2015 Comprehensive Plan

White County, Georgia

White County
City of Cleveland
City of Helen

February 28, 2016

Georgia Mountains
Regional Commission

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CHAPTER 1

INTRODUCTION

Located in the northeast corner of Georgia, White County is heavily influenced by the rugged, steeply sloping topography. The most rugged areas of the County are generally located in the northern half of the county, with steep slopes interspersed with small rough surfaced plateaus and narrow winding valleys. The southern half of White County is composed of rolling ridge-tops with deeply incised stream valleys, and is interspersed with isolated plateaus. Developed areas are projected to experience continued growth and investment over the next two decades. In an effort to meet their future needs, the County and the communities of Cleveland and Helen have coordinated the efforts of citizens, elected officials, professional leaders, property owners, and major employers to create visions for their communities and a strategy to make them a reality.

This document, the 2015 White County Comprehensive Plan, is the result of that process. The document allows everyone to see the various objectives outlined for White County and its municipalities, and understand how each of the stakeholders will work together to realize those objectives and build better, stronger communities.

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Material for the Purpose, Required Components and Required Procedures has been taken from the appropriate sections of Georgia

Department of Community Affairs' "Standards and Procedures for Local Comprehensive Planning."

Purpose

The purpose of the Comprehensive Plan is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Comprehensive Plan includes the community's vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Comprehensive Plan is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented.

Required Components

The Comprehensive Plan is required for Basic, Intermediate, and Advanced planning levels. It must include the three required components listed below, all prepared with adequate public and stakeholder involvement as laid out in the Community Participation Program. The result must be a concise, user-friendly document usable for day-to-day decision-making by community leaders as they work toward achieving the desired future of the community. Also considered during the preparation of this joint

comprehensive plan update is compliance with the GMRC Regional Plan and that it does not conflict with any inter-jurisdictional conflicts, existing Service Delivery Agreements or land use management measures for the county and cities.

(a) Community Vision. The Community Vision is intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction. It includes the following components:

(i) Vision Statement (optional). Include a general statement of the overall goals and desired future the community seeks to achieve.

(ii) Future Development Map (required). Prepare a Future Development Map for the community by delineating boundaries of major character areas (see definition in Chapter 110-12-1-.09) covering the entire community. Start with the Recommended Character Areas identified in the Community Assessment and adjust boundaries, modify, add or subtract character areas based on stakeholder perspectives about desired future development patterns.

If desired, the Future Development Map may be augmented with a future land use map that uses conventional categories or classifications to depict the location of specific future land uses. If this option is chosen, prepare the future land use map using either of the land use classification schemes described in section 110-12-1-.07(2), and show the character area boundaries

from the Future Development Map as an overlay on this map.

(iii) Defining Narrative (required). While preparing the Future Development Map, carefully define a specific vision for each character area. This defining narrative must include the following information for each character area shown on the Future Development Map:

- Written description, pictures, and/or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area. Refer to styles, and patterns of development are to be encouraged in the area. Refer to recommended development patterns listed in the State Planning Recommendations for suggestions.

- Listing of specific land uses or (if appropriate for the jurisdiction) zoning categories to be allowed in the area.

- Listing of the Quality Community Objectives that will be pursued in the area.

- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements. Refer to recommended plan implementation measures listed in the State Planning Recommendations for suggestions.

(b) Community Needs and Opportunities. This is the final, locally agreed upon, list of issues and opportunities the community intends to address. Start with the potential issues and opportunities and modify, add or subtract issues or opportunities based on stakeholder knowledge of the community and interpretation of the Community Assessment report. Each of these issues or opportunities must be followed-up with corresponding implementation measures in the Implementation Program.

(c) Implementation Program. The implementation program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures to be undertaken by the community to implement the plan. Refer to recommended plan implementation measures listed in the State Planning Recommendations to identify implementation measures that may be suitable for the community. The Implementation Program includes the following components:

(i) Short Term Work Program (required). Identify specific implementation actions the local government, or other entities, intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

The Short Term Work Program must include the following information for each listed activity:

- Brief description of the activity;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable.

(ii) Report of Accomplishments

(iii) Policies and Long-Term Objectives

Citizen Participation

As a part of the planning process each local government must provide and implement opportunities to encourage public participation during the preparation of the comprehensive plan. The purpose of this is to insure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan elements, and have adequate access to the process of defining the community's vision, values, priorities, goals, policies, and implementation strategies. At a minimum, the public participation program must provide for: adequate notice to keep the general public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and, provide notice to property owners through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments. In addition, each must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals, policies and implementation strategies.

During the comprehensive plan update process, three public hearings were held to collect input from residents. Public hearings were held in the Cleveland City Hall Annex on 6/15/15 at 7PM and in Helen City Hall Council Chambers on 6/16/15 at 2PM and 6PM. An ad was placed in the White County News to promote each meeting. Combined more than 200 persons participated in the public comment and online survey process. This information was widely used in the development of this plan update, and a summary of the results from these public hearings/sessions can be found in the appendix.

The primary stakeholders invited to participate in this plan update process was based on recommendations from the City and County officials. The stakeholder groups were comprised of council members, the city manager, mayor, members of the Chamber and Tourism groups, as well as business owners. Helen's stakeholder's met on 4/21/15, Cleveland's on 5/21/15 and 6/25/15 and the County on 7/1/15, 8/12/15, 9/15/15, and 10/28/15.

Two print and online surveys were conducted through the cities and county. The surveys were mailed to all utility customers, available at City Hall and other government offices, at local businesses and available electronically online. The first phase collected 103 responses during May and June. The second survey phase from August through October collected an additional 100 responses and totaled more than 200 responses for the public's input.

CHAPTER 2

COMMUNITY VISION

General Vision Statements

Previous planning standards for Georgia defined a community vision as something *"… intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction."* It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.

Visioning provides communities with an opportunity to pause and consider the "big picture" as well as to attempt to clearly define their ideal future. Developing a vision means that community has at least tried to identify current values, describe how they are to be realized in the future and use that image as a foundation for short and long-term planning. As a process, this also requires the community to develop a consensus on what conditions to change or to preserve.

White County

"The preservation of its environment, beauty and history are important priorities for White County that are weighed when planning for the county's growth and needs of the future. White County will provide an efficient government, quality education and protective services so that all citizens can enjoy a high quality of life."

Nestled in the Northeast Georgia Mountains, White County includes the cities of Cleveland and Helen which are woven together by the scenic beauty and historic Appalachian culture of the northeast Georgia Mountains. It is a county based on providing safety and freedom to all residents, a courteous welcome to visitors, and a will to foster economic prosperity among native industry.

Once a part of the Cherokee Indian Nation, the Indian Mound at the intersection of Highways 17 and 75 is one of several known mounds in the area and is one of the most recognizable landmarks in the State. Gold was discovered in the Duke's Creek area in 1828, beginning the Great Georgia Gold Rush.

White County and the surrounding mountains draw people by the thousands as tourists, but many stay. Growth in the county has risen 53 percent in the last ten years and is expected to continue to rise in the next decade. The county still has a lot of farming; and, the pastoral views of sturdy stands of corn and rolls of hay in the gentle pastures, along with the mountains, rivers and streams, is one of the advantages of living here. Another

advantage would be in White County's proximity to the metropolitan areas of Atlanta, making it the best of both worlds.

The Chattahoochee River has its headwaters in the northern portion of White County. Landmarks, historical events, and names such as Chattahoochee, Sautee, Nacoochee, and Yonah are examples of White County's historic past being part of our everyday lives. In order to protect and preserve the environment and the beauty of the area, regulations for River Corridor, Groundwater Recharge, Wetlands, Watershed Protection, and Mountain and Hillside Protection have been implemented.

Cleveland

"The City of Cleveland strives to provide a gateway to open government, a gateway to a sense of community and cohesiveness and a gateway to opportunity. The City's long term goal is to make Cleveland more pleasing to visit, live, shop and play. To encourage new business and business expansion by recognizing the needs of our citizens and visitors, preserving our downtown historic district and heritage, and establishing a family friendly community."

The City of Cleveland was founded in 1857 as the seat of the newly formed White County. Later it was incorporated as a town in 1870 and as a city in 1949. The community is rich in history and is named for General Benjamin Cleveland, a veteran of the War of 1812 and grandson of Colonel Benjamin Cleveland, a Revolutionary War patriot.

Cleveland is known for Truett-McConnell College which is a private, Christian, coeducational liberal arts college and for Babyland General Hospital where the Cabbage Patch Kids dolls were created by native Xavier Roberts, and made.The old White County Courthouse and Museum houses the White County Historical Society. The courthouse, was built between 1859 and 1860, is listed on the National Register of Historic Places.

In addition to shopping at businesses on the square and visiting the historic courthouse, travelers may choose to visit other destinations just a few miles away. This includes destinations such as the Bavarian-themed Alpine town of Helen, Unicoi State Park, the Smithgall Woods-Dukes Creek Conservation Area, the Chattahoochee National Forest, including Anna Ruby Falls and Hardman Farm and the Nacoochee Indian Mound.

Helen

"The City of Helen will seek to remain a place of pride that respects its natural resources and supports the entrepreneurial spirit. By providing quality services the City will seek businesses and development types that serve local citizens and visitors and enhances the local economy in ways that add to the region's scenic value and outdoor spirit."

The City of Helen is nestled in the Northeast Georgia Mountains on the Chattahoochee River and has a rich history linked to the Cherokee Indians and Indian burial mounds as well as early settlers who arrived to mine for gold and cut virgin timber for a thriving lumber industry in the early 1900s. Formerly a logging town that was in decline, the city resurrected itself by becoming a re-creation of a Bavarian alpine town, in the Appalachians instead of the Alps. This design is mandated through zoning first adopted in 1969, so that the classic south-German style is present on every building, even on the small number of national franchisees present and has fueled the successful tourism industry there and sparked the creation of many popular events and festivals connected to the Bavarian alpine theme.

The area is also known for numerous natural and historic sites such as Unicoi State Park and Lodge, Anna Ruby Falls, Chattahoochee National Forest, Hardman Farm, Sautee-Nacoochee, and the Russell–Brasstown Scenic Byway.
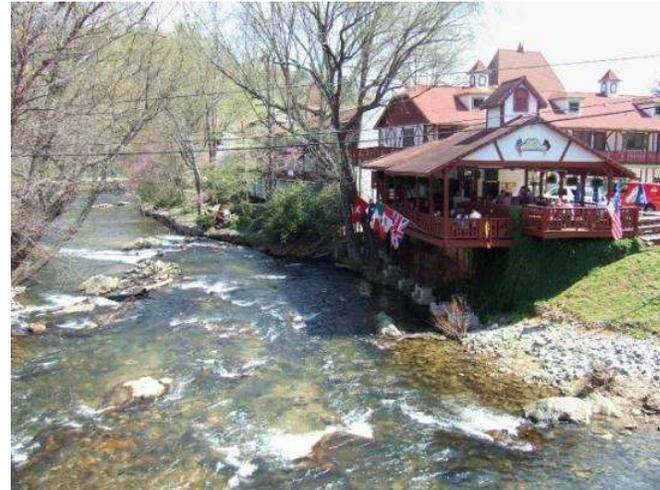
Community Needs and Opportunities

The planning process asks communities to assess the information outlined in an effort to identify issues and opportunities that should be considered when trying to plan for the future. In doing so the communities can more effectively define their objectives and actions to as to better achieve the desired vision.

The following represents a refined listing of Needs and Opportunities for White County. Most of these were carried over from the first part of the planning process, identified during the update of the Comprehensive Plan. The list has been confirmed and/or refined based on the discussions and analyses throughout the planning process.

Economic Development

Communities	Needs and Opportunities	Mitigation Strategies
C, H	1.) Desire for more/ diversified commercial options;	• Develop study assessing potential for infill and redevelopment in select areas. • Develop infill inventory and targeted marketing campaign for downtowns in Urban Redevelopment Plan (URP). • Develop comparative commercial activity profile in URP. • Utilize educational and tourist destinations such as Truett-McConnell and Cabbage Patch Kids: Babyland General Hospital for meeting destinations and partnerships.
C, H	2.) Need meeting/convention space within the City	• Develop study assessing potential for redevelopment of underutilized commercial resources. • Design and renovation of Talon Building.
C, H, WC	3.) Limited utilities infrastructure including water, sewer, power and telecommunications/broadband	• Develop utility improvement and expansion plan as market demands.
C, H	4.) Limited pedestrian infrastructure	• Improve sidewalk connections as roadway, terrain and property improvement allows.
C, H	5.) Concern over impacts of over utilized traffic networks	• Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management within city limits.
C, WC	6.) Demand for increased educational opportunities at public schools, colleges, universities and technical colleges	• Develop report profiling options for local education facilities. • Create partnership with Truett-McConnell, University of N. GA and North GA Tech for educational opportunities.

C, H, WC	7.) Potential for building underutilized assets	- Develop formal agri-tourism strategy; Farm-to-Table program. - Perform study to identify additional outdoor recreation amenities, trails and recreational networks. - Develop a promotional campaign encouraging citizen involvement in local clubs and charities.
C, H, WC	8.) Need employment opportunities for residents	- Develop/ sustain marketing plan for vacant office and industrial space. - Inventory all potential industrial and commercial sites for redevelopment. - Develop utility and commercial traffic assessment for growing industry. - Develop relationships with leading employers for job fairs. - Develop entrepreneurship support programs.
C, H, WC	9.) Demand for increased support for agriculture, agri-tourism	- Develop formal agri-tourism strategy; Farm-to-Table market program. - Develop agricultural sustainability program for areas outside the cities.
WC	10.) Demand for recreational activities and sporting events that can increase both local health and welfare as well as tourism.	Develop area for outdoor recreational events such as Yonah Preserve.
C, H, WC	11.) Desire for increased promotion for each community	- Update/develop brands and marketing themes for communities. - Update/develop websites for communities. - Wayfinding/tourism study for CVB and Chamber of Commerce program development. - Utilize primary tourist destinations such as Cabbage Patch Kids: Babyland General Hospital for city promotion activity.

