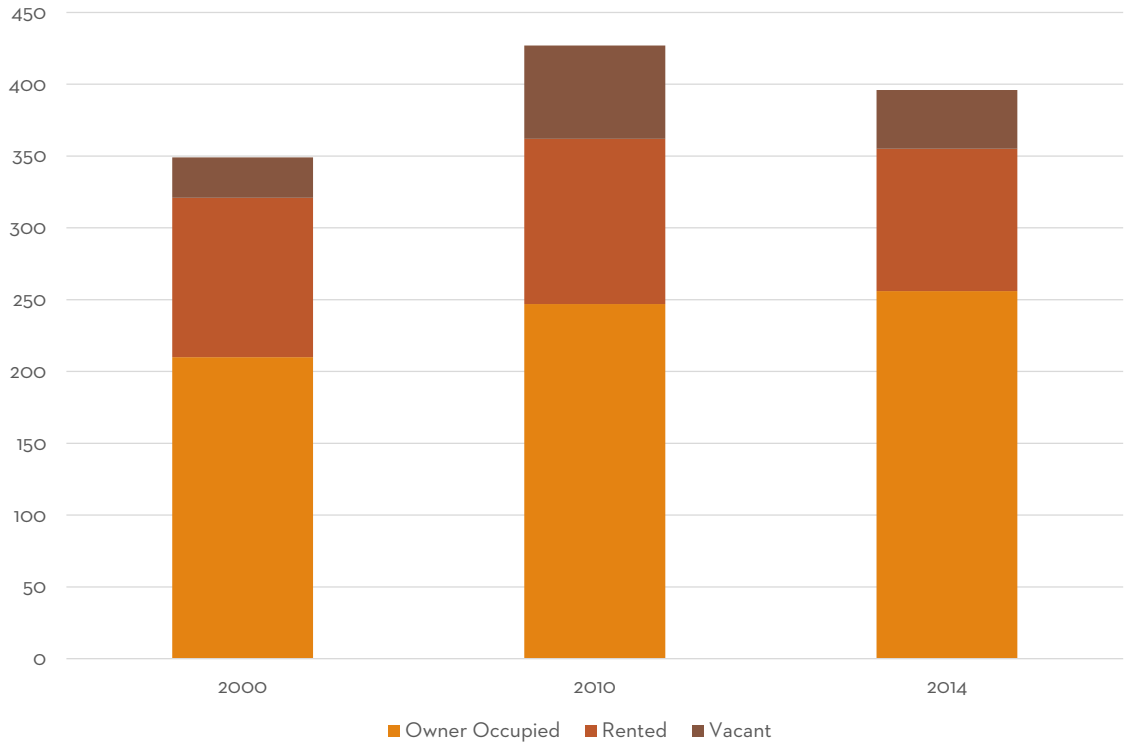




Young and middle aged adults (25-64) combine for 72% of the population, and older adults are 7%. Between 2015 and 2020, ESRI predicts that the proportion of the population held by children and young adults under the age of 24 will greatly increase, while the proportion of young and middle aged adults (25-64) will be far less, and the proportion of older adults over the age of 65 will remain constant. Between 2015 and 2020 the proportion of each section is predicted to remain largely the same.

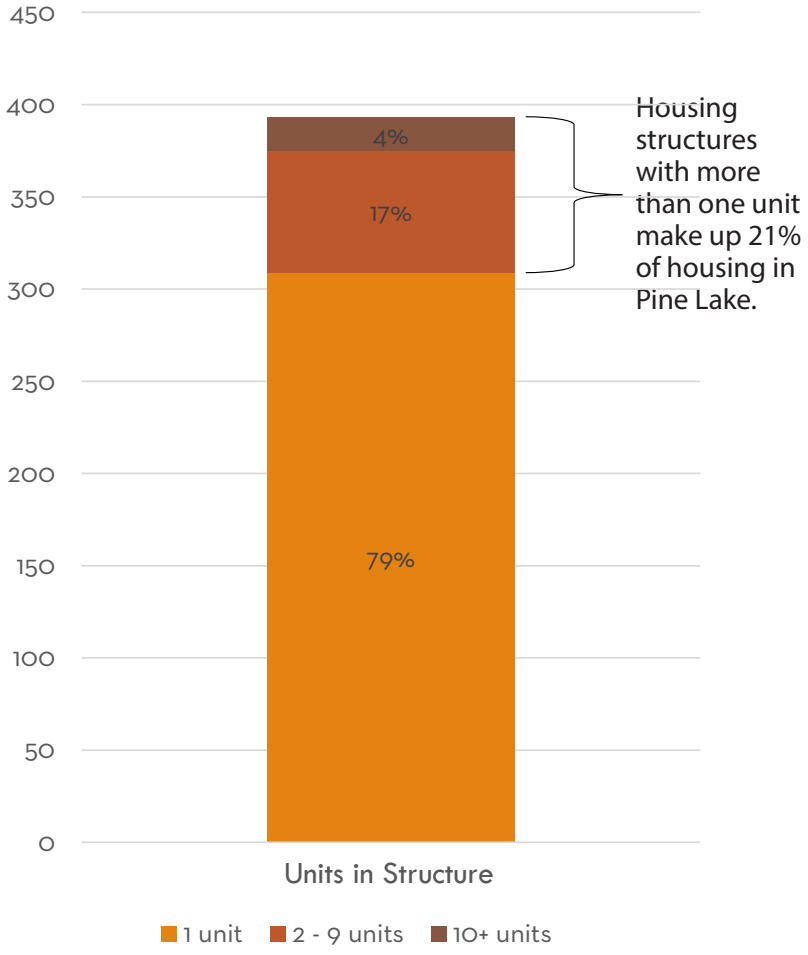
Data Source: US Census Bureau 2010 Census Data; ESRI Business Analyst Online Demographic and income Profile

Housing Demand & Values



The *DeKalb County Consolidated Plan for HUD Programs* was consulted in the preparation of the Pine Lake Comprehensive Plan. There were not any programs, data, or recommendations that were determined to be relevant to Pine Lake. Data on Housing Characteristics, Housing Demand, and Housing Values are described here.

The majority of Pine Lake residents own their homes, with 68% of housing stock owned, 32% rented, and 15% vacant in 2010. Proportion of ownership has increased over time, at 65% in 2000, 68% in 2010, and 72% of residents owning their homes in 2014. The vacancy rate in 2014 was 10%.

