

**COMPREHENSIVE PLAN**

**FOR THE**

**TOWN OF  
PINE MOUNTAIN**

**PUBLIC PARTICIPATION PROGRAM**

**2009-2030**

Prepared by

**THE RIVER VALLEY REGIONAL COMMISSION**

2009

**Pine Mountain  
Comprehensive Plan 2009-2030  
Community Participation Program**

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## **Introduction**

### ***Purpose***

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 Town of Pine Mountain's Community Participation Program was designed to encourage as much public participation, open dialogue and communication as possible; in order to achieve a Community Plan consensus that translates into better government decisions and greater community agreement with those decisions.

### ***State Comprehensive Plan Requirements***

The Town of Pine Mountain is required by state law to complete its' Comprehensive Plan Update by October 30, 2009. The plan will be prepared in accordance with the Intermediate Planning Level Local Planning Requirements from the Georgia Department of Community Affairs (DCA), effective May 1, 2005.

### ***Requirements for Creating a Successful Comprehensive Plan***

The major challenge in developing a successful plan for the Town of Pine Mountain is convincing its' citizens that the Comprehensive Plan belongs to each and every citizen of the Town of Pine Mountain and that broad based public participation is necessary to obtain citizen ownership of the plan. It is also necessary to educate plan participants that the plan should represent a balance of community interest defined by a give and take process that seeks local opinion and knowledge on planning issues. The end result of which creates community consensus (a Vision) in regards to future development policies and practices. Successful communities create a vision, agree upon a course of action to achieve the vision, and take the steps necessary to implement the vision.

### ***Identification of Pine Mountain Stakeholders***

The following is a list of Pine Mountain's stakeholders. A "stakeholder" is considered to be someone who has a vested interest in a process, an organization, community, agency, etc, and any result of process adoption or changes and updates to policy. 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. Key stakeholders include the community residents representing a diverse range of backgrounds and interests, 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, as well as business and industry leaders, civic leaders, the development community, real estate professionals, media representatives, 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, service organizations, and military leaders and members of the military with vested interest in the community. Local groups, such as Callaway Gardens, local property owners, local business owners, and the Georgia Conservancy have also been identified as key stakeholders.

Stakeholders are vital to the process, because they not only create change, but are also affected by it. 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.

Since the list can grow and more organizations and interested parties identified throughout the process there will be names and interested parties not included in this list.

In order to assure all interested parties have a voice in the process, town staff and the town council will be utilized as a committee to encourage participation and guide the planning process.

The following is a list of the Town of Pine Mountain Stakeholders. The list has been reviewed by the Town Clerk and the Town of Pine Mountain's Town Council.

**Town of Pine Mountain Council Members**

Joey Teel – Mayor  
Barbara B. Ewell, Counselor  
Jerry Teasley, Counselor  
Andy Kober, Counselor  
Tammy Pierce, Counselor  
James Trott, Counselor

**Town of Pine Mountain Staff**

Brent Bullington, Utility Superintendent/Public Works Director  
Betsy Sivell, Town Clerk

**Town of Pine Mountain Police Chief**

John W. Bramell

**Town of Pine Mountain Fire Chief**

Wayne Holloway

**Town of Pine Mountain Chamber of Commerce**

All members (Lee Hale - Contact Person)

**Harris County Chamber of Commerce**

All members (Lynda Dawson - Contact Person)

**Harris County Leadership Class**

All Members (Lynda Dawson – Contact Person)

### **Harris County Staff**

Daniel B. Bridges, County Manager  
Nancy McMichael, Assistant County Manager, County Clerk  
Jeff Culpepper, Water Works Director  
Alex Haden, CI Warden  
Allen Culpepper, Public Works Director

### **Harris County School Board**

All Members (Glenda Johnson - Contact Person)

### **Developers/Builders/Realtors**

David Dinman

### **DFACS**

Josephine Bray, Director

### **Health Department**

Christi King,  
Sandra Wilson, Director Environmental Health

### **Family Connection**

John Winchester, Contact Person

### **Harris County Senior Center**

Pam Sanchez, Contact Person

### **Harris County Housing Authority**

Josephine Ramsey, Contact Person

### **Agricultural /Forestry**

Pine Mountain Soil Conservation (Jack McClung, Contact Person), Forestry Commission, F.D.  
Roosevelt State Park, Harris County 4-H Club (Steve Morgan, Contact Person)

### ***Citizen Notification***

Various media will be used to get citizens involved in the planning process. Civic leaders and civic groups, as well as churches, will be contacted to assist in getting the word out regarding citizen involvement opportunities. Press releases, posters and announcements at public meetings will be used to notify the public about upcoming meetings and to generate public interest. Notices will be attached to all utility bills to include public services, DFCS, landowners, ethnic and minority groups, and low-income groups. The Georgia Conservancy in Columbus, Georgia and Callaway Gardens will be extended an invitation to attend the public hearings and planning meetings.