Natural and Historic Resources

Communities	Needs and Opportunities	Mitigation Strategies
H, WC	1.) New development threatens wild and scenic identity	• Consideration of conservation design subdivision guidelines • Adopt/maintain State *Mountain Protection* standards.
C, H, WC	2.) Increased growth raises potential risk of wildfires	• Encourage full participation in Firewise/ Fire Adapted Communities programs. • Continue to work with USFS in maintaining wildfire management plan.
C, H	3.) New development threatens aquatic resources	• Consideration of conservation design subdivision guidelines • Adopt/maintain State *Vital Area* standards.
C, H, WC	4.) Historic sites and areas should be protected and promoted to enhance tourism	• Conduct historic resource survey to assess area's historic sites that can be promoted to showcase the city and county's history. • Partner with local historic societies and other history groups to identify historic resources that are underutilized. • Amend or review development guidelines/regulations as needed.

Community Facilities and Services

Communities	Needs and Opportunities	Mitigation Strategies
C, H	1.) Need to expand/improve wastewater disposal system	• Develop coordinated sewer system improvement and expansion strategy as market and infrastructure demands.
C, H, WC	2.) Need to expand telecommunications/broadband access	• Support construction of cell towers in select areas. • Continue connections to North Georgia Network (fiber-optic) as needed.

C, H, WC	3.) Need to improve/sustain firefighting abilities throughout the county	• Upgrade Fire Stations facilities as needed. • Develop County-wide Firewise and Fire Adapted Community campaign. • Develop coordinated water-line improvement and expansion strategy. • Develop long-range plan and budget for emergency services facilities and equipment.
C, H, WC	4.) Coordinated effort of improving all infrastructure including water, sewer, power and telecommunications/ broadband	• Develop coordinated strategy to improve connections by all utility/ infrastructure stakeholders as development occurs.
C, H, WC	5.) Need to expand/improve sidewalk and trail system	• Develop sidewalk maintenance and expansion plans as necessary for pedestrian and bicycle networks. • Continue to promote pedestrian access to natural resources. • Develop greenway trail systems in natural resource areas. • Develop walking trails in select areas. • Work with GDOT, DNR in developing pedestrian access to area natural resources including Unicoi State Park and Lodge, Anna Ruby Falls, Chattahoochee National Forest, Hardman Farm, Sautee-Nacoochee, and the Russell–Brasstown Scenic Byway. • Improve pedestrian connections between school campuses and neighborhoods through Safe Routes to Schools program.
C, H	6.) Maintenance facility and service utility vehicle	• Update and acquire as needed.
C, H, WC	7.) Need to expand/improve water system	• Develop coordinated water-line improvement and expansion strategy as needed.
C, H	8.) Facility upgrades for public park for events and public benefit	• Expand park facilities as needed.
C, H	9.) Upgrade/maintain parks and recreation facilities	• Increase park amenities and events as desired.

C, H, WC	10.) Several public roads remain in need of paving	• Maintain road improvement schedule.
C, H, WC	11.) Growing population increasing demand for medical facilities/ emergency transportation	• Upgrade facilities as necessary.
C, H	12.) Demand for cultural spaces within the community	• Increase locations offered in proportion to demand for cultural events require.
C, H, WC	13.) Community Beautification	• Maintain landscaping as necessary.
C, H, WC	14.) Improve signage and wayfinding	• Develop new gateway/welcome sign as well as directional signage to area destinations.

Housing

Communities	Needs and Opportunities	Mitigation Strategies
C, H, WC	1.) Retirement and elderly housing	• Develop proposals for independent living facility as needed. • Develop sidewalk maintenance and expansion plan. • Improve emergency service access in proportion to development.
C	2.) Residential neighborhoods losing character through improper and substandard development	• Develop design guidelines for compatible infill and new construction development to protect the community's identity, sense of place and character defining features. • Enforce minimum lot requirements.
C	3.) Concern over blighted and substandard properties	• Develop property assessment and tracking mechanism for reported code violations. • Review property maintenance codes and enforcement policies; Amend as needed.

C, H	4.) Need to balance demand for housing with small-town character	• Conduct forum reviewing zoning and development regulations including density and lot size requirements. • Design guidelines needed for compatible infill development. • Develop and enforce Planned Unit Development (PUD) design requirements as needed when large areas of development are proposed.
C, H	5.) Desire to lure more full-time residents	• Develop new marketing strategy highlighting area amenities and leading employers.
C	6.) Zoning challenges as residential properties are converted to commercial properties or encroach on traditionally residential areas	• Amend land use policy as needed. • Enforce and amend zoning policy as needed.
WC	7.) Homeless/ transitional housing	• Develop plan for appropriate housing options to assist those in need.

Land Use

Communities	Needs and Opportunities	Mitigation Strategies
C, H, WC	1.) Concern over growth altering area's character, diluting scenic beauty, threatening tourism and historic resources	• Conduct forum reviewing zoning and development regulations. • Review sign regulations and property maintenance codes; Amend as needed. • Assess performance of mountain protection regulations. • Amend/review development guidelines/regulations as needed.
C, H, WC	2.) Improve wayfinding signage (for parking, shopping, area tourist destinations, government)	• Implement new streetscape strategy from Urban Redevelopment Plan (URP).

C, H, WC	3.) Demand for more greenspace and outdoor recreational areas	• Develop the greenway initiatives in desired areas. • Identify/pursue land for urban park/partnership with proposed developments such as Yonah Preserve. • Develop walking trails for greater connectivity to region.
C	4.) Highway 129 corridor unattractive, lacks cohesion; lack of proper gateway into Cleveland	• Implement new streetscape strategy • Design guidelines needed for compatible infill development • Conduct forum reviewing zoning and development regulations

Future Land Use Strategy

Land use management policies and programs represent guidelines for shaping development patterns that provide for efficient growth while also protecting sensitive social and environmental areas. This section presents an inventory of existing land use patterns and development trends for the community, allowing the local government to produce the most effective policies needed to manage the demands from projected development.

Analysis of Areas Requiring Special Attention

As part of this process communities should take into account their current and immediately projected conditions and assess the identified needs and issues regarding the built landscape and community services for the area.

1.) Areas of significant natural or cultural resources in need of attention

- Cleveland has made streetscape improvements in the past to aid the downtown revitalization effort, the next stage will be assisting property owner's efforts to restore and preserve select structures and introducing additional commercial space where possible.

- The county's state parks and historic sites could benefit from trail and greenway development. Plans are being considered on how best to incorporate pedestrian access to these areas that would feature additional access points. Any regional bicycle and pedestrian connectivity plan that promotes the area further for eco-tourism would be a great catalyst for this effort in the county. There is also a need for protection measures to be developed and implemented for historic sites, areas and resources.

- The county does feature numerous State Parks and US Forest Service land that receive protection through State and federal management, with support from the local governments, as well. Establishment and enforcement of the State's minimum environmental protection standards would further this effort.

2.) Areas where rapid development or change of land uses is likely to occur

- Innsbruck Golf Club will require development guidelines to determine the best course of action on managing and promoting available development options while maintaining the current gated community's character and sense of place as a golf course community that is also open to the public.

- The US 129 corridor is the most developed and progressive part of White County, particularly the southern section below Cleveland where the scenic parkway has been in development to connect with Georgia SR 115. Depending on market demands this has the possibility of bringing new residential and commercial development within this area. Development guidelines should be considered to limit sprawl and blight in this area so as not to sacrifice the defining characteristics and natural beauty that the city values.

3.) Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation

- As mentioned above, the scenic parkway which is along Cleveland's southwestern border could lead to aggressive development in the area and an increase in the demands for water and wastewater. Currently this is not likely to occur due to the limited amount of curb cuts allowed and lack of water and sewer connections. However, depending on the type of development that occurs, this might adversely impact the level of service of a variety of community facilities.

- The popularity of Helen during events and other peak times will create transportation issues through the city on Helen Highway/Highway 75. Parking alternatives such as park and ride lots south and north of Helen utilizing shuttles or the creation of additional parking locations in the city can help alleviate traffic during large tourism events.

4.) Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)

- The 129 corridor in Cleveland has many areas that can be either redeveloped or improved with continued streetscape projects and new construction. The new scenic parkway is in an area that will need design guidelines to continue guiding appropriate development and create a better gateway into the city.

- Cleveland's historic square also would benefit from design guidelines that assist in regulating new construction along this area that complements the historic courthouse and other historic buildings. Streetscape improvements have been made in the past and more attention needs to be spent on addressing façade improvements and compatible infill and new construction in this area and the surrounding blocks around it. With US 129 running directly through this area, the historic square receives a lot of attention that translates into a desire to beautify the downtown area. This area can also utilize greenspace improvements such as Freedom Park and the proposed Arts

District east of the square. All development will strive to maintain the current defining characteristics that contribute to Cleveland's quality of life and sense of place while also increasing pedestrian safety and accessibility in these areas. New development should complement the historic square and not sacrifice the small town atmosphere which the city is known for.

- The intersection of 129 and 75 north of the historic square also has the potential for redevelopment that would complement current developments in the area. This area currently has many large big-box stores and development guidelines can assist in smart growth for the area. The city has been successful in the past on suggesting design modifications for new development to ensure that big box stores follow their suggested guidelines and this should continue.

- The City of Helen benefits from nearly fifty years of design regulations that have transformed the city into a popular tourist destination. Due to its popularity the city will utilize redevelopment options for commercial development and lodging to maintain its density and not overwhelm its current infrastructure. All development will strive to maintain the current defining characteristics that contribute to Helen's quality of life and sense of place and not sacrifice the Bavarian alpine theme which the city is known for.

5.) Large abandoned structures or sites, including those that may be environmentally contaminated

- There are no significant abandoned sites or structures within the County. Any/all empty industrial properties such as the Telford Hulsey Industrial Park are already being marketed through local economic development organizations and renovation efforts will have support and guidance from the respective local government.

6.) Areas with significant infill development opportunities (scattered vacant sites)

- The Infill opportunities in the county primarily are located south of Cleveland or are scattered vacant or empty properties that can be redeveloped along highways 129 and 75. These areas have been addressed under question #4 or in the character maps/Future Development Map and there are not any other areas that have not been covered. Any/all empty industrial properties are already being marketed through local economic development organizations and renovation efforts will have support and guidance from the respective local government.