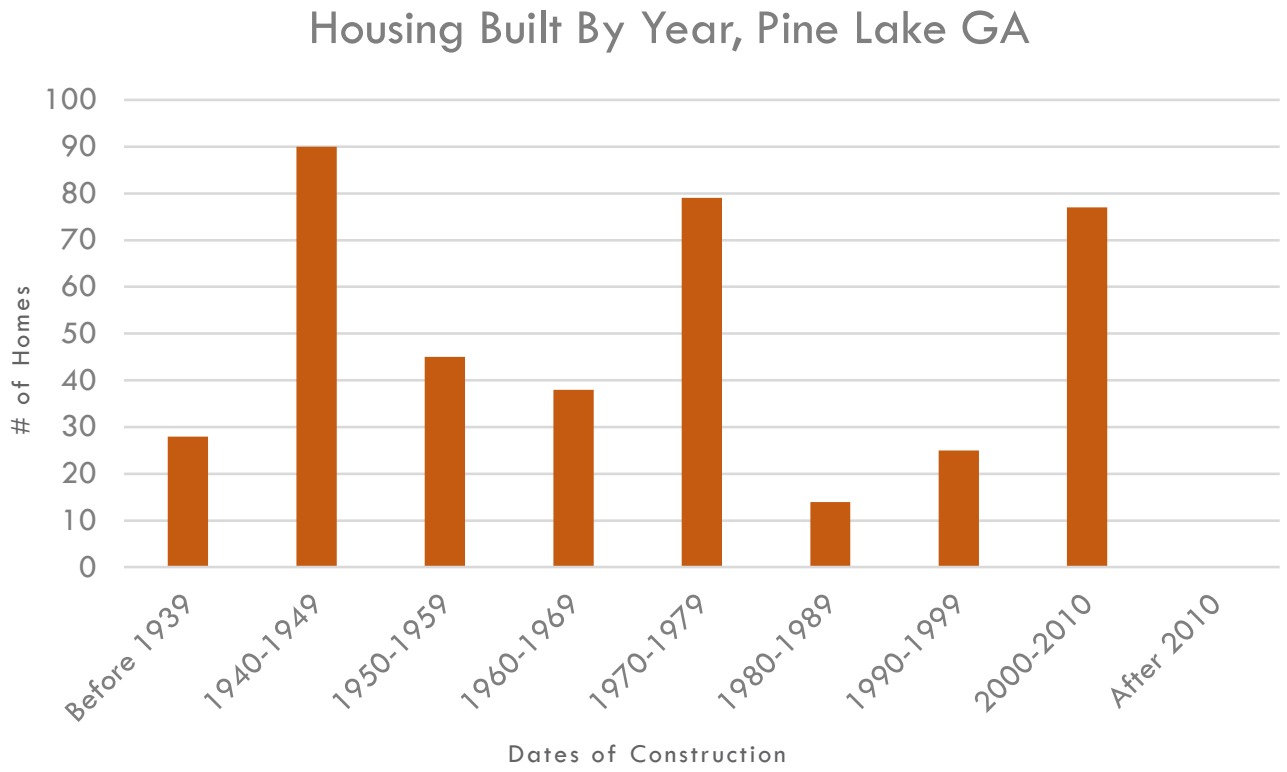


2014 Median Home Value

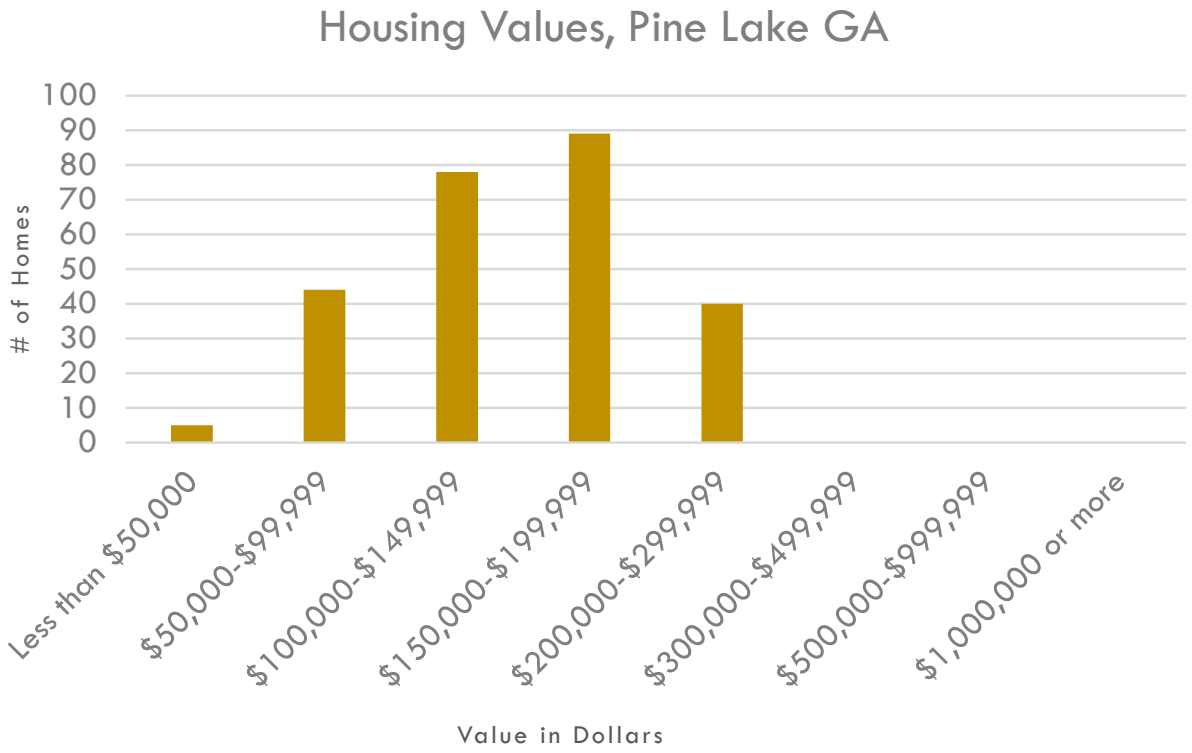
2014 Median Rent

Data Source: U.S. Census American FactFinder; Selected Housing Characteristics 2010-2014 American Community Survey 5-year estimates

