

**WORK SESSION
AUGUST 10, 2026
5:00 P.M.**

The Town of Pine Mountain held a work session on Monday, August 10, 2026, at 5:00 P.M. in the Town Hall.

PROPOSED SUBDIVIDE OF PARCEL 056B-346

Mr. Taylor Griffin, Bee Smart Building, LLC presented a proposed plat for mayor and council to review and discuss.

Bee Smart Building LLC has entered into an agreement to purchase approximately 3.8 acres of property, identified as Parcel 056B-346. Their proposal is to subdivide the property into nine (9) residential lots for the construction of new single-family homes.

The homes would be 1,000 to 1,500 square ft in size like the homes on Oak Avenue.

Mr. Griffin stated that they would have to request a rezoning of the property if this is something the council would be interested in.

Mayor Mullins stated that single family homes would need to be one acre per the zoning ordinance. Public Works has concerns about the 9 homes due to the capacity of the pumping station at Frog Pond.

Mr. Pound would like to have Precision Planning look at drainage in that area.

Mr. Griffin asked what direction he needed to go. Ms. Mabry said that we need to research more.

Mayor Mullins suggested that we get Harris County Community Development, Precision Planning, River Valley Regional Commission and the Town Attorney's input in this matter.

GREENHOUSE

Mr. Gauge Bailey discussed restoring the greenhouse that was constructed in 1964, located on his property.

It is the opinion of our legal counsel that they could operate their greenhouse under a home occupation subject to the following conditions:

1.The use be strictly limited to the "growth and propagation of plants" without any retail component onsite. Notwithstanding the foregoing, in accordance with the Home Occupancy portion of the zoning code, incidental, irregular sales can be made on premises, but the greenhouse cannot operate as a commercial storefront with retail hours.

2.The use otherwise complies with all the home occupation requirements, including the parking requirements, which state that the property provides for off-street parking, which cannot be on the front lawn.

3.Mr. Bailey had previously mentioned that they may give tours. While Mr. Bailey mentions that tours had previously been done on the property, that use would not automatically be a legal non-conforming use unless such use continued within the last 12 months. Mr. Gibson does not think tours fit within the home occupancy ordinance. If they were to do tours, Mr. Gibson thinks it would need to be rezoned.

Mr. Bailey stated they would not have normal business hours it will be by appointment only.

CONEX CONTAINERS

On June 8, 2026, Mrs. Zachry presented Mayor and Council with a draft ordinance for Conex Containers. The purpose of this ordinance is to protect and preserve the historic character, aesthetic quality, property values, tourism appeal, and economic vitality of the Main Street Corridor

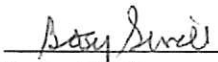
and Historic District Overlay by prohibiting or placing restrictions on the placement, storage, or use of shipping containers, portable storage containers. PODS-type units, cargo containers, and similar storage structures within such districts.

Rules of the Commissioner of Community Affairs-Each new industrialized building, re-manufactured industrialized building, new or modified construction site office industrialized building, industrialized building manufactured for export from Georgia or component containing any portion of a closed system manufactured separately for sale or installation in Georgia or in a state with which Georgia has a reciprocal agreement shall bear an insignia issued by the Commissioner prior to leaving the manufacturing plant or re-manufacturing site, unless otherwise authorized by the Commissioner. Each insignia shall be assigned and affixed to a specific unit. One insignia shall be required for each module of a building or component.

Mrs. Zachry returned to the August 10th meeting to get input from council on what they would like to see in the ordinance or if they even wish to have an ordinance.

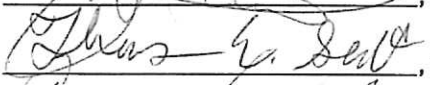
Mrs. Zachry will make some changes to the ordinance and return to council.

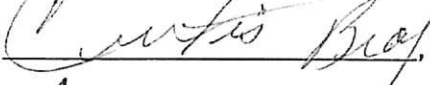
The work session ended at approximately 6:19 P.M.

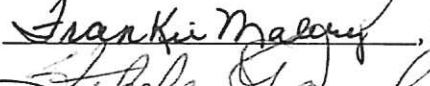


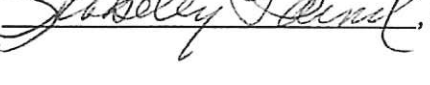
Betsy Sivell
Town Clerk


_____, James W. Trott, Jr.


_____, Thomas E. Scott


_____, Curtis Bray


_____, Frankie Mabry


_____, Stokeley Pound