

City of Pine Lake 2026 Comprehensive Plan Update



**PINE
LAKE**  **GEORGIA**
Arts & Natural Habitat

ADOPTED
XX XX, XXXX

prepared by the

ARC

Atlanta Regional Commission

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This document was prepared by the Atlanta Regional Commission. Unless otherwise noted, all photos were taken by ARC staff.

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PLAN PURPOSE

What is a Comprehensive Plan?

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. A state-required planning process for every local government is a Comprehensive Plan. This plan serves as the keeper and driver of future growth and development needs through extensive community profiles on natural resources, historic assets, transportation infrastructure, socio-economic information, and the overall vision for the future. Local governments are required to update their comprehensive plans every five years by undergoing extensive data collection and community engagement. The information collected should then inform an implementable work program that the city and respected stakeholders will work towards over the next five years.

What does the 2026 Comprehensive Plan update mean for the Pine Lake community?

The Pine Lake 2026 Comprehensive Plan update includes newer foundational information. For instance, there is updated data on socio-economic and housing information, as well as profiles on the natural resources and transportation infrastructure. The plan not only takes concrete data into consideration, but also community sentiments on the vision and desires for future improvements and initiatives. Leading up to the development of this plan, there were multiple opportunities for residents to engage in the planning process and provide their input on priorities. More information regarding the engagement process is in Chapter Two: Community's Vision.

The data and engagement outcomes informed the Community Work Program in Chapter Five. The Community Work Program is what the city will focus on over the next five years. This list is not comprehensive of everything that will be on the city's docket, but what will be prioritized based on aforementioned information.



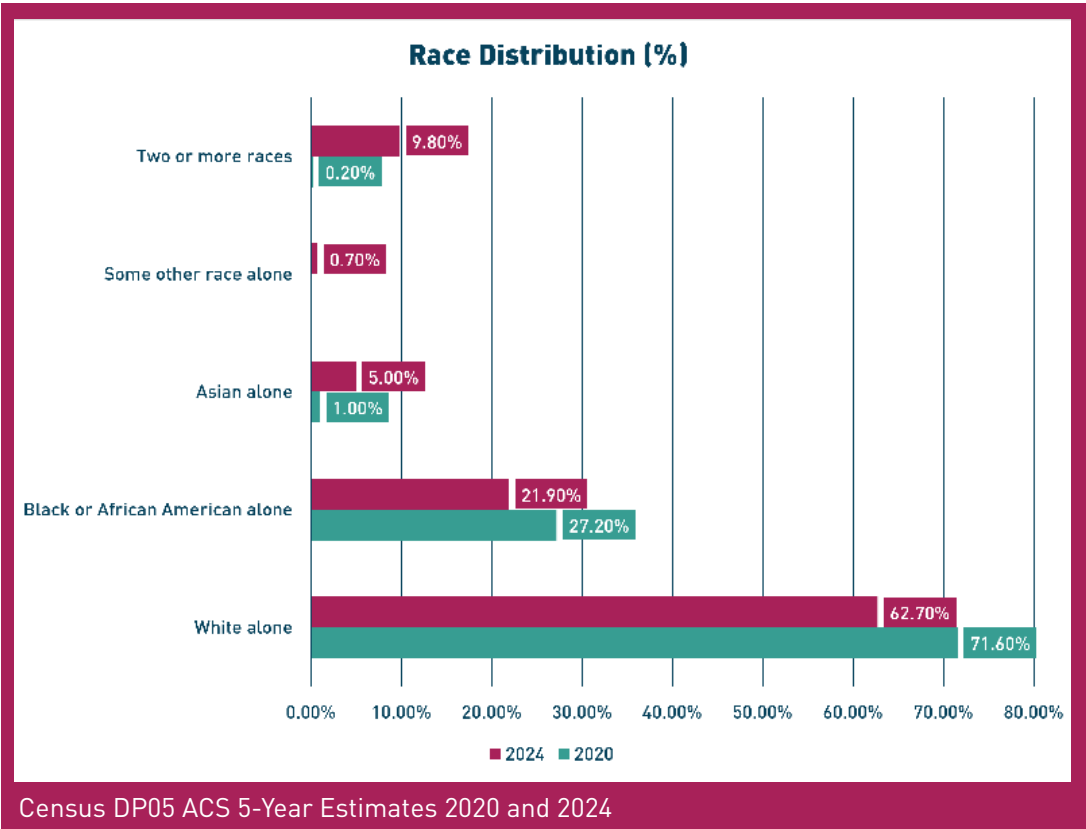
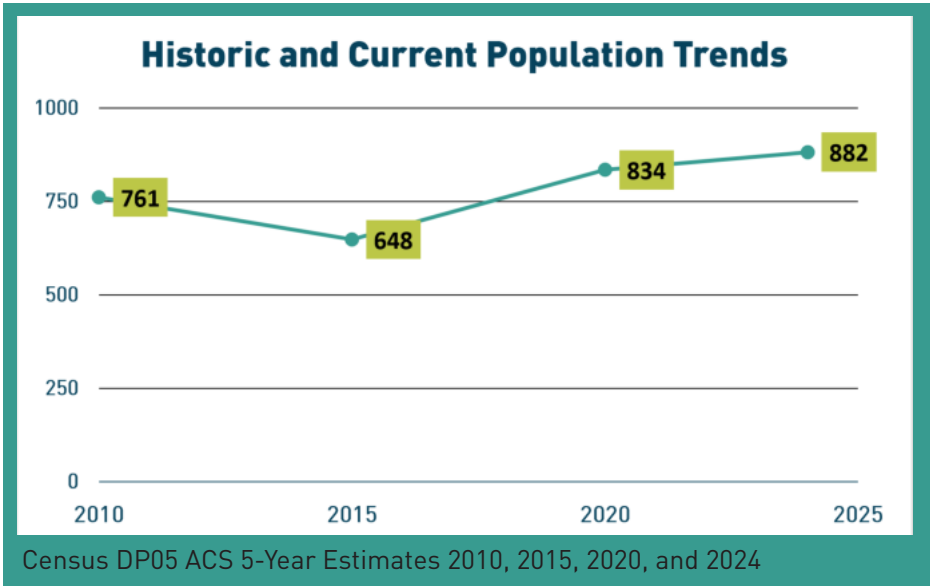


CHAPTER 1: PINE LAKE TODAY

Demographic and Socioeconomic Profile

Population

According to the 2024 American Community Survey (ACS) 5-Year estimate, the approximate population of Pine Lake is 882. This is a 5.76% change between 2020 and 2024. In the 2021 update, it was projected that the population would be around 730 in 2025. The 2024 ACS estimates exceed that value by 152. After the recent population decline in 2015, the community is now steadily growing.

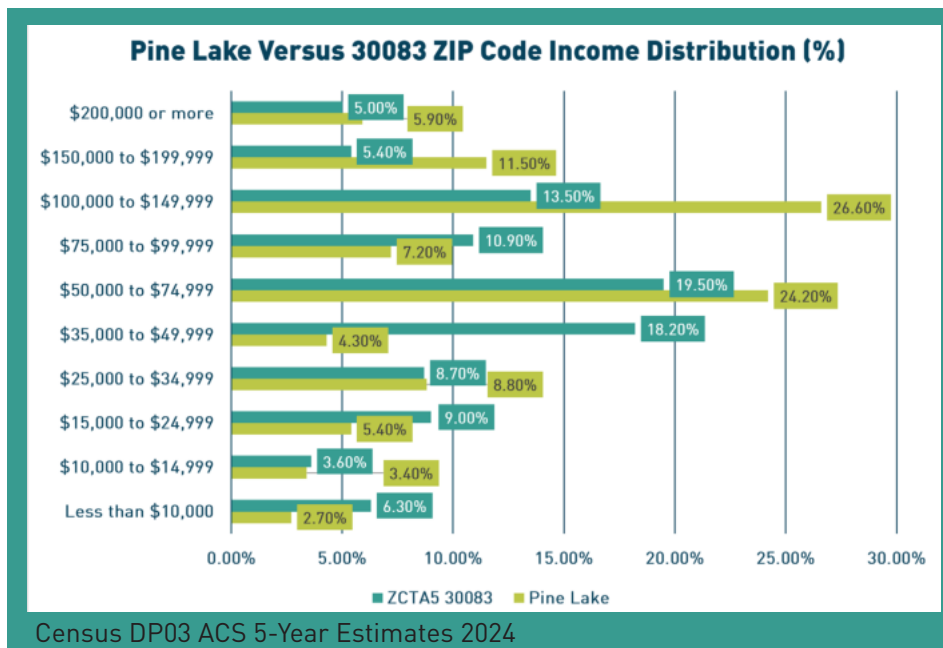
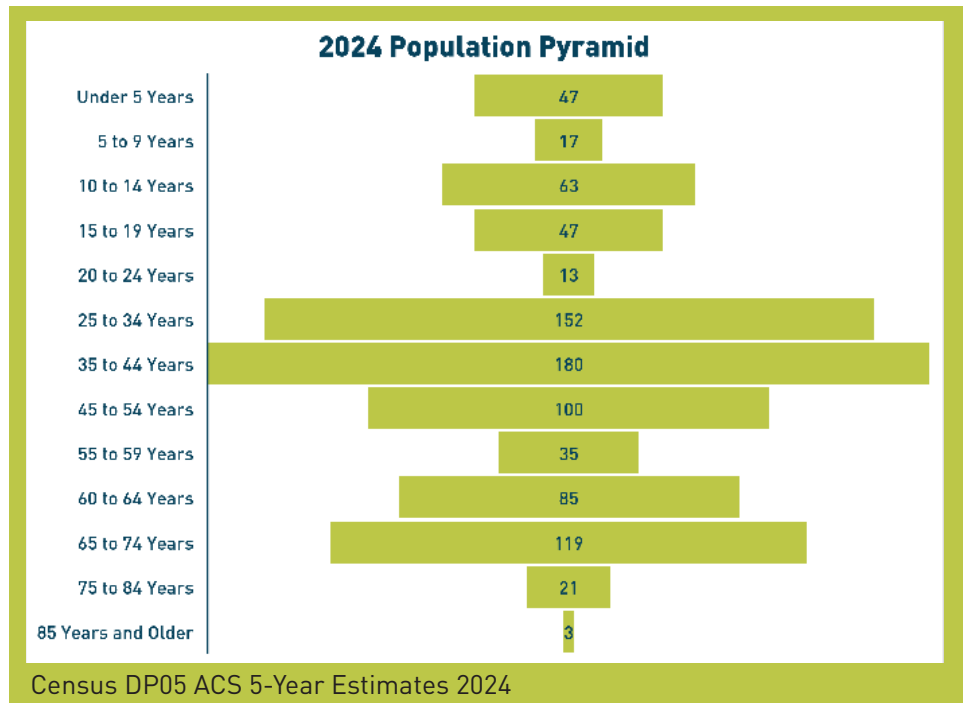


Race Distribution

Since the 2021 update, the racial makeup of Pine Lake has shifted slightly. The community is seeing more diversity with an increase in residents who identify as Asian, some other race, or two or more races. This change coincides with nearby communities, which could demonstrate an overall shift in DeKalb County's race distribution. In other words, there is increasing diversity across the county.

Age Distribution

According to the 2024 ACS 5-Year estimates, the median age in Pine Lake is 41.4. This is lower than the median age back in 2021, which could indicate the area is trending younger. However, only about 20% of the city's population is below the age of 20. More than a third (37.6%) of the population is between the ages of 25 and 44. While around 30% is 55 and older. That indicates the adult and aging group make up more than two-thirds of the city.



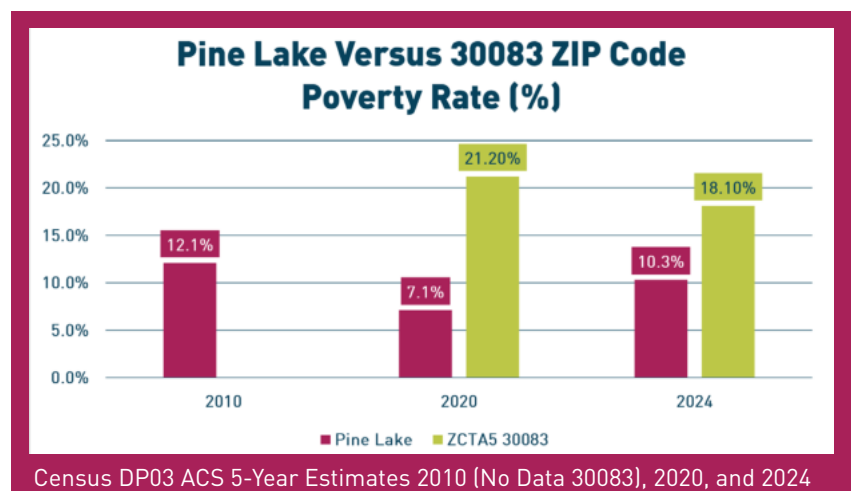
Income Distribution

The median and overall household income in Pine Lake have significantly increased. In 2019, the median household income was \$52,266. Since then, it has raised approximately \$27,500. In comparison to the surrounding ZIP code and subdivisions, Pine Lake's median is also roughly \$25,000 more.

2024 30083 Area Median Income	VS	2024 Pine Lake Area Median Income
\$55,307		\$79,792

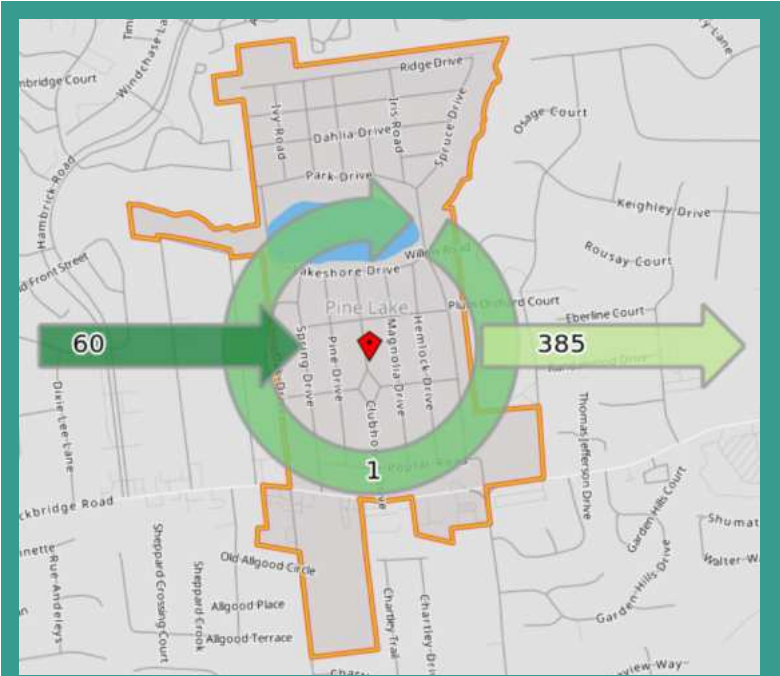
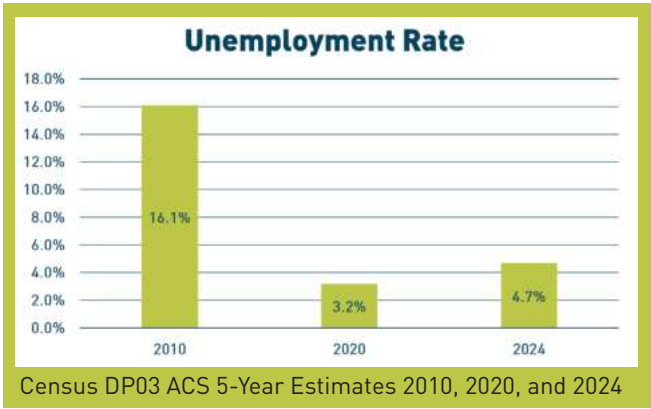
Poverty Rate

The poverty rate in Pine Lake has fluctuated over the years. In 2010, the community had a relatively high poverty rate, sitting at around 12%. Over the decade, the rate decreased significantly by five percent. However, it has slightly increased over the past four years as the current poverty rate is 10.3%. In comparison to the surrounding ZIP code and subdivisions, Pine Lake's rate is lower.



Unemployment Rate

Between 2010 and 2020, Pine Lake saw a major decrease in the number of residents experiencing unemployment. In 2010, it was a high of 16.1%. Over ten years, it decreased to a low of 3.2%. As of the 2024 American Community Survey (ACS) data, the rate has slightly increased by 1.5%. This can be due to an increase in population, the growth in the working age group, or other factors (i.e., health problems, disabilities, etc.).

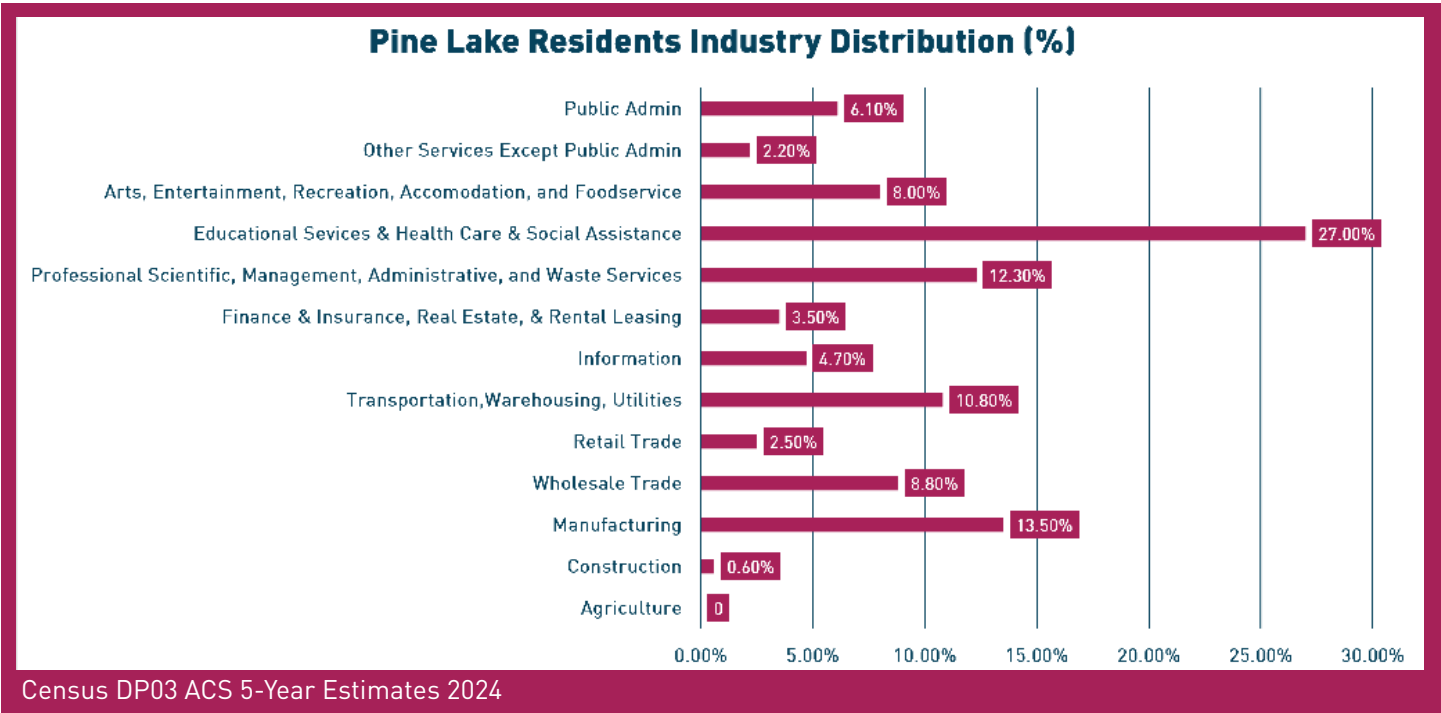


Worker Inflow Versus Outflow

The majority of Pine Lake residents work outside of city limits. However, an estimated 60 individuals commute from outside the city limits for work. This difference may be due to the lack of commercial and employment options within city limits.

Industry Distribution

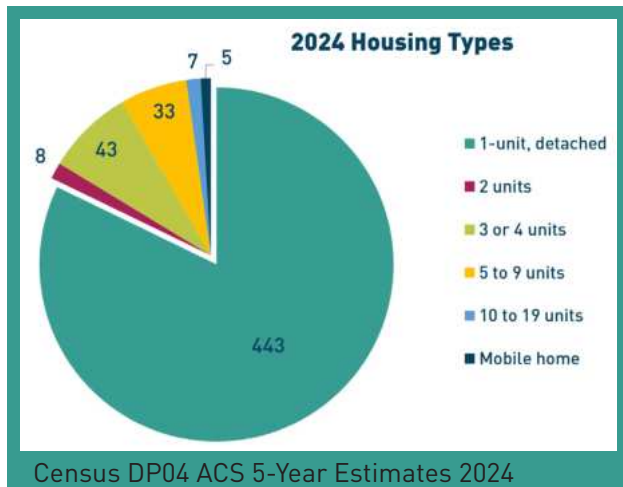
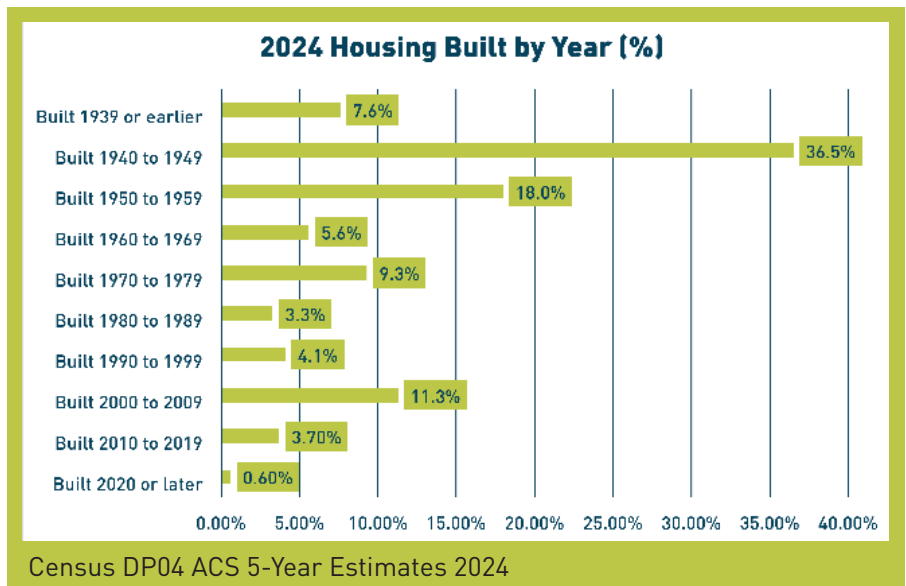
The majority of Pine Lake residents work in educational services, health care, social assistance, and manufacturing. These sectors have seen an increase from previous years. Particular employment availability in these industries is low or non-existent within the city. The community could benefit from diversifying its employment opportunities.