Housing Demand & Values

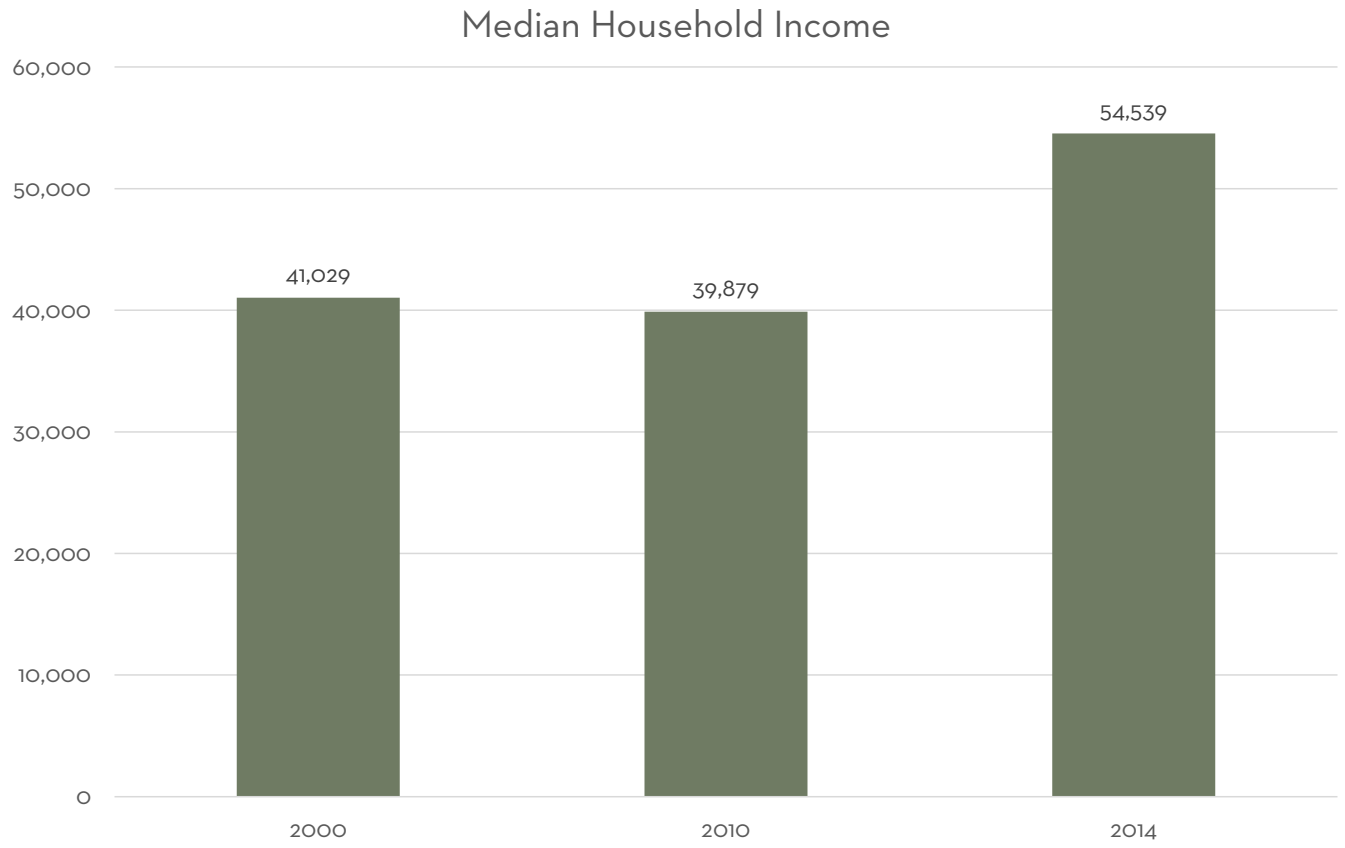


Dates of construction for housing in Pine Lake reflect a range of historic periods and styles. This contributes to the diverse types of housing available in the city. Pine Lake also regulates the size of housing through maximum square footage limitations to ensure compatibility with the existing character of the residential areas. The Pine Lake community has also expressed a desire to promote "tiny houses" that are compliant with applicable building codes. This openness to smaller residential footprints helps to promote affordability within the community.

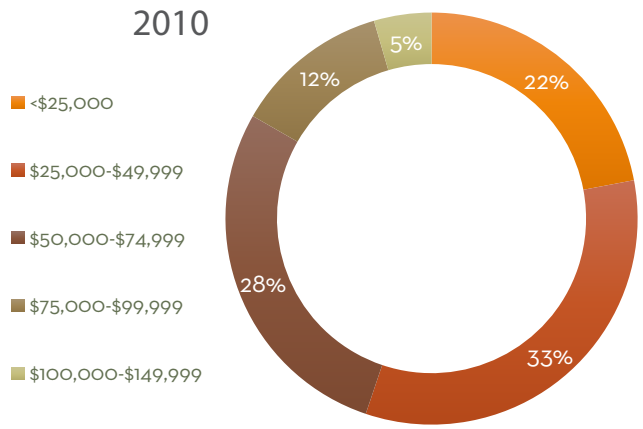


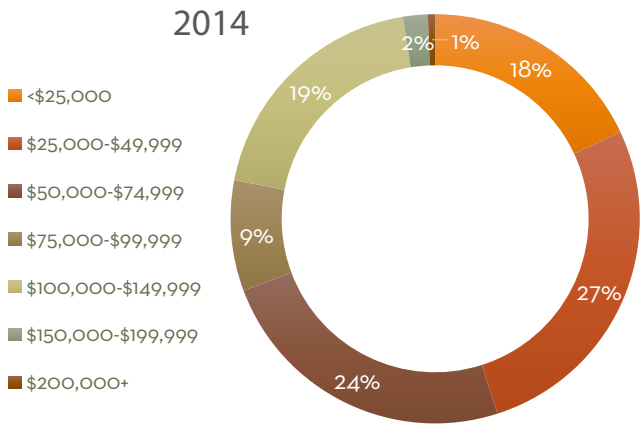
Data Source: U.S. Census American FactFinder; Selected Housing Characteristics 2010-2014 American Community Survey 5-year estimates

Income



55% of households made less than $50,000 in 2010. Overall, incomes are rising in Pine Lake. The share of incomes of $100,000 or more have risen 17% between 2010 and 2014, while the share incomes less than $100,000 fell 17%.