# **Participation Techniques**

## ***Public Hearings***

The State of Georgia Rules and Regulations for Local Comprehensive Planning requires that two (2) public hearings be held in association with the development of a Comprehensive Plan. The first public hearing was held to inform the public that the planning process is underway and to go over the draft Community Assessment and Public Participation Program. The public hearing was held January 13, 2009 from 6:00 p.m. to 7:00 p.m. at the Town of Pine Mountain Town Hall. The public hearing attendees were briefed on the plan's timeline (Vision Meeting, Final Review Meeting and the Final Public Hearing Meeting) and how they can help the planning process. Attendees will also be given an opportunity to comment on the Public Participation Plan and Community Assessment.

## ***Vision Meeting***

A meeting to review a general Vision Statement created for the Town of Pine Mountain's Comprehensive Plan during the 2004/2005 planning process is scheduled for August 25, 2009 from 6:00 p.m. to 8:00 p.m. at the Town of Pine Mountain's Town Hall. Attendees will be briefed on what a Vision Statement is and the elements of a good vision statement. The meeting has two (2) primary goals:

1. Review the existing general Vision Statement and modify, if necessary.
2. Review/survey participants about the Town of Pine Mountains' issues and opportunities.

In order to achieve the above goals, an S.W.O.T. (Strength, Weaknesses, Opportunities, and Threats) Analysis will be conducted, Issues and Opportunities for the planning period will be discussed, quality of life issues will be reviewed, major steps necessary to achieve desired results discussed and measures that can be taken to identify future success will be developed.

## ***Future Development Charrette***

The Future Development Map Charrette/Design Meeting is tentatively scheduled, for August 31, 2009 at the Town of Pine Mountain's Town Hall. The meeting will start with a review of the S.W.O.T and general vision statement developed at the previous meeting. Next will be the review of the draft Character Area Map identified in the Community Assessment. The majority of the meeting time will be used to modify the draft Character Areas, create a vision for each character area, implementation measures/strategies for each character area in an effort to create a Future Development Map, based on participant input.

## ***Final Review Meeting***

A Final Review Meeting is tentatively scheduled on September 8, 2009. The purpose of the meeting will be to allow citizens to review and comment on the Community Agenda. All draft documents and maps will be available for review. Staff will be positioned at various stations to

receive comments. The meeting is scheduled for two (2) hours and will take place at the Town of Pine Mountain's Town Hall from 6:00 p.m. to 8:00 p.m.

### ***Public Hearing / Transmittal / Adoption Process***

On September 14, 2009, a draft Community Agenda will be presented at a second and final public hearing during a regularly scheduled Pine Mountain Town Council meeting. The Community Agenda will be transmitted to the River Valley Regional Commission (RVRC) for review on September 14, 2009. After the RVRC and Georgia Department of Community Affairs review the Community Agenda, the final draft will be presented to the Town of Pine Mountain's Town Council at a regularly scheduled meeting for adoption November 19, 2009.

### ***Schedule of Completion of the Town of Pine Mountain Comprehensive Plan***

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

#### **Major upcoming milestones in this schedule include:**

Participation Plan/Community Assessment Public Hearing.....	August 25, 2009
Submission of Public Participation Plan, Community Assessment to DCA.....	August 27, 2009
Vision Meeting.....	August 25, 2009
Future Development Charrette /Map Design Meetings .....	August 31, 2009
Final Review Meeting .....	September 8, 2009
Second/Final Public Hearing .....	September 14, 2009
Transmittal of the Community Agenda to RVRC.....	September 14, 2009
Submission of Community Agenda to DCA.....	September 17, 2009
Adoption of the Community Agenda.....	November 19, 2009

\* All dates are tentative and subject to change.

	August	Sept.	October	Nov.	Dec.	Jan.2009	June	July	August	Sept.	Oct.	Nov.
Community Assessment												
Community Participation Program/Plan												
Public Hearing												
Community Agenda												
Vision Meeting												
Future Development Map/Design Meeting												
Final Review Meeting												
Second/Final Public Hearing												
Hearing to Transmit Agenda to RDC/DCA												
Submit to DCA												
Adoption												