White County
Generalized Existing Land Use 2015

Generalized Future Land Use
White County, Georgia

City of Cleveland
Generalized Existing Land Use 2015
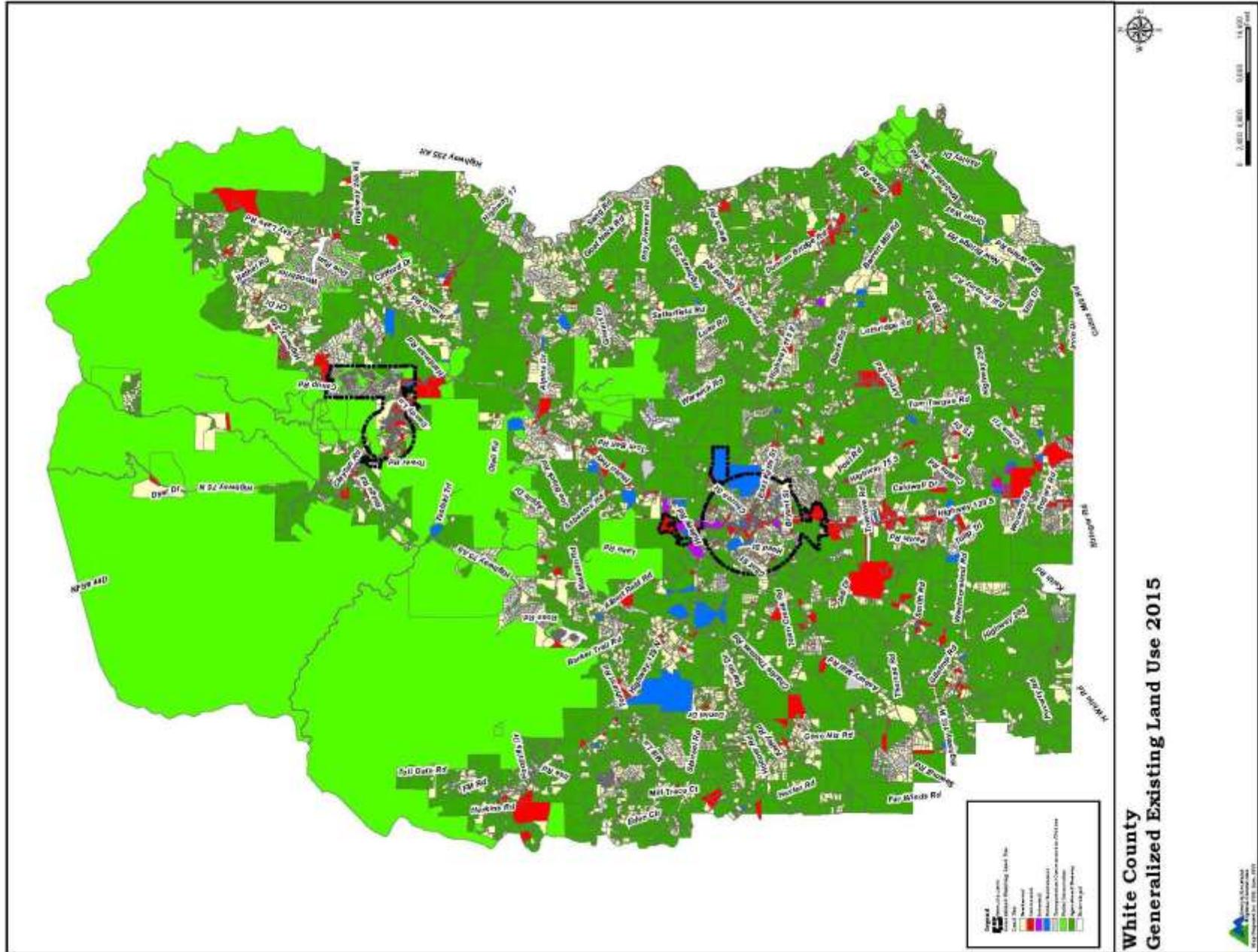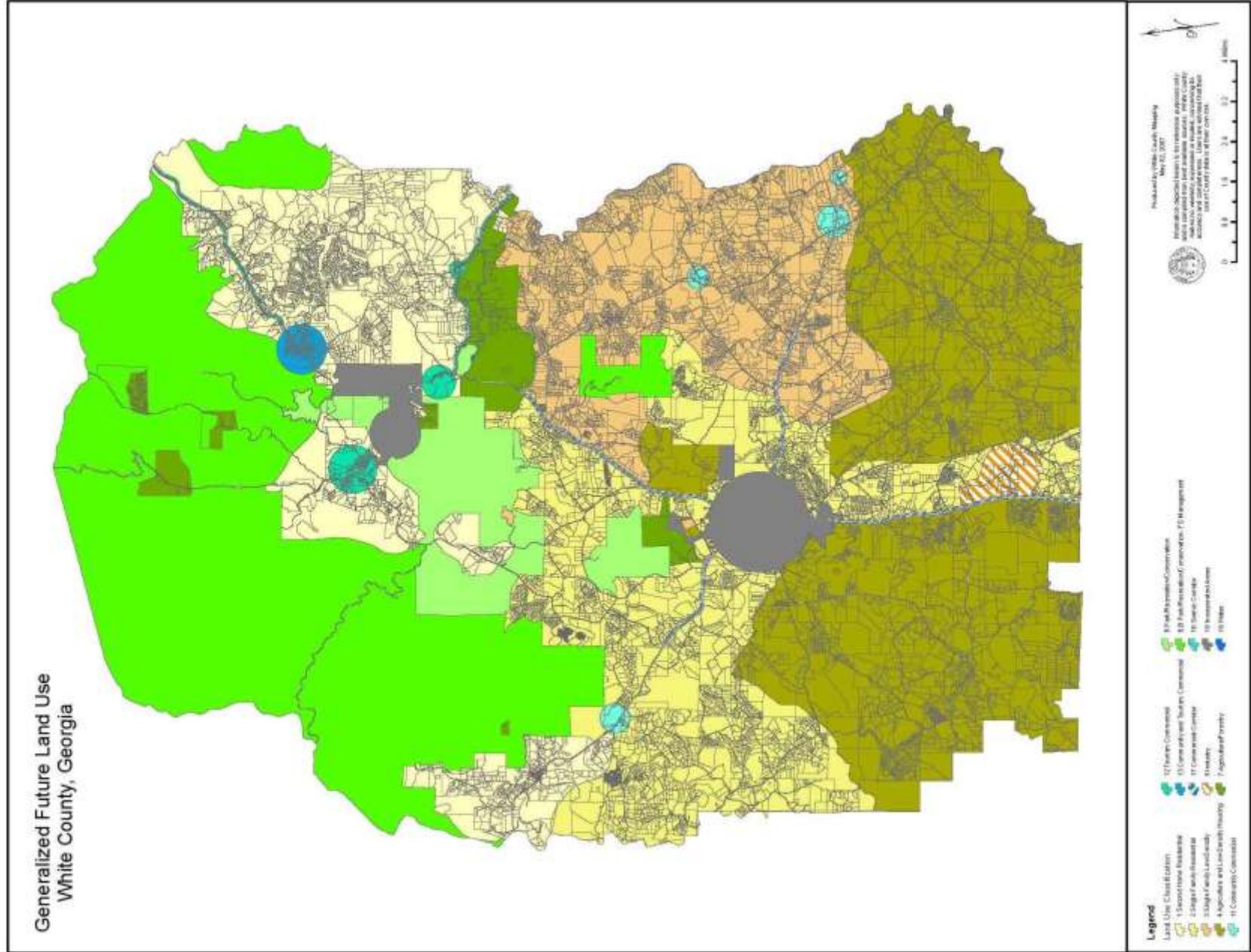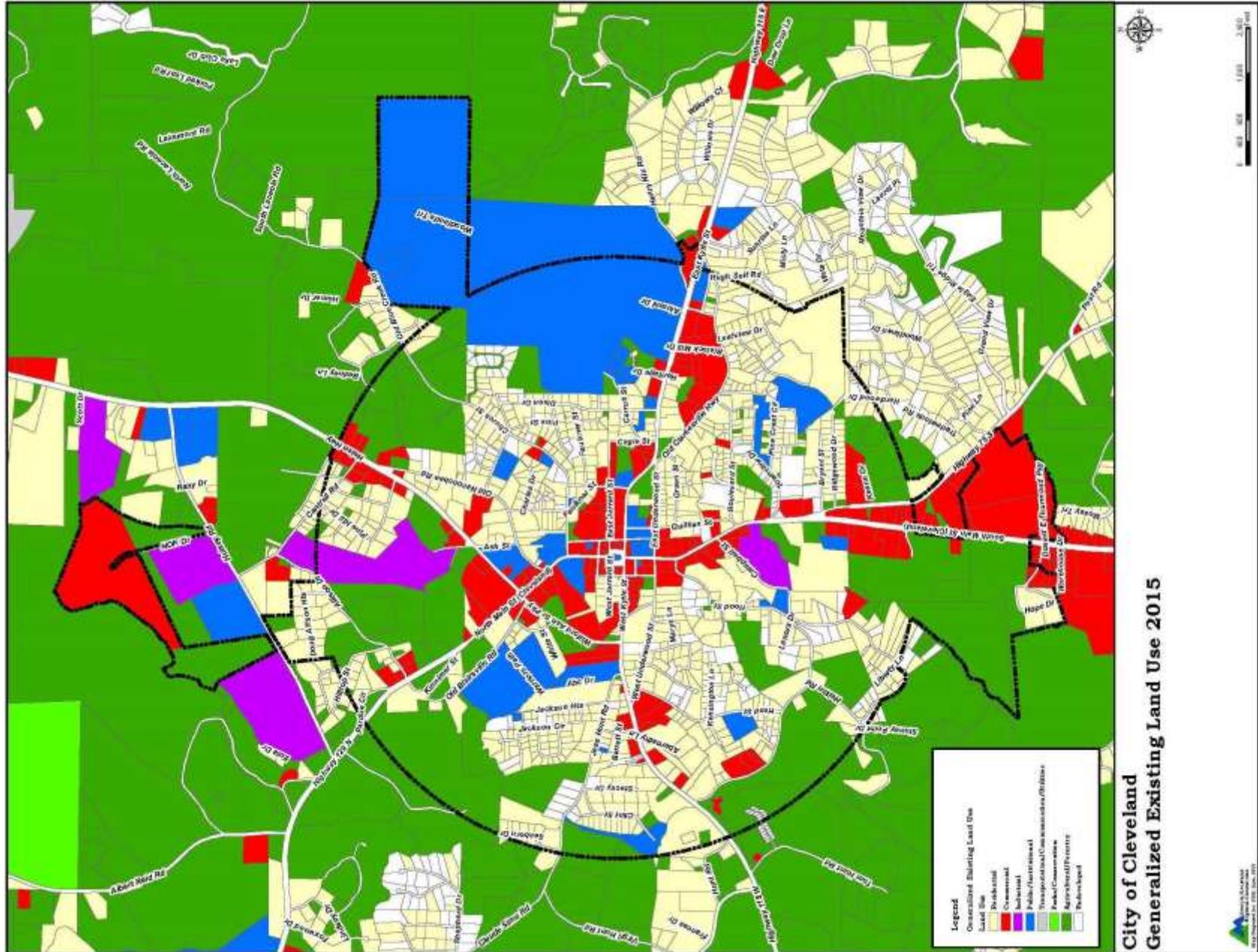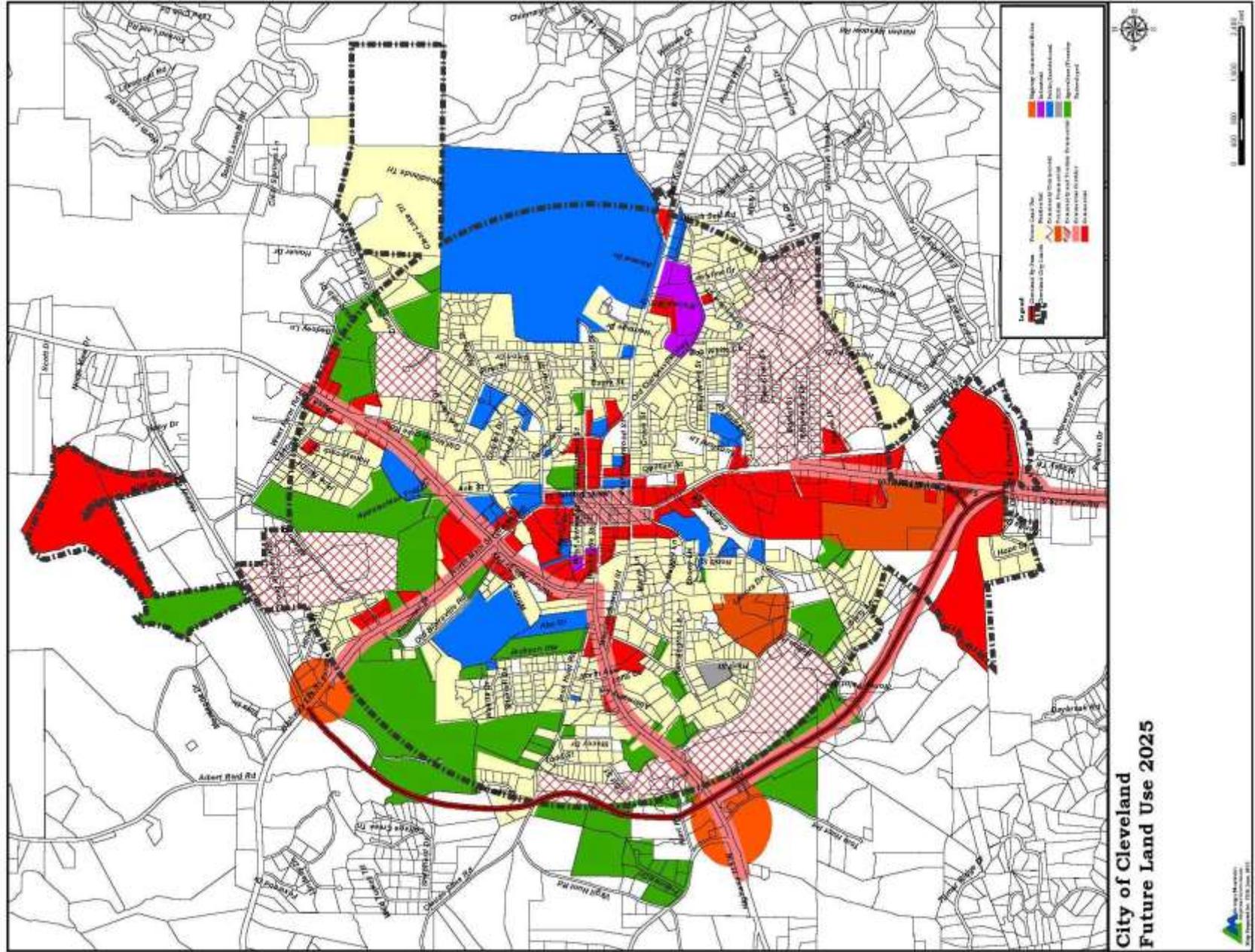
City of Cleveland
Future Land Use 2025