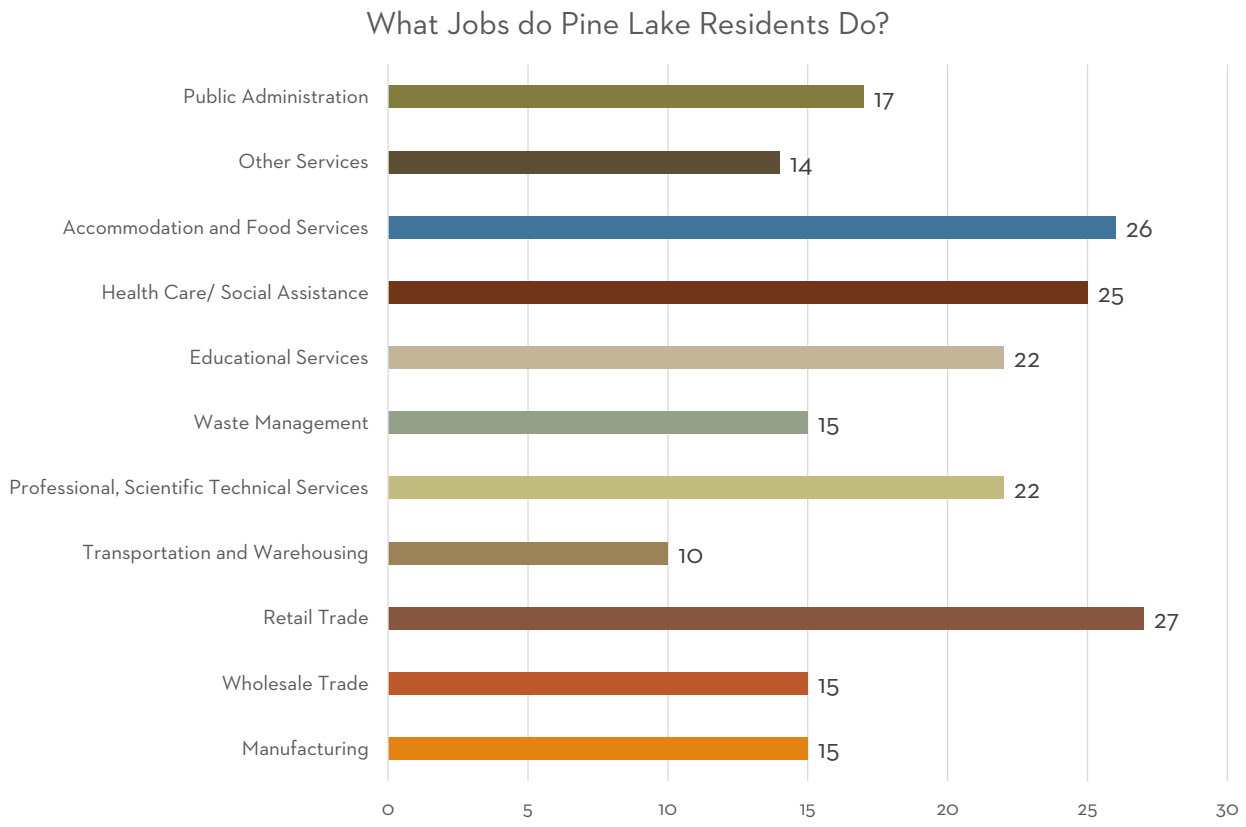




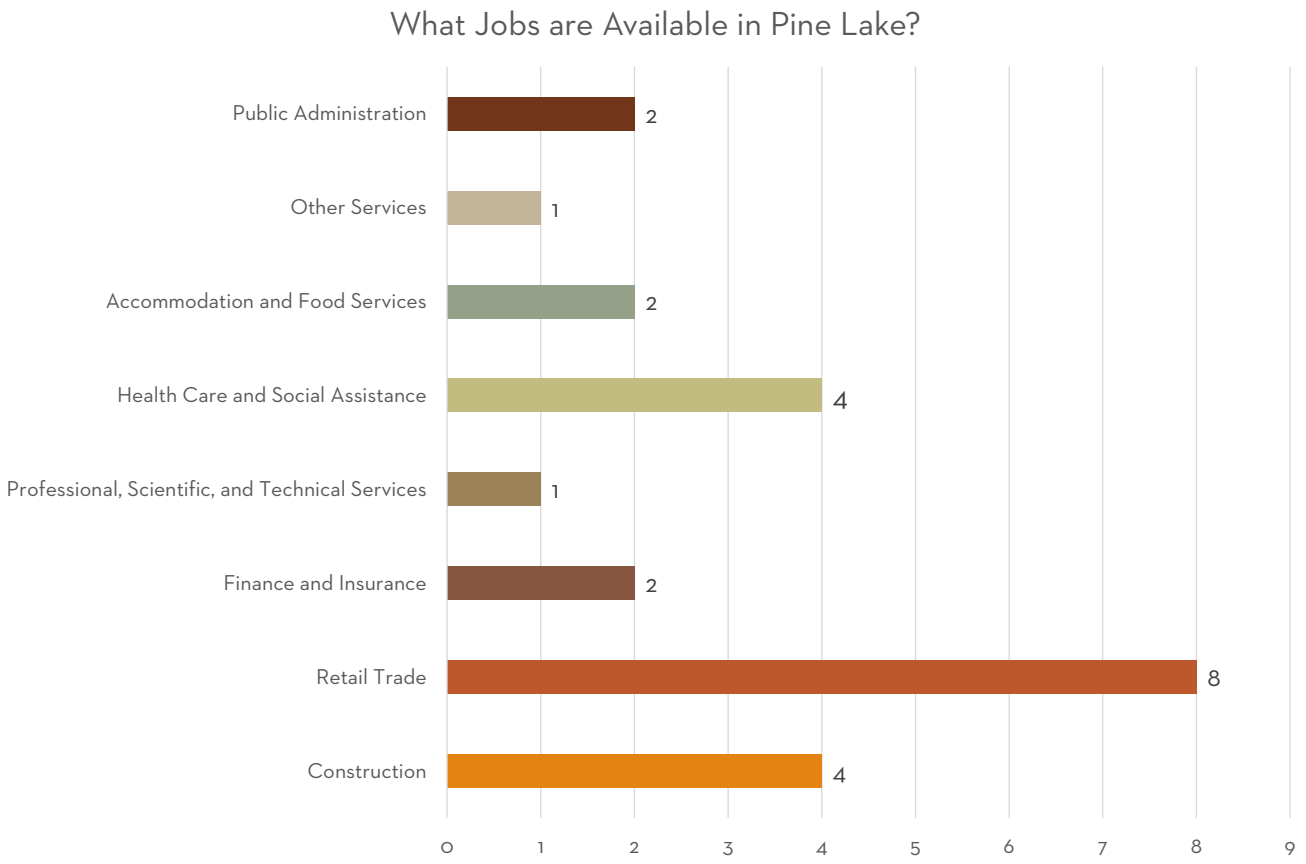
Data Source: 2010 2014 data- US Census American Fact Finder ACS 2010 Selected Economic Characteristics. 2020 Estimate ESRI Business Analyst Demographic and income Profile; 2010 data- US Census American Fact Finder ACS 2010 and 2014 Selected Economic Characteristics

Employment

Resident Area Characteristics



Workplace Area Characteristics



Community Vision

The Pine Lake community is a strongly connected community where individuals are valued.

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It elevates the arts, the environment, and learning. To sustain these values, Pine Lake will plan growth and maintain the environment while improving services, city finances and quality of life for our residents.

Community Input Opportunities

The Pine Lake Comprehensive Plan Update process was guided by a Steering Committee comprised of citizens, local business owners, elected officials, and city staff. The Steering Committee met on multiple occasions, providing direction and feedback at key points in the process. Meetings were advertised through the city's website and through posted notices.

Thursday October **27** City Council Work Session	Monday February **8** City Council Comp Plan Kick Off Meeting	Tuesday March **24** Steering Committee Meeting	Thursday April **21** Public Meeting	Thursday May **19** Steering Committee Meeting
Thursday June **23** Public Meeting	Thursday July **28** Joint Steering Committee/ City Council Meeting	Thursday August **8** City Council Meeting	Monday October **10** City Council Meeting	

Concurrent with the update to the Comprehensive Plan, a Steering Committee was working with a consultant to update the commercial zoning regulations for the City of Pine Lake. The residential zoning regulations have been recently updated. The Comprehensive Plan Update and the Zoning Update worked together to form the vision of the community and prepare the city for future growth and development.

Community Feedback

What We Heard...

Identify the City's Biggest Strength

- Community, Local musicians, Local artists, Optimism, Lake ●
- Funky DIY Living
- Attention to value of environment, nature ●
- Diversity
- Community Involvement, The Lake, Lakefest
- environment, lake and wetlands, *neighbors*, participation/ volunteerism
- Community
- Artists! Musicians!
- Pine Lake Baptist Church
- Community activities
- Community!
- 2 answers: 1) community 2) lake, etc
- Our lovely lake and all its critters ●
- Environment/ lake/ wetlands, Community, Arts
- Peeps Lake Spirit
- 1. People 2. Lake 3. Eccentricity
- Creative, free spirits who love this natural setting!
- Creative people and a sense of community
- Lake, Nature
- The Lake and Wetlands, and Community Organizations, PLAIN & City Accts ●

Identify the City's Biggest Weakness

- ****** Schools ****** ●
- Better Website
- Lake of support for neighborhood outside of Pine Lake
- Dollar Store! ●
- Schools are poor
- Trees falling on houses
- The "CDB"/ Rockbridge Road
- Property tax inequities
- Lack of commerce, tax base
- lack of economic growth
- Things to walk to in retail district
- School, magnet school, PL residents first choice then include others
- Better commercial
- Get to know the residents & be nice!!!
- Things to do/ places to go in a walkable distance ●
- Commercial District needs improvement ●
- lack of commercial businesses we actually want to use
- Recycling program too restricted ●
- Not large enough to survive financially
- Police interaction with residents ●
- Not much racial diversity ●
- No good schools lack of commercial businesses that reflect Pine Lake Too many vacant houses
- Communication to citizens Not financially sound - too few tax payers Schools
- Poor & multiple communication pathways, multiple listservs, Facebook pages, very poor and news old
- Better police communication
- Police Response & Reporting Accurately (other than traffic incidents)

*The blue dots indicate that multiple residents agreed with a statement already made.