Housing Profile

Housing Age

The percentage of homes built in Pine Lake has varied. The majority of the homes were built between 1940 and 1949. Between 1950 and 2009, there was a consistent fluctuation in housing construction. After the 2008 crash, there has been a continued decrease in homes built. The current percentage from 2020 or later could be due to post-crash conditions, environmental factors, or land availability.



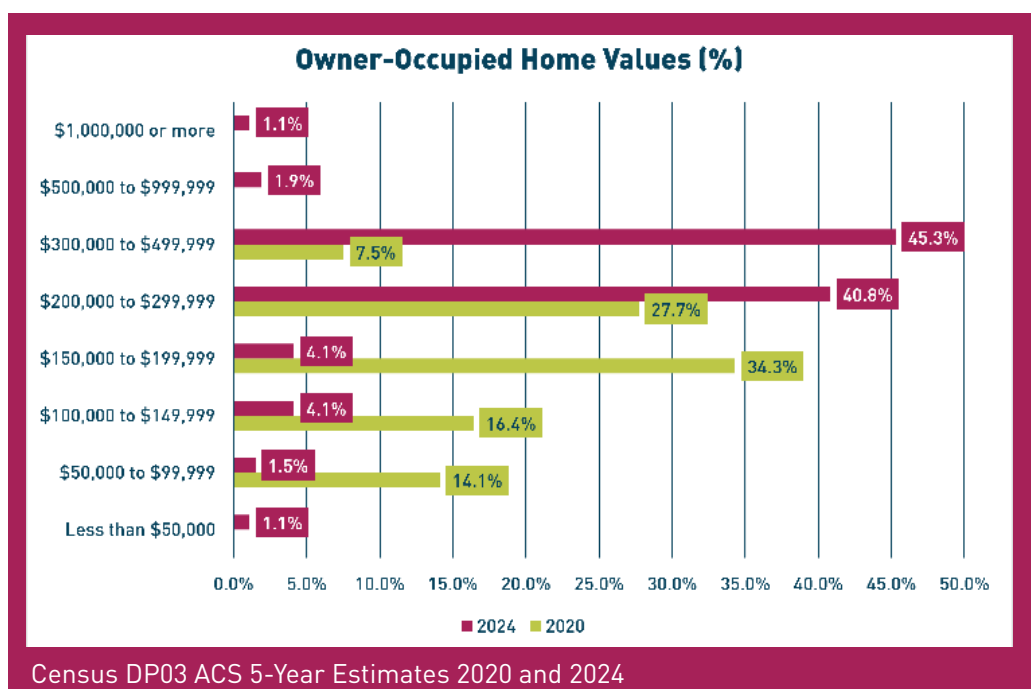
Housing Types

Most of the housing in Pine Lake is detached single-family homes. This makes up approximately 82.2% of the community's housing supply. There are a handful of three or four and five to nine-unit across Pine Lake. However, overall, there is not a large presence of multi-family homes. The community has only a couple of apartment complexes. This indicates that Pine Lake has low housing diversity. Increasing diversity can assist with housing affordability and creating a more mixed-income community.

Home Value

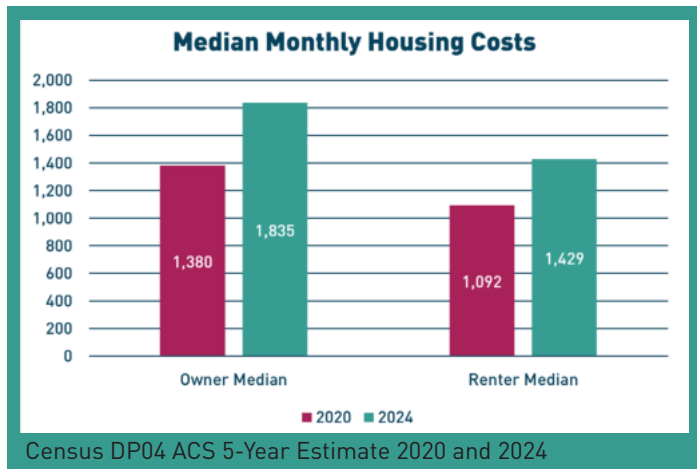
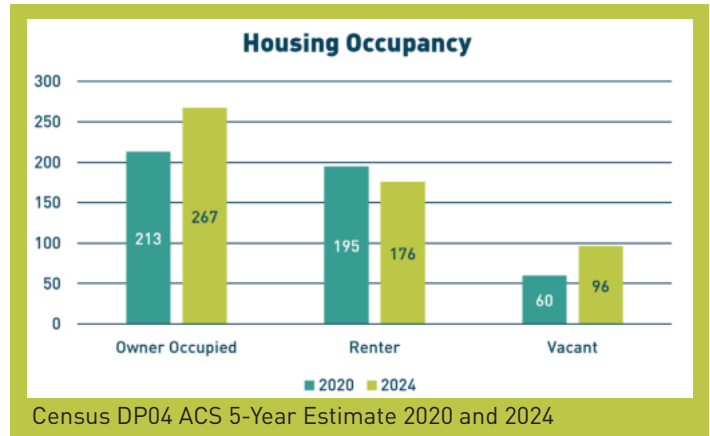
The value of homes in Pine Lake has significantly increased. More homes are valued between \$200,000 and \$499,999. Approximately 45.3% of homes are valued between \$300,000 and \$499,999.

2020 Pine Lake Median Home Value \$182,500
VS
2024 Pine Lake Median Home Value \$296,200



Housing Occupancy

Over the years, Pine Lake has seen an increase in owner-occupied households and a decrease in renter-occupied households. This shift also comes with an increase in housing vacancies. The change could indicate that some units have shifted from renter to owner-occupied, an increase in housing supply, or openings in the apartment complexes within the community.



Housing Cost

Along with increasing home values, there has also been an increase in the median monthly housing costs (i.e., mortgage) for owner-occupied households. Over four years, owner costs have risen close to \$500. As for renter housing costs, it has increased by approximately \$337. These increases are in line with national and regional changes in housing costs.



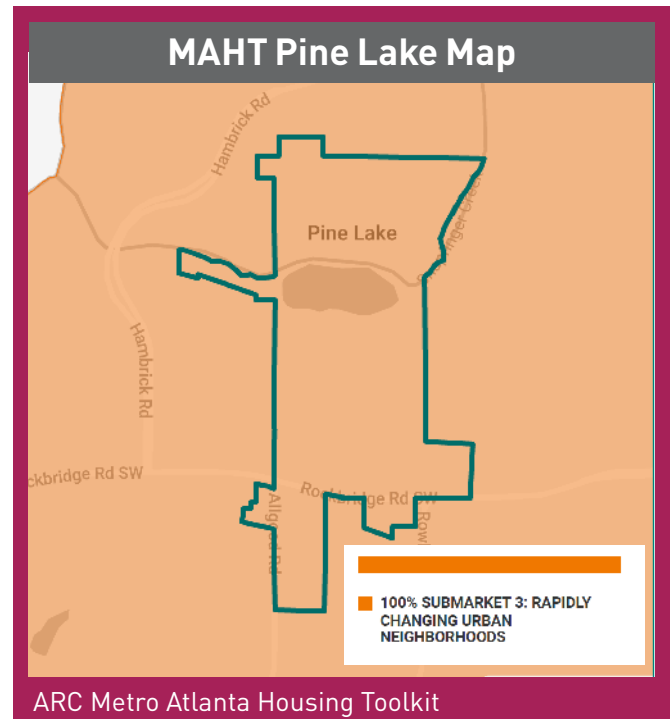
Photo from Zillow; FMLS GA,MLS#: 7742778

Metro Atlanta Housing Toolkit (MAHT)

The city of Pine Lake is completely within the MAHT Submarket 3. This is defined as “rapidly changing urban neighborhoods with the region’s oldest homes and quickest increases in home sale prices”. Characteristics of this submarket include:

- High proportion of residents in poverty
- Mix of owners and renters
- Mix of SF and MF housing units
- Low median household incomes
- Mix of low, medium, and high cost-burdened owner households

Along with the above, some general data points regarding submarket 3 communities include:



In comparison to the specific submarket 3 conditions, like home sale price and square feet, the Pine Lake community differs slightly. Below is a snapshot of Pine Lake specific data:



With this data in mind, there are a series of recommendations from the MAHT that tackle different housing needs. More information on these recommendations are below.

MAHT Top Recommended Action Steps for Housing	
Increase Supply • Allow and incentivize innovative housing types • Establish new or partner with existing housing entities • Mandate and incentivize affordable housing through inclusionary zoning • Support smaller homes and ownership opportunities	Preserve Affordable Supply • Address blight • Create preservation programs and partnerships • Inventory affordable housing stock • Leverage funding resources for preservation
Expand Capital Resources • Collaborate on new programs and partnerships • Identify regional funding mechanisms	Promote Housing Stability • Establish housing stability policies and programs • Identify and educate on housing stability • Reduce evictions and homelessness
Develop Leadership and Collaboration on Affordability • Form committees and work groups for housing • Identify housing needs through planning	Reduce Housing and Transportation Costs • Increase walkability • Reduce costs of housing near transit and amenities

Resilience Profile

Planning for Extreme Weather Events

Throughout Georgia, and including in DeKalb County, extreme weather events are increasingly occurring and causing negative impacts on individuals and communities, infrastructure, the economy, the environment, and our natural resources. While gradual changes, such as increasing average annual temperatures, are occurring, it is the extreme weather events – droughts, extreme precipitation events, extreme heat events, severe storms – that are most impactful and demand additional preparedness and investments in resilience initiatives.

Pine Lake, the surrounding region, and the systems – transportation, energy, water, broadband, etc. – that connect Pine Lake and its residents, are not immune to these events. Extreme weather events do not impact everyone equally – certain people or populations may be more vulnerable than others; specific neighborhoods may be more susceptible; existing conditions may amplify negative consequences from an event. It is important that the Comprehensive Plan acknowledges how these events may influence the community's defined assets and can be incorporated into the vision for Pine Lake, to plan for and create a more resilient community.

Future Conditions (Pine Lake + DeKalb County)

In large part because of global warming, Pine Lake and DeKalb County are experiencing an increase in the average daily maximum temperature, as can be seen in the graph below. This increase is projected to continue, though to what extent is not yet known. In addition, and related, a number of additional changing conditions are projected to occur in DeKalb County and continue into the future:

- **Extreme Heat Days:** DeKalb County experienced 25 extreme heat days in 2023. In years since, there have been numerous extreme heat waves, with continuous days where temperatures exceeded 100°F.
- **Extreme Precipitation Events:** While variable, DeKalb County can experience extreme precipitation events that can result in severe flooding.
- **Extreme Weather Events:** Additional extreme weather events may also occur in the area. These may include drought, such as the Level 1 Drought experienced across Georgia in 2026; tornadoes; hurricanes, such as Hurricane Helene, which created severe disruptions just east of Pine Lake in 2024; extreme cold events, and severe thunderstorms.



Potential Impacts to Pine Lake

As mentioned, extreme weather events can impact all parts of a community, and often are experienced differently among the population. For instance, as pictured to the right, a strong storm could cause a tree to fall on someone's home, damaging it severely. The following presents a high-level, not exhaustive, overview of how Pine Lake may be affected by extreme weather events:



People:

The Pine Lake community is diverse, with a mix of ages, ethnicities, and socio-economic backgrounds. Certain populations, including the elderly, children, people with existing health conditions, lower income households, and those who speak English as a second language, may be more vulnerable to extreme weather events, and more likely to suffer longer-term consequences from resulting impacts. Extreme heat can cause numerous health risks, while extreme weather events can create scenarios that can lead to a multitude of dangerous conditions.

Environmental:

While Pine Lake's natural resources can act as a mitigation to extreme weather events – forests keeping local temperatures cooler; wetlands and natural water systems reducing flood impacts – these assets are also susceptible to impacts from extreme weather events. Droughts can have negative impacts on forests and lake ecology; severe flood events can potentially create conditions leading to increased pollution in water systems; and increased temperatures can even change the types of infestations and diseases affecting plants.

Infrastructure:

Extreme weather events can impact all types of infrastructure, and in multiple ways. Physical direct damage to assets, including homes and other Pine Lake buildings such as the Clubhouse, government buildings, or gas stations, can occur from storms. Roadways can be damaged and/or closed due to floods and even extreme heat. Utilities can also be susceptible to extreme weather events. Power outages can occur from storm damage or as a result of brownouts due to extreme heat. Water infrastructure and water availability may be affected by flooding, droughts, and impacts of severe storm damage. Telecommunications can be disrupted by the impacts of storms.

Economy:

Businesses in Pine Lake, as well as the nearby places where Pine Lake residents are employed, could be affected by extreme weather events in numerous ways. Direct impacts of extreme weather events to owned or leased property have costs for repairs and may lead to downtime or permanent closure. If the above-mentioned infrastructure is damaged, this could also lead to direct costs for repairs or the temporary closure of businesses due to power outages, impassable roads, or loss of water or telecommunications. Tourism could also be negatively affected as a result of storm damage or other extreme weather events that decrease visitation.

Recommendations for Resilience

As this section is intentionally meant to provide a high-level consideration of extreme weather impacts on the community, there are a few next steps Pine Lake can choose to take to further understand its vulnerabilities and to enhance the community's resilience. These include:

- **Conduct a Climate Vulnerability Assessment:** A more detailed vulnerability assessment could consider specific conditions likely to be experienced in Pine Lake, and how the community's people, including particular vulnerable populations, infrastructure, and environment, might be impacted.
- **Participate in Hazard Mitigation Planning, including with DeKalb County:** The County conducts regular hazard mitigation planning; Pine Lake should engage to the extent possible. Working with the County on additional elements, such as stormwater management and the consideration of opportunities for green infrastructure (both natural and constructed), can also support hazard mitigation.
- **Coordinate with Emergency Response on Extreme Weather Event Preparedness:** As the community works to better understand vulnerabilities, and in partnership with the County and State, consideration of the need for, and opportunities to engage in early warning systems, community emergency preparedness trainings, and mutual aid networks, may be of interest.

Resources

There are several resources, local and national, that may be useful for additional exploration on the topic, ranging from potential changes occurring in Pine Lake to actions the community can take to be more sustainable and more resilient. While not exhaustive, useful resources include:

- Dekalb County Hazard Mitigation Plan (2023)
- Georgia Stormwater Management Manual (2016)
- Metro Atlanta Climate Action Plan (2025)
- Consider joining ARC's Green Communities program
- Drawdown GA
- Climate Explorer
- Fifth National Climate Assessment (2023)



Photo from P.L.A.I.N; Planted Seeds



Photo from Pine Lake: The Blog; A Tour of the Eastern Wetlands

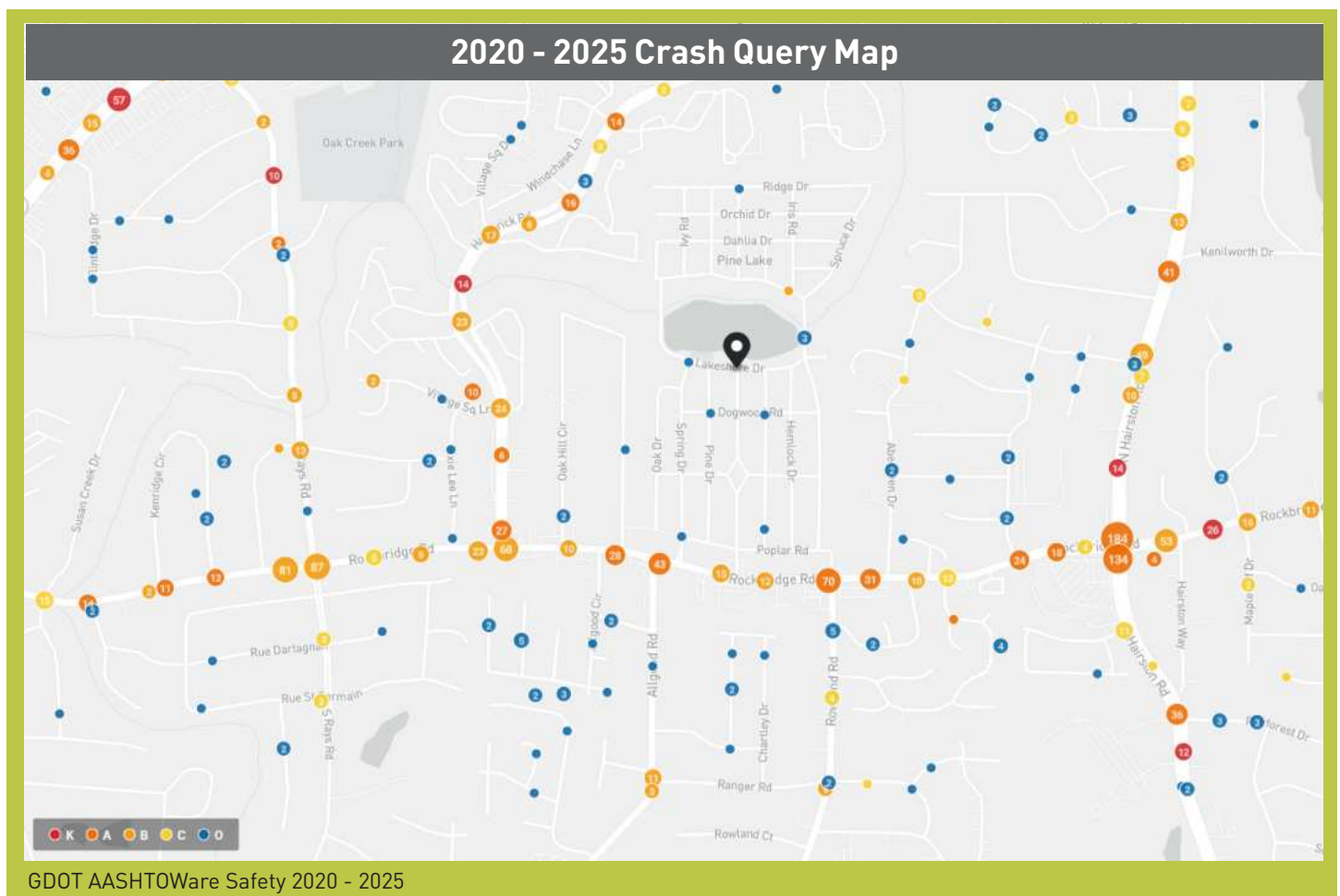
Transportation Profile

Roadway Safety

Between 2020 and 2025, there have been 81 total crashes within Pine Lake. The majority of these crashes happened along Rockbridge Road and were classified as “no injury” or “possible injury/complaint”. Rockbridge Road is the most dangerous roadway in the city based on both the past ten years of crash data and its overall design. Any future upgrades to the roadway would need to be in coordination with the county, as it is a county-owned road, and improvements should extend well past Pine Lake boundaries. Specifically for Rockbridge Road, potential safety improvements could be:

- Concrete or metal barriers for the bike lanes.
- Remove bike lanes; install a multi-use path on at least one side of the road.
- Access management: close entrance/exit curb cuts on the main road.
- Raised median in the center lane with cuts for turning movements.

In addition, there are spots inside the residential area that would be safer with streetlighting and bump-outs from the curb that would slow down cars turning. These areas include, but are not limited to: Lakeshore Drive and Spruce Drive, Poplar Road and Spring Drive, Dogwood Road, and Park Drive. Most of the crashes align with areas of concern for the community, which can be seen on the Pine Lake Community Concerns Map on page 23. For more details on the crashes, a summary report is in the Appendix on page 64.