City of Helen
Generalized Existing Land Use 2015

City of Helen
Future Land Use 2025
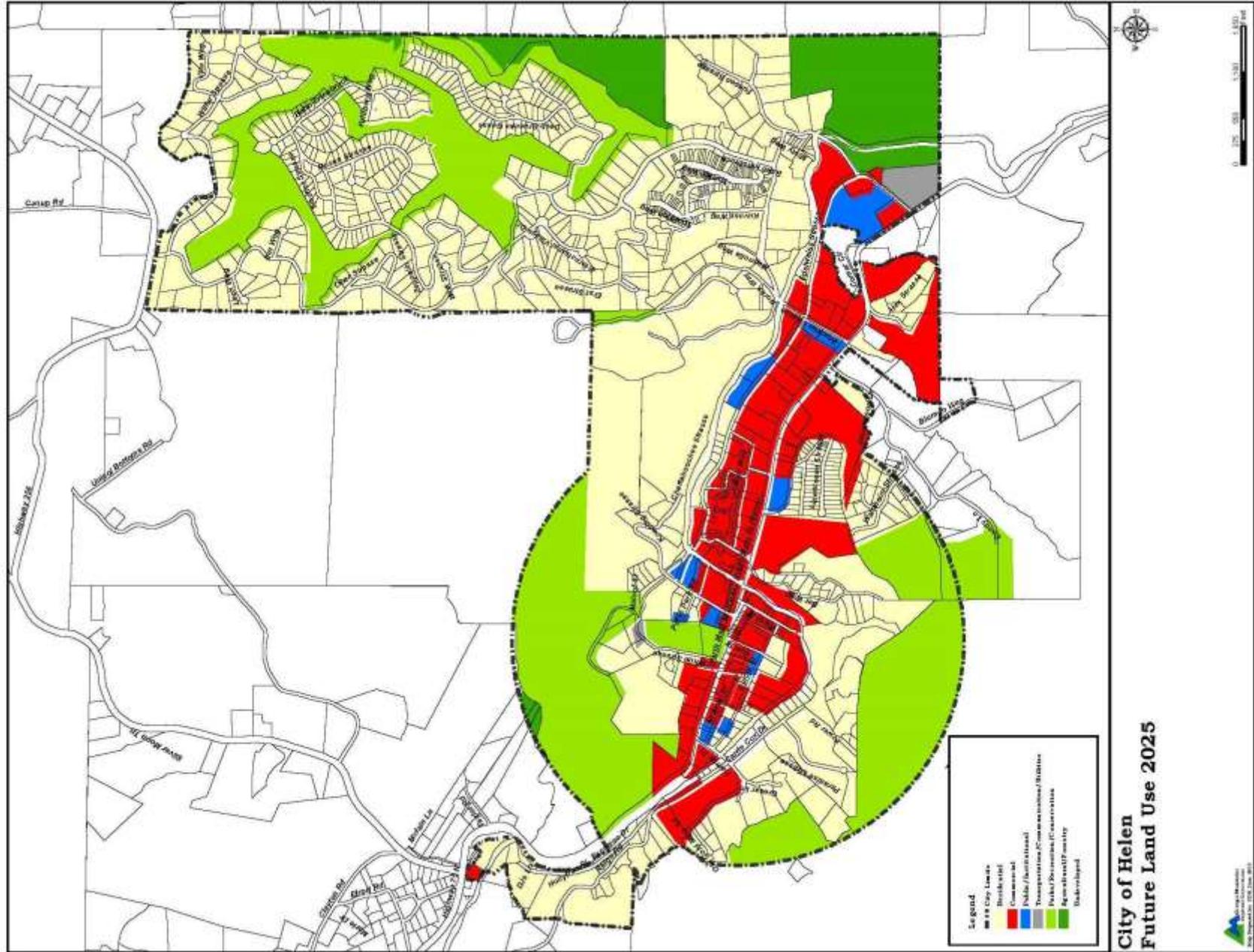
Recommended Character Areas

Character area planning incorporates the concept of community function and feel to identify neighborhoods or communities of similar interaction, process, and character. Defining character areas is useful for identifying unique characteristics that provide a sense of community and to discern localized functions within the larger city or county context. Once character areas are established, community leaders can develop and implement strategies to promote the unique qualities of each character area.

The prevailing character and context of a community influence development forms and scale. Such elements are often identified as sub-areas within the community, such as neighborhoods, defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. These can include the areas requiring special attention identified above and/or existing community sub-areas for which plans have already been prepared. As such, a character area is a specific geographic area that meets the following criteria:

1. Has unique or special characteristics;
2. Has potential to evolve into a unique area when provided specific and intentional guidance; or
3. Requires special attention do to unique development issues.

Character areas are often times identified based on environmental and/or physical characteristics of an area and it is not uncommon for communities to define their physical spaces based on a combination of both.

The Recommended Character Areas shown in the Comprehensive Plan represent a starting point in the discussion to create the Future Development Map that is a key component of the document. General areas shown in the Comprehensive Plan Recommended Character Area map will be refined through the community participation and continued planning analysis to include boundaries, descriptions, and vision statements for future development.

Preferred Land Uses for each Character Area

Character Areas	White County	Cleveland	Helen
Second Home Residential	X		X
Single Family Residential	X	X	X
Single Family Low Density	X	X	X
Agricultural and Low Density	X		
Agriculture/Forestry	X		X
Community Commercial		X	X
Tourism Commercial	X	X	X
Commercial Corridor	X	X	X
Industrial	X	X	
Historic Downtown District		X	X
Scenic Heritage Corridors	X		X
Helen/Chattahoochee Riverfront			X

Second Home Residential

These are areas where the majority of second home development has taken place throughout the county. These areas include larger lots because they are associated with mountain and hillside protection. The usually have views and the lots with steeper slopes and with more sensitive soils. The mountain protection standard protect the environment and particularly the view shed, which is important to the local community and the tourism based economy in White County and both cities. Some future residential development could allow conservation subdivisions, where the carrying capacity of the land will allow such developments. This area includes gated communities such as Innsbruck Golf Club and also unincorporated areas of White County.

Development Encouraged

- Single family residential development (attached or detached)
- Light office, commercial and institutional uses conditional
- Rural/ Mountain themed design elements featuring:
    Pitched roofs
    Wood, brick or stone siding
    Front porches

Implementation Measures

- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database

Second Home Residential

Single Family Residential	

These are areas in the county where local residents live full time. Lot size and density levels should be modified according to each city's preferred zoning standards. Future developments in these areas should encourage traditional design guidelines for individual homes and Planned Unit developments (PUD).	**Development Encouraged**
	
	• Single family residential development (attached or detached)
	• Light office, commercial and institutional uses conditional
	• Rural/ Mountain themed design elements featuring:
	    Pitched roofs
	    Wood, brick or stone siding
	    Front porches
	
	Implementation Measures
	
	• Conduct forum reviewing/amending development regulations as needed
	• Develop design guideline reference material
	• Develop *Iconic Images* database

Single Family Residential

Single Family Low Density	

These are areas in the county that are very low density. These areas will continue to have large amounts of open space and green belts in its view shed. This area should truly focus on the use of conservation subdivisions. The slopes and soils are such that they can support the clustering of lots and other mixed uses while preserving the best locations for view shed, green space and common areas.	**Development Encouraged**
	
	• Single family residential development (attached or detached)
	• Light office, commercial and institutional uses conditional
	• Rural/ Mountain themed design elements featuring:
	    Pitched roofs
	    Wood, brick or stone siding
	    Front porches
	
	Implementation Measures
	
	• Conduct forum reviewing/amending development regulations as needed
	• Develop design guideline reference material
	• Develop *Iconic Images* database

Single Family Low Density

Agricultural and Low Density

Agriculture will continue to thrive in portions of White County. The promotion of the county's agricultural program and its products is an important way to keep the agricultural value in these areas and prevent them from converting to other types of land uses. Traditional row crops, livestock, poultry and development of new agricultural and horticultural produce, such as grape and nursery plants, add value to the profession the land and to the local economy. Land conservation easement should be encouraged in these areas in order to help the farmer keep their costs (and taxes) at a minimum. If necessary a farmland protection program could be developed to look for additional ways to preserve and enhance agricultural uses in the community. Residential land uses in these areas should mostly be related to farm management uses and intra-family land transfers to keep families together. The agricultural areas in the county are some of the most historical as well. It is important to recognize these lands and corridors and provide protections and incentives in order to preserve these historic areas.

Development Encouraged

- Large-lot (3+ acres) single-family detached
- Agricultural uses
- Churches
- Small-scale institutional
- Minimize surface parking
- Should blend with architectural character of community
- Conservation design subdivisions

Implementation Measures

- Maintain development regulations; Refine as needed (Policy)
- Support preservation of existing agricultural lands and structures (Policy)
- Maintain/Pursue policies that encourage appropriate infill development (Cities)

Agricultural and Low Density

Agriculture/Forestry

These are areas in the county that are gateways into the mountains and historic communities. It is important that these be maintained as much as possible because they are part of what draws millions of visitors to the area. Development should be kept at a minimum and if it takes place should appear in a manner that does not compromise the gateway view shed and minimizes the impact on the existing uses.	**Development Encouraged** • National forest and preserved utility land • State Parks and wildlife management areas • Minimal construction • Preference for unpaved roads **Implementation Measures** • Maintain cooperation with USFS, Ga Power and DNR (Policy) • Attain/ enforce State environmental standards (Policy) • Update floodplain and environmental mapping data every 5 years

Agriculture/Forestry

Community Commercial	
These are mainly where crossroads exist and nodes of mixed activity are most likely to develop. Uses should be kept to moderate densities with of mix of smaller retail businesses and services that are of a convenience nature to the local areas. Architecture, site design and signage should blend with the unique nature of each community node. This can be accomplished through the plan review process for all commercial sites in White County.	**Development Encouraged** • 0/Near lot line development • Mix of uses; preference for commercial along Main Street/historic downtown • Minimize surface parking along main road; Preference for public lot • Parking should be dispersed • Office, institutional and residential uses acceptable • Should blend with architectural character of the neighborhoods and historic downtown • Wood, brick or stone siding **Implementation Measures** • Support preservation of existing structures • Conduct forum reviewing/amending development regulations as needed • Develop design guideline reference material • Develop *Iconic Images* database • Develop/implement streetscape plans • Connect to greenways and parks when possible • Conduct study assessing opportunities for new park space • Create development plans for Gateway Corridors

Community Commercial

Tourism Commercial

White County and its cities play hosts to millions of visitors each year. It is anticipated this the tourism industry in the area will more than double the current number of visitors over the next ten years. These particular areas are mainly focused within the City of Helen and in the northern parts of the county (Robertstown, Sautee-Nacoochee, and Chimney Mountain. They include corridors such S.R. 17 east from Helen to the county line, S.R. 255 from Sautee Junction into Habersham County, S.R. 75 north from Helen to Unicoi Gap, and S.R. 356 from Robertstown and Unicoi State Park north to the county line. These corridors include exquisite views and historic areas. Signage and site setbacks and buffer are most important and should be emphasized in the site location and design of future tourism venues and related facilities. As these corridors and centers develop, they should take place with pedestrian and alternative transportation modes in mind. Many of these alternative modes are identified in the Regional Bicycle and Pedestrian Plan and will be programmed in the State Department of Transportation Improvement Plan as state transportation facilities are improved.

Development Encouraged

- 0/Near lot line development
- Mix of uses; preference for commercial along Main Street/historic downtown
- Minimize surface parking along main road; Preference for public lot
- Parking should be dispersed
- Office, institutional and residential uses acceptable
- Should blend with architectural character of the neighborhoods and historic downtown
- Wood, brick or stone siding

Implementation Measures

- Support preservation of existing structures
- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database
- Develop/implement streetscape plans
- Connect to greenways and parks when possible
- Conduct study assessing opportunities for new park space
- Create development plans for Gateway Corridors

Tourism Commercial

Commercial Corridor

The City of Cleveland is the economic and social center of White County. It is projected that this will continue over the time frame of this plan. The four highway corridors leading into the city from unincorporated White County are projected to be commercial corridors, with U.S. 129 being the primary commercial corridor. It is important that future development stay within these corridors and highway nodes. New development will set back appropriately through local and state requirements which may include buffers, access roads, inter-parcel connecting roads, shared driveways, all reducing curbs and maintaining safe traffic flow on the state facilities. The gentrification of abandoned or older dilapidated commercial centers should be encouraged rather than new on spring up. The city will focus uses through their zoning and provision of community services. Signage should be appropriately modest, low and minimally lighted, and properly set back.

Development Encouraged

- Commercial, office or institutional uses
- Limited, managed access onto Hwy 129
- Rural/ Mountain themed design elements featuring:
  - Pitched roofs
  - Wood, brick or stone siding
  - Front porches
- Appropriate buffering from adjoining properties
- Parking should be dispersed
- Properties should feature pedestrian network accessibility
- Limitations on large, monolithic designs for multi-unit structures

Implementation Measures

- Conduct forum reviewing/amending development regulations as needed
- Consider guidelines for signage and lighting
- Review property maintenance codes and enforcement policies; Amend as needed

Commercial Corridor

Industrial	
These uses will be kept to the Telford Hulsey Industrial Park and to those areas zoned in the City of Cleveland for industrial use. These areas are where the existing infrastructure is available. It is doubtful and undesirable that such infrastructure would be extended to any other location in the county. The future focus of industrial development in White County is to encourage small light industries that need anywhere from 1,000 to 5,000 square feet of space and employ 3 to 20 employees. The idea behind this concept is to allow small business entrepreneurs to develop and grow in the county and become not just an industry, but part of the community.	**Development Encouraged** • Industrial, low-impact mining, warehousing and distribution • Waste water treatment • Large-scale institutional uses • Requirement for appropriate buffering from adjoining Properties **Implementation Measures** • Inventory all potential industrial sites • Develop utility and commercial traffic assessment for growing industry

Industrial

Historic Downtown District

This is more than just a business district, but an area that will promote community activity. The City of Cleveland focuses on the management of downtown. Revitalization activities, community promotions and events, and maintaining the historic character and sense of place are being emphasized in downtown Cleveland. The development of design guidelines for downtown structures and new construction and beautification elements for the pedestrian oriented streetscape are important goals for the area.