Community Feedback

What We Heard...

Identify the City's Biggest Opportunity

- We have the resources to create the best schools in DeKalb County
- Become an arts destination
- Provide/ engender arts community from Atlanta
- Yes! Yes!
- Arts Community
- To strengthen communication channels within the government and populace
- Arts Community
- The arts community and our city parks
- Music Destination! Local musicians and artists
- Let's Whittle!
- Maintain our trees, lake and nature

Identify the City's Biggest Challenge

- Develop the Rockbridge Corridor to reflect the Character of the City
- Identifying a destination for drawing $$ into the area
- Need Commercial District
- Develop the Commercial District
- Attracting young families due to school system
- Dollar Store
- Bad reputation as a speed trap
- Stop speed trap
- Develop a sustainable financial base
- Too dependent on property taxes
- Low economic viability, reputation as a speed trap
- "Stupid" Growth (compromising standards for more revenue)
- Making our town inviting to non-residents, creating some kind of Pine Lake identity on Rockbridge
- Need to annex significantly to survive

Issues, Opportunities & Policies

The City of Pine Lake was established as a resort community for Atlanta during the early 1930s. It was incorporated on December 27, 1937. According to the 2010 Census, the City of Pine Lake included 362 households, comprised of 730 residents in a geography that covered 161 acres, or 0.25 square miles. Given the historic development patterns that would allow for the creation of lots as small as 2,000 square feet (20' x 100'), the City has retained a compact, village-type feel. Though the majority of the residential area of the city lacks sidewalks, the grid-network of streets nonetheless creates a walkable network. This ties into a trail system that connects to the lake for which the community is named.

Common themes arise – throughout subsequent plan updates and numerous public meetings – that point back to the quality of life enjoyed by residents of the community. There is consensus that the physical form of the neighborhood coupled with the attendant environmental beauty create a strong sense of place. The community has attracted neighbors that share common interests in arts, culture and placemaking - preserving the unique and individualistic character that has drawn them there. However, the community is also quick to point out that the elements that make the community special, also result in challenges.

The City is geographically small, and for several years it has struggled with issues of annexation. Concerns are consistently voiced about whether annexation would change the dynamic of the community, though there is a desire to expand the commercial district (or at least commercial businesses) to provide greater services. Citizens voiced concerns that the current services do not match the needs of the community, nor do they generate sufficient revenue to alleviate a significant tax burden on residents.

The houses are small. Largely due to the legacy of the City's history as a resort community, many residential units retain a cottage type feel. Though houses have been renovated and enlarged over time, the City does enforce maximum square footage restrictions for residential units, and does encourage the development of "tiny houses" that are compliant with building codes. However, concerns have been voiced about whether the small houses, along with average public schools, may discourage families with children from living in the community.

Nonetheless, this doesn't necessarily make conversations about growth any easier. Previous Comprehensive Plans have identified the need for growth in the community. Whether this happened through annexation or infill development, the growth hasn't really come. The City has been working with a consultant team to revise regulations for commercial and mixed use development. The City has also been working with GDOT and DeKalb County to implement corridor improvements along Rockbridge Road. Within the next 5 years of this

Comprehensive Plan Update, the City may experience greater opportunity for new development along Rockbridge Road that would fulfill some of the new retail and service uses desired by the community.

The City of Pine Lake may have to deal more directly with issues of annexation as the potential for new cities in DeKalb County encroach upon the existing city limits. There may be limited opportunities for the expansion of municipal boundaries in the future, should the incorporation of new cities and the expansion of existing cities take in surrounding neighborhoods and commercial centers. Expanded municipal boundaries would bring in additional opportunities for revenues and resources, but would also demand additional services. In addition to thinking about the practical implications of annexation, the City could also benefit from a thoughtful and deliberate approach to an engagement strategy for surrounding businesses and neighborhoods. The City's own citizens may be the best ambassadors to the neighbors to build a greater sense of common purpose in this area.

One of the key services provided by the City is their police force. Pine Lake still struggles with a reputation for aggressive policing – mostly a legacy from many years ago. The reality is that the community's relationship with the City's police force is much improved. However, there are still concerns about the lack of 24-hour local police presence (after-hours police protection is provided by DeKalb County). Also, Pine Lake police carry out code enforcement functions within the City, and concerns have been expressed about equal and balanced enforcement.

There is a recognition for a greater need for diversity within the community, and building stronger relationships with adjacent neighborhoods. To build on their strengths and overcome their challenges, the community will need to embrace everything from policing to placemaking to ensure the success of their endeavors. Issues, opportunities and policies have been developed as a part of this Comprehensive Plan Update to address the strengths and challenges of the community, and provide a guide for decision-making in the next 5-years.

ISSUES

Pine Lake struggles to be financially sustainable, requiring relatively high levels of property taxes in return for the services provided by the city.

Limited commercial development within the city's boundaries provide limited revenue to the city.

Limited commercial development within the city's boundaries provide limited services to city residents.

Pine Lake still struggles with a reputation for aggressive policing, even though the reality is much improved.

City residents perceive inconsistent code enforcement and it is a challenge to maintain a balance.

Local schools do not provide good options for families with young children, and many residents move when their children reach school age.

Preservation of the environmental quality and natural environment that citizens enjoy and identify as a part of Pine Lake's identity.

Manage the lake, beach and recreation areas as amenities for city and community residents to share with a common understanding of purpose, use and regulations.

Opportunities

Implement new commercial zoning and design standards to create a walkable commercial corridor that reflects the character and identity of Pine Lake.

Proactively annex properties that expand the boundaries of the city to meet current and future needs.

Build relationships with local elementary schools to improve opportunities for Pine Lake families.

Preserve the unique character of Pine Lake residential building stock, recognizing the elements of the city's urban design that attract and retain residents to live in the community.

Promote placemaking as a tool to build on the artistic identity of Pine Lake as a cultural destination for Metro Atlanta.

Prioritize communication with citizens, encouraging open dialogue that fosters honest and critical discussion of opportunities and challenges that the city will face in the next five years.

Work with GDOT and DeKalb County to implement programmed road improvements along Rockbridge Road.

Policies

The City of Pine Lake will continue to provide services to existing residents at the levels they have come to expect given the current resources of the City.