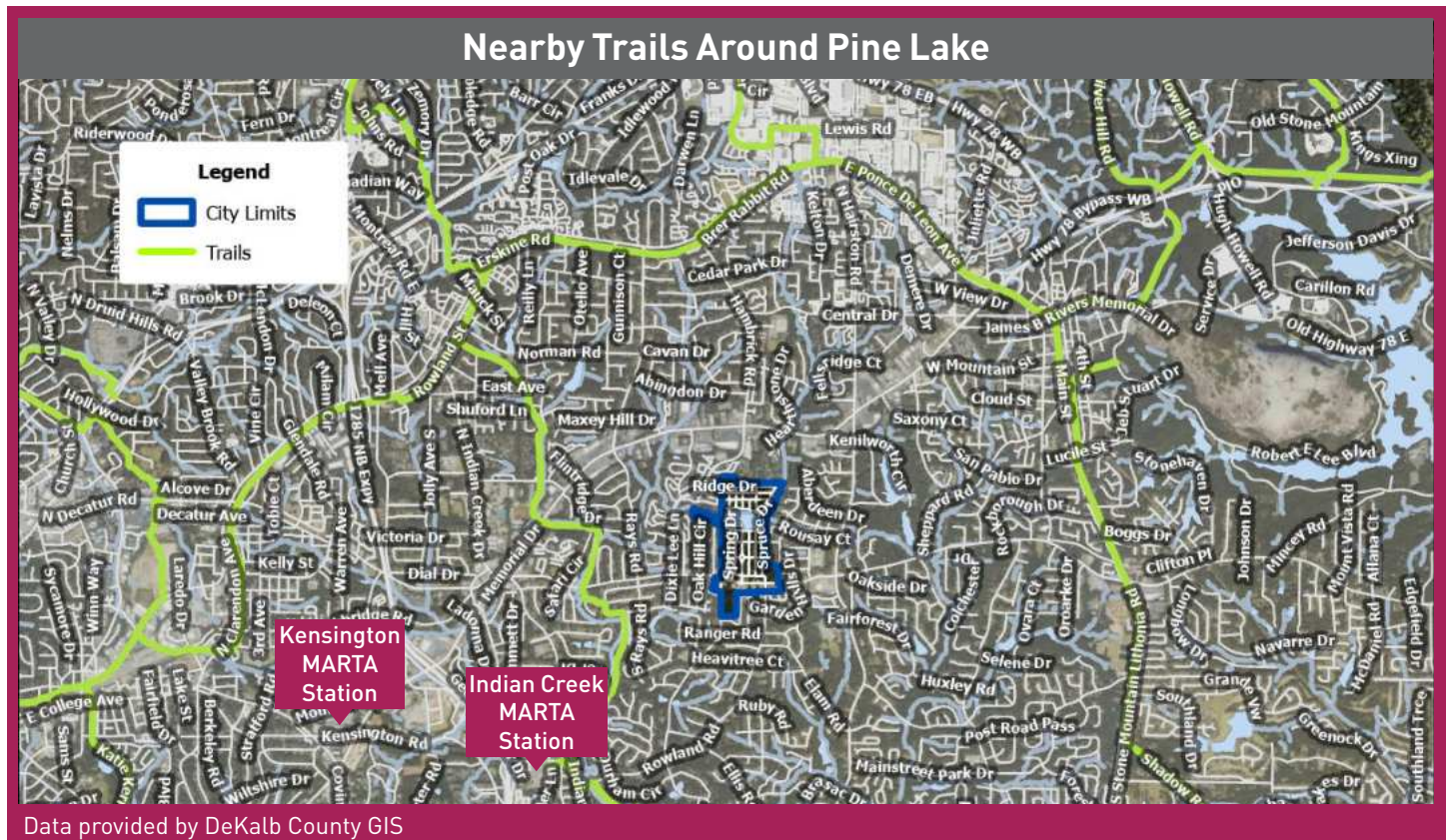
Map Legend Descriptions	K = Fatal Injury	A = Suspected Serious Injury	B = Suspected Minor Injury	C = Possible Injury	O = Property Damage-Only
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Sidewalk Availability

Along with vehicle transportation, there are alternative means of moving around, like walking or biking. Having space for those who choose to walk or bike is significant for supporting other transit opportunities. In Pine Lake, there is no cohesive sidewalk network. The mostly residential area does not have a connected sidewalk system. However, the most heavily traveled roadway, Rockbridge Road, has a consistent network on both sides of the road. Ensuring this network extends outside of Pine Lake boundaries is significant for walkability.

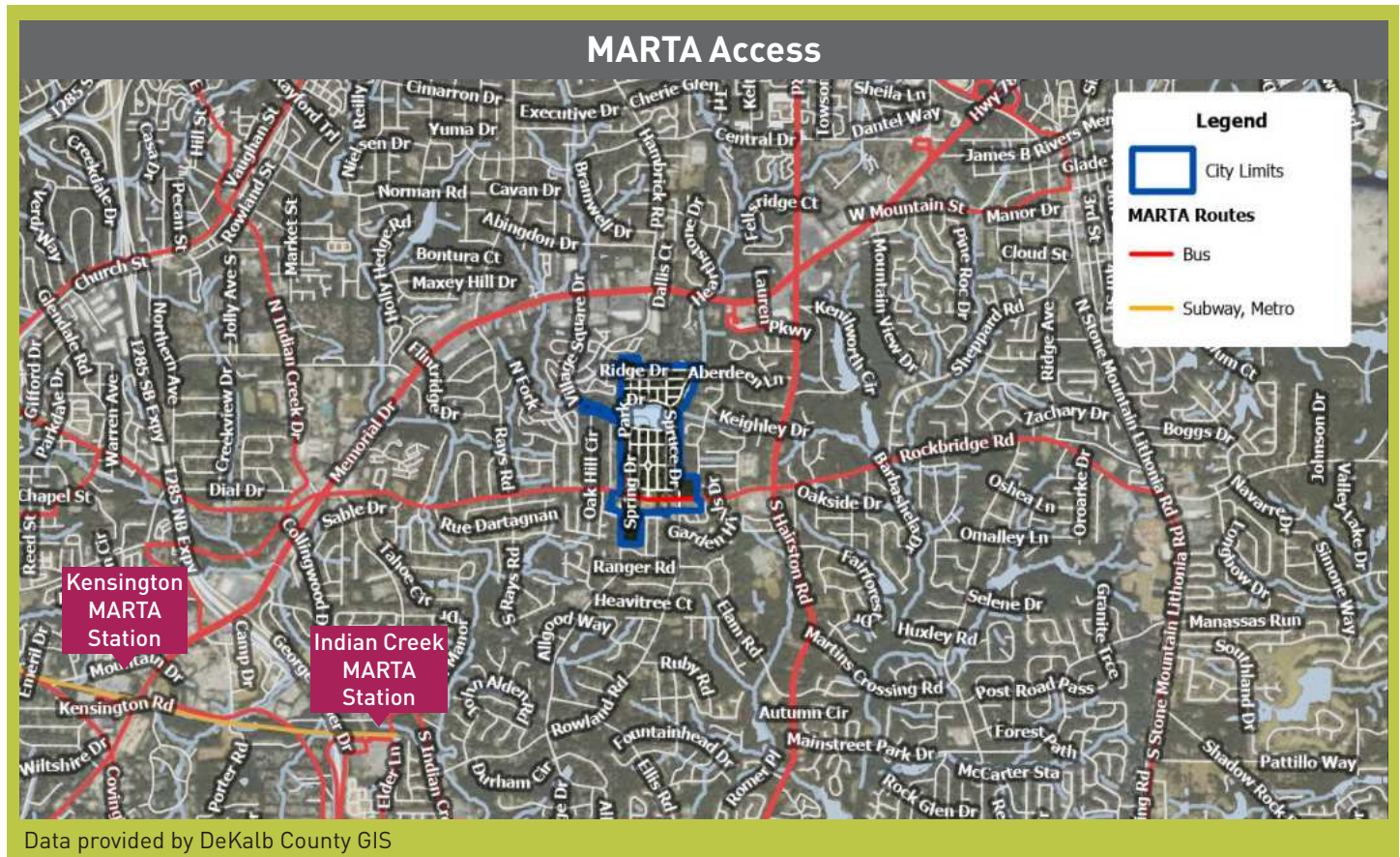
Trail Access

Along with sidewalks, trails function as another means of pedestrian transportation. Pine Lake has trails along the lake and wetlands. But that is about the extent of trail access within the community. Zooming out of the city, there are trail networks throughout DeKalb County that could be utilized by residents. Providing connected access to them is beneficial for walkability.



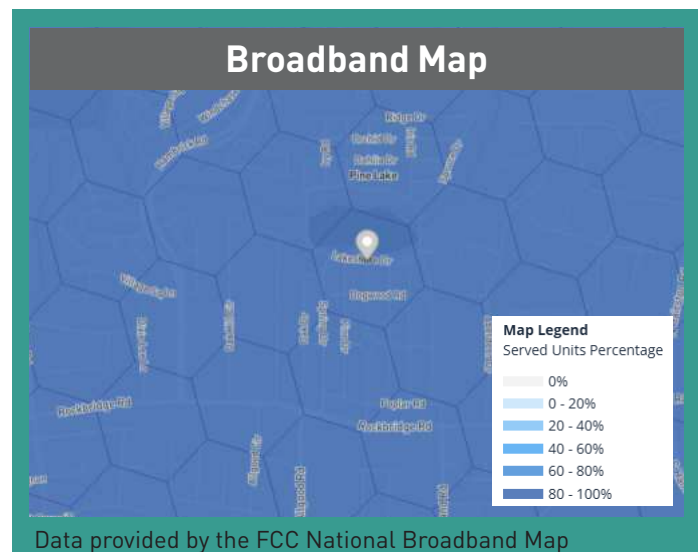
MARTA Access

Outside of local commute options, Pine Lake, like a lot of DeKalb County, is serviced by MARTA bus routes. Everything in red on the map below indicates a MARTA bus route. Pine Lake is also not far from the Kensington and Indian Creek MARTA stations, which are part of the metropolitan subway network and on the Blue Line. Having access to these transportation opportunities is significant for connectivity to a broader region and could benefit from accessible and safe ways to travel to these stations by multiple means (i.e., vehicle, bike, etc.).



Broadband Profile

According to the Federal Communications Commission (FCC), broadband or high-speed Internet access allows users to access the Internet and Internet-related services at significantly higher speeds than those available through “dial-up” services. For Pine Lake, the entire city is considered to be 100% served by fixed broadband. This means that every home within the community has access to the Internet while within its residence.



Prior Planning Work

Outside of comprehensive planning, Pine Lake has gone through a concerted effort to plan for growth, the lake and wetlands, and economic development needs. These initiatives are outlined below, and more details are available on the City website.



Lake and Wetlands Maintenance and Repair

The lake and wetlands form a beautiful, natural environment that can be enjoyed by residents and the neighboring communities. It is also a complex water control system that is subject to weather events and normal deterioration that requires specialized care and maintenance. In 2024, several of the system components broke down and needed repair. As the city works to bring the system back, the city is undertaking to formalize and document the design of the system as well as the maintenance requirements going forward.

Rockbridge Road Economic Development Plan

In September of 2018, an Economic Development Task Force was formed by the Mayor and Council. In April, 2019, after several months of study, numerous site visits to other municipalities, and collection of public input through a comprehensive survey, the task force presented to the Mayor and Council an Economic Development Vision and Plan.

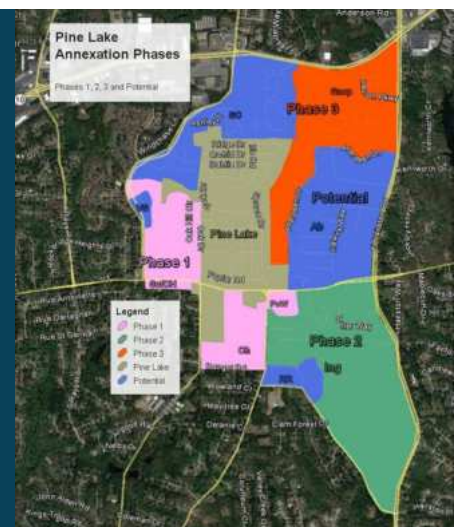


2020 Rockbridge Road Expansion

The Rockbridge Road Expansion is a joint project of GDOT and the DeKalb Transportation. They are represented by Atlas Technical Consultants, Inc., or "Atlas", who does management of SPLOST projects for DeKalb County.

Annexations Plans

In April 2017, after conducting two Town Hall meetings to discuss the pros and cons of annexation, a Work Group was formed of residents and Council members to make a recommendation to Council on how to proceed. The Work Group presented a three phase plan to Council at the August 14th meeting, and at the August 29th meeting, the Annexation Plan and Map was approved unanimously. In 2018 Council determined that rather than concentrating on annexation, we would put that energy into improving the Rockbridge Commercial Corridor. All annexation plans except for two properties on Rockbridge Road were tabled for the foreseeable future.





CHAPTER 2: COMMUNITY'S VISION

Engagement Process

The 2026 Pine Lake Comprehensive Plan Update had multiple opportunities for input. The entire engagement process consisted of a steering committee, an open house, a survey, and public hearings. A timeline of events and detailed information regarding the engagement activities is below.

Steering Committee Engagement

The 2026 Pine Lake Comprehensive Plan Update was guided by a steering committee comprised of citizens, neighborhood organization members, elected officials, and city staff. A steering committee acts as a stakeholder advisory panel that provides input throughout the planning process. The Pine Lake Steering Committee met two times to discuss existing conditions, community feedback, and potential future city initiatives.

Survey Engagement

In early April of 2026, a survey to gather public feedback was launched. The survey stayed open throughout April and closed on May 5th after the public open house. The survey was tailored to ask pointed questions about priorities, concerns, and an overall vision for Pine Lake. A complete breakdown of responses can be found in the Appendix on page 42.

Public Engagement at the Pollination Celebration

To ensure every Pine Lake resident had a chance to participate, the open house was done in tandem with a community-wide event known as the Pollination Celebration. Some of the survey questions were adapted into in-person exercises, like the distribution of money across city services and the future of Pine Lake's cityhood. Other activities included a visioning mural made of flowers, bees, and birds, and asset mapping to determine overall concerns and strengths across the community.



Vision for the Future

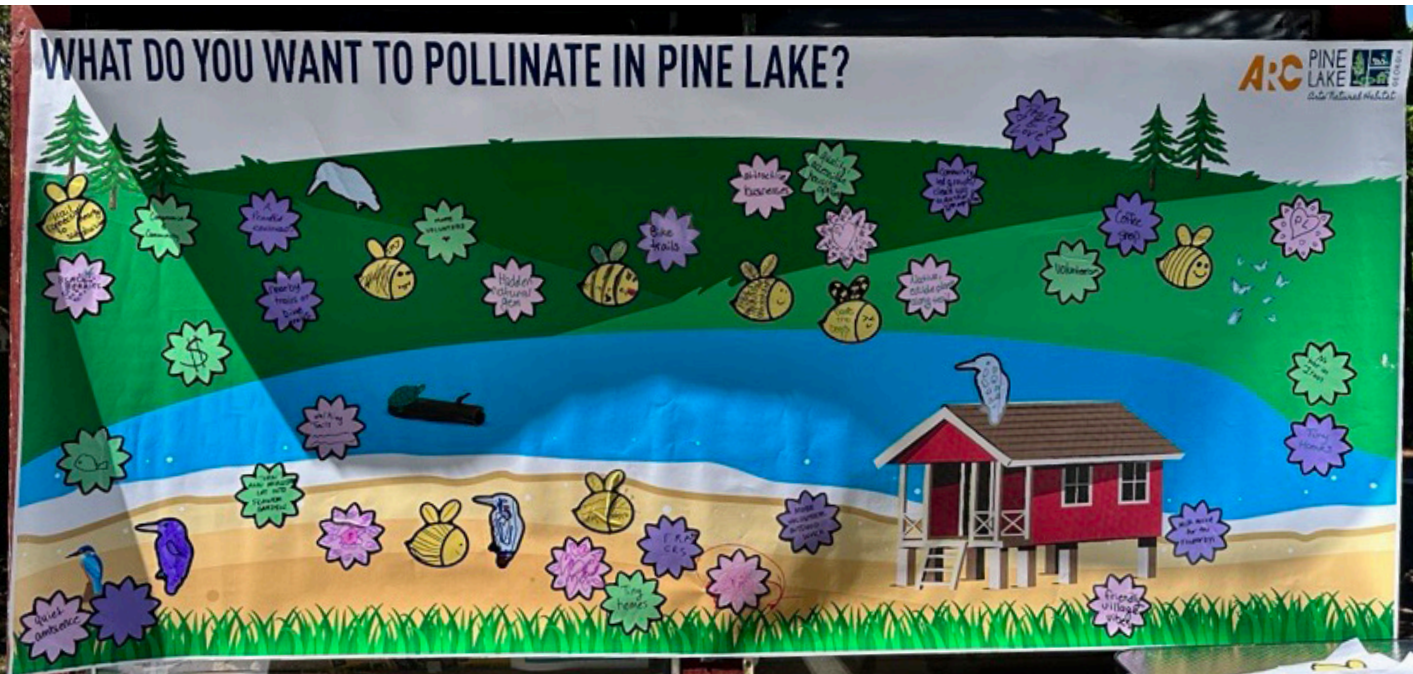
The survey asked two visioning questions to gauge how the 2021 vision statement resonated with Pine Lake residents. The first was, **“Does the 2021 vision statement resonate with you?”** The second was, **“If anything, what would you change about the vision?”** Around 89% of survey respondents felt the vision resonated with them. But there were some changes requested to better match community values. Based on these comments, and the visioning mural at the Pollination Celebration which posed the question **“What do you want to pollinate in Pine Lake?”**, the 2021 vision statement has been slightly adapted.

2021 Community Vision Statement

Pine Lake is a strongly connected community where individuals are valued. It elevates the arts, the environment, and civic participation. 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.

New 2026 Community Vision

Pine Lake is a city with a connected community, where individuals **and families** are valued. It elevates the environment, **creativity**, and **meaningful** civic participation. To sustain these values, Pine Lake will **steward the environment, plan sustainably, and bolster economic development**, improve services, and quality of life for our residents, city employees, and the broader community.



Pine Lake Community Defined Assets

Throughout the engagement process, the community was asked to define the city's assets. On the online survey, there was an option to utilize an interactive map to specifically identify an amenity. At the Pollination Celebration, there was one map indicating where people could identify historic and natural resources. From the responses received, the assets were categorized into two buckets: historic and cultural, and natural and environmental resources.

Historic and Cultural Resources

Most of the historic and cultural assets are more cultural than historic. From community discussions, people were hesitant about whether to define a structure or place as historic. The city has never gone through a robust historic identification process. Therefore, making it hard to determine if the beach house, the community home, or the courthouse can be considered historic. Regardless of historic status, these assets are significant to the community's identity and culture.

- 1 Pine Lake Association of Involved Neighbors (PLAIN) Little Free Pantry
- 2 Beach House
- 3 Clubhouse
- 4 Council Chambers and Courthouse

Natural and Environmental Resources

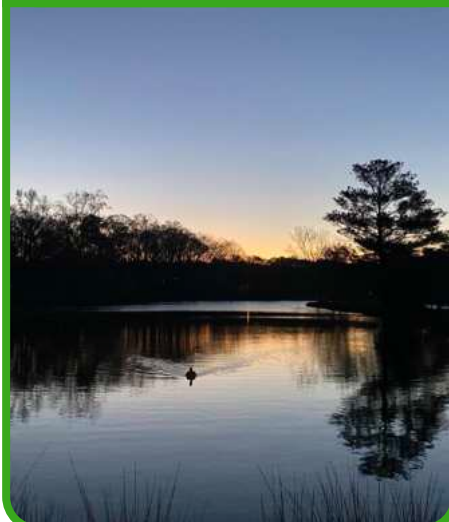
Pine Lake is considered the 'arts' natural habitat'. The community is home to a vast tree canopy, vegetation, and plants. There is also an abundance of wildlife, such as birds, turtles, bees, and so forth. These plants and animals live within the dense natural environment consisting of multiple recreational and ecological features.

- 1 Pine Lake
- 2 Snapfinger Creek
- 3 Boardwalk (Inner Berm) Over the Lake
- 4 Beach Playground
- 5 Eastern Wetlands
- 6 Western Wetlands
- 7 Pine Lake Beach

(1) PLAIN Little Free Pantry



(1) Pine Lake



(2) Beach House



Pine Lake Community Defined Assets Map



Pine Lake Community Defined Concerns

Throughout the engagement process, the community was asked to define its concerns. On the online survey, there was an option to utilize an interactive map to specifically identify community concerns. At the Pollination Celebration, there was one map indicating people to mark specific concerns with roadway, sidewalk, and building infrastructure, and areas that are generally unsafe to maneuver. From the responses received, the concerns were categorized into multiple buckets: building facade, community identity, economic development, natural and environmental, transportation, and safety issues.

Building Facade

Attractive and maintained buildings are significant to resident satisfaction. Multiple spaces were marked for needing attention and assistance. Some overlap with the economic development concerns related to Rockbridge Road and current commercial spaces.

- | | |
|----------------------|----------------------|
| 1 Beach House | 5 Clubhouse |
| 2 Affintee Pine Lake | 6 AJ Tire Xpress LLC |
| 3 RCB Auto Repair | 7 Courthouse and |
| 4 Commercial Strip | Council Chambers |

Economic Development

With the lack of commerce in Pine Lake, the community has economic development concerns. These concerns relate to current structures and the need for future development.

- 1 Vacant Commercial Units
- 2 Underutilized Property
- 3 Lack of Commercial Development
- 4 Lack of Main Street Style Frontage
- 5 Lack of Parking for Events

Community Identity

Despite the acknowledgment of Pine Lake's identity as an artistic and environmentally friendly community, residents have concerns with the lack of signage and markers. These concerns couple with economic development and wayfinding.

- 1 Lack of City Signage
- 2 Wayfinding Signs

Natural and Environmental

Residents expressed many concerns about Pine Lake's vast ecosystem and environmental features. These are the top priorities for them.