Development Encouraged

- 0/Near lot line development
- Mix of uses; preference for commercial along Main Street/historic downtown
- Minimize surface parking along main road; Preference for public lot
- Parking should be dispersed
- Office, institutional and residential uses acceptable
- Should blend with architectural character of the neighborhoods and historic downtown
- Wood, brick or stone siding

Implementation Measures

- Support preservation of existing structures
- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database
- Develop/implement streetscape plans
- Connect to greenways and parks when possible
- Conduct study assessing opportunities for new park space
- Create development plans for Gateway Corridors

Historic Downtown District

Scenic Heritage Corridors	
These areas include S.R. 17, S.R. 254, S.R. 255, S.R. 356, and S.R. 384 from its intersection of S.R. 255 to S.R. 75. These areas either include extremely beautiful view sheds such as the Russell-Brasstown Scenic Highway or are very important to the historic community, often both. Each corridor has their defining features and development guidelines that should be modified to be appropriate to their context and maintain their character. Not only is this important for community appearance and vitality, but also for traffic flow and appropriate land uses.	**Development Encouraged** • National forest and preserved utility land • State Parks and wildlife management areas • Minimal construction • Preference for unpaved roads **Implementation Measures** • Maintain cooperation with USFS, Ga Power and DNR (Policy) • Attain/ enforce State environmental standards (Policy) • Update floodplain and environmental mapping data every 5 years • Review and amend development guidelines/regulations as needed

Scenic Heritage Corridors

Helen/Chattahoochee Riverfront	

This area/corridor would begin in the Chattahoochee River in Robertstown, traverse through the City of Helen and end below Nacoochee Village at the Hardman Farm. Part of this concept is proposed in the White County Resource Team Report as well as in the Regional Bicycle and Pedestrian Plan. However, a local and visitor pedestrian amenities plan should be developed to provide guidance and oversight in order for the community to capitalize on the river as a quality of life amenity. The plan should include appropriate bicycle and pedestrian facilities that parallel the river and flow around existing structures and properties. There should be linkages to the riverfront from community facilities and visitor venues. The plan should include buffers that are required for environmental protection.	**Development Encouraged**
	
	• Single-family Residential, attached or detached
	• Small-scale commercial buildings
	• Small-scale resort structures
	• Parks and recreation facilities
	• Rural/ Mountain themed design elements for development featuring:
	    Pitched roofs
	    Wood , brick or stone siding
	    Front porches
	
	Implementation Measures
	
	• Conduct forum reviewing/amending development regulations as needed
	• Enforce State environmental standards (Policy)
	• Update floodplain and environmental mapping data every 5 years

Helen/Chattahoochee Riverfront
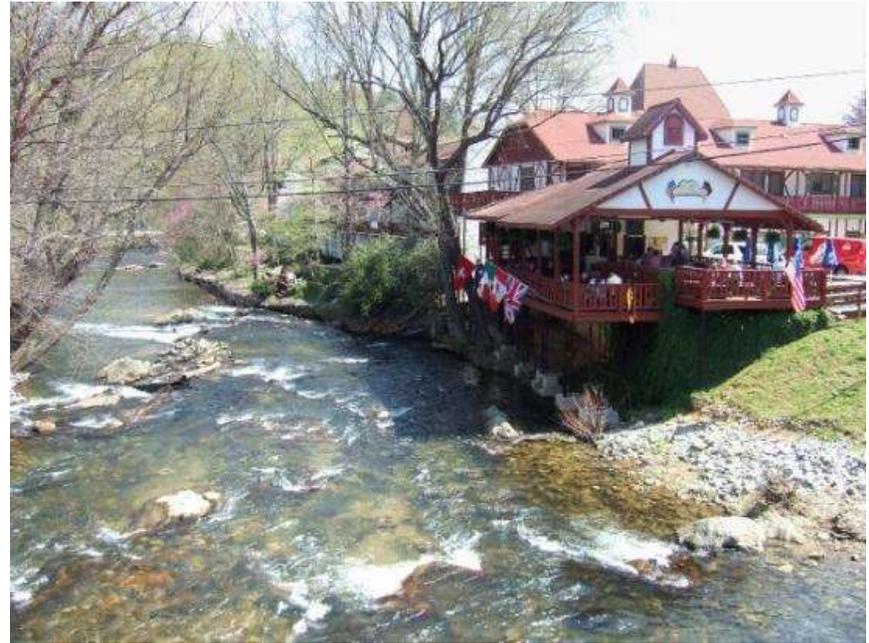
Quality Community Objectives

Since 1999 the Board of the Department of Community Affairs has identified various Quality Community Objectives (QCOs) as value statements of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential.

These ten objectives are adapted from generally accepted community development principles to fit the unique qualities of Georgia's cities and counties. Although these objectives are only recommendations, we are convinced that implementing these principles will result in greater efficiency and cost savings for local governments and a higher quality of life for their citizens.

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

- **Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

- **Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

- **Sense of Place:** Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

- **Regional Cooperation:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

- **Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

- **Transportation Options:** Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

- **Educational Opportunities:** Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

- **Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

In developing the Future Development Scenario portion of the Comprehensive Plan, the community is encouraged to review the QCOs for their applicability to local conditions and goals. Their general application to each Character Area is described here.

Applicable QCO's per Character Area

DCA Quality Community Objective	Economic Prosperity	Resource Mgmt.	Efficient Land Use	Local Preparedness	Sense of Place	Regional Cooperation	Housing Options	Transportation Options	Educational Opportunities	Community Health
Second Home Residential		X	X	X	X		X			X
Single Family Residential		X	X	X	X		X		X	X
Single Family Low Density		X	X	X	X		X		X	X
Agricultural and Low Density		X	X		X	X	X			
Agriculture/Forestry		X	X	X	X	X				
Community Commercial	X		X	X	X					X
Tourism Commercial	X		X	X	X				X	X
Commercial Corridor	X		X	X	X					X
Industrial	X					X				
Historic Downtown District	X	X	X	X	X	X	X		X	X
Scenic Heritage Corridors	X	X	X	X	X	X			X	
Helen/Chattahoochee Riverfront		X	X	X	X		X			

CHAPTER 3

IMPLEMENTATION PROGRAM

Report of Accomplishments

This is the review of the STWP from the previous five years. As a new STWP is produced every five years, the items within the previous STWP must be identified for their status as complete, in progress, either postponed or cancelled. Those items that have been postponed or are in progress must be shown in the next STWP where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

2011–2015 Short-Term Work Program – White County

Year	Action	Status	Comment
2011	Animal Control website	Complete	
2012	Animal Control computer program	Complete	
2013	Animal Control Collar ID Program	Complete	
2011-12	County Animal Shelter	Complete	
2011-15	Track/report building permits	In Progress	Continues for FY 16-2
2011	Enforce mandated 2008 National Electrical Code	Complete	
2012-15	Enforce mandated 2011 National Electrical Code	Complete	
2011-12	Enforce mandated 2006 Int'l Bldg. Codes	Complete	
2013-15	Enforce mandated 2012 Int'l Building Codes	Complete	
2011	Expand and improve Building Inspections website	Complete	
2011	Develop application for building permit on website	Complete	
2011-15	Enforce mandated 2000 Life Safety Code	Complete	
2011-12	Implement training program for local contractors	Complete	
2011-15	Continue to provide plan review and inspections for City of Helen	In Progress	Continues as long-term policy
2011-15	Continue to provide plan review and inspections for City of Cleveland	In Progress	Continues as long-term policy
2011	Establish an Opportunity Zone along the US 129 corridor	In Progress	Continues for FY 16
2011-15	Work with utilities and agencies to expand infrastructure located in the county	In Progress	Continues as long-term policy

2011-15	Identify/prioritize tourism product development projects	In Progress	Continues as long-term policy
2013-14	Update County Comprehensive Plan with new census data	Complete	
2011	Establish a technology needs committee with the Development Authority	Complete	
2011-12	Research and assist the development of a revolving loan fund with the Development Authority	Complete	
2013-14	Study and identify new location for business and technology park	Complete	
2011-15	Continue to expand and improve small business technical assistance program	In Progress	Continues as long-term policy
2011-15	Research and write grants as needed	In Progress	Continues for FY 16-20
2012	LEOP review	Complete	
2012	School warning radios	In Progress	Continues for FY 17
2012	Animal Control Disaster Response	Complete	
2012-15	Reverse Emergency Notification System	Complete	
2011	Hazard Mitigation Review	Complete	
2012	Helen siren project-Final Phase	Complete	
2015	Hazard Mitigation Review	Complete	
2011	Warning Sirens Phase I	Complete	
2012	Warning Sirens Phase II	Complete	
2012	Warning Sirens Phase III	Complete	
2011	Control Station-PWC	Complete	
2012	Control Station-Sheriff	Complete	
2011	Control Station-Fire	Complete	
2011	Antennas/Feedline South Control Tower	Complete	
2012	Antennas/Feedline North Control Tower	Complete	
2012	Administrative Repeater	Complete	
2011	Fire Repeater- Main	Complete	
2011	MRD radio base	Complete	
2012	State band radio base	Complete	
2012-13	Generator Back-Up	In Progress	Continues for FY 17-18

2012	Public Works Repeater	Complete	
2012	Fire command radio base	Complete	
2012	EMS Command/Control Base	Complete	
2012	Communications Officer	Complete	
2014-15	Communications Officer	Complete	
2011	Add 1,200 sq. ft. of apparatus space, Fire Station #6, 129 N	Complete	
2012	Repair & repave driveway & parking, Station 2	Complete	
2012	Replace Tanker 5	In Progress	Continues for FY 16
2015	Fire Station #10 (Town Creek): Land and building	Complete	
2014	Pumpers, Station #10	Complete	
2013	Pumpers, Station # 1	Complete	
2012	Replace Engine 3, pumping engine	Complete	
2013	Pumpers, Station #9, Duncan Bridge Rd	Complete	
2013	Replace breathing air apparatus	Complete	
2013	Fire Station #9, on Duncan Bridge Rd land and building	Complete	
2011	Relocate Station #1, Asbestos Rd: land and building	Complete	
2014-15	Consider full time staff vs volunteers	Complete	
2011-15	Identify infrastructure development opportunities	In Progress	Continues as long-term policy
2011	Collaborate with US Census Bureau in preparation for 2010 census	Complete	
2012-13	Coordinate with FEMA for updated FIRMS	Complete	
2011-15	Coordinate with IT Department in development of integrated web GIS application	Complete	
2011-12	Flood inundation mapping of all Class II dams	Complete	
2011-15	Track building permits	In Progress	Continues for FY 16-20
2011-15	Track infrastructure development	In Progress	Continues for FY 16-20
2011-15	Provide technical assistance to EMA for grant applications	Complete	
2011-15	Provide assistance to EMA with hazard mitigation planning	Complete	
2011-12	Coordinate with Tax Assessors in the acquisition of County aerial photography	Complete	
2011-12	Assist in Site selection for Fire Station # 9	Complete	

2011-15	Identification of infrastructure development opportunities	In Progress	Continues as long-term policy
2011-13	Provide assistance to EMA with site selection for Warning Sirens Phase I-III	Complete	
2011-12	Provide assistance to EMA with critical facilities planning	Complete	
2011-12	Provide assistance to Fire Department with site selection for relocation of Station #1	Complete	
2012-15	Provide technical assistance to GMRC with TMDL plan development and data collection	Complete	
2012	Training for Arc Server and Online GIS Application	In Progress	Continues for FY 18
2012	Plotter	Complete	
2011	Develop 2011 E-911 Map Book	In Progress	Continues for FY 16-20
2011,2013,2015	Revise County Road Map and Inset Map	In Progress	Continues for FY 17 & 19
2012	Implement a Managerial Training Program	In Progress	Continues for FY 16-20
2012	Implement an employee training & development program offering quarterly training topics	Complete	
2011	Add Employee Intranet	Complete	
2011	Place Employment Applications On-line	Complete	
2012	Application Tracking Software	Complete	
2013	Employee Educational Assistance Program	Complete	
2014	Employee Retirement – Implementing a Defined Benefit Plan	Complete	
2014	Purchase land for new Library (1acre) $250,000/ac in town, $ 80,000/ac Hwy 129 S	Complete	
2015	Land preparation and site improvement, 11.67/sq. ft.	Complete	
2014	Architecture and engineer (@ 10% of land preparation and site improvement and building costs)	Complete	
2015	Building Construction (6,000 sq. ft. @ $100 per sq. ft.)	Complete	
2011-15	Summer Reading Program	In Progress	Continues for FY 17-20
2011	Teen Building Program (writing)	Complete	
2011	Fiber optic connectivity for facilities	Complete	
2011	Wire facility interior for digital capacity	Complete	
2011	Serve as host for Georgia Literary Festival (promotion)	Complete	
2011-15	Review and update, as needed, county ordinances annually	In Progress	Continues for FY 16

2013-14	Apply for TE funds for Helen-Sautee Pedestrian Corridor	Complete	
2011-12	Develop Bicycle/Pedestrian Plan	In Progress	Continues for FY 18-19
2011-15	Update Short Term Work Program	Complete	
2011	Develop draft Land Use Resolution	Complete	
2011-15	Make impaired stream segment/TMDL information available	Complete	
2011	Review Plan Review Committee procedure and make recommendations	Complete	
2013-14	Revised and update County Comprehensive Plan	Complete	
2012	Update Mountains Protection Map	Complete	
2011-15	Review & Revise LAS ordinance and map as needed	Complete	
2012	Work with EMA on Critical Facilities	Complete	
2011	Update Development Guide	Complete	
2011-12	Coordinate with Public Works to Develop a County Transportation Plan	Complete	
2011	Coordinate with Recreation to develop a long term Recreation and Leisure Plan	In Progress	Continues for FY 16-20
2011	Update the Solid Waste Management Plan Work Program	Complete	
2011	Post Rd - Culvert Replacement	Complete	
2011	Skylake Rd - Culver Replacement	Complete	
2011	Cooley Woods Road-Install leveling course	Complete	
2012-13	Gus Abernathy-Culvert Replacement566Ft	Complete	
2012	Bean Creek Rd - 2 Culverts	Complete	
2011	Black Rd- Deep Patching	Complete	
2011	Sky Lake Road-Deep Patch	Complete	
2011	Asbestos Rd - Deep Patch	Complete	
2011	Author Seabolt Rd-Deep Patch	Complete	
2011	Town Creek Church Rd-Deep Patch	Complete	
2011	Joe Turner Rd-Deep Patch	Complete	
2011	Skitt Mountain Rd-Deep Patch	Complete	
2011	New Bridge Rd-Deep Patch	Complete	
2011	Jenny's Cove Rd-Deep Patch	Complete	