The City of Pine Lake will implement zoning that preserves the residential character of the city while allowing compatible new single-family homes to infill on existing lots within the city limits.

The City of Pine Lake will proactively encourage the development of commercial parcels in accordance with the updated zoning regulations for the City.

The City of Pine Lake will proactively encourage the development of commercial parcels to provide a balanced tax base to serve the needs of the city.

The City of Pine Lake will identify opportunities to expand city boundaries in a manner that appropriately fulfills the community's vision and desire for securing its boundaries and providing a stable tax base to serve current and future residents.

The City of Pine Lake will preserve the environmental quality of its natural resources, including the lake, wetlands, tree canopy, existing vegetation and wildlife habitat.

The City of Pine Lake will continue to cooperate with local, regional and federal agencies and partners to seek collaborative solutions to common needs and achieve regional objectives, for the benefit of residents of our city, DeKalb County, and the regional community.

Areas Requiring Attention

Community Assets

The People in the Neighborhood

The Natural Environment

Community Art

The Beach and Beach House

The Lake

The Trail System

The Trail System

The Unique Character of Houses and Neighborhoods

The Clubhouse

The City Police and Neighborhood Safety

Areas Requiring Attention

Community Concerns

Expand the Trail System & Acquire More Greenspace

Issues with Abandoned Property

Improve Police Relations and Provide Service 24-Hours

Add a Bike Path for Greater Connectivity

New Development/ Infill Development

New Development/ Infill Development

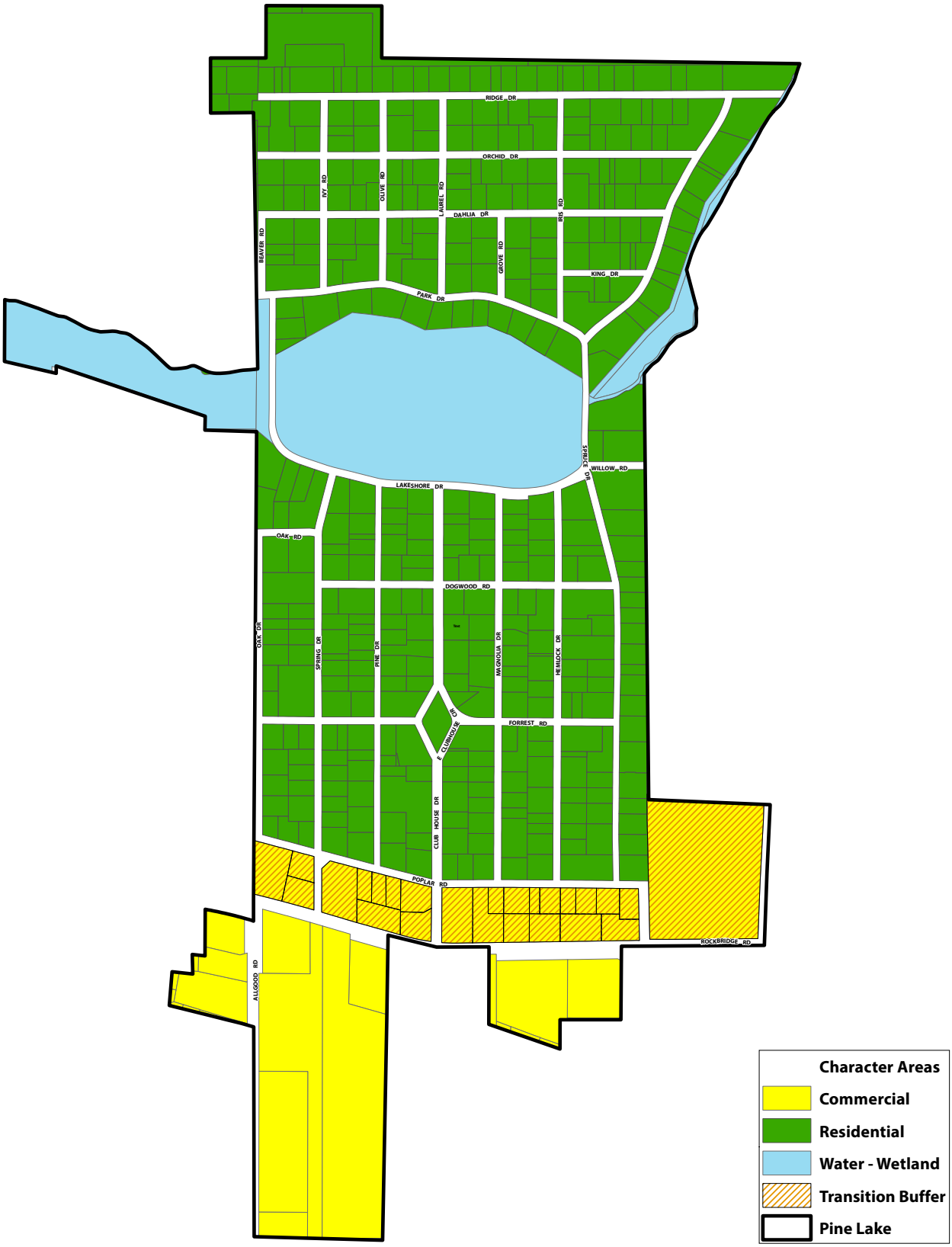
Annexation & Borders of New Cities

Improve Businesses on Rockbridge

Improve Quality of Schools/ Provide Options for Families with Young Children (Other than Relocation)

Better Transit Access

Character Areas & Narrative



Residential

The City of Pine Lake was established as a resort community for Atlanta during the early 1930s, and incorporated on December 27, 1937. At that time, this area of DeKalb County was largely rural and land was sold in lots as small as 20 feet by 100 feet (2,000 square feet). Many of the lots were used for little more than the placement of tents. The closely placed small cottages that were initially constructed were vacation homes for Atlanta residents who would come out to swim, fish, and socialize. As the area became more suburban after World War II, conventional homes were constructed for full-time use, but Pine Lake maintained a resort character despite the development of larger homes and landscaped lawns.

The City has retained a residential village atmosphere and many homes have been renovated in recent years. The City is comprised of 427 housing units, with almost 70% owner-occupied and about 30% renter occupied - most of the City is zoned for residential use only. During the Comprehensive Plan update, the character of the residential community was identified as one of the leading reasons that Pine Lake remains a desirable place to live. The legacy of its early 20th century resort roots has created a character that is unique among neighboring communities in central DeKalb.

Desired Development Patterns and Implementation Strategies for the Residential Character Area

- Preserve existing single family homes.
- Encourage restoration of aging homes with historic character.
- Promote new single-family residential development with character that is compatible with existing development.
- Protect existing tree canopy and vegetation.
- Adhere to best practices for site development and stormwater management when constructing infill residential development.
- Utilize a balanced approach to code enforcement to maintain quality development and community character.
- Maintain existing community and recreation resources in a manner that is compatible with the residential character of the area.

Primary Land Uses

- Single family housing development
- Limited institutional land uses, primarily existing community facilities, such as the Clubhouse, Beach House, and City Hall/ Police Station
- Recreational uses, primarily existing facilities such as the public beach, tennis courts, playground, etc.
- Pocket parks, where appropriate
- Community art, where appropriate
- Gardens, for both personal and community use

Commercial

The Commercial Area of Pine Lake is intended to blend retail office and limited mixed-use development. This area is designed to accommodate stores that will provide goods and services to the local community and the neighborhoods that immediately surround Pine Lake. It is oriented toward neighborhood commercial uses.