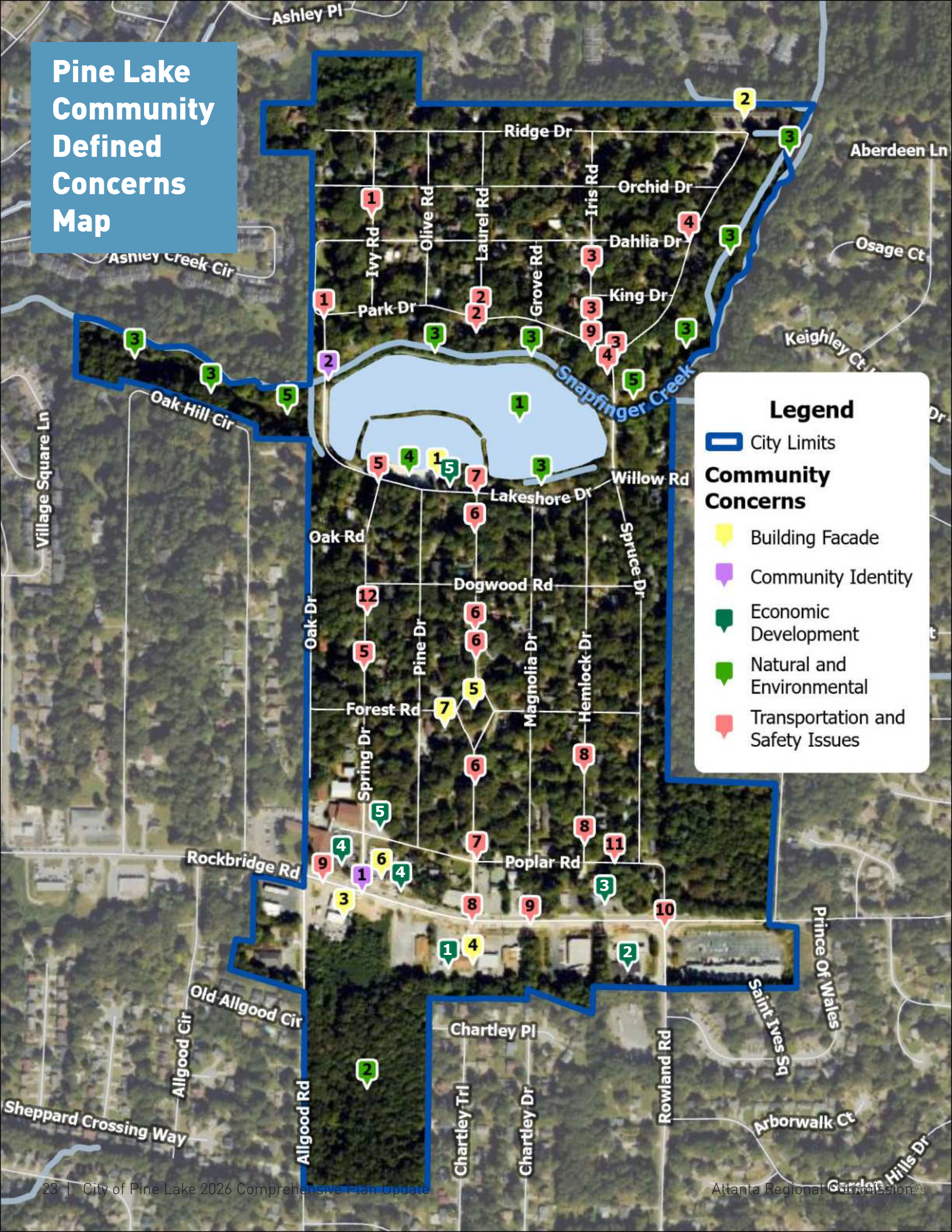
- | | |
|----------------------------------|-----------------------|
| 1 Lake Health | 4 Beach Maintenance |
| 2 Tree Canopy Loss | 5 Wetland Maintenance |
| 3 Creek and Trail
Maintenance | |

Transportation and Safety Issues

Throughout the city, the community expressed many concerns regarding transportation infrastructure, walkability, speeding, line of sight issues, and overall safety concerns with almost every roadway. These concerns vary from potholes, overhanging vegetation, and uneven roads. The markers below indicate the primary areas based on community input.

- | | |
|-------------------------------------|---|
| 1 Intersection of Beaver and Park | 7 Intersection of Clubhouse and Poplar |
| 2 Park Drive | 8 Intersection of Rockbridge and Clubhouse |
| 3 Iris Road | 9 Rockbridge Road |
| 4 Spruce Drive | 10 Intersections of Poplar, Rockbridge, and Rowland |
| 5 Intersection of Dahlia and Spruce | 11 Poplar Road |
| 6 Clubhouse Drive | 12 Road Cleanliness |

Pine Lake Community Defined Concerns Map



Community Needs, Priorities and Opportunities

Needs and Priorities

Through the survey and in-person engagement, the community was asked about their priorities and needs in multiple ways. In the survey, residents were asked to rank policies from the 2021 plan and to provide insight on the current context of concerns mentioned in the 2021 plan. On the survey and in-person, the community was given fictional money to divide across different city-provided and monitored services. The results of these activities are outlined below.



Residents were asked “The 2021 City of Pine Lake Comprehensive Plan update identified a series of policies. Please look through the statements below and rank them based on their level of importance to you. Click each policy in the order of 1st (top) to 7th (last).”

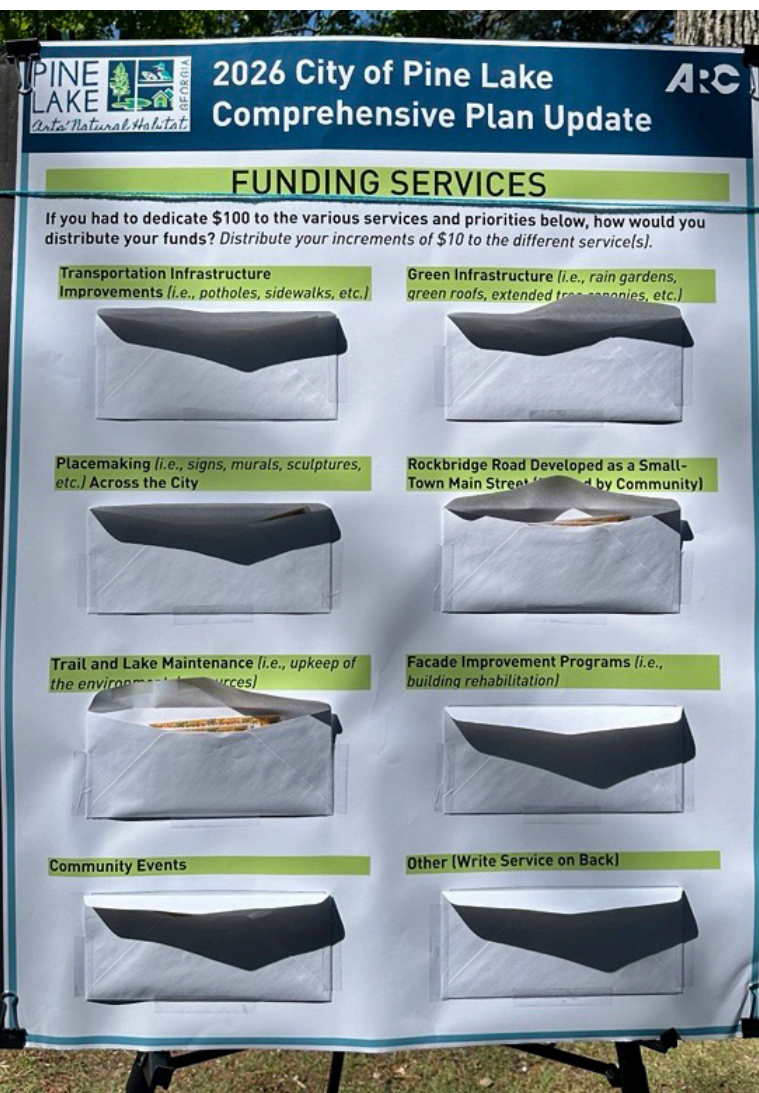
The results were:

2.68	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.
3.00	The City of Pine Lake will manage the lake, beach, and other greenspaces not only as community amenities for the enjoyment of city residents, but also as critical environmental resources in need of protection, through a common understanding of purpose, use, and regulation.
3.50	The City of Pine Lake will proactively encourage the development of commercial parcels to provide a balanced tax base serving the needs of the city consistent with the zoning ordinance.
3.68	The City of Pine Lake will continue relationship building 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.
4.82	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.
4.86	The City of Pine Lake will preserve the residential character of the city while allowing compatible new single-family homes to infill on existing lots within the city limits consistent with the zoning ordinance.
5.45	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 defining its boundaries and providing a stable tax base to serve current and future residents.

Residents were asked “In the 2021 Comprehensive Plan update, these community concerns were expressed. Please indicate your level of agreement on whether it is still a concern.”

The results were:

Concern	% Agree	% Neutral	% Disagree
Economic Development (Commercial Opportunity and Revenue)	94%	6%	-
Financial Sustainability (Ability to Keep up with City Services)	88%	11%	-
Lake and Wildlife Conservation (Maintaining and Improving)	69%	20%	12%
Government Transparency	68%	23%	23%
Transportation Infrastructure Maintenance	68%	20%	12%
Community Inclusion (City Gatherings)	48%	23%	29%



Residents were asked “If you had \$100 to dedicate to the different services and priorities, how would you distribute the money?”

The results were:

Service/Priority	Survey Results	In-Person Results
	Percentage	
Trail and Lake Maintenance	24%	25%
Transportation Infrastructure Improvements	19%	12%
Rockbridge Road Development	19%	22%
Green Infrastructure	10%	13%
Placemaking	9%	8%
Community Events	8%	9%
Facade Improvements	8%	9%
Other	3%	3%



Needs and Priorities Continued

From the results of the aforementioned engagement activities, it is clear that the environment, lake, wetlands, wildlife, and other various natural resources are the number one community priority. Second to conservation, economic development and opportunities are also significant to Pine Lake residents. Closely related, another top priority is the financial sustainability of the city. Pine Lake, a majority residential community, relies heavily on residential taxes to maintain the services it offers. Therefore, increasing the commercial tax base is a priority amongst the community to balance the market but also take some financial burden off of residents.

Outside of the above mentioned priorities, government transparency and transportation infrastructure improvements are other high-priority items. Residents expressed concerns about city messaging and ensuring contracting and development processes are transparent. In terms of the transportation infrastructure, the residential area requires upkeep, such as filling in potholes, handling overgrown vegetation, and lack of or inadequate directional signage. Looking outside of the residential area, Rockbridge Road is considered the community's major thoroughfare and "main street." To develop this portion of the roadway as the city's downtown, it will require specific transportation improvements. This could include, but is not limited to, road narrowing, installing medians, upgrading the bike lanes, and other walkable, traffic-calming elements. However, any changes to this road would have to be done with DeKalb County. For more details on specific transportation concerns, look at the Pine Lake Community Defined Concerns on page 22.

Five of the Top Community Needs and Priorities

**This list is not exhaustive and only outlines the ones that were recurring across the different engagements.*



Opportunities

Along with specific engagement activities related to priorities, residents were also given the opportunity to provide feedback on commercial development desires, along Rockbridge Road and other connected parcels, as well as ways to improve long-term financial solvency. The question of business needs and desires was positioned in the survey for people to provide an initial reaction to future commercial uses. The exact questions and responses can be seen below and indicate future economic development opportunities for Pine Lake.

Residents were asked “If you could place any business along Rockbridge Road (highlighted in red below), what would it be?”

The results were:

Number of People	Business/Service
17	Cafe
11	Local Restaurant
9	Grocery Store
8	Other (i.e., art gallery, makers space, school)
5	Hobby/Specialty Stores
3	Chain Restaurants
3	Athletic Spaces
2	General Store

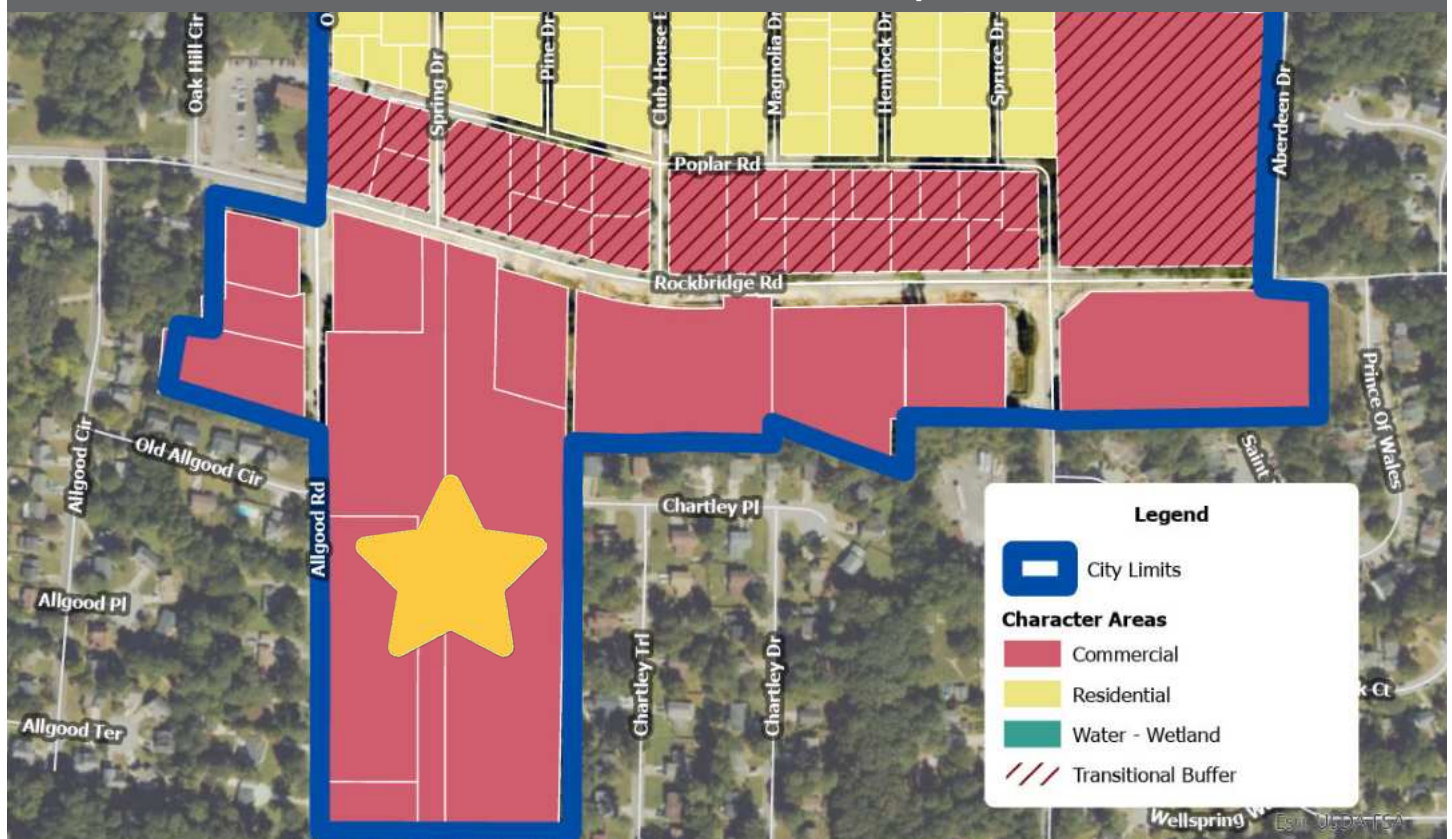


Residents were asked “What would you prefer to see on the property off Rockbridge and Allgood Road (highlighted with a star on the map below) that is currently all trees and located within the commercial district?”

The results were:

- Farmers market and food trucks
- Urban farm, garden, and/or orchard
- Park, playground, and amphitheater
- Mixed-use space, retail on bottom, and housing on top
- Local cafe
- Arts collaborative
- Coworking space
- Affordable housing

Commercial District Map



Opportunities Continued

In line with expanding economic development, a scenario was posed to the residents regarding the future of Pine Lake's cityhood. The scenario was to gauge initial reactions to potential options for maintaining long-term financial solvency or exploring other potential actions if financial concerns continue. The question is not binding but a way to help guide decision-making for future opportunities. The question details and responses are highlighted below.



Residents were posed with this statement “Being a city lets Pine Lake offer unique advantages to residents. These include a local, responsive police force, the ability to set local zoning and building codes, and an elected City Council to represent the residents’ priorities.

However, being a city is expensive. Pine Lake depends primarily on residential property tax and has the highest millage rate in DeKalb County. Developing substantial new business on Rockbridge Road will take years. The City Administration and Council will work to reduce costs in 2026. However, within the next few years, Pine Lake will have to make major changes to continue to be a city. The options include annexation (incorporating nearby neighborhoods and commercial districts), raising taxes, cutting some services such as police, and disincorporating the city entirely.

To inform the state-mandated Comprehensive Plan process and to give input to the City Council, please rank the following options from MOST to LEAST DESIRABLE. This is not a binding referendum but an exercise to understand residents’ sentiment:

Click each policy in the order of 1st (most desirable) to 6th (least desirable).”

The results were:

Scenario	Survey Results	In-Person Results
	Ranking	
Keeping Pine Lake’s boundaries as they are and paying higher taxes for the services I receive now.	2.73	2.50
Annexing (incorporating nearby neighborhoods into Pine Lake) to lower city taxes by sharing the cost of city services with more residents and businesses.	3.13	1.96
Keeping Pine Lake’s boundaries as they are and relying on DeKalb County police rather than our own department to reduce costs, likely with slower response times.	3.13	2.94
Dissolving the City government and becoming an unincorporated part of DeKalb County, paying only County taxes instead of County and City.	3.67	4.29
Merging with a nearby City, such as Clarkston or Stone Mountain, to gain efficiencies, but losing the city name or identity.	3.93	4.31
Dissolving the City and relying on County police, zoning, etc., but forming and funding a homeowner’s association to oversee public buildings and grounds and property use.	4.40	5.22

CHAPTER 3: FUTURE CHARACTER

A significant guiding element of the comprehensive plan is the future land use component. Future land use differs from the current zoning and land use of a property. The current zoning dictates what is allowed, by-right, on said property. For instance, if a piece of land is zoned residential, a business cannot operate on the property. However, future land use is what the community would like to see in an area. Even though it outlines a pattern of development, it can be more flexible than zoning.

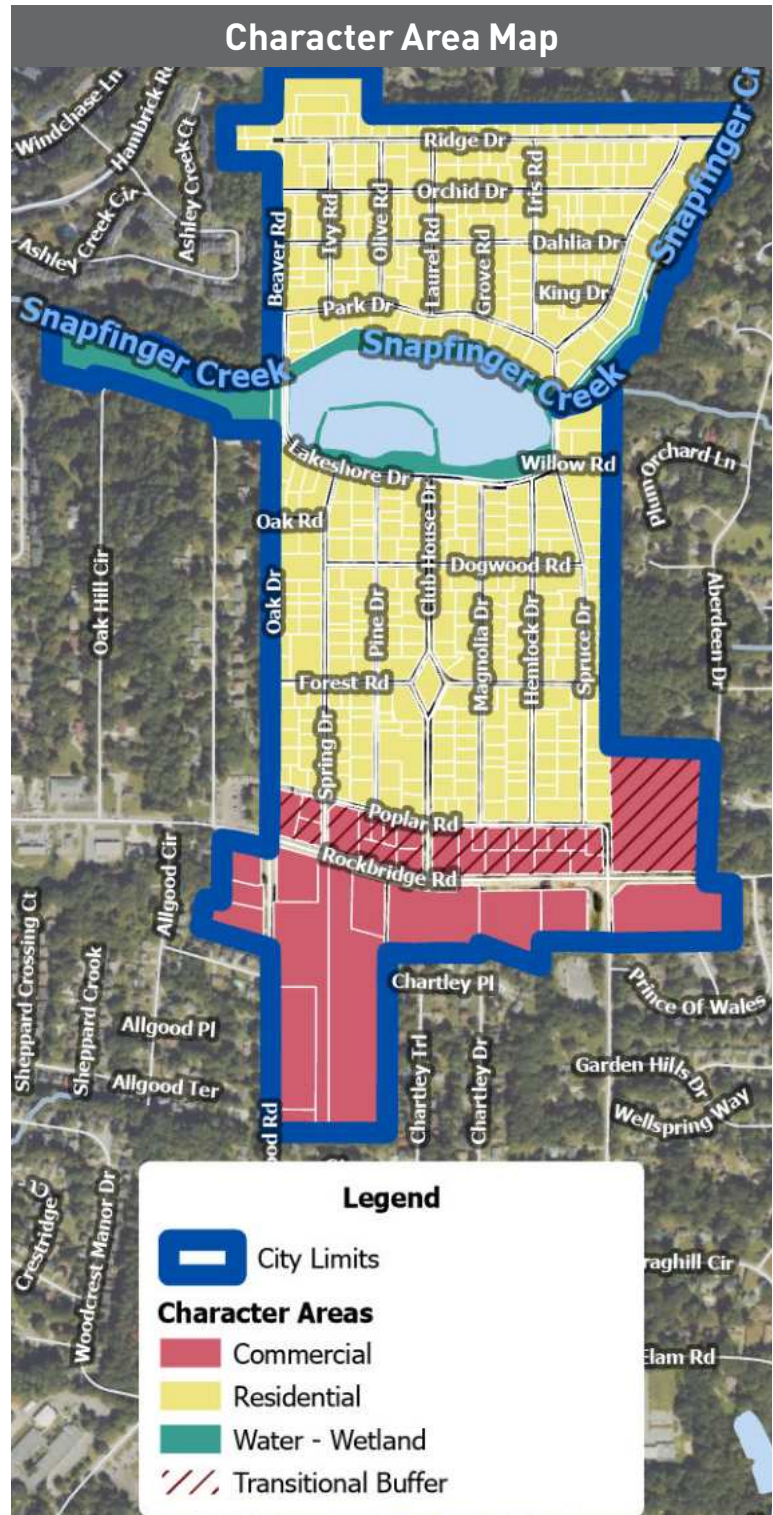
Within the future land use component, there are guiding features known as “character areas.”

What are Character Areas?

Character areas are a representation of the communities’ vision for the spaces within city limits and provide a more comprehensive look at land patterns and design. These areas are used to identify land that have a common form of development, sense of place, intensity of use, and design elements, which can be referring to the existing features or what is intended in the future.

How are Character Areas Used?

When rezoning applications come forward, the request is intended to be compared to the character areas identified from previous existing conditions and engagement. For instance, if an industrial use tried to come in an area designated as “residential” that would not be considered compatible to the desires of the community.



RESIDENTIAL

The City of Pine Lake was established as a rural “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 its rural “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. 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 “rural” resort roots has created a character that is unique among neighboring communities in central DeKalb.