2013	Purchase 2 Spreader Trucks	Complete	
2014	Purchase Leaf Vacuum Truck	Complete	
2013	Purchase Grapple attachment for Grade All	Complete	
2011	Tommy Cowart Rd-Deep Patch	Complete	
2011	William Gilreath Rd-Deep Patch	Complete	
2011	Twin Lakes Road-Deep Patch	Complete	
2015	Total renovation of field #1	Complete	
2011	Resurface Pool	Complete	
2011	Pool pump room renovation	Complete	
2015	Irrigation of field #7	Complete	
2012	Total renovation of field #2	Complete	
2011-15	Replace maintenance equipment as needed	In Progress	Continues for FY 16-20
2013	Partial renovation of field #3	Complete	
2012	Total renovation of field #4	Complete	
2011-15	New scoreboards on fields as needed	Complete	
2011-15	New bleachers as needed	Complete	
2011-12	New building doors (ADA)	Complete	
2011-15	Online registration and surveys	Complete	
2014	Total renovation of field #6	Complete	
2011-15	Dugouts on all fields as needed	Complete	
2011	Add fitness center	Complete	
2011	Renovate stage to aerobic studio	Complete	
2011	Renovate office space to child care area	Complete	
2011	Renovate concession area to party room	Complete	
2011	Renovate foyer with new customer service area	Complete	
2011	Renovate storage to office space	Complete	
2011-15	Add new programming as needed and identified in Strategic Programs Plan	Complete	
2011-12	Purchase two zero lawn mowers	Complete	
2011-12	Develop a long-term recreation plan	Complete	
2011-13	Consider use and role of leased DNR property	Complete	
2013-15	Install lightning detectors at all facilities	Complete	

2012	Add parking to lower portion of park	Complete	
2013-14	Expand soccer facility to include football fields	Complete	
2011	Replace F150 truck with four wheel drive	Complete	
2012	Turf Mower	Complete	
2012	New wheel-chair van	Complete	
2011-12	Addition to building	Complete	
2011	Marking striping of additional parking	Complete	
2012-13	Establish a 501c3 Non-profit corporation for thrift store and donations	Complete	
2011-15	Increase and maintain pool of volunteers for services	Complete	
2011-15	Coordinate with Recreation (YMCA) on leisure services for seniors	Complete	
2011	Land preparation and site improvements	Complete	
2011	Architecture and engineering @10% of land preparation and site improvement and building construction	Complete	
2012-13	New Jail (200 beds)	Complete	
2012-13	Administrative (to support 176 beds)	Complete	
2011-15	CHAMPS Drug Education	In Progress	Continues for FY 16-20
2011-12	New Aerial Maps for the County	In Progress	Continues for FY 17-18
2013-14	Personal Property Audit	In Progress	Continues for FY 19-20
2011	New Laser Printer	Complete	
2011-12	Improved Website for Public Tax Information	Complete	

2011–2015 Short-Term Work Program – Cleveland

Year	Action	Status	Comment
2011	Code of Ethics	Complete	
2011	Utility Ordinance	Complete	
2011-12	Develop a city website for public relations and education	Complete	
2011-12	Develop a city newsletter for public relations and education	Complete	
2011-12	Street lights along Wilford Ash Parkway	Complete	
2011-12	Upgrade the existing wastewater treatment plant	Complete	
2012	North end pedestrian crosswalk	Complete	
2012	Nuisance ordinance for foreclosed or abandoned property	Complete	
2012	Mobile Vendor Ordinance	Complete	
2012	Taxi Ordinance	Complete	
2011-2015	Widen, repave city streets, and build sidewalks throughout neighborhoods and major roads	In Progress	Continues for FY 16-20
2011-2015	Repair and replace aging water and sewer lines. Loop dead-end lines	In Progress	Continues for FY 16-20
2012-13	Rewrite of City Charter	Complete	
2013	New well for south end service area	Complete	
2013-14	Truelove/Mossy Creek/Campbell Street sewer line expansion	Complete	
2013-14	Truelove Road sewer lift station	Complete	
2013-2015	Woodman Park Improvements	Complete	
2014	Update sign ordinance	Complete	
2014-15	Design and renovation of Talon Building for City Hall, Police Dept., Fire Dept., Council meeting room, community room, walking trail, city park	In Progress	Continues for FY 18-20
2014-15	New Cleveland Entrance Signs	In Progress	Continues for FY 16-17

2011–2015 Short-Term Work Program – Helen

Year	Action	Status	Comment
2013-14	Remove existing walkway and install new pedestrian bridge on Main Street	In Progress	Continues for FY 18-19
2012 & 15	Continue development of Riverside Park for local citizens, tourists and special events	Complete	
2011-15	Improvements to Unicoi (Pete's) park and Riverside Park to include additional playground equipment and picnic areas	In Progress	Continues for FY 16-20
2011-15	Continue Community programs through the Police and Fire Departments	In Progress	Continues for FY 16-20
2011-15	Improving water and wastewater management through training and State Certification of additional operations	In Progress	Continues for FY 16-20
2014-15	Construct pedestrian walk bridge at Riverside Park	Complete	
2011-15	Install additional wells to support limited water resources	In Progress	Continues for FY 16-20
2011-15	Extension and Improvements of Sewer Lines and Pump Stations	In Progress	Continues for FY 16-20
2012-15	Sidewalk additions and replacement	In Progress	Continues for FY 16-20
2012-14	Prepare, adopt and implement a new land development ordinance	Complete	
2011-12	Replace or rehabilitate water tank on Fussen Strasse	In Progress	Continues for FY 16-17
2011-15	Continue to provide building and revenue for the Helen Library	In Progress	Continues for FY 16-20
2011-15	Continue to participate in the Tree City USA program, Improve Tree Ordinance, and Celebrate Arbor Day	In Progress	Continues for FY 16-20
2011-15	Continue tree planting due to tornado damage	Complete	
2011-15	Use available areas for additional planting and landscaping	In Progress	Continues for FY 16-20
2011-15	Enforce Soil Erosion and Sedimentation including "trout stream" through land disturbing permits and continuing education	Complete	
2011-15	Allocate percentage of Hotel/Motel tax for tourism promotion	In Progress	Continues for FY 16-17

2011-15	Install additional street lights and replacement of existing street lights	In Progress	Continues for FY 16-20
2011-15	Improving conservation of water usage through public education	In Progress	Continues for FY 16-20
2011-15	Continue utilizing manned convenience center for recycling	In Progress	Continues for FY 16-20
2011-15	Continue utilizing manned transfer station for recycling	In Progress	Continues for FY 16-20
2011-15	Contract with private company for collection and disposal of residential solid waste	In Progress	Continues for FY 16-20
2011-15	Commercial establishments to contract for collection	In Progress	Continues for FY 16-20
2011-15	Annual Christmas tree recycling and chipping service	In Progress	Continues for FY 16-20
2011-15	Education program using local media, in conjunction with White County	In Progress	Continues for FY 16-20
2011-15	Participate in the Adopt-A-Highway program	In Progress	Continues for FY 16-20
2011-15	Public education to increase awareness of recycling and composting	In Progress	Continues for FY 16-20

Policies and Long-Term Objectives

While the future development strategy projects the physical conditions expressed within the Vision, the Implementation Program is the overall strategy for achieving the Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order realize the community's goals.

One type of action a community can establish to achieve its vision is the establishment of policy and long term objectives. These are those ongoing principles and practices that the community will observe in order to realize specific objectives. Some policies may compliment single action-items while others may provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

All
- Continue to support the Development Authority, Chamber of Commerce and other economic development organizations.
- Continue to work with US Forest Service in maintaining wildfire management plan.
- Adopt/maintain State Vital Area standards.
- Support and promote greenway projects.
- Support the Medical Care Advisory Committee.
- Continue to invest in maintaining and improving utilities, infrastructure, facilities and services.
- Support Historic Preservation efforts, including support for Historic Society and other organizations activities.
- Support Adult Literacy Program.
- Support the White County Beautification efforts and code enforcement efforts.
- Maintain, and routinely assess, existing development regulations.
- Support agricultural lands and structures in rural areas.
- Continue to promote tourism in the area.
- Implement parking improvements for tourism.

White County
- Continue to support education curriculum enhancements for workforce preparation and partnerships with local educational institutions.
- Promote relationships with educational institutions and local businesses for job training and career counseling.
- Support small business entrepreneurship growth and business incubation opportunities.
- Encourage the development of quality health care facilities and services.
- Support and attract more employment opportunities in growing fields such as health care, hospitality, information technology and also in business retention.
- Support housing and real estate efforts for families, seniors and workforce.
- Improve the county's attractiveness to younger demographics to diversify its population base as a great community for families.
- Continue to grow and diversify the tourism sector including agri-toursim, eco-tourism, heritage, wedding/events, adventure, resort and small meeting market.
- Continue to provide assistance to Cleveland and Helen for plan review and inspection.
- Work with cities and local authorities to expand utility capacity and services.

- Continue infrastructure improvements as demand and growth requires it, including sewer, electrical, water and broadband.
- Balance growth and development with preserving the county's natural and historic resources.

Cleveland
- Continue streetscape beautification measures and wayfinding improvements for historic downtown areas and commercial corridors
- Implement measures to restore the Talon building to include: City Hall, Police Dept., Fire Dept., Council meeting room, community room, walking trail and City Park.
- Address the city's future upgrade needs for police, fire, public works and administration departments.
- Develop and market historic attractions.
- Promote more tourism activities as economic development drivers.
- Establish Historic Preservation District and development guidelines.
- Establish partnerships with successful businesses and educational institutions.
- Completion of a wayfinding and tourism study.
- Completion of an Urban Redevelopment Plan for the downtown historic area.
- Work with merchants and White County Chamber of Commerce to beautify Cleveland.
- Participation in Safe Routes to Schools and Bicycle and Pedestrian Programs.
- Continue equipment upgrade and maintenance program through SPLOST.

Helen
- Explore new opportunities for eco-tourism.
- Continue to improve pedestrian amenities along Main Street, including sidewalk and pedestrian bridge projects and wayfinding improvements.
- Continue improvements to Unicoi (Pete's) park and Riverside Park.
- Work with GDOT, DNR in developing pedestrian access to area natural resources including Unicoi State Park and Lodge, Anna Ruby Falls, Chattahoochee National Forest, Hardman Farm, Sautee-Nacoochee, and the Russell–Brasstown Scenic Byway.
- Explore new ways to market Innsbruck Golf Course to the public.
- Continue water and sewer infrastructure improvements.

Short-Term Work Program

The third forward-thinking element of the Implementation Program is the Short-Term Work Program (STWP).   This identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the twenty year planning period. This can include any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to realize the plan goals.

Many programs listed will explore assistance through the Georgia Mountains Regional Commission (GMRC) via their discretionary contract elements with the Department of Community Affairs (DCA).

Note: Where applied, "DCA funding" is used to indicate potential funding source for GMRC support of an item eligible for the Local Discretionary Assistance element of the RC/DCA contracts

2016 – 2020 Short-Term Work Program – White County

PLAN ELEMENT	DESCRIPTION	2016	2017	2018	2019	2020	ESTIMATED COST	DEPARTMENT FUNDING & ASSISTANCE SOURCES
Building Inspection/Code	Improve/update alcohol licensing program	X	X				No cost	
Building Inspection/Code	Improve Code Enforcement data collection system for complaints	X	X				No cost	
Building Inspection/Code	Improve and expand Building and Code webpage information and data		X	X			No cost	
Building Inspection/Code	Work with FEMA and GEMA on updated flood mapping and flood standards		X	X	X		No cost	
Building Inspection/Code	Work with Planning and GIS to track building permits to help determine development patterns	X	X	X	X	X	No cost	
Tax Assessor	New aerial maps for the county		X	X			$35,000	General Fund
Tax Assessor	Personal Property Audit				X	X	$20,000	General Fund
Community Economic Development	Establish an Opportunity Zone along the US 129 corridor	X					$2,000	Work with City of Cleveland; GMRC technical assistance
Community Economic Development	Work with SORBA, GA DNR and USFS to build multi-purpose trail program	X	X	X	X	X	TBD	TBD
Community Economic Development	Study and consider a local transportation program, including transit				X	X	No cost	GMRC technical assistance
GIS	Training for new Arc software			X			$5,000	General fund
GIS	Revise county E911mapbook	X	X	X	X	X	No cost	
GIS	Revise county road map and inset maps		X		X		No cost	