In areas where mixed-use development is determined to be appropriate, 25% of the project must be comprised of non-residential uses. Regulations within the commercial area provide additional development incentives for implementing environmentally sensitive site design measures, and emphasize protection of adjacent residential areas from noise, nuisance or light pollution. Design criteria include consideration for architectural controls, inclusion of greenspace and community gathering areas.

Desired Development Patterns and Implementation Strategies for the Commercial Character Area

- Encourage infill commercial development that meets the standards and requirements of Pine Lake's zoning regulations.
- A mix of service, retail, and office uses that serve the City of Pine Lake and immediate adjacent neighborhoods
- Limited opportunities for general service and/ or commercial development that can meet the standards and requirements of Pine Lake's Zoning regulations
- Limited opportunities for mixed use development that can meet the standards and requirements of Pine Lake's zoning regulations, including requirements for non-residential development
- Environmentally sensitive site design, including parking standards that minimize impact on the natural environment
- Landscaping and vegetation requirements
- Transition of non-conforming uses over time

Primary Land Uses

- Mix of Retail, Service and Office/ Professional Uses at a Neighborhood Scale
- Limited Mixed-Use (Residential with Service/ Retail Uses)
- Pocket Parks

Transitional Buffer

The Transitional Buffer Area between the Commercial and Residential Character Areas includes a mixture of neighborhood service uses with higher density residential development that could include townhomes, live-work units, and some single-family residential development. Height limitations allow for transition between the commercial and residential areas of Pine Lake while protecting the residential character of the city.

Desired Development Patterns and Implementation Strategies for the Transitional Buffer Character Area

- A mix of service and residential uses
- Environmentally sensitive site design
- Landscaping and vegetation requirements

Primary Land Uses

- Neighborhood Scale Service and Professional Uses; Limited Neighborhood Scale Commercial Uses
- Higher Density Residential Uses, with a 2-story height limitation on multi-family or live/ work units
- Pocket Parks

Water - Wetland

The Lake is a landmark and focal point for many community events including the annual Lake Fest, held each October. The City has made significant investments in ensuring the environmental quality of the lake and surrounding areas. An investigation in 2003 discovered that the primary source of lake contamination came from Snapfinger Creek, which feeds the lake. Water from the creek was diverted from entering the flume that feeds the lake. The lake has been clean since the diversion, leaving rainfall and natural springs to maintain the water levels. The lake can become the cornerstone feature for attracting new businesses and residents to Pine Lake. Because of its significance to community identity, it is given its own character area.

Desired Development Patterns and Implementation Strategies for the Water-Wetland Character Area

- Preserve water quality and ecological health of the Lake and sources of water that supply it.
- Ensure recreational access by residents of Pine Lake and individuals from outside of the community.
- Protect species habitat for animals that live in proximity to the Lake.
- Maintain the trail system that is located through the wetlands that are adjacent to the Lake.

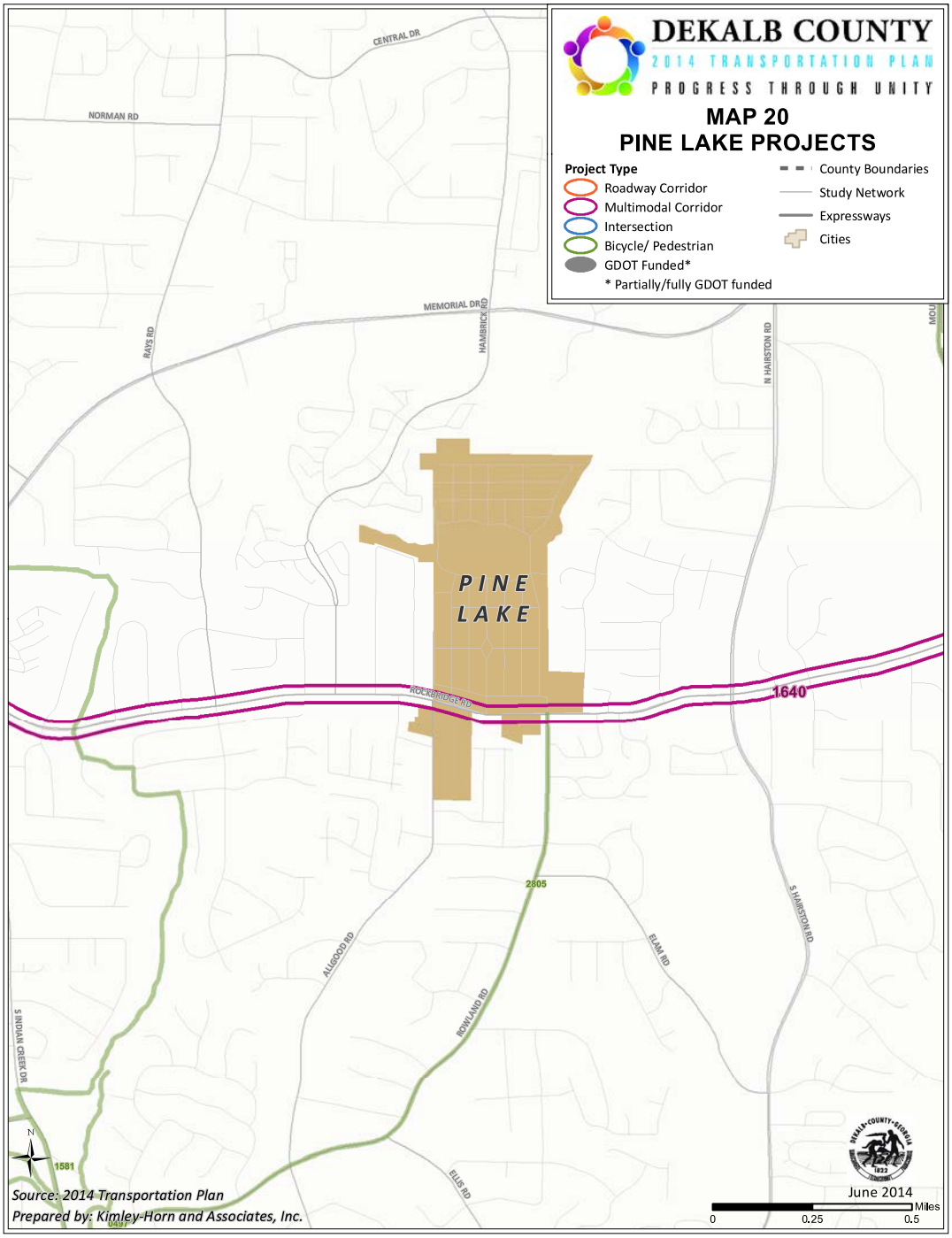
Primary Land Uses

- Recreation
- Wildlife Habitat

Transportation

The DeKalb County Comprehensive Transportation Plan was adopted in June 2014, and it identifies priority transportation projects for the County and its cities. The City of Pine Lake does not have a list of projects because no projects are more than 20% contained by the City. The multi-modal corridor project along Rockbridge Road (Project 1640) does fall partially within the City.