Primary Land Uses

- Single family housing development
- Limited institutional land uses, primarily existing community facilities, such as the Clubhouse, Beach House, and Police Station/Courthouse/Council Chambers
- 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



Development Patterns & Implementation Strategies

- 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.



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 surrounding neighborhoods of 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.

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

Development Patterns & Implementation Strategies

- 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

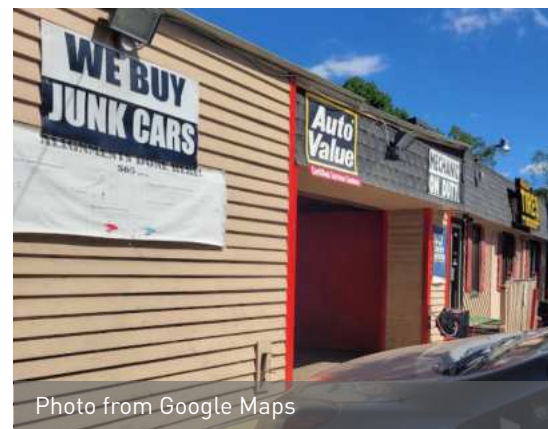


Photo from Google Maps



Photo from Google Maps



Photo from Google Maps

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.

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

Development Patterns & Implementation Strategies

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



WATER - WETLAND

The Lake is a landmark and focal point for many community events, including the annual LakeFest, 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 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.

Primary Land Uses

- Recreation
- Wildlife Habitat

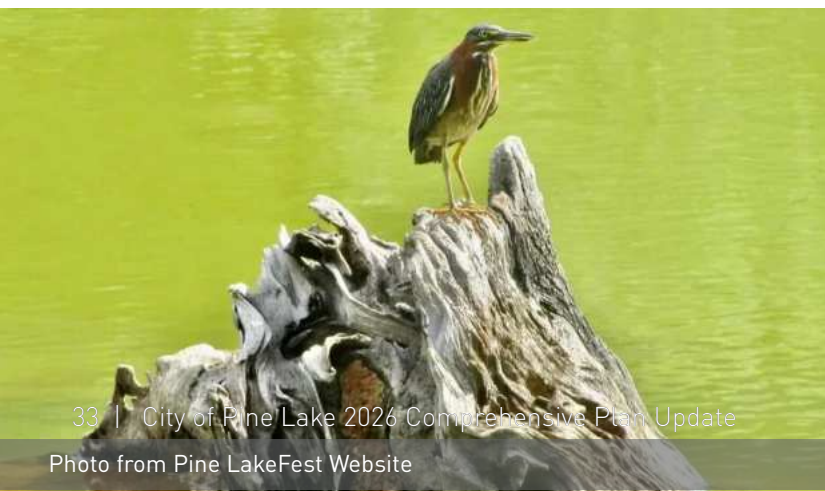


Development Patterns & Implementation Strategies

- 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.



Photo from Pine LakeFest Website



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Photo from Pine LakeFest Website



Atlanta Regional Commission

Photo from Pine LakeFest Website



CHAPTER 4: REPORT OF ACCOMPLISHMENTS

The Report of Accomplishments takes the previous Community Work Program (CWP) and determines the status of projects. This Report of Accomplishments will look at the 2021 Comprehensive Plan Update CWP, which covers 2022 - 2026.

Project	Status	Notes
ECONOMIC DEVELOPMENT		
Organize annual clean up along Rockbridge Road with residents and business owners.	UNDERWAY	
Create sense of place on Rockbridge Road including benches, display banners, mural, and "Pole Art" project.	UNDERWAY	
Organize annual Community and Business Owners get-together, starting with BBQ in Poplar Park in 2021.	CANCELLED	ROKS, one of the responsible parties, is no longer functioning.
Increase participation of business owners joining or attending Rockbridge Opportunity Kick Starters (ROKS) meetings.	CANCELLED	ROKS is no longer functioning.
COMMUNITY FACILITIES AND SERVICES		
Work with GDOT and DeKalb County to implement corridor improvements on Rockbridge Road (Project #1640).	COMPLETE	Completed in 2022.
Increase Seniors and Law Enforcement Together (SALT) membership and expand activities.	CANCELLED	Lack of interest from residents.
Update and expand gateway and wayfinding signage throughout the community.	UNDERWAY	This will be combined with the 2026 Poplar Park project. SEED is working on this.
Develop new Poplar Park into a community gathering and event space.	POSTPONED	Will be carried over to the 2026 CWP.
Develop future service delivery and funding policies through analysis of City operating functions and budget.	UNDERWAY	Underdevelopment as Pine Lake reconfigures as a professionally run city.
Follow-up on Community Conversations to develop a plan to strengthen the "One City, Many Voices," principles.	CANCELLED	Initiative was abandoned. The City Council instead hosts monthly community chats.
Develop five-year capital community improvement plan.	COMPLETE	Completed in 2025.
Begin implementation of five-year capital plan.	UNDERWAY	
Complete dam maintenance and repair project.	UNDERWAY	

CHAPTER 5: COMMUNITY WORK PROGRAM

The chart below represents the newest Pine Lake Community Work Program, which is a list of actions the city wants to take over the next five years to move forward with community priorities. The chart is not a comprehensive list of everything the community wants to achieve. It is rather a task list that feels achievable by the next comprehensive plan and helps address some concerns mentioned throughout the engagement process.

Project	2027	2028	2029	2030	2031	Responsible Party(ies)	Cost Estimate
ECONOMIC DEVELOPMENT							
Organize annual clean up along Rockbridge Road with residents and business owners.		X	X	X	X	Pine Lake Association of Involved Neighbors (PLAIN)	Staff Time, \$500 for garbage bags and water and snacks for volunteers
Create sense of place on Rockbridge Road including activating Poplar Park, creating display banners, a mural, a gallery and a "Pole Art" project.	X	X				City Staff and Council, and Task Force* *The Task Force is responsible for the mural, Poplar Park, and the gallery.	Staff Time, SPLOST funds
Outreach to business owners.	X	X	X			City Staff	Staff Time
Investigate the potential of starting a development authority.		X	X	X		City Staff and Council	Staff Time
COMMUNITY FACILITIES AND SERVICES							
Update and expand gateway and wayfinding signage throughout the community.		X	X			City Council	Capital Improvement Fund (\$20,000)
Begin implementation of five-year capital plan.	X	X	X			City Council, Staff, possibly Consultants	SPLOST Funds, Capital Improvement Funds, Storm Water Utility, Grant and Loan Funds
Complete dam maintenance and repair project.		X	X	X		City Council, Staff, Consultants	Staff Time, Consultants (\$10,000). Construction covered by Stormwater Utility and Grant and Loan Funds.
Adopting and implementing a Wetlands Restoration Plan.			X	X	X	City Staff, Council, PLAIN, Georgia Forestry Commission, and Stewards of Environmental Education and Design (SEED)	SPLOST funds

Steering Committee Meeting 1 Slides



Pine Lake Comprehensive Plan Update

Steering Committee Meeting #1




Introductions & Overview




Required Elements

REQUIRED FOR ALL

- VISION & GOALS
- NEEDS & OPPORTUNITIES
- COMMUNITY WIDE PROGRAM
- DISCUSSION

REQUIRED FOR SOME

- CE
- LAND USE*
- ECONOMIC DEVELOPMENT
- TRANSPORTATION*
- HOUSING*

See pp. 7-12 of DCA rules at Chapter 110-12-1-.03
 * = Required for Pine Lake
 Underlined = Required to be updated every 5 years



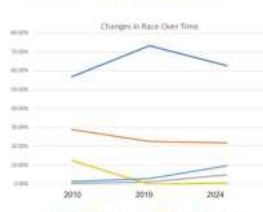


Data Trends




Race Distribution

Changes in Race Over Time



Since 2021, the White and Black population has decreased. But the number of people who identify as Asian and two or more races has increased.

2024 Race Percentage





Agenda

- Introductions & Overview
- Data Trends
- Polling Exercise
- Engagement Strategy
- Next Steps




Why do we plan?

- One of the fundamental responsibilities of local government is planning - **How a community shapes and guides growth and development.**
- Updating the comprehensive plan offers communities the opportunity to **look beyond the execution of day-to-day services and consider where they want to be in the next five years** – as well as what has to be done to get there.





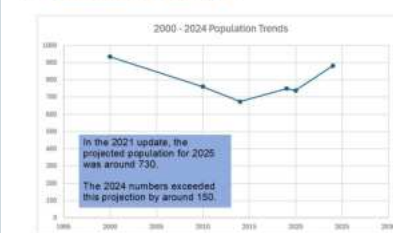
What is the timeline?





Population Change

2000 - 2024 Population Trends



In the 2021 update, the projected population for 2025 was around 730.
 The 2024 numbers exceeded this projection by around 150.




Age Statistics

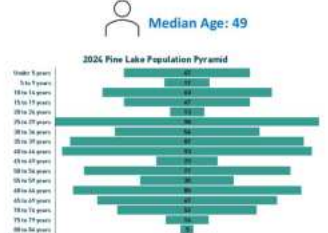
In 2021, the average age was 48.4 years old. Now the median age is 49.

Only about 20% of the city's population is below the age of 20. More than a quarter (25%) of the population is between the ages of 25 and 39. While around 30% is 55 and older. That indicates the adult and aging group make up more than half of the city's population.

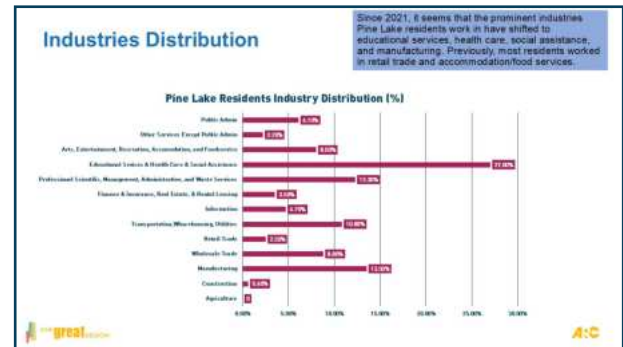
However, since the 2021 update, it appears the younger population has increased slightly, resulting in the average age not moving much.

Median Age: 49

2024 Pine Lake Population Pyramid







Join at menti.com | Use code: 4600 1097

Instructions

Go to
www.menti.com

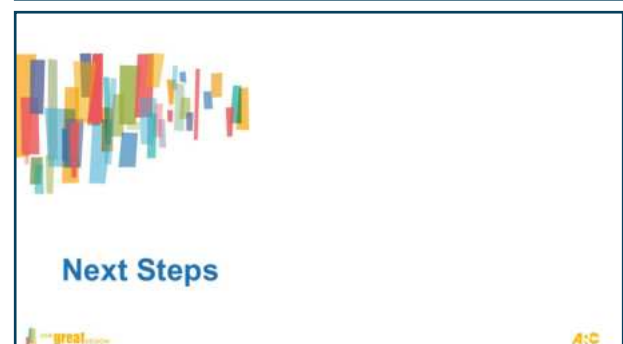
Enter the code
4600 1097

Or use QR code



- ### May 3rd Pollination Celebration Engagement
- What information do we want to capture?
 - Potential land use changes?
 - Trail expansion ideas?
 - Placemaking ideas?
 - Something specific to economic development?
 - Identical information requested on the survey?
 - Do we want to do a mapping exercise with dots?
 - Potential Idea: Overarching question of "What do we want to pollinate?" on a flower mural. There could be pre-made flowers that allow people to write in an answer. On the mural, we could include 4 – 5 iconic Pine Lake structures/features, and people can respond by placing flowers where the focus should be. To make it more interactive, we can have materials for people to make butterflies, bees, and other natural aspects to add to the overall mural.

- ### Survey Review
- Take some time to review and complete the survey in front of you.
 - Let me know if you have any comments or questions.



Help us spread the word!

<https://publicinput.com/2026pinelake>

COMPREHENSIVE

The City of Pine Lake is partnering with the Atlanta Regional Commission to conduct the required Comprehensive Plan Update. The plan was last updated in 2021. Since then...

Has anything changed?
What are your priorities for the City?
What do you want to see more of?

Let us know by completing the survey below!

Comprehensive Plan Update Website
<https://publicinput.com/2026pinelake>

Comprehensive Plan Update Survey
Open until May 3, 2026




Welcome to the City of Pine Lake's 2026 comprehensive planning process!

Go to the City of Pine Lake's 2026 comprehensive planning process page to learn more about the process, including a detailed timeline and how you can get involved. Please contact the planning department if you have any questions.

• Plan Information
• How to get involved
• Survey Dates
• Contact Us



Before you go...

Any questions?



A: C

Thank You

See you at the Pollination Celebration on May 3, 2026!



A: C

Steering Committee Meeting 2 Slides

ONE great REGION

Pine Lake Comprehensive Plan Update

Steering Committee Meeting #2

A: C

Agenda

- Progress Update
- Engagement Summary
- Community Work Program
- Next Steps

A: C

Progress Update



A: C



Engagement Summary



A: C

Pine Lake Vision Statement

In the 2021 Comprehensive Plan, the following vision and objectives were drafted:
"Pine Lake is a strongly connected community where individuals are valued. It elevates the arts, the environment, and civic participation. 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."

89% Resonate with the Vision

BUT here were some follow up comments

- I would use the word "creativity" somewhere in there, for example "where individuals and creativity are valued" or "where individual creativity is valued"
- End the last sentence of the vision statement with residents, city employees, and visitors.
- I would add something about business/commence - maybe in the elevates sentence
- would say "This Lake is a city with a strongly connected community" I think the benefits of municipal structure are frequently discounted
- Elevates the environment, the arts... (in that order) Pine Lake will maintain the environment plan growth (in that order. Because it should be!)
- And the last sentence of the vision statement with residents, city employees, and visitors.
- Creating policies and implementing long range plans that facilitate caring for and maintaining the environment, specifically areas in Pine Lake, and consistently seeking input from residents that is accessible to all residents
- The vision is missing sustainability from a financial point of view
- Say more about what actions to promote sustain civic participation will be taken Civic participation is as important as environmental quality. In fact, equitable participation is how environmental quality will be pursued
- SEEMS to be a more strongly connected community where individuals are valued" I fear that too many people feel disenfranchised from that statement as reality, their dissent should be heard
- where individuals "and families" are valued" Perhaps also add language around continually cultivating "a culture of mutual support." We need to transcend all kinds of us vs them thinking in order to achieve our potential as a community.

OLD

"Pine Lake is a strongly connected community where individuals are valued. It elevates the arts, the environment, and civic participation. 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 a city with a strongly connected community, where **creativity, individuals, and families** are valued. It elevates the **environment, the arts, and meaningful civic participation**. To sustain these values, Pine Lake will maintain the **environment, plan sustainably, bolster economic development, improve services, and quality of life for our residents, city employees and visitors.**"

 great lakes

Economic Development (Commercial Opportunity and Revenue) 94% Agree or Slightly Agree No one disagreed 6% Neutral	Financial Sustainability (Ability to Keep up with City Needs and Services) 88% Agree or Slightly Agree No one disagreed 1% Neutral	Lake and Wildlife Conservation (Maintaining and Improving) 60% Agree or Slightly Agree 12% Disagree or Slightly Disagree 20% Neutral
Government Transparency 60% Agree or Slightly Agree 9% Disagree or Slightly Disagree 23% Neutral	Transportation Infrastructure Maintenance 68% Agree or Slightly Agree 12% Disagree or Slightly Disagree 20% Neutral	Community Inclusion (City Gatherings) 48% Agree or Slightly Agree 29% Disagree or Slightly Disagree 23% Neutral

Survey Results

- Trail and Lake Maintenance – 24%
- Transportation Infrastructure Improvements – 19%
- Rockbridge Rd – 19%
- Green Infrastructure – 10%
- Placemaking – 9%
- Community Events – 8%
- Façade Improvement Programs – 8%
- Other – 3%

Pollination Celebration Results

- Trail and Lake Maintenance – 25%
- Rockbridge Rd Developed – 22%
- Green Infrastructure – 13%
- Transportation Infrastructure Improvements – 12%
- Community Events – 9%
- Façade Improvement Programs – 9%
- Placemaking – 8%
- Other – 3%

Other

- Buy the property Rockbridge and Allgood. Keep the trees.
- Speed bumps on Spruce Drive and other.
- Public green space on Rockbridge as center of larger Pine Lake community, expanded trails linking Shafnager Creek to Dabolt trail infrastructure.

Other

- Landscape entry points at Rockbridge Rd
- Tree maintenance
- Good grocery options and shops

former market, big green farmers' playground for beginning gardeners, and a place for gathering place with shops and park and cafe.	The land has enough character to the city to make a destination.	A park with shops for an atmosphere, a playground, and a place to be the new 'New Green space' in downtown Tucson	There are already solid plans for reuse and development of this area and the city is looking for both in that area. Also, Tucson's market is growing and the city is looking at the city's development in the city's development of a "Main Street" project. Think that the space already exists. Should the project be better because, we need to start the project. The city is looking at the city's development, and we need to engage them on their own terms.
Local cafe with take-out food	Would use development that would that generates tax income.	Building along such as schools, farmers market and locally food trucks, etc.	There are already solid plans for reuse and development of this area and the city is looking for both in that area. Also, Tucson's market is growing and the city is looking at the city's development in the city's development of a "Main Street" project. Think that the space already exists. Should the project be better because, we need to start the project. The city is looking at the city's development, and we need to engage them on their own terms.
New business to support our tax base	Community built with shops, cafes, markets, and a place to be the new 'New Green space' in downtown Tucson	Building along such as schools, farmers market and locally food trucks, etc.	There are already solid plans for reuse and development of this area and the city is looking for both in that area. Also, Tucson's market is growing and the city is looking at the city's development in the city's development of a "Main Street" project. Think that the space already exists. Should the project be better because, we need to start the project. The city is looking at the city's development, and we need to engage them on their own terms.
Urban farm with room for public green space/farmers' market	A community built with shops, cafes, markets, and a place to be the new 'New Green space' in downtown Tucson	Building along such as schools, farmers market and locally food trucks, etc.	There are already solid plans for reuse and development of this area and the city is looking for both in that area. Also, Tucson's market is growing and the city is looking at the city's development in the city's development of a "Main Street" project. Think that the space already exists. Should the project be better because, we need to start the project. The city is looking at the city's development, and we need to engage them on their own terms.
I don't know if this is possible, but I think you can't have a market space with retail and parking. Possibly, with only one apartment on the New River and retail on the bottom.	Community built with shops, cafes, markets, and a place to be the new 'New Green space' in downtown Tucson	Building along such as schools, farmers market and locally food trucks, etc.	There are already solid plans for reuse and development of this area and the city is looking for both in that area. Also, Tucson's market is growing and the city is looking at the city's development in the city's development of a "Main Street" project. Think that the space already exists. Should the project be better because, we need to start the project. The city is looking at the city's development, and we need to engage them on their own terms.
This would be an ideal spot to consider for a market space with parking spaces.	Community built with shops, cafes, markets, and a place to be the new 'New Green space' in downtown Tucson	Building along such as schools, farmers market and locally food trucks, etc.	There are already solid plans for reuse and development of this area and the city is looking for both in that area. Also, Tucson's market is growing and the city is looking at the city's development in the city's development of a "Main Street" project. Think that the space already exists. Should the project be better because, we need to start the project. The city is looking at the city's development, and we need to engage them on their own terms.
It would be an ideal spot to consider for a market space with parking spaces.	Community built with shops, cafes, markets, and a place to be the new 'New Green space' in downtown Tucson	Building along such as schools, farmers market and locally food trucks, etc.	There are already solid plans for reuse and development of this area and the city is looking for both in that area. Also, Tucson's market is growing and the city is looking at the city's development in the city's development of a "Main Street" project. Think that the space already exists. Should the project be better because, we need to start the project. The city is looking at the city's development, and we need to engage them on their own terms.

[illegible]

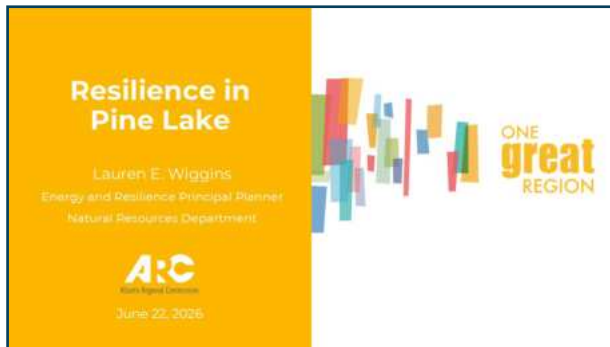
2.68	The City of Pine Lake will preserve the environmental quality of its natural resources, including the lake, wetlands, tree canopy, existing vegetation, and wildlife habitat.
3.00	The City of Pine Lake will manage the lake, beach, and other green spaces not only as community amenities for the enjoyment of city residents, but also as critical environmental resources in need of protection, through a common understanding of purpose, use, and regulation.
3.50	The City of Pine Lake will proactively encourage the development of commercial parks to provide a balanced tax base serving the needs of the city consistent with the zoning ordinance.
3.68	The City of Pine Lake will continue relationship building 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.
4.82	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, Delta County, and the regional community.
4.86	The City of Pine Lake will preserve the residential character of the city while allowing compatible new single-family homes to infill on existing lots within city limits consistent with the zoning ordinance.
5.45	The City of Pine Lake will identify opportunities to expand city boundaries in a manner that appropriately fulfills the community's vision and desire to influence its development and constitutes a viable long-term vision current and future residents.