GIS	Update mapping for Part V and for floodplain	X	X				No cost	
GIS	Provide assistance to Fire Department with station site selection	X	X	X			No cost	
Human Resources	Continue Managerial Training Program	X	X	X	X	X	$15,000	General fund
Library	Locate and construct new facility in Cleveland		X	X	X		$2,500,000	SPLOST
Library	Grow the E-book program	X	X	X	X	X	$1,500 annually	General fund
Library	Diversify library activities to include community programs			X	X	X	TBD	General fund and fees
Planning	Create development standards for the corridor and node along the Appalachian Parkway	X	X	X			No Cost	
Planning	Work with the cities to conduct a historic resources survey	X	X				No Cost	General Fund, Lodging
Planning	Review and update sign ordinance	X					No Cost	
Planning	Create a historic overlay district for the land use ordinance	X	X				No Cost	
Planning	Develop a Wayfinding signage program for tourism industry		X	X			No Cost	
Planning	Land Use training for Planning Commission/County Commission	X	X	X	X	X	$2,500 annually	General Fund
Planning	Update Bicycle and Pedestrian Plan			X	X		No Cost	GMRC technical assistance
Planning	Locate and construct a new convenience center				X	X	$500,000	SPLOST
Planning	Begin Comprehensive Plan Update				X		$15,000	Local/DCA
Planning	Complete Comprehensive Plan Update					X	$15,000	Local/DCA
Planning	Review and Update Service Delivery					X	$1,000	Local/DCA
Public Safety – Animal Control	Replace Transport Van New E350 Conversion Van	X					$48,000	SPLOST
Public Safety – Animal Control	Feline Stainless Steel Cages Quarantine Room	X					$8,000	General Fund

Public Safety – Animal Control	Feline Stainless Steel Cages Adoption Control Area		X				$10,000	General Fund
Public Safety – Animal Control	Canine Kennel Small Dog/Puppy Adoption Control Area			X			$15,000	General Fund
Public Safety – Animal Control	Replace Animal Control Vehicle New F150 Slide In Transport			X			$45,000	General Fund
Public Safety – Animal Control	Canine Stainless Steel Cages Quarantine Room				X		$10,000	General Fund
Public Safety – Animal Control	Replace Main Kennel Runs New Kennel Area					X	$65,000	General Fund
Public Safety – 911 Dispatch	Replace Emergency Phone Sys Central Emergency Phone Sys	X					$260,000	SPLOST
Public Safety – 911 Dispatch	Replace State Sheriff's Base MTR3000 Base		X				$7,000	Restricted Wireless
Public Safety – 911 Dispatch	Replace State EMS Base MTR3000 Base		X				$7,000	Restricted Wireless
Public Safety – 911 Dispatch	Replace Fire Command/Ops Base MTR3000 Base		X				$7,000	Restricted Wireless
Public Safety – 911 Dispatch	Replace Detention Center Rptr MTR3000 Repeater		X				$10,000	Restricted Wireless
Public Safety – 911 Dispatch	Replace Sheriff Portable Units XPR7550 Portables = 50 Users			X			$38,750	Restricted Wireless
Public Safety- 911 Dispatch	Replace Fire Portable Units XPR7550 Portables = 50 Users				X		$38,750	Restricted Wireless
Public Safety- EMA	Outdoor Warning Siren Sautee FS#3	X					$20,000	Grant Fund
Public Safety- EMA	Outdoor Warning Siren Mossy Creek FS#4		X				$20,000	Grant Fund
Public Safety- EMA	Weather Alert Radio's School System		X				$1,000	School Safety Funds
Public Safety- EMA	Mobile-Portable Generator Water Treatment/Pumps		X				$56,000	Grant Fund
Public Safety- EMA	Outdoor Warning Siren Duncan Bridge FS#2			X			$20,000	Grant Fund
Public Safety- EMA	Generator Replacement County Admin/Morgue			X			$75,000	Grant/General Fund
Public Safety- EMA	Outdoor Warning Siren White Creek Academy				X		$20,000	Grant Fund

Category	Description						Cost	Fund
Public Safety-EMA	Outdoor Warning Siren White Co HS/Relocate 129N					X	$30,000	Grant Fund
Public Safety-Fire Services	Station Driveway/Parking Repairs In Priority Order of: 6, 2, 7, 4, 5 and 3	X	X	X	X	X	$600,000	General Fund
Public Safety-Fire Services	Station Addition Fire Station 6 – 1200 Sq. Ft.	X					$75,000	General Fund
Public Safety-Fire Services	Replace Hurst Extrication Tools Mossy Creek FS#4	X					$25,000	General Fund
Public Safety-Fire Services	Replace Tanker 3 1500GL FS#7 New 4000GL Tanker	X					$265,000	SPLOST
Public Safety-Fire Services	Replace Tanker 5 1500GL FS#5 New 3000GL Tanker	X					$220,000	SPLOST
Public Safety-Fire Services	Replace Air 4 FS#4 Used Heavy Duty Rescue Body	X					$50,000	General Fund
Public Safety-Fire Services	Replace Rescue 6 FS#6 New F550 4X4 200GPM/250GL	X					$100,000	General Fund
Public Safety-Fire Services	Fire Station 1 – Mauney Complex Squad – Personnel		X				$250,000	General Fund/SPLOST
Public Safety-Fire Services	Replace Engine 7 FS#7 New 1250GPM/1000GL 4X4		X				$266,000	General Fund/SPLOST
Public Safety-Fire Services	Replace Holmatro Extrication Sautee FS#3		X				$25,000	General Fund
Public Safety-Fire Services	Replace Ford F150 QRV New Ford F150		X				$30,000	General Fund
Public Safety-Fire Services	Replace Holmatro Extrication Tesnatee FS#6			X			$25,000	General Fund
Public Safety-Fire Services	Replace Ford F250 QRV New Ford F150			X			$30,000	SPLOST
Public Safety-Fire Services	Replace Engine 5 FS#5 New 1250GPM/1000GL			X			$350,000	General Fund/SPLOST
Public Safety-Fire Services	Replace Rescue 5 FS#5 New F550 4X4 200GPM/250GL			X			$125,000	General Fund/SPLOST
Public Safety-Fire Services	Fire Station 9 – Panorama Tanker(2), Personnel, Equip			X			$1,250,000	General Fund/SPLOST
Public Safety-Fire Services	Replace Engine 2 FS#2 New 1250GPM/1000GL				X		$350,000	General Fund
Public Safety-Fire Services	Replace Holmotro Extrication Duncan Bridge FS#2				X		$30,000	General Fund

Department	Project						Cost	Funding
Public Safety-Fire Services	Replace F150 QRV New Ford F150					X	$30,000	General Fund
Public Safety-Fire Services	Replace Holmotro Extrication Shoal Creek FS#5					X	$35,000	General Fund
Public Safety-Fire Services	Fire Station 8 – Asbestos Tanker, Personnel, Equip					X	$1,150,000	General Fund/Grant/SPLOST
Recreation	Implement Yonah Preserve Recreation Plan	X	X	X	X	X	TBD	SPLOST/DNR Grants/SORBA
Recreation	Construct bridge access to county property and Yonah Preserve		X	X			$450,000	SPLOST
Recreation	Work with SORBA on trail development at Yonah Preserve	X	X	X	X	X	$200,000	DNR Trail Grant/SORBA/SPLOST
Recreation	Work with GA DNR on outdoor archery facility			X	X		TBD	DNR Wildlife Resources
Recreation	New ballfield facility			X	X	X	$3,000,000	SPLOST
Recreation	Addition gymnasium facility at Rec Dept.		X	X	X		$600,000	SPLOST
Road Dept.	Gene Nix Road safety improvements	X					$500,000	SPLOST
Road Dept.	Set base and asphalt pave for gravel road improvement- 8 roads	X					$2,500,000	SPLOST
Road Dept.	Set base and asphalt pave for gravel road improvement- 10 roads		X	X			$3,000,000	SPLOST-As approved by County Commission
Road Dept.	Carolina Springs Road Improvements	X					$452,500	CDBG-EIP/SPLOST
Road Dept.	Webster Lake Road and Bridge improvements	X	X				$405,100	GDOT-LMIG/SPLOST
Road Dept.	New Bridge Road bridge improvements		X	X			$75,000	GDOT-LMIG/SPLOST
Road Dept.	Town Creek Road bridge improvements			X	X		TBD	GDOT-LMIG/SPLOST
Sheriff Dept.	Improve security for entryways into the county courthouse	X	X				$150,000	SPLOST
Sheriff Dept.	Vehicle replacement	X	X	X			$35,000 per vehicle	SPLOST
Sheriff Dept.	Continue drug education programs	X	X	X	X	X	$10,000	General Fund
	Total						**$20,668,100**	

2016 – 2020 Short-Term Work Program – Cleveland

PLAN ELEMENT	DESCRIPTION	2016	2017	2018	2019	2020	ESTIMATED COST; DEPT. RESPONSIBLE	DEPARTMENT FUNDING & ASSISTANCE SOURCES
Community Facilities Water	Additional groundwater well in service to support limited water resources	X	X				$400,000 City Water Department	SPLOST Water/Sewer Fund
Community Facilities Water/Sewer	Repair and replace aging water and sewer lines. Loop dead-end lines.	X	X	X	X	X	$1,500,000 City Water/Sewer Departments	SPLOST Water/Sewer Fund
Community Facilities Water	Water storage tank Southern service area	X					$600,000 City Water Department	SPLOST Water/Sewer Fund State/Federal Funding
Community Facilities Streets	Widen, repave city streets, build sidewalks throughout neighborhoods and major roads	X	X	X	X	X	$1,500,000 City Road Department	SPLOST GDOT State/Federal Funding Grants General Fund
Community Facilities	New Cleveland Entrance Signs	X	X				$30,000 City Public Works	General Fund
Community Facilities Streets	East-side bypass within the City limits			X	X	X	$3,000,000 City Public Works	SPLOST GDOT State/Federal Funding Grants General Fund
Community Facilities Park and Rec	Improvements to City Park New pavilion and walking lights	X	X				$150,000 City Public Works	Grants General Fund
Community Facilities City Hall Admin, Police and Fire	Design and renovation of Talon Building for City Hall, Police Dept., Fire Dept., Council meeting room, community room, walking trail, city park			X	X	X	$3,500,000 Cleveland	SPLOST State/Federal Funding Grants Loans General Fund
Planning	Begin Comprehensive Plan Update					X	$15,000	Local/DCA
Planning	Complete Comprehensive Plan Update					X	$15,000	Local/DCA
Planning	Review and Update Service Delivery					X	$1,000	Local/DCA
	Total						**$10,711,000**	

2016 – 2020 Short-Term Work Program – Helen

PLAN ELEMENT	DESCRIPTION	2016	2017	2018	2019	2020	ESTIMATED COST; DEPT. RESPONSIBLE	DEPARTMENT FUNDING & ASSISTANCE SOURCES
Community Facilities and Services	Remove existing walkway and install new pedestrian bridge on Main Street			X	X		$485,000.00 Administrative and Public Works	SPLOST, Grants
Community Facilities and Services	Improvements to Unicoi (Pete's) park and Riverside Park to include additional playground equipment and picnic areas.	X	X	X	X	X	$120,000.00 Public Works	DCA Grant, SPLOST, General Fund
Community Facilities and Services	Continue Community programs through the Police and Fire Departments	X	X	X	X	X	$60,000.00 Police & Fire Dept.	Donations and General Fund
Community Facilities and Services	Improving water and wastewater management through training and State Certification of additional operations	X	X	X	X	X	$6,000.00 Administrative and Water/Sewer Dept.	Water and Sewer Fund
Community Facilities and Services	Install additional wells to support limited water resources	X	X	X	X	X	$220,000.00 Administrative	Water and Sewer funds State Grants and GEFA Loans
Community Facilities and Services	Extension and Improvements of Sewer Lines and Pump Stations	X	X	X	X	X	$425,000.00 Administrative	SPLOST, User Fees and State Grants
Community Facilities and Services	Sidewalk additions and Replacement	X	X	X	X	X	$180,000.00 Administrative	SPLOST, DCA Grant
Community Facilities and Services	Replace or rehabilitate water tank on Fussen Strasse	X	X				$100,000.00 Administrative Water Wastewater Department	DCA Grant Funding, SPLOST, GEFA Loan and User Fees
Community Facilities and Services	Continue to provide building and revenue for the Helen Library	X	X	X	X	X	$500,000.00 Public Works Department and Administrative	General Fund, Grants
Community Facilities and Services	Replace Main Sewer Lift Station			X	X	X	$700,000.00 Water and Sewer Department	SPLOST, Grants, User Fees

Community Facilities and Services	Improving conservation of water usage through public education	X	X	X	X	X	$10,000.00 Water Department	Water and Sewer user fees
Community Facilities and Services	Install additional street lights and replacement of existing street lights	X	X	X	X	X	$100,000.00 Public Works Department	SPLOST State Grants
Community Facilities and Services	Continue to improve building and support to Arts Center	X	X	X	X	X	$250,000	Private Donations, Grants, Fund Raising
Natural Resources	Continue to participate in the Tree City USA program, Improve Tree Ordinance, and Celebrate Arbor Day	X	X	X	X	X	$35,000.00 Administrative, Public Works Department, Tree Board	General Fund, Grants
Natural Resources	Use available areas for additional planting and landscaping	X	X	X	X	X	$60,000.00 Administrative Public Works Department	SPLOST, Grants, General Fund
Economic Development	Allocate Percentage of Hotel/Motel tax for the promotion of Tourism	X	X				$2,000,000.00 Administrative	Hotel/Motel Tax
Waste Reduction	Continue utilizing manned convenience center for recycling	X	X	X	X	X	$19,500 per yr. White County Solid Waste Dept.	White County Solid Waste Dept.
Waste Reduction	Continue utilizing manned transfer station for recycling	X	X	X	X	X	$2,400 White County Solid Waste Dept.	White County Solid Waste Dept.
Waste Reduction	Contract with private company for collection and disposal of residential solid waste	X	X	X	X	X	Private contract $30,000	Public Works Dept. Solid Waste Dept.
Waste Reduction	Commercial establishments to contract for collection	X	X	X	X	X	Private contract	Commercial establishments
Waste Reduction	Annual Christmas tree recycling and chipping service	X	X	X	X	X	$10,000 Public Works Dept.	Public Works Dept. Solid Waste Dept.
Education	Education program using local media, in conjunction with White County	X	X	X	X	X	Minimal cost Staff	Public Works Dept. Solid Waste Dept.

