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White Plains Comprehensive Plan

2018 Update

Developed by the Planning & Government Services Division of the
Northeast Georgia Regional Commission



Acknowledgements

Siloam, Union Point, and White Plains Steering Committee

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Edith Jefferson, Siloam Councilmember
Lanier Rhodes, Union Point Mayor
Jill Rhodes, Union Point DDA
Russ Moore, White Plains Mayor
Marvin Bell, White Plains Councilmember
Sam Young, Greene Co. Economic Development Director

Northeast Georgia Regional Commission

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Chapter 1

Introduction & Overview

Purpose

This comprehensive plan serves as a decision-making guide for local government officials and community leaders. Based on input from the public and a steering committee, the plan identifies needs and opportunities, goals and policies, land use practices, and an implementation framework for key elements.

Process

The comprehensive plan process follows the rules of the Georgia Department of Community Affairs (DCA), Minimum Standards and Procedures for Local Comprehensive Planning, effective 3/1/2014.

Public Involvement

Public Input & Steering Committee

The joint Siloam/Union Point/White Plains planning process began with a public hearing and was followed by a series of community input sessions during which the public and a local steering committee were invited to discuss local trends and aspirations. The availability of steering committee members to take questions and comments throughout the process (as presented at the first public hearing) provided additional feedback opportunities. A final public hearing was held before submittal of the plan to the DCA for review.

NEGRC's Role

The Northeast Georgia Regional Commission's (NEGRC) Planning & Government Services Division oversaw the development of this plan, including facilitating public and steering committee meetings.

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Chapter 2

Needs & Opportunities

The following list of needs and opportunities results from a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted at the first input meeting, with both steering committee and public in attendance, as well as professional analysis of relevant data.

**Italicized entries indicate high priorities (with STWP project number in parentheses)*

Population, Community, and Governance

White Plains has grown from a population of 284 in 2010 to an estimated 302 in 2018. The city projects to grow by 1.1% through 2022 (ESRI BAO). The town's median age of 42 years is above the state average (37) and those aged 55+ compose 34% of the population (ESRI BAO). *Given projected growth rates and the age of the population, White Plains should develop a senior service delivery strategy.*

Planning, Land Use, and Housing

The city of White Plains is entirely rural, and the geographic axis of the community is State Route 15. There is a cluster of development around the intersection of Main St. and SR 15, but a "downtown" commercial corridor does not yet exist. Should demand for commerce increase, undeveloped parcels exist that could develop into small-scale shops with the right regulatory structure.

The housing stock in White Plains is exclusively single-family detached and mobile homes. Median home value, at \$171,329, is higher than surrounding areas, with 60% of homes being valued at \$200,000 or less. *A basic housing audit and needs assessment would benefit the city.*

Transportation

The overwhelming majority of White Plains workers commute by car, including 28.7% who leave Greene County to work. Major employment centers in Greene County include Lake Oconee and Greensboro. In the short term, *White Plains has the opportunity to increase connections with Greene County's rural transit service*, while encouraging long-term growth of local businesses to offer more localized employment and reduce work trips outside of the county.

Natural & Cultural Resources

White Plains does not currently have a park or recreation facility and should explore opportunities to construct a small pocket park, public plaza, or wooded conservation area with trails.

Community Facilities & Services

White Plains has identified the need for a second well.

Intergovernmental Coordination

State Route 15 is the backbone of White Plains. Therefore, any development and maintenance issues will need to be addressed in cooperation with Greene County, which operates other roads in the town, and GDOT.

Project candidates for future SPLOST and TSPLOST campaigns should be identified.

Economic Development

White Plains has open land and a location close to I-20 that could be attractive to industry and additional development could provide the opportunity to grow local businesses. *A development strategy will need to be formed to identify a vision for the area, strengths to build on, and a promotion plan.*

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Chapter 3

Vision

White Plains envisions a quiet, rural “hometown” community with a local recreation facility, safe and attractive streets and centers, and a neighborly atmosphere that welcomes residents of all ages.