[illegible]

1. Café
2. Local Restaurants
3. Grocery Store
4. Other
 1. Art and Culture – Makers Space, Gallery, and Store
 2. School
5. Hobby/Specialty Stores
6. Chain Restaurants
7. Athletic Spaces
8. General Store

Survey Results	Pollination Celebration Results
1. Keeping Pine Lake/Paying Higher Taxes - 2.73	1. Annexing - 1.96
2. Annexing - 3.13	2. Keeping Pine Lake/Paying Higher Taxes - 2.50
3. Keeping Pine Lake/Relying on DeKalb police - 3.13	3. Keeping Pine Lake/Relying on DeKalb police - 2.94
4. Dissolving/Only Paying County Taxes - 3.87	4. Dissolving/Only Paying County Taxes - 4.29
5. Merging with Another City - 3.93	5. Merging with Another City - 4.31
6. Dissolving/Forming HOA - 4.40	6. Dissolving/Forming HOA - 5.22

Natural Resources and Resilience



2026 Pine Lake Comprehensive Development Plan: Resilience Chapter



Resilient Places:
physical dwellings, spaces, and infrastructure that strengthen our environment and society

- Biodiversity
- Green infrastructure
- Historic and cultural assets
- Energy efficient buildings

Resilient People:
protecting and strengthening the wellbeing and health of communities

- Emergency response coordination
- Mobility access and resilience hubs
- Hazard mitigation planning
- Resources for vulnerable populations

Modified from Colorado Climate Resilience Plan



Thank you

Lwiggins@atlantaregional.org

Pine Lake Community Work Program - 2026				2026 Report of Accomplishments			
Project	Responsible Party	Cost	2022	2023	2024	2025	2026
Organize annual clean-up along Northridge Road with residents and business owners.	ROSO	Half Time, \$200 for garbage bags and water and snacks for volunteers	x	x	x		Under way
Create series of place on Northridge Road including benches, display banners, mural, and "Pine Ark" project.	ROSO, City Council	Half Time, Donated Funds, General Fund	x	x	x		Under way
Organize annual community and business owners open-topics, starting with SOE in Pine Lake Park in 2023. Increase participation of business owners, joining or attending Northridge Openhouse (aka Summer SOE) meetings.	ROSO, Staff	Half Time, \$15,000	x	x	x	x	Completed
	ROSO	Half Time	x	x	x		Completed
Community activities and services							
Re-use 2022 and 2023 funds to implement capital improvements on Northridge Road (Project #16,000).	Half 2022, General County	Funds have been allocated to this project, including a 10 grant transferred from Pine Lake to Northridge Road.	x	x	x		Completed
Increase Services and Law Enforcement Together (SALLET) partnership and related activities.	City Council, Police Department	General Fund	x	x	x	x	Completed
Update and expand geographic and mapping signage throughout the community.	City Council	Capital Improvement Fund (\$20,000)	x	x			Under way
Develop new Pine Lake Park community gathering and event space.	ROSO, Volunteers, Staff, City Council	Capital Improvement Fund, Grant Funds, Donated Funds	x	x			Postponed
Develop future service delivery and funding policies through analysis of the operating functions and budget.	City Council, Staff	City Council and Staff Time, Consultants (\$5,000 - \$10,000)	x				Completed
Follow-up on Community Conversations to develop a plan to strengthen the "One City, Many Voices" activities.	City Council, Staff	City Council and Staff Time, possible General Fund (\$2,000 - \$10,000)	x	x	x	x	Completed
Develop five-year capital community improvement plan.	City Council, Staff, possible Consultants	Staff Time, Consultants (\$5,000 - \$10,000)	x				Completed
Begin implementation of five-year capital plan.	City Council, Staff, possible Consultants	SPROD Funds, Capital Improvement Funds, Basic Water Utility, Grant and Loan Funds	x	x	x		Under way
Complete data maintenance and report projects.	City Council, Staff	Staff Time, Consultants (\$10,000)	x	x	x		Under way

Vision

ONE great REGION

Mission

Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.

Values

Excellence | Integrity | Equity

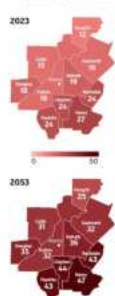
Goals

- Healthy, safe, livable communities in the Atlanta Metro area.
- Strategic investments in people, infrastructure, mobility, and preserving natural resources.
- Regional services delivered with operational excellence and efficiency.
- Diverse stakeholders engage and take a regional approach to solve local issues.
- A competitive economy that is inclusive, innovative, and resilient.

Arctic blast Christmas: Georgia to see coldest temperatures in 5 years

Projected days above 100°F

- Record highs and heatwaves that hike energy bills and impact public health.
- Cold snaps that damage power lines and water pipes.
- Severe storms and flooding that impede travel routes and local infrastructure.






Additional Resources



Regional Clean Electricity Plan for Local Governments

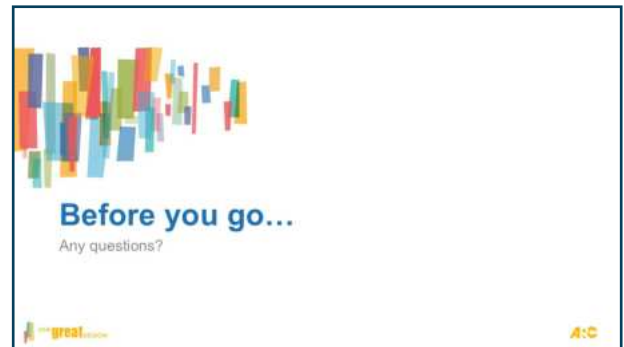




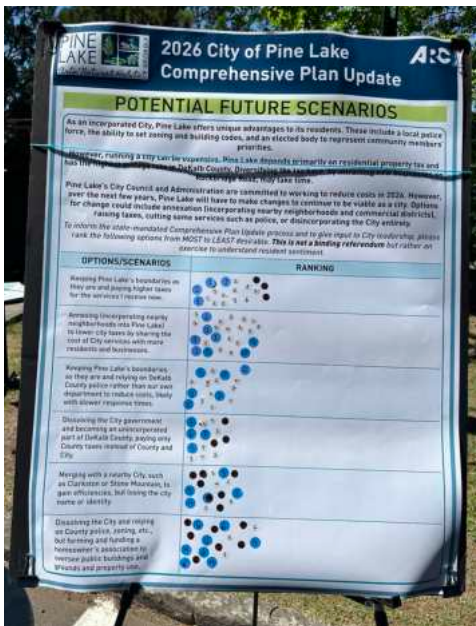
Community Work Program



Next Steps



Pollination Celebration Engagement Boards



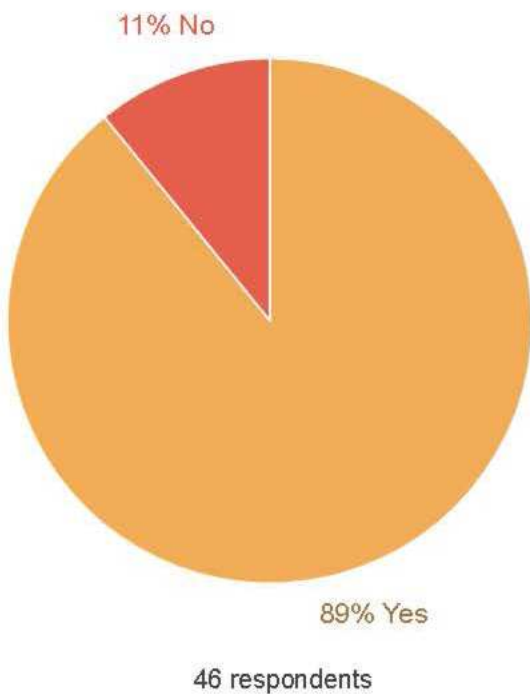
All Pine Lake Comprehensive Plan Survey Results

2026 Pine Lake Comprehensive Plan Update Survey

Project Engagement			
VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
94	47	969	178

In the 2021 Comprehensive Plan, the following vision and objectives were drafted:
"Pine Lake is a strongly connected community where individuals are valued. It elevates the arts, the environment, and civic participation. 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."

Does this resonate with you?



If anything, what would you change about the vision?

Pine Lake does not elevate or steward the environment.
5/2/2026

The statement above is still a vision and dream of many.
In reality, current City employees are doing everything against it.
5/2/2026

It elevates the environment, the arts... (in that order)

Pine Lake will maintain the environment, plan growth (in that order. Because it should be!)

5/1/2026

The vision is fine. Follow through is the problem.

5/1/2026

I would use the word "creativity" somewhere in there. for example "where individuals and creativity are valued" or "where individual creativity is valued"

4/30/2026

It used to resonate, but it does no more.

4/29/2026

We need to reconnect with this vision. Since we became a "professional city" in 2024, the community-driven volunteer events hosted by SEED have waned due to the city's purview that volunteerism opens the city up to lawsuits. Surely there is some middle ground? We don't have the staff to rid the city of invasive plants; we don't have the money to upkeep public spaces. We need to strengthen the city's finances by allowing our community to pitch in and help--something we want to do.

4/19/2026

"....SEEKS to be a more strongly connected community where individuals are valued." I fear that too many people feel disenfranchised from that statement as reality; their dissent should be heard

4/15/2026

"... where individuals *and families* are valued." Perhaps also add language around continually cultivating *a culture of mutual support*. We need to transcend all kinds of us vs them thinking in order to achieve our potential as a community.

4/10/2026

Nothing

4/9/2026

Growth isn't necessarily a good goal for us. Sustainability might imply growth, but not as a direct goal.

4/8/2026

Say more about what actions to promote/sustain civic participation will be taken. Civic participation is as important as environmental quality. In fact, equitable participation is how environmental quality will be pursued.

4/8/2026

I would like to add that Pine Lake objectives be primarily for Pine Lake residence and not be concerned with the outside community.

4/8/2026

1) The vision still resonates. I just don't think Pine Lake executed that vision particularly around civic participation. There are fewer ways for residents to channel their energy productively. 2) The vision is missing sustainability from a financial point of view.

4/8/2026

Creating policies and implementing long range plans that facilitate caring for and maintaining the environment, specifically areas in Pine Lake, and consistently seeking input from residents that is accessible to all residents.

4/7/2026

This is a beautiful vision and objectives.

4/7/2026

End the last sentence of the vision statement with residents, city employees, and visitors.

4/7/2026

I would say "Pine Lake is a city with a strongly connected community." I think the benefits of municipal structure are frequently discounted.

4/7/2026

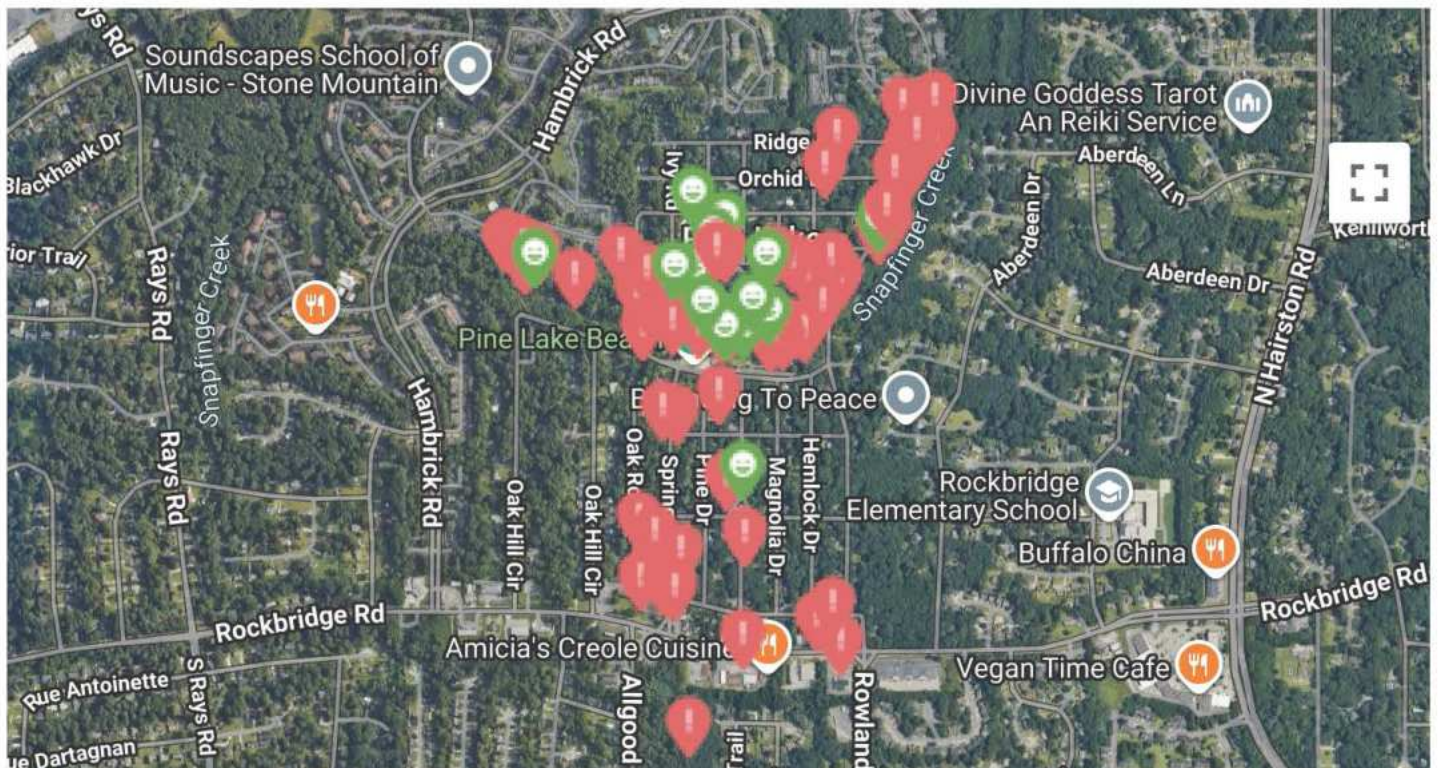
I would add something about business/commerce - maybe in the "elevates" sentence.

4/7/2026

Good vision; time to start enforcing it starting with getting rid of the Rip Rap and returning to well thought out repair planning

4/6/2026

Identify new areas of community concerns and assets below. Drag and drop or click a pin and then click a spot within the map to leave a comment.



The 2021 City of Pine Lake Comprehensive Plan update identified a series of policies. Please look through the statements below and rank them based on their level of importance to you. Click each policy in the order of 1st (top) to 7th (last).

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.	Rank: 2.68
The City of Pine Lake will manage the lake, beach, and other greenspaces not only as community amenities for the enjoyment of city residents, but also as critical environmental resources in need of protection, through a common understanding of purpose, use, and regulation.	Rank: 3.00
The City of Pine Lake will proactively encourage the development of commercial parcels to provide a balanced tax base serving the needs of the city consistent with the zoning ordinance.	Rank: 3.50
The City of Pine Lake will continue relationship building 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.	Rank: 3.68
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.	Rank: 4.82
The City of Pine Lake will preserve the residential character of the city while allowing compatible new single-family homes to infill on existing lots within the city limits consistent with the zoning ordinance.	Rank: 4.86
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 defining its boundaries and providing a stable tax base to serve current and future residents.	Rank: 5.45

22 Respondents

In the 2021 Comprehensive Plan update, these community concerns were expressed. Please indicate your level of agreement on whether it is still a concern.

Lake and Wildlife Conservation (Maintaining and Improving)	46% Agree (Concerned that this is not being addressed)	23% Slightly Agree	20% Neutral	6% Slightly disagree	6% Disagree (Not concerned that this is a problem)
Financial Sustainability (Ability to keep up with City needs and services)	77% Agree (Concerned that this is not being addressed)	11% Slightly Agree	11% Neutral	- Slightly disagree	- Disagree (Not concerned that this is a problem)
Economic Development (Commercial opportunity and revenue)	74% Agree (Concerned that this is not being addressed)	20% Slightly Agree	6% Neutral	- Slightly disagree	- Disagree (Not concerned that this is a problem)
Community Inclusion (City gatherings, events, and volunteering)	14% Agree (Concerned that this is not being addressed)	34% Slightly Agree	23% Neutral	3% Slightly disagree	26% Disagree (Not concerned that this is a problem)
Governmental Transparency	51% Agree (Concerned that this is not being addressed)	17% Slightly Agree	23% Neutral	6% Slightly disagree	3% Disagree (Not concerned that this is a problem)
Transportation Infrastructure Maintenance (i.e., roads, potholes, sidewalks, curbs, etc.)	34% Agree (Concerned that this is not being addressed)	34% Slightly Agree	20% Neutral	3% Slightly disagree	9% Disagree (Not concerned that this is a problem)

Closed to responses
35 responses

Do you have any concerns not mentioned above?

Public Works does not have maintenance schedule and does not do any maintenance at all. Just cut the grass not professionally.

They need guidance and rules that they have to follow

5/2/2026

A. Our riprap information gathering & decision-making process was not transparent, and council is declining to re-visit, so we have not learned, and will continue to make critical mistakes. B. City Services is not being held responsible: see the Beach house bid that included paving streets. see the bid not reviewed that had cabinets replaced. see the bad Clubhouse paint job that was not scraped, puttied, primed. Just painted. See the p-ball court with holes. C. City attorney still has not returned a "hold harmless" for volunteers! and he texts during council, and talks down to council and residents. Fire him! D. Mr. Hawthorn is bullying council to give raises when we do not have the financial resources to do so. City employees took the jobs agreeing to the salary offered... City manager, Mr. Kendrick, and city attorney are not assets. Replace Kendrick. SO FRUSTRATING TO WATCH

5/1/2026

In my opinion, Citizens' concerns are not taken seriously, and if, by some chance a concern gets the attention of the "governing body", it may take years before it is addressed. For example, 2021 was 5 years ago, and we have not accomplished many of our goals, imo. In addition, many years ago (13-14 ?) there were meetings with planners to discuss the commercial district of Pine Lake, and we are still at the point of attracting business interests. The Police Presence on Rockbridge Road discourages potential businesses because so many tickets are given out that sometimes, if not frequently, result in ticketed people ending up in court and on private probation. Even if this scenario has improved to some degree, it is the impression outsiders have of Pine Lake. A warning to drivers would be better regarding an expired tag or a defective headlight. It appears that many city projects are not monitored properly and substandard work is accepted. IMO, there is wasteful spending such as hiring engineering firms for fantasy park designs (our Greenspace) or hiring engineers to advise on Lake Restoration and not following through on professional advice.

We have had several safety issues such as car racing through stop signs and going the wrong way on one way streets. Citizens appealed several times and appeared at council meetings to make public comments. The only response several years after the complaints were to put up a few new STOP signs (even though the older STOP signs weren't controlling the situation; recently washing some of the signs.) Nothing appears to have been done in some areas where there have been recurring incidences of cars going the wrong way. Some of the signs saying One Way are turned, or old and faded, or may have tree limbs blocking visibility; recently some white lines were painted on several roads with STOP signs. If police would park near these two main One Way streets in Pine Lake and monitor these traffic violations at prime time, it might be more helpful than depending on signs that historically have not solved the problems. The One Way signs have not been upgraded.

5/1/2026

In the past year there has been a shift in the opportunities for community input and involvement in decisions made about the city. I hope the new administration in 2026 will return us to the previous way of managing the city that encouraged and allowed citizens to be involved

4/30/2026

City Council Transparency

Inclusion of all resident voices, not just the ones council agrees with! Listen to and meet with (separately - as done with agreeing voices) those with dissenting voices.

Treatment of city staff by council and staff morale.

4/29/2026

Can Pine Lake afford to be a professional city? Is the city listening to residents? How do we better connect the business district with the city?

4/19/2026

Because there was no place to comment on the 2021 Policies (subject to update), I believe that art/culture needs to be a stated priority, and I disagree that we should only allow single-family homes.

4/15/2026

Community identity (as it informs whether to annex or disincorporate)

4/9/2026

No

4/9/2026

Pine Lake's Public Works Department needs to create a maintenance schedule and share it with the city's residents..

4/8/2026

Limited awareness of the number of housing units used as untaxed short-term rental properties rather than permanent housing.

4/8/2026

The city has not done a great job at explaining the transition away from a strong mayor. I think it was a step in the right direction to professionalize the city but in that move I don't know if we picked the right city manager. I say that because I am not even sure who this person is. They are not involved in any community events. I have seen them on the Zoom council meetings and I don't think he values Pine Lake. I would like to add the concern about making sure non elected officials understand and work in the best interest of the town.

4/8/2026

Additional phrasing (concern not being addressed) in the agree column is not necessary. Some of these things are being addressed.

4/7/2026

City Council should ask for input from ALL residents. Not just the ones who are screaming. There are many of us that will not speak up about what's currently going on for fear of attack. Because of that, IT IS NOT SAFE for folks who have differing thoughts and opinions that do not conform with the screamers.

4/7/2026

I strongly suggest the current leadership review the report on annexation that former Mayor Melanie Hammet caused to be prepared.

4/7/2026

i agree strongly with preserving the residential character of the city, but disagree with infill. in general, many of the options are too broad and seem to imply that to support one area of interest, one must support some other area.

another example is expanding the city's boundaries. while i agree with that in specific ways (to preserve forests and natural areas and older existing homes, i do not support expanding boundaries for just anything and would need more information before really forming an opinion.