Project 1640 is the Rockbridge Road Multimodal Corridor Improvements – Phase I. This includes operational improvements, including a center turn lane, along Rockbridge Road. Plans also call for bicycle and pedestrian improvements. This project is programmed to run from Memorial Drive (SR 10) to Stone Mountain-Lithonia Road.



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Report of Accomplishments

Key to Terminology:

Items that are **Completed** have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Underway** have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update.

Items that are **Postponed** are still priorities for the community, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are **Cancelled** will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

Description	Status	Notes
Economic Development: Objective 1- Enlist the assistance of regional entrepreneurs in developing a destination based economic engine.		
Meet with local associations and organizations to market the business advantages of Pine Lake to include its unique human resources.	Completed	
Annex the 30 acre business district adjacent to the city.	Postponed	The city is currently reviewing options for developing a long-range plan for annexation.
Dredge the lake and develop comprehensive/ integrated wetland	Completed	
Assess viability of annexing other properties that produce win/ win.	Postponed	The city is currently reviewing options for developing a long-range plan for annexation.
Rezone business district.	Completed	The city is re-writing the commercial zoning regulations.
Economic Development: Objective 2 - Promote economic diversification of the local economic sectors.		
Promote small business development.	Cancelled	This is a routine function of city government and will not be carried over into the new STWP.
Ensure that prospective business interests receive information on economic development initiatives.	Cancelled	This is a routine function of city government and will not be carried over into the new STWP.

Description	Status	Notes
Utilize the arts to assist with local economy (CDBG grants, NEA, and GA Arts/ Tourism)	Completed	The city has pursued public arts grants, and the city supports the arts through their MAP program.
Develop eco-tourism initiatives	Cancelled	Revised in the new STWP.
Develop various communication resources/ volunteers	Completed	Pine Lake Association of Involved Neighbors (PLAIN) is a volunteer organization that works with the local government to distribute information of local interest.
Community Facilities: Objective - Develop a city wide Capital Improvements Plan.		
Planning for capital investments	Cancelled	This is a routine function of city government and will not be carried over into the new STWP.
Rebuild the clubhouse	Completed	
Renovate Beach House (Bond, Tourism Grant)	Completed	
Engineer, design and construct sidewalks on north side of Rockbridge Road	Underway	DeKalb County is primarily responsible for the implementation of this project (#1640), therefore this specific item will not be carried over into the Short Term Work Program. The City will continue to generally coordinate with DeKalb County and GDOT through the completion of the project.
Engineer context sensitive road design for Rockbridge Road (construction not included)	Underway	DeKalb County is primarily responsible for the implementation of this project (#1640), therefore this specific item will not be carried over into the Short Term Work Program. The City will continue to generally coordinate with DeKalb County and GDOT through the completion of the project.
Engineer, design and construct sidewalks on south side of Rockbridge Road	Underway	DeKalb County is primarily responsible for the implementation of this project (#1640), therefore this specific item will not be carried over into the Short Term Work Program. The City will continue to generally coordinate with DeKalb County and GDOT through the completion of the project.
Place streetscape lights in the commercial district	Underway	DeKalb County is primarily responsible for the implementation of this project (#1640), therefore this specific item will not be carried over into the Short Term Work Program. The City will continue to generally coordinate with DeKalb County and GDOT through the completion of the project.

Description	Status	Notes
Housing: Objective 1 - Ensure improvement of the current housing stock.		
Encourage housing maintenance and rehabilitation	Cancelled	This is a routine function of city government and will not be carried over into the new STWP.
Promote branding of unique housing stock	Cancelled	This is a routine function of city government and will not be carried over into the new STWP.
Encourage the retention of historic curbing	Cancelled	This is a routine function of city government and will not be carried over into the new STWP.
Housing: Objective 2 - Foster a sense of community through appropriate design standards.		
Promote mixed use development	Completed	Mixed Use development is addressed in the City's new commercial zoning code. The City has been actively involved in revisions to the commercial zoning throughout the update of the Comprehensive Plan.
Housing: Objective 3 - Provide accessible and affordable housing for the elderly.		
Promote the development of ADA accessible housing	Completed	The city revised the residential zoning code.
Get Senior residences	Cancelled	This is no longer a community priority.
Natural Resources: Objective 1 - To conserve and protect the natural and capital resources through Pine Lake and to advocate protection throughout Central DeKalb.		
Continue to coordinate with EPD	Cancelled	This is a routine function of city government and will not be carried over into the new STWP.
Natural Resources: Objective 2 - Implement and enforce environmental protection ordinance and environmental planning criteria, required by state and local ordinance for new development and advocate protection throughout Central DeKalb .		
Coordinate with county, state, and regional authorities to better define and categorize wetlands and recharge areas	Cancelled	This is a routine function of city government and will not be carried over into the new STWP.
Develop an open space recreation plan that locates and defines scenic vistas	Cancelled	This is no longer a community priority.
Replace and repair flume bridge	Completed	
Place erosion prevention materials along the west side of the lake	Completed	
Implement creekbank stabilization	Completed	
Maintain all wetlands	Completed	

Short Term Work Program

Description	2017	2018	2019	2020	2021	Responsible Party	Funding Source	Cost
Economic Development								
Implement the new commercial zoning regulations to develop businesses along Rockbridge Road.	x	x	x	x	x	Pine Lake City Council and Consultants	General Fund	TBD as resources are available
Develop a long-term annexation plan for the City.	x	x				Pine Lake City Council	General Fund	Staff Time
Develop and implement a community arts/ public arts master plan for the city	x	x				Pine Lake City Council and ARC Community Choices	General Fund/ ARC Community Choices Assistance[1]	Staff Time/ Intern Time
Support the development of community arts programming to support community economic development.	x	x	x	x	x	Pine Lake City Council and Volunteers	n/a	Volunteer Time
Community Facilities and Services								
Coordinate with GDOT and DeKalb County to implement corridor improvements on Rockbridge Road (Project #1640).	x	x	x			Pine Lake Staff, GDOT, DeKalb County	GDOT, DeKalb County, combined with a TE grant from Pine Lake given over to this project	$25,000,000 for the entire length from Memorial Drive to Stone Mountain-Lithonia Road, a portion of which runs through Pine Lake
Work toward the goal of providing 24-hour police services through the local police department.	x	x	x	x	x	Pine Lake City Council and Police Department	General Fund	TBD
Undertake Improvements to the tennis courts	x	x				Pine Lake City Council	Crowdfunding	$3,000
Update and expand gateway and wayfinding signage throughout the community	x	x	x	x	x	Pine Lake City Council	General Fund	$20,000
Create a committee to explore the possibility of developing a charter school that could serve the Pine Lake community.	x	x				Community Volunteers	n/a	Volunteer Time
Explore the creation of additional community level committees to address issues such as development, arts and culture, and elder affairs		x	x			Community Volunteers and Interested Community Leadership	n/a	Volunteer Time

[1] ARC Community Choices Program provides technical assistance at no cost to the local government to implement project goals.

ATLANTA REGIONAL COMMISSION