Goals & Policies

1. Identify and develop multi-modal transportation opportunities
2. Create a livable city in which residents can age in place
3. Plan and develop community facilities, including infrastructure and recreation
4. Coordinate service delivery and capital improvements with state and local partners
5. Create opportunities for community-supportive economic development

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Chapter 4

Community Work Program

The Short-Term Work Program (2018-2022), updated every five years, provides a list of specific activities that the community plans to address as immediate priorities. A Report of Plan Accomplishments, which provides status commentary on the previous work plan (2013-2017), follows.

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Short-Term Work Program, 2018-2022

(*carryover from the previous STWP)

| # | Activity | Timeframe | Responsible Party | Cost Estimate | Funding Source |
|----|---|-----------|------------------------|---------------|----------------------------|
| 1 | Publish fact-sheet or other similar informational document to make residents aware of Greene County public transportation | 2018-2019 | Mayor & Council; Clerk | Minimal | GDOT |
| 2 | Adopt complete streets and trails plan | 2020-2022 | Mayor & Council; Clerk | \$500 | GDOT, General Fund |
| 3 | Create strategy for senior service delivery | 2019 | Mayor & Council | Minimal | General Fund |
| 4 | Construct second well | 2018-2022 | Mayor & Council | Unknown | SPLOST, GEFA, General Fund |
| 5 | Develop a basic plan for a park or recreation facility | 2019-2021 | Mayor & Council | \$1,000 | DCA, General Fund |
| 6 | Develop projects list for potential SPLOST and TSPLOST funding | 2018 | Mayor & Council | None | NA |
| 7 | Create economic development strategy for low-impact industry and local business expansion | 2019 | Mayor & Council | Minimal | DCA, General Fund |
| 8 | Develop basic housing audit and needs assessment | 2018-2020 | Mayor & Council; Clerk | \$500 | DCA, General Fund |
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Report of Plan Accomplishments, 2013-2017

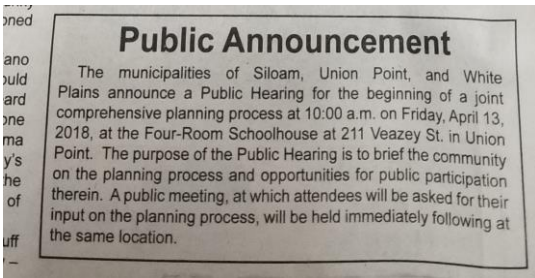
| # | Activity | Status | Notes |
|----|--|---------|--|
| 1 | Seek economic development opportunities and participate in strategy development | Ongoing | Will not be carried over to work program |
| 2 | Compile comprehensive digital inventory of natural and cultural resources | | |
| 3 | Utilize Future Land Use Map to encourage new development in appropriate areas serviced by necessary infrastructure | Ongoing | Will not be carried over to work program |
| 4 | Evaluate the Future Land Use Map every two years to ensure it reflects current development vision | Ongoing | Will not be carried over to work program |
| 5 | Develop/Revise new disaster mitigation strategy | | |
| 6 | Locate and drill additional well sites (up to 2) and tie into existing water system | | |
| 7 | | | |
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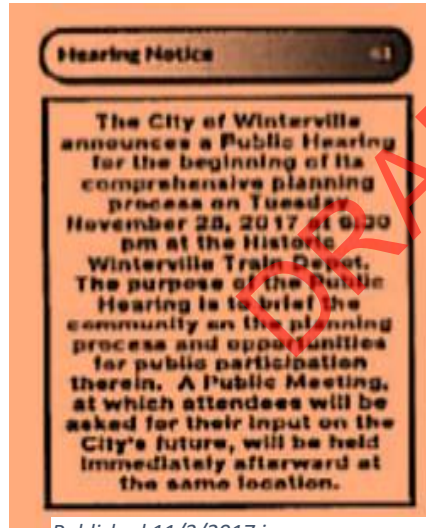
Appendix