Waste Reduction	Participate in the Adopt –A-Highway program	X	X	X	X	X	Minimal cost Public Works	Public Works Dept. Solid Waste Dept.
Waste Reduction	Public Education to Increase Awareness of Recycling and Composting	X	X	X	X	X	Minimal Cost Administration	Administrative
Planning	Begin Comprehensive Plan Update				X		$15,000	Local/DCA
Planning	Complete Comprehensive Plan Update					X	$15,000	Local/DCA
Planning	Review and Update Service Delivery					X	$1,000	Local/DCA
	Total						**$5,343,900**	

APPENDIX

A. Georgia Mountains Regional Commission Area Labor Profile
B. White County Area Labor Profile
C. White County Census Data
D. Cleveland City Data
E. Helen City Data
F. White County Comprehensive Plan Public Comment Survey Sample
G. White County Comprehensive Plan Public Comment Survey Response Summary
H. Comprehensive Plan Stakeholder Meeting Summaries

A. Georgia Mountains Regional Commission Area Labor Profile

Georgia Mountains Regional Commission

AREA LABOR PROFILE

Updated: Nov 2015

Super Sector Industries

	Establishments			Employment			Weekly Wage		
	2014	2015	% Change	2014	2015	% Change	2014	2015	% Change
Construction	1,810	1,875	3.6%	10,867	12,065	11.0%	856	900	5.1%
Education and Health Services	1,503	1,539	2.4%	27,742	29,719	7.1%	796	803	0.9%
Financial Activities	1,390	1,455	4.7%	6,463	6,597	1.8%	966	1,021	5.7%
Information	216	216	0.0%	2,132	2,150	0.8%	1,046	1,147	9.7%
Leisure and Hospitality	1,316	1,360	3.3%	24,061	25,584	6.3%	344	352	2.3%
Manufacturing	840	855	1.8%	38,235	39,256	2.7%	832	867	4.2%
Natural Resources, Mining, and Agriculture	147	148	0.7%	1,624	1,727	6.3%	866	901	4.0%
Other Services	965	976	1.1%	4,295	4,503	4.8%	548	557	1.6%
Professional and Business Services	2,937	3,111	5.9%	23,718	24,598	3.7%	941	927	-1.5%
Trade, Transportation and Utilities	3,652	3,739	2.4%	44,038	46,620	5.9%	704	728	3.4%
Unclassified	854	868	1.4%	854	899	5.3%	944	940	-0.4%
Government	529	522	-1.3%	31,741	32,110	1.2%	689	709	2.9%
Total	**16,159**	**16,662**	**3.1%**	**215,789**	**225,831**	**4.7%**	**740**	**769**	**2.6%**

Note: All figures are 2nd Quarter of 2014 and 2015.

Georgia Mountains RC Per Capita Income
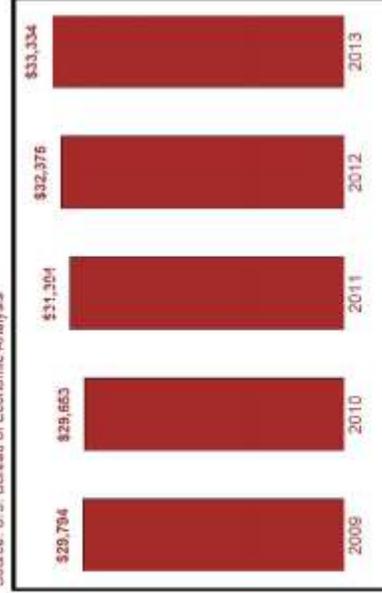
Source: U.S. Bureau of Economic Analysis

$29,794 $29,653 $31,204 $32,375 $33,334
2009   2010   2011   2012   2013

Industry Mix 2015

Source: See Industry Mix data on Page 2.

Total - Government
Service-Providing
Goods-Producing

Percentages
0   20   40   60   80

Version 3.0   Georgia Mountains RC   Page 1 of 10
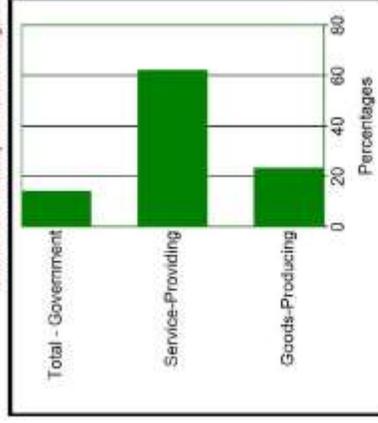
Industry Mix – 2nd Quarter of 2015

	Number of Firms	Employment NUMBER	PERCENT	WEEKLY WAGE
Goods-Producing	**2,878**	**53,049**	**23.5**	**876**
Agriculture, Forestry, Fishing and Hunting	128	1,551	0.7	860
Mining, Quarrying, and Oil and Gas Extraction	20	176	0.1	1,266
Construction	1,875	12,065	5.3	900
Manufacturing	855	39,256	17.4	867
Apparel	9	208	0.1	779
Beverage and Tobacco Product	14	291	0.1	851
Chemical	44	1,366	0.6	1,102
Computer and Electronic Product	32	1,677	0.7	1,589
Electrical Equipment, Appliance, and Component	18	1,023	0.5	1,252
Fabricated Metal Product	136	2,982	1.3	897
Food	83	14,185	6.3	725
Furniture and Related Product	75	1,157	0.5	792
Machinery	61	3,330	1.5	959
Miscellaneous	78	1,756	0.8	966
Nonmetallic Mineral Product	49	331	0.1	829
Paper	5	*	*	*
Petroleum and Coal Products	7	*	*	*
Plastics and Rubber Products	30	1,257	0.6	809
Primary Metal	8	541	0.2	1,038
Printing and Related Support Activities	65	1,476	0.7	954
Textile Mills	23	2,144	0.9	636
Textile Product Mills	22	198	0.1	555
Transportation Equipment	39	4,242	1.9	943
Wood Product	57	970	0.4	602
Service-Providing	**12,396**	**139,772**	**61.9**	**725**
Utilities	39	1,107	0.5	1,245
Wholesale Trade	1,171	11,343	5.0	1,223
Retail Trade	2,158	29,362	13.0	497
Transportation and Warehousing	371	4,608	2.1	855
Information	216	2,150	1.0	1,147
Finance and Insurance	818	4,974	2.2	1,126
Real Estate and Rental and Leasing	637	1,623	0.7	698
Professional, Scientific, and Technical Services	2,012	8,450	3.7	1,098
Management of Companies and Enterprises	73	2,546	1.1	1,928
Administrative and Support and Waste Management and Remediation Services	1,026	13,602	6.0	634
Educational Services	170	3,838	1.7	526
Health Care and Social Assistance	1,369	25,881	11.5	844
Arts, Entertainment, and Recreation	230	2,810	1.2	902
Accommodation and Food Services	1,130	22,774	10.1	284
Other Services (except Public Administration)	976	4,503	2.0	557
Unclassified - industry not assigned	866	899	0.4	940
Total - Private Sector	**16,140**	**193,718**	**85.8**	**767**
Total - Government	**522**	**32,113**	**14.2**	**709**
Federal Government	95	1,226	0.5	1,047
State Government	179	5,315	2.4	652
Local Government	248	25,572	11.3	696
ALL INDUSTRIES	**16,662**	**225,831**	**100.0**	**759**

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System(NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 2nd Quarter of 2015.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

Labor Force Activity

ANNUAL AVERAGES

	Labor Force			Employed			Unemployed			Rate		
	2013	2014	% Change	2013	2014	% Change	2013	2014	% Change	2013	2014	% Change
Banks	9,591	8,100	-15.5%	8,989	7,562	-15.9%	602	530	-10.6%	6.3%	6.6%	4.8%
Dawson	11,157	10,832	-2.9%	10,409	10,171	-2.3%	748	661	-11.6%	6.7%	6.1%	-9.0%
Forsyth	95,695	97,533	1.9%	89,916	92,362	2.7%	5,777	5,171	-10.5%	6.0%	5.3%	-11.7%
Franklin	9,741	9,223	-5.3%	8,819	8,459	-4.1%	922	764	-17.1%	9.5%	8.3%	-12.6%
Habersham	20,704	18,876	-8.8%	19,152	17,558	-8.3%	1,552	1,318	-15.1%	7.5%	7.0%	-6.7%
Hall	91,388	90,087	-1.4%	85,333	84,749	-0.7%	6,005	5,338	-11.8%	6.6%	5.9%	-10.6%
Hart	9,761	10,314	5.7%	8,777	9,513	8.4%	984	801	-18.6%	10.1%	7.8%	-22.8%
Lumpkin	13,031	15,184	16.5%	11,916	14,187	19.1%	1,115	997	-10.6%	8.6%	6.6%	-23.3%
Rabun	6,407	6,568	2.5%	5,727	6,020	5.1%	680	548	-19.4%	10.6%	8.3%	-21.7%
Stephens	13,040	11,258	-13.7%	12,007	10,402	-13.4%	1,033	856	-17.1%	7.9%	7.6%	-3.8%
Towns	5,464	4,067	-25.6%	5,054	3,704	-26.7%	410	363	-11.5%	7.5%	8.9%	18.7%
Union	10,745	9,413	-12.4%	10,037	8,800	-12.3%	708	613	-13.4%	6.6%	6.5%	-1.5%
White	13,123	13,846	5.5%	12,106	12,972	7.2%	1,017	874	-14.1%	7.7%	6.3%	-18.2%
Georgia Mountains RC	309,847	305,301	-1.5%	288,244	288,459	-0.6%	21,603	18,842	-12.8%	7.0%	6.2%	-11.4%
Georgia	4,758,725	4,756,708	0.0%	4,367,926	4,414,343	1.1%	360,799	342,365	-12.4%	8.2%	7.2%	-12.2%
United States	155,389,000	155,922,000	0.3%	143,929,000	146,305,000	1.7%	11,460,000	9,617,000	-16.1%	7.4%	6.2%	-16.2%

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor, U.S. Bureau of Labor Statistics.

Employment Trends

Unemployment Rate Trends

Population

Population Estimates

	2010 Census	2014 Rank	2014 Estimate	% Change 2000-2014	2025 Projected*	% Change 2010-2025
Forsyth	175,511	9	204,302	16.4	314,941	79.4
City of Cumming	5,430					
Georgia Mountains RC	617,646		661,659	7.1	1,004,396	62.6
Georgia	9,687,653		10,097,343	4.2	13,428,590	38.6
United States	306,745,538		318,857,056	3.3	349,439,199	13.2

Source: Population Division, U.S. Census Bureau. *Governor's Office of Planning and Budget.
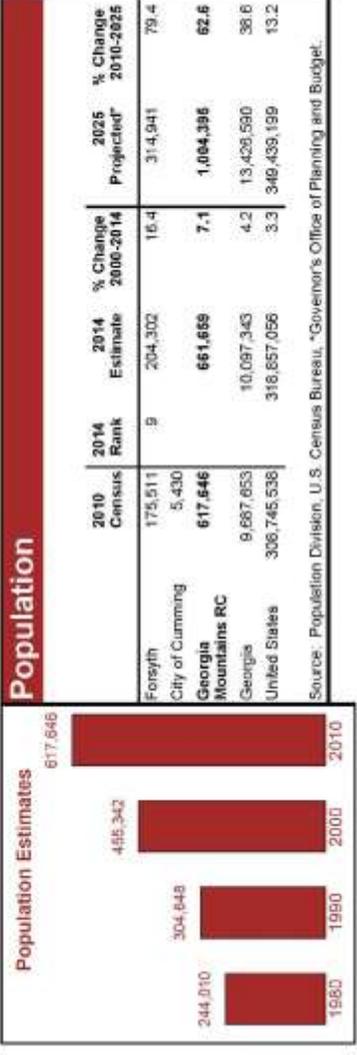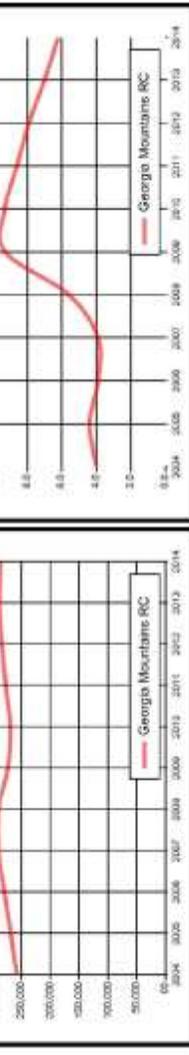
Top Employers - 2014*

TEN LARGEST EMPLOYERS
Georgia Mountains RC

Ingles Markets, Inc.
Northeast Ga Medical Center, Inc.
Northside Hospital, Inc.
PCS
Pilgrims Pride Corporation
Public Super Market, Inc.
The Kroger Company
Tyson Poultry, Inc.
University Of North Georgia
Walmart

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2014. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

SIZE CLASS

Employees	Establishments	Employment
0 - 4	10,175	13,490
5 - 9	2,361	15,628
10 - 19	1,642	22,508
20 - 49	1,192	36,112
50 - 99	471	32,745
100 - 249	281	41,306
250 - 499	59	19,921
500 - 999	25	17,315
1000 - and over employees	9	16,714
Total	16,215	215,739

Note: Data shown for