4/7/2026

No

4/7/2026

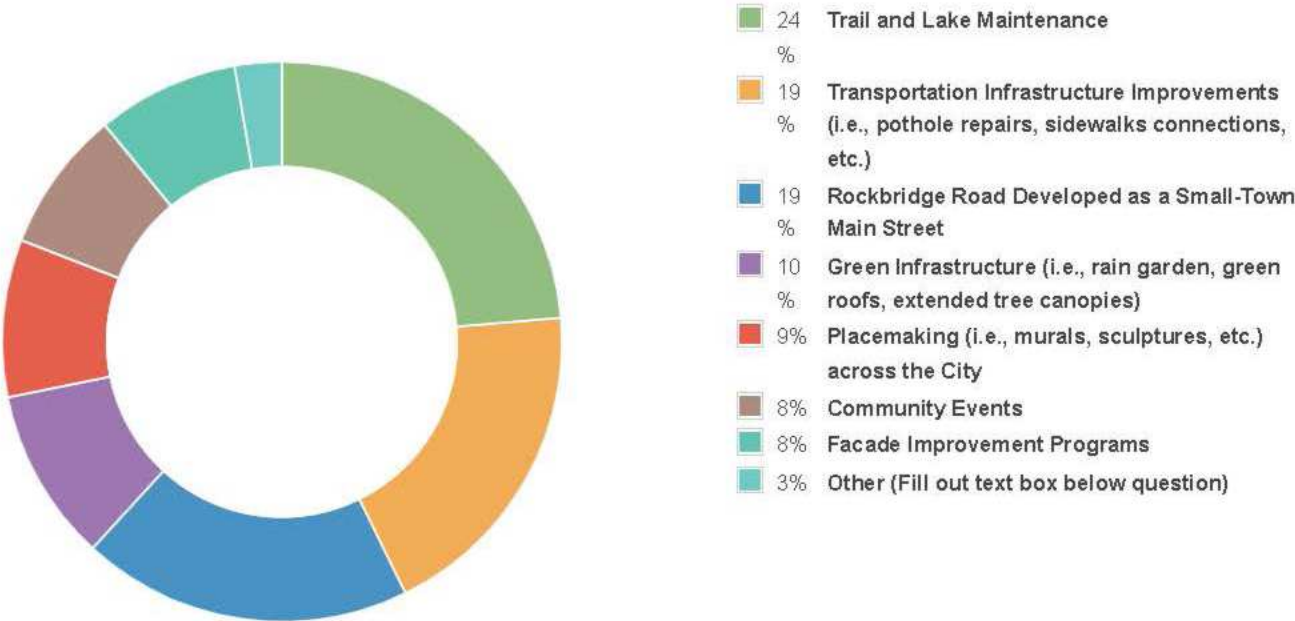
Stop paying for useless studies. Stop accepting bids for work without a well thought out and enforced procedure including only warrantee work.

4/6/2026

There's a pretty nasty bump on hemlock jar shy of the stop sign at poplar that's been there over a year

4/6/2026

If you had \$100 to dedicate to the different services and priorities below, how would you distribute the money? Use the slider to indicate the amount for each response below.



29 respondents

Maintenance of the lake and waterflow

5/2/2026

- 1. BUY THE PROPERTY ROCKBRIDGE & ALLGOOD. KEEP THE TREES.
- 2. LOW PROFILE "TRACK LOCK" SPEED BUMPS ON SPRUCE DRIVE & OTHER . SEE BREVARD, NC

5/1/2026

At the current time, street repairs and Lake maintenance are critical; Later on, some of the other choices may seem important.

5/1/2026

Public green space on Rockbridge as center of larger Pine Lake community; expanded trails linking Snapfinger Creek to Dekalb trail infrastructure

4/9/2026

what is a facade improvement program? no info on this.

also, this question is different depending on whose money it is? mine? or the city's?

i would donate my own money to "placemaking." but if i was allotting the city's 100\$, i would prefer it go to rockbridge rd improvement, although i would need more info on that and what "small town main street" implies.

4/7/2026

If you could place any business along Rockbridge Road, what would it be?

Cafe	17 ✓
Local restaurant	11 ✓
Grocery store	9 ✓
Other	8 ✓
Hobby/Specialty stores	5 ✓
Chain restaurant	3 ✓
Athletic spaces	3 ✓
General store	2 ✓

28 Respondents

What would you prefer to see on the property off Rockbridge and Allgood Road (highlighted in blue) that is currently all trees and located within the Village Commercial District?

Farmer market big water fountain children's playground for beginning. Later transform for town square gathering place with shops and park and res6

5/2/2026

Buy the property. Keep the trees.

5/1/2026

A park with space for an amphitheater, a playground, and sitting areas similar to the new Town Green space in downtown Tucker would be nice. Additionally, building a few condos with ground-level stores would round off a live-work-play place.

4/19/2026

There was a pretty solid plan for mixed-use development of this plot, back in Mayor Zarus' days. I'd like to look at that again. Also farmer's market? A mini-park might please the merchants on the strip? would love to see details of what a "Main Street" program entails. I think there are some other small-city structures that might suit better? Anyway, we need to study what the people / businesses of Rockbridge really want, and we need to engage them on their own terms.

4/15/2026

Local café with take-out food

4/10/2026

An arts collaborative

4/10/2026

Urban farm with room for public green space/farmer's market

4/9/2026

Rotating uses such as weekly farmers market and weekly food truck events.

4/9/2026

Something where we can develop the town economically without removing all of the habitat. Residents don't have access to this space, so we don't have a lot of details on this lot or what could be developed on it.

4/8/2026

New business to support our tax base

4/8/2026

I don't know if this is possible but a mixed use space with retail and green space. Possibly a set up with nice apartments on the top floor and retail on the bottom

4/8/2026

A community hub with shops, cafes, creative space, garden, co-working. A destination where people would like to spend time and collaborate. A space where small businesses could thrive and start up.

4/8/2026

mixed use development (residential and retail) that generates tax dollars

4/7/2026

Don't have enough information about the land to make a decision.

4/7/2026

this would be an ideal spot to consider commercial shops with living quarters above.

4/7/2026

Affordable housing above business spaces

Commercial & residential properties consistent with current zoning code.

4/7/2026

Commercial development that respects city's value of respecting the environment, but allows the property owner to successfully develop their property.

4/7/2026

I would prefer that the current zoning be rewritten so development is more feasible.

4/7/2026

whatever is allowed, let's preserve the trees.

it's so separated from pine lake, residential would not work.

pine lake is a country club, worth preserving, including citihood and the police dept (which insulates us from dekalb county pd). grandfather the residents who have been living here the longest. maybe a progressive tax rate based on longevity, so to speak.

4/7/2026

Not sure it is helpful.

4/6/2026

A community garden or an orchard

4/6/2026

Being a city lets Pine Lake offer unique advantages to residents. These include a local, responsive police force, the ability to set local zoning and building codes, and an elected City Council to represent the residents' priorities.

However, being a city is expensive. Pine Lake depends primarily on residential property tax and has the highest millage rate in DeKalb County. Developing substantial new business on Rockbridge Road will take years. The City Administration and Council will work to reduce costs in 2026. However, within the next few years, Pine Lake will have to make major changes to continue to be a city. The options include annexation (incorporating nearby neighborhoods and commercial districts), raising taxes, cutting some services such as police, and disincorporating the city entirely.

To inform the state-mandated Comprehensive Plan process and to give input to the City Council, please rank the following options from MOST to LEAST DESIRABLE. This is not a binding referendum but an exercise to understand residents' sentiment:

Click each policy in the order of 1st (most desirable) to 6th (least desirable).

Keeping Pine Lake's boundaries as they are and paying higher taxes for the services I receive now.	Rank: 2.73
Annexing (incorporating nearby neighborhoods into Pine Lake) to lower city taxes by sharing the cost of city services with more residents and businesses	Rank: 3.13
Keeping Pine Lake's boundaries as they are and relying on DeKalb County police rather than our own department to reduce costs, likely with slower response times.	Rank: 3.13
Dissolving the City government and becoming an unincorporated part of DeKalb County, paying only County taxes instead of County and City.	Rank: 3.67
Merging with a nearby City, such as Clarkston or Stone Mountain, to gain efficiencies, but losing the city name or identity.	Rank: 3.93
Dissolving the City and relying on County police, zoning, etc., but forming and funding a homeowner's association to oversee public buildings and grounds and property use.	Rank: 4.40

15 Respondents

Please add other suggestions for improving the long-term financial solvency of the city:

Government and county preservation funds

5/2/2026

Have a fewer and more efficient City Employees with the clear and efficient job description and that they have to meet KPIs.

Focusing on cleaning and maintenance rather than expensive unless repairs

5/2/2026

Fire Kendrick. Hire a real maintenance person to cut the lawn for maintaining the creek side of the dam, cutting the grass & emptying the trash.

Fire Hawthorne. He's not worth it

5/1/2026

Eliminate the court;

Charge a daily or weekly parking fee and fishing fee (similar to Mountain Park in Sandy Springs for non residents);

Do a better job of advertising for facility rentals;

Attract more local bids for projects in the city ; Include a citizen's oversight committee to review any planned projects, spending of SPLOST or various grant funds; or spending of Pine Lake's own funds.

STOP WASTING MONEY!!! I don't see the practicality of buying a new building on AllGood Rd to create a "presence" on Rockbridge when the money could have been spent renovating and expanding our Old City Hall . And imo, I am not aware of any presence we have created.

5/1/2026

The last 3 options are Not an option to me, I would no longer live here. All 3 would result in this no longer being Pine Lake and not having the qualities I value in this city.

4/30/2026

The city needs to (re)brand its identity. Right now, it is still remembered as a speed trap. The most important thing to do is change public perception by (1) investing in the beautification of the downtown district; (2) create a DDA; (3) look for grants to help the existing businesses and bring in new businesses; (4) bring Pine Lake up to Rockbridge Road through Farmers Markets and Art Shows--make people want to be a part of Pine Lake (5) plan a community development in the 13+ acre parcel across from Pine Lake. At the same time, we need to look into annexation. A "build it and they will come" approach.

4/19/2026

none of the above.

Where is economic development as a strategy to not having to do any of these things?

4/15/2026

Establishing a conservancy to retain Pine Lake identity

4/9/2026

Annexing nearby neighborhoods

4/9/2026

Encourage the film industry to use Pine Lake locations.

4/9/2026

Encourage and invest in new and existing commercial development

4/8/2026

Create and IMPLEMENT an economic development plan for our commercial district.

4/8/2026

I really hope that dissolving the city is a last resort. Also I did not see annexation and that would be my second choice.

4/8/2026

I don't fully understand how the cities finances are currently allocated so it is difficult to generate ideas on how to achieve long term solvency. I would really appreciate to understand the current situation so that I can make an informed contribution to this topic.

4/8/2026

I have thought about this a lot over the years. Cutting some services seems the quickest solution but at what quality of life cost for residents and the existing business community. Police services are specifically mentioned in the above choices, which would also impact future attractiveness of economic investment into our area. I don't think most residents understand the full implications of these ranked choices. Also, why are court services/cost not listed as an option to dissolve/contract out or is it implicitly connected to police services?

4/7/2026

I don't think most residents understand the full implications of these ranked choices to make a well informed response. Also, why are court services/cost not listed as an option to dissolve/contract out or is it implicitly connected to police services?

4/7/2026

Look at what other cities of similar size in south eastern states to see what works.

4/7/2026

In order to preserve the integrity of the community I would ask that we keep the current form of government and hold city council accountable for making it work. We elected them to do this. Not to tear down the current form of government and to merge with other cities with MILES between us and other cities.

Also, it is my understanding that because of the mess that has been ongoing for months now, culminating with the mayor's resignation, Pine Lake is at risk for losing their insurance. If that happens, we will lose our charter as a city and will have no choice but to dissolve.

4/7/2026

I would remind our City Council members that they have a fiduciary responsibility to the City of Pine Lake. When they spend money on services or salaries, they must pay for them. Deficient spending is not the answer. The answer is raising taxes on residents in the short and midterm, and commercial growth over the midterm to long term. The longer we wait to begin a serious commercial growth plan, the more painful and difficult the process will be.

4/7/2026

Actively seek new commercial businesses to open along Rockbridge Road within the city limits.

This is not a well constructed survey question, there are options and opportunities not listed. And some of the options would never be acceptable so I will not rank them.

4/7/2026

1. Hire a development consultant
2. Focus on the sale of the 13 acres; try to partner w property owner to optimize effort
3. Discard options that aren't realistic
4. Solicit feedback and support from county/similar municipalities so we aren't reinventing the wheel

4/7/2026

Research and develop several well-articulated options with pros/cons and timelines for each. The above options don't give enough info for real choices.

4/7/2026

the first two options are identical. how about annexing to add tax income? that would be my second choice.

do not destroy this city! do not destroy this city! keep the pine lake police!

if folks want to live here, they can pay the taxes.

how about grants to help with some city costs? like maintaining the wetlands and forests, etc?

4/7/2026

Focusing on commerce development

4/7/2026

The above questions are too skewed to bother answering.

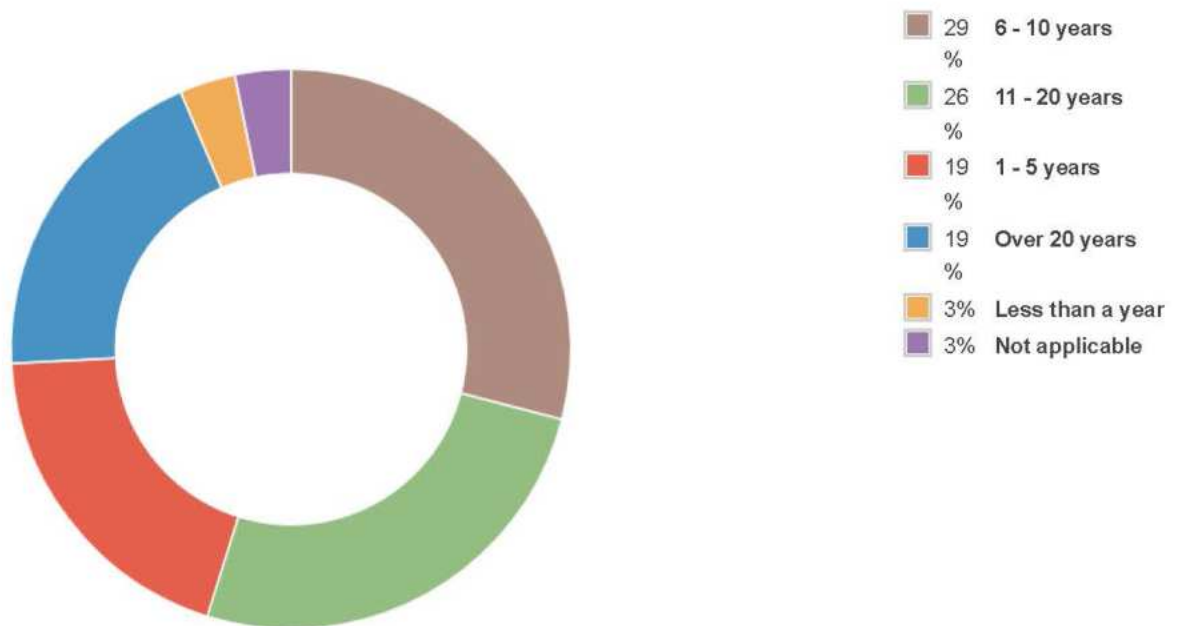
4/6/2026

Please select each of the following that applies to you:

	I live in Pine Lake	✓
	I work in Pine Lake	2 ✓
4%	I own a business in Pine Lake	1 ✓
4%	I do not live but frequent Pine Lake	1 ✓
0%	Other	0 ✓

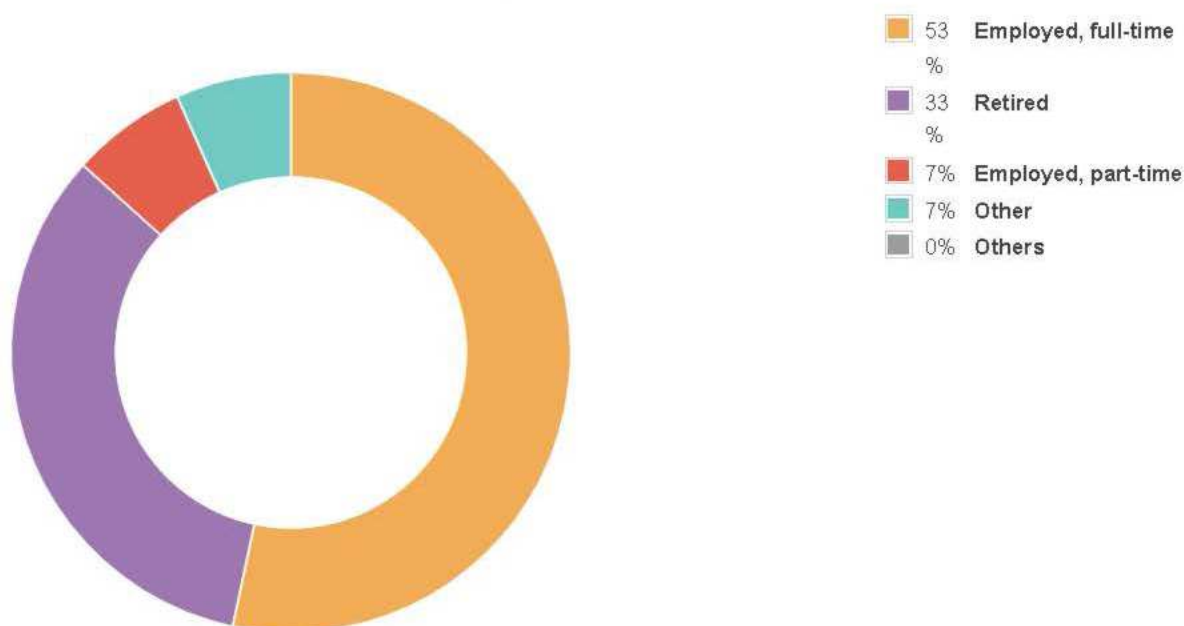
28 Respondents

If you live in Pine Lake, how long have you been a resident? Select the response that best describes you.



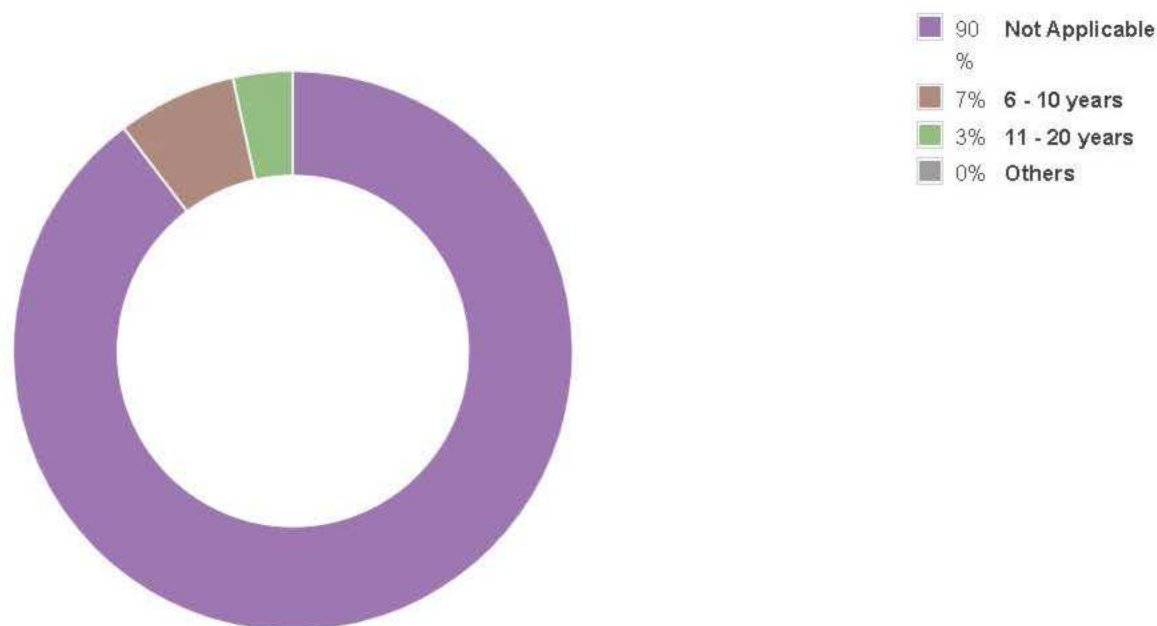
31 respondents

Which of the following categories best describes your employment status? Select the response that best describes you.



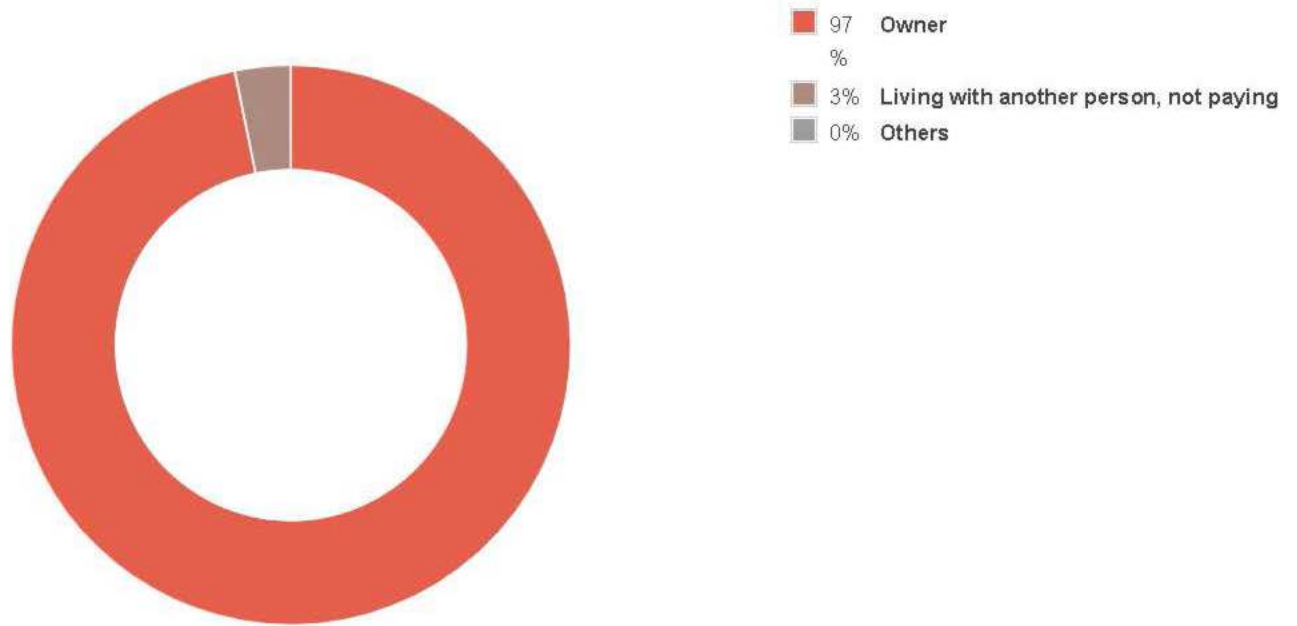
30 respondents

If you work or own a business in Pine Lake, how long have you been doing so? Select the response that best describes you.



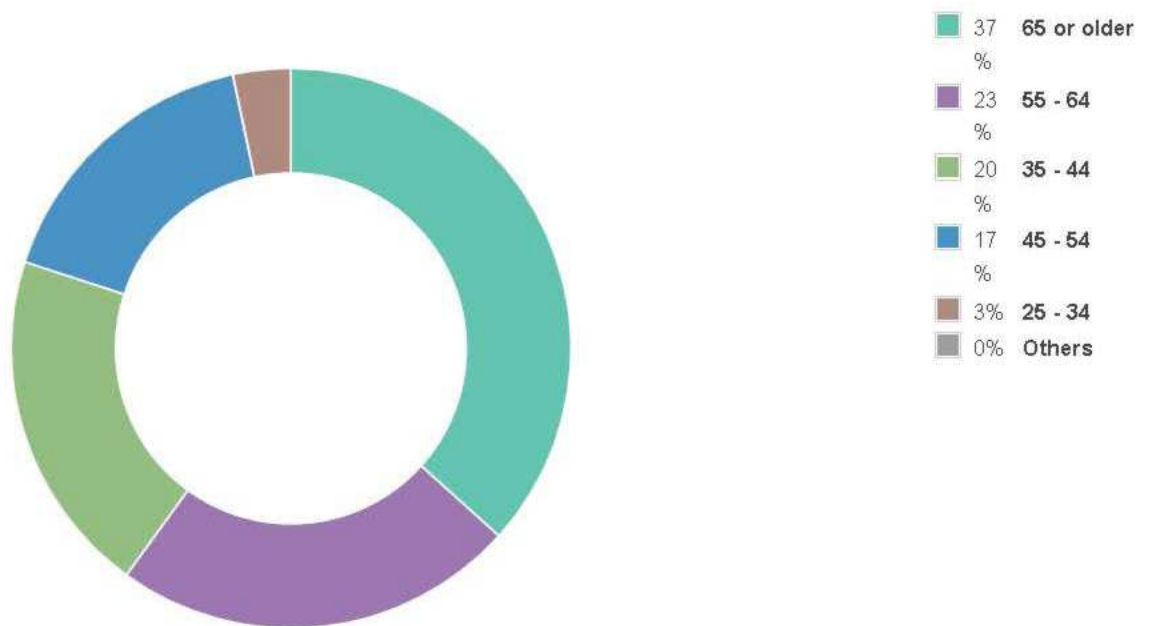
29 respondents

What best describes your housing status? Select the response that best describes you.



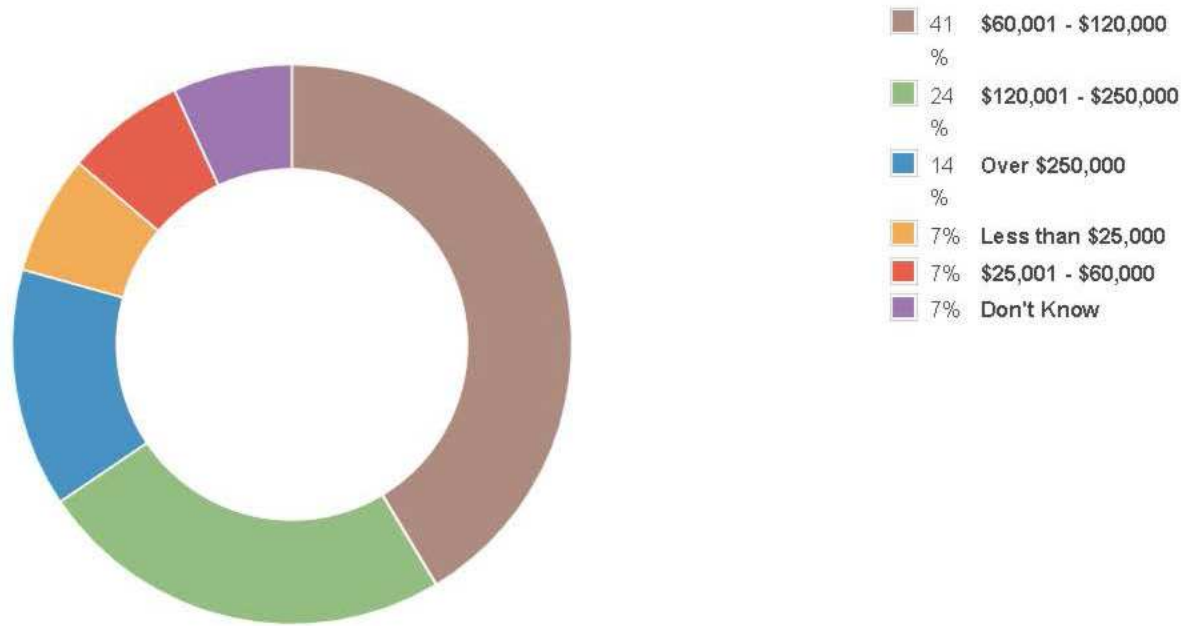
31 respondents

What is your age? Select the response that best describes you.



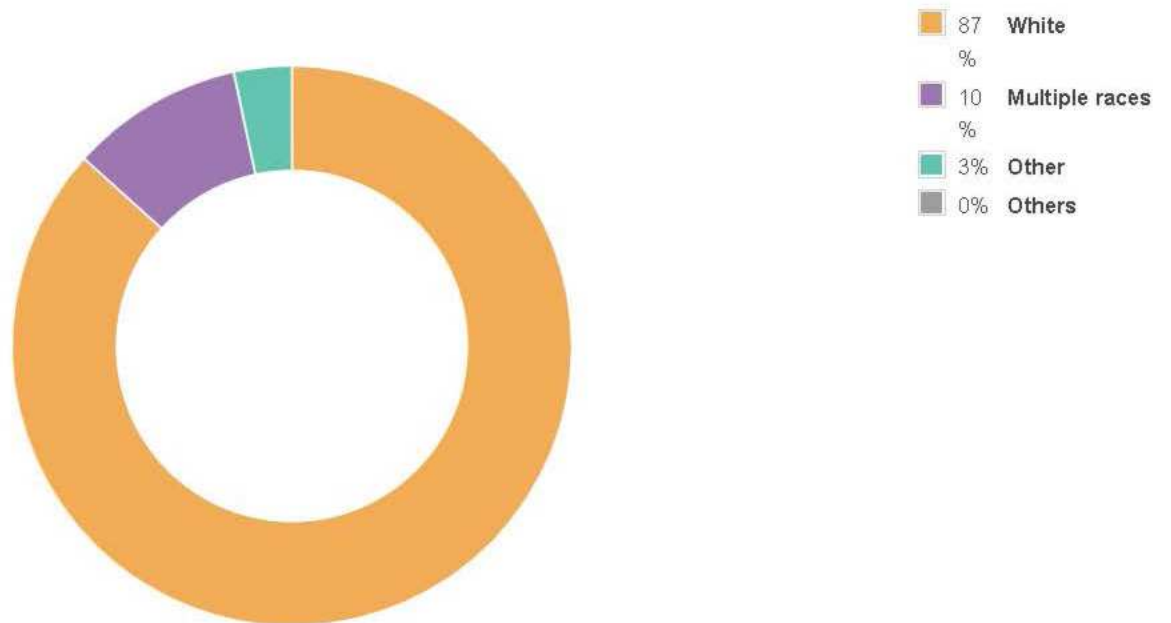
30 respondents

What is your annual household income? Select the best response that best describes you.



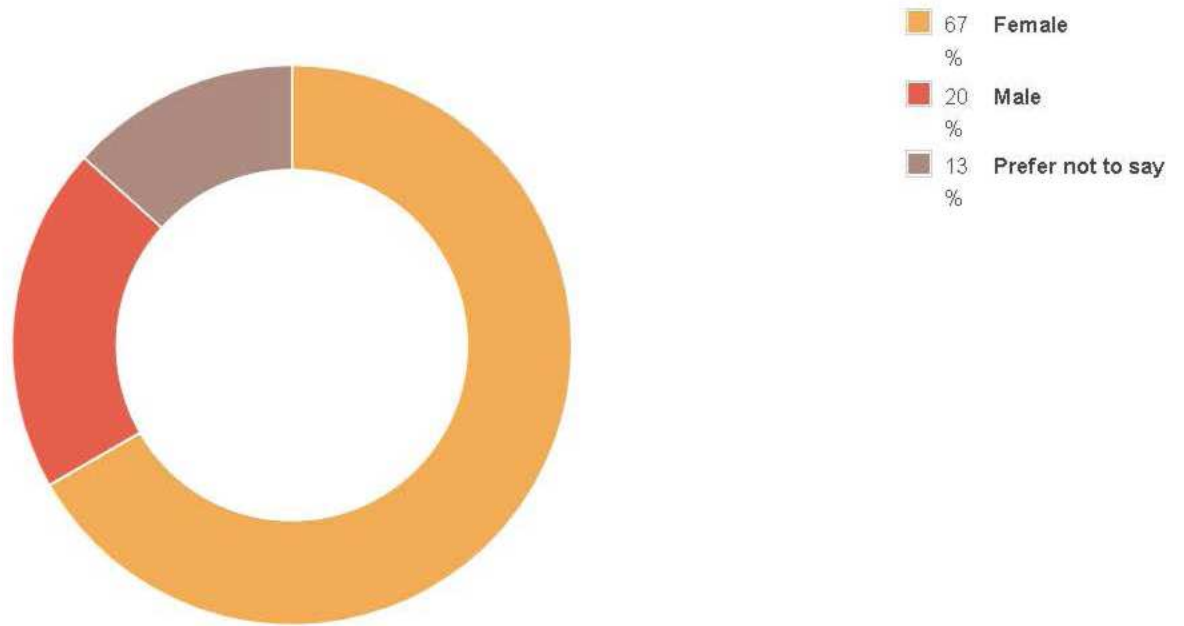
29 respondents

Which race do you identify as? Select the response that best describes you.



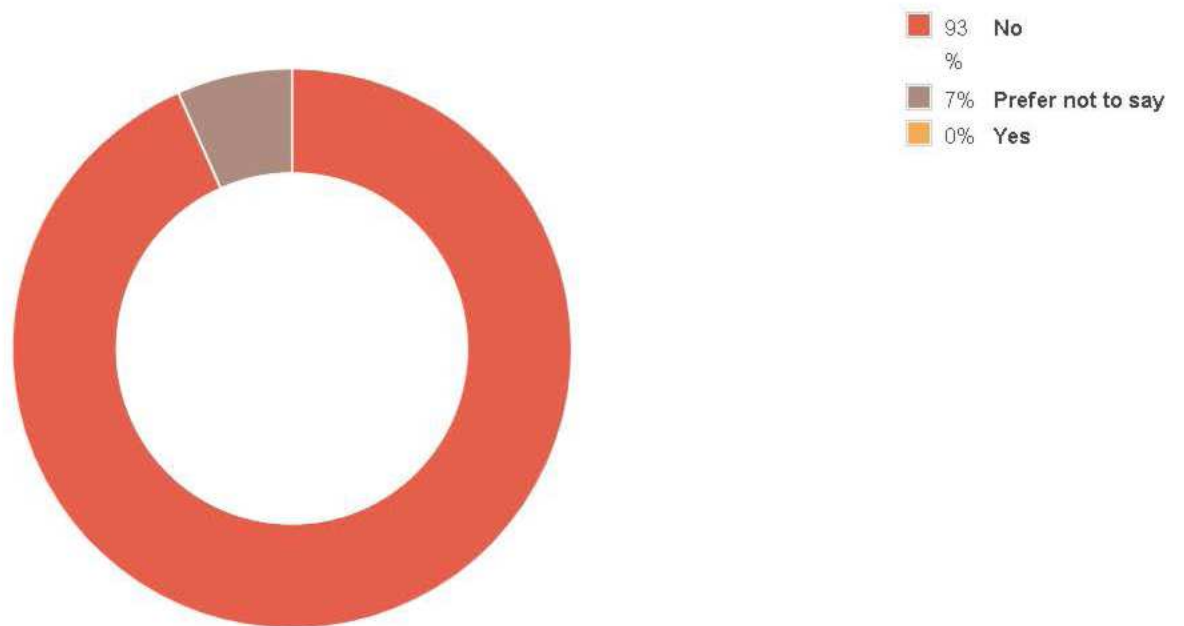
30 respondents

What is your gender identity? Select the response that best describes you.



30 respondents

Do you identify as Hispanic, Latino, or Spanish? Select the response that best describes you.



30 respondents

Pine Lake Crash Summary Report

CRASH SUMMARY REPORT

Pine Lake

Created on July 8, 2026

Created by Jillian Porter-Willis

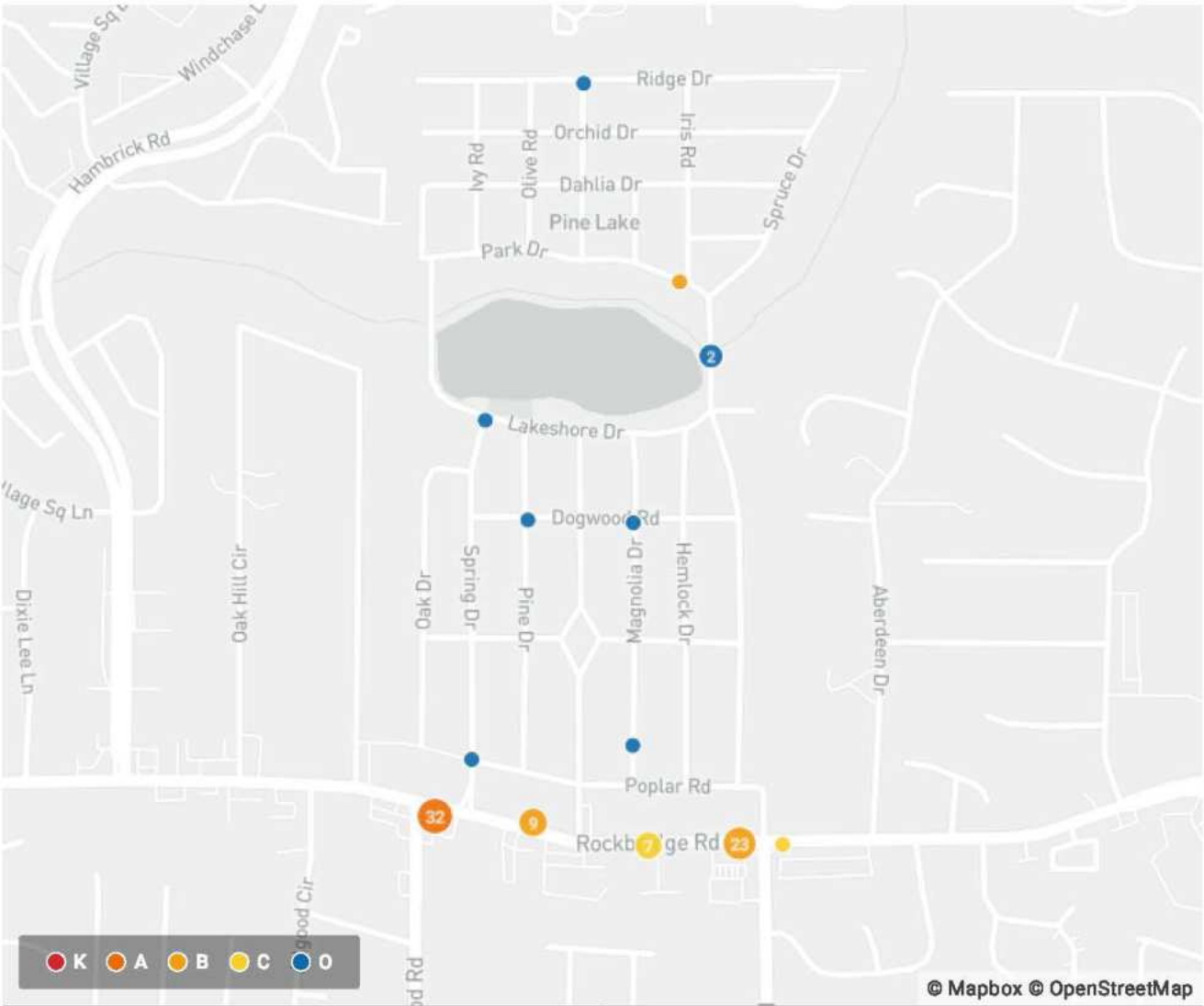
Data extents: January 1, 2016 to December 31, 2025



Applied Filters

Crash Year = 2025, 2024, 2023, 2022, 2021, 2020

Area: City = Pine Lake



Total Crashes	81	Fatal Crashes	0
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GDOT Summary	Collisions Dataset	
Intersection Related	48	59.26%
Distracted Driver (Suspected)	40	49.38%
Single Motor Vehicle Involved	3	3.70%

Large Truck Related	2	2.47%
Distracted Driver (Confirmed)	1	1.23%
Bicycle Related	0	0.00%
Impaired Driving (Confirmed)		
Impaired Driving (Suspected)		
Motorcycle Related		
Pedestrian Related		

KABCO Severity	Collisions Dataset	
(O) No Injury	49	60.49%
(C) Possible Injury / Complaint	24	29.63%
(B) Suspected Minor/Visible Injury	5	6.17%
(A) Suspected Serious Injury	3	3.70%
+ 2 more	0	0%

Date and Time (Year)	Collisions Dataset	
2025	17	20.99%
2024	9	11.11%
2023	12	14.81%
2022	17	20.99%
2021	13	16.05%
2020	13	16.05%
+ 7 more	0	0%

Date and Time (Hour of Day)	Collisions Dataset	
12 am - 2 am	1	1.23%
4 am - 6 am	1	1.23%
6 am - 8 am	3	3.70%
8 am - 10 am	6	7.41%
10 am - 12 pm	3	3.70%
12 pm - 2 pm	12	14.81%
2 pm - 4 pm	9	11.11%
4 pm - 6 pm	15	18.52%
+ 4 more	31	38.27%

Manner of Collision (Crash Level)	Collisions Dataset	
Rear End	35	43.21%
Angle Crash	17	20.99%
Sideswipe-Opposite Direction	10	12.35%
Sideswipe-Same Direction	10	12.35%

(None)	4	4.94%
Not a Collision with Motor Vehicle	3	3.70%
Head On	2	2.47%
Angle	0	0.00%

Location at Impact (Crash Level)	Collisions Dataset	
On Roadway - Non-Intersection	38	46.91%
On Roadway - Roadway Intersection	35	43.21%
(None)	4	4.94%
Off Roadway	1	1.23%
On Roadway - Driveway Intersection	1	1.23%
On Roadway - In Crosswalk	1	1.23%
On Roadway - Roundabout	1	1.23%
+ 10 more	0	0%

Most Harmful Event (Crash Level)	Collisions Dataset	
Motor Vehicle in Motion	50	61.73%
Immersion	5	6.17%
Other Non-Collision	4	4.94%
Parked Motor Vehicle	3	3.70%
Mail Box	1	1.23%
Pedal-Cycle	1	1.23%
+ 32 more	0	0%

Operator/Pedestrian Contributing Factors - Array	Collisions Dataset	
Unknown	22	27.16%
Following Too Close	17	20.99%
Other	7	8.64%
Failure to Yield	4	4.94%
(None)	3	3.70%
Other Unit Contributed to Crash	3	3.70%
Misjudged Clearance	2	2.47%
Aggressive Driving	1	1.23%
+ 39 more	6	7.38%

Area: County	Collisions Dataset	
DEKALB	53	65.43%
DeKalb	19	23.46%
None	9	11.11%

+ 316 more	0	0%
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Area: GDOT District (Crash Level)	Collisions Dataset	
D7	72	88.89%
D0	9	11.11%
+ 6 more	0	0%

SHSP Emphasis Area+	Collisions Dataset	
Intersection Related	48	59.26%
Distracted Driver (Suspected)	40	49.38%
Hit & Run	21	25.93%
Older Driver Related (55-64)	19	23.46%
Young Adult Driver (Age 20-24)	18	22.22%
Older Driver Related (65+)	15	18.52%
Young Driver (Age 15-19)	11	13.58%
Roadway Departure	7	8.64%
+ 10 more	6	7.40%

First Harmful Event (Unit Order)	Collisions Dataset	
Motor Vehicle in Motion	75	92.59%
Immersion	6	7.41%
Other/Unknown	6	7.41%
Other Non-Collision	2	2.47%
Parked Motor Vehicle	2	2.47%
Bridge/Pier Abutment	1	1.23%
+ 34 more	0	0%

Vehicle Type	Collisions Dataset	
Passenger Car	63	77.78%
Sports Utility Vehicle (SUV)	36	44.44%
Pickup Truck	13	16.05%
Van	5	6.17%
Other	2	2.47%
Motorized Recreational Vehicle	1	1.23%
+ 17 more	0	0%

Roadway Contributing Factors	Collisions Dataset	
No Contributing Factors	77	95.06%
Other	2	2.47%

Road Surface Condition (wet, icy, snow, slush, etc.)	1	1.23%
Running Water	1	1.23%
+ 10 more	0	0%

Countermeasures All	Collisions Dataset	
Countermeasure: Intersection Crashes (vehicle)	16	19.75%
Countermeasure: Centerline Crash Related (Vehicle)	6	7.41%
Countermeasure: Road Diet	6	7.41%
Countermeasure: Lighting Improvements (Intersection)	5	6.17%
Countermeasure: Roadway and Lane Departure Crashes	3	3.70%
Countermeasure: Lighting Improvements (Non-Intersection)	1	1.23%
+ 5 more	0	0%