Appendix: Participation Records

Public Hearings: 4/13/18 & 8/8/18



Published 3/29/18 in the Herald Journal



Published 11/3/2017 in Athens Banner-Herald

| NEGRC | | Siloam, Union Point, and White Plains: Comprehensive Plan Update | |
|---------------------------------------|--|--|-------------------------|
| NORTHEAST GEORGIA REGIONAL COMMISSION | | Public Hearing #1: April 13, 2018 – 10:00 a.m. | |
| | | Union Point Four-Room School | |
| NAME | TITLE | ADDRESS | EMAIL |
| <i>John Duce</i> | Mayor | 610 Bryan | mayor@whites.com |
| <i>Pharen S. Hill</i> | Mayor | P.O. Box 79 | kahill30@windstream.net |
| <i>David W. Hurd</i> | Councilperson | Siloam, GA 30665 | hwjordan@gmail.com |
| <i>Jim Huddy</i> | DDA | P.O. Box 46, Siloam, GA | jillmedes@gmail.com |
| <i>Steve Young</i> | Greene Co. Economic Development Director | 610 Bryan Ave, Union Point, GA 30786 | syoun@greencountyga.gov |
| <i>David Egan</i> | Deputy Finance Officer | 107 Scott St. Winterville | |
| <i>Brittany Finch</i> | Clerk/Treasurer, UP | P.O. Box 133, Union Point | bfinch@unionpointga.org |
| <i>Mark Engel</i> | Reporter | Cake Dome News | ENGEL@MSGH.com |
| <i>Robert Cook</i> | Chief of Police | 107 Scott Street | rc@unionpointga.org |

| NEGRC | | Winterville Comprehensive Plan Update | |
|---------------------------------------|-------------------------|--|----------------------------------|
| NORTHEAST GEORGIA REGIONAL COMMISSION | | Public Hearing #2: Friday, April 27, 2018 – 10:00 a.m. | |
| | | Winterville City Hall | |
| NAME | TITLE | ADDRESS | EMAIL |
| Brian Binder | resident | 223 S. Church St. | binder.alber@gmail.com |
| Brenda Keen | city council / resident | 128 Winter Hill Dr. | ccouncilor.brenda.keen@gmail.com |
| Wendy Bond | City Clerk | 125 N Church St 30683 | cityclerk@cityofwinterville.com |
| George Abaniller | Chair P12 Arts Envision | " " | george.abaniller@winterville.com |
| Doc Javello | Mayor | Winterville | wintervillemayor@gmail.com |

Input Meetings: 4/13/18 & 6/13/18

| NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION | | Siloam, Union Point, and White Plains: Comprehensive Plan Update Input Meeting #1: April 13, 2018 – 10:15 a.m. Union Point Four-Room School | |
|---|--------------------------------------|---|---------------------------|
| NAME | TITLE | ADDRESS | EMAIL |
| Laura Phee | Mayor | 617 Bryan | laura@unionpointga.gov |
| Karen S. Hill | Mayor | P.O. Box 79 Siloam, GA | kahill30@windstream.net |
| Linda W. Jattard | Council person | P.O. Box 26 Siloam GA | lwjattard@gmail.com |
| Jill Miller | DDA | 616 Bryan | jillmiller@windstream.net |
| Steve Young | Economic Dev. Director Greene Co. | 1034 Silver Dr. Gboro 30642 | syoung@greencountyga.gov |
| Debra Jordan | Deputy Finance Officer | 107 Scott St. Union Point | |
| Brittany Birch | Clerk + Treasurer-UP | P.O. Box 233 Union Point | bbirch@unionpointga.org |
| Mark Engel | Reporter | Lake Oconee News | ENGEL@moar.com |
| Robert Cost | Chief of Police | 10250+ Street | rcost@unionpointga.org |

| NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION | | Siloam, Union Point, White Plains: Comprehensive Plan Update Input Meeting #2: June 13, 2018 – 10:00 a.m. Union Point Four-Room School | |
|---|---------|--|-------------------------|
| NAME | TITLE | ADDRESS | EMAIL |
| Laurie Rhodes | Mayor | City of Union Point | mayor@rhodes@bimul.com |
| Jill Miller | DDA | Union Point | " |
| Karen Hill | Mayor | Town of Siloam | kahill30@windstream.net |
| Edith D. Jefferson | Council | Town of Siloam | edj@edj.com |
| Linda W. Jattard | Council | Town of Siloam | lwjattard@gmail.com |
| Marvin Bell | Council | City of White Plains | m.bell@wpfire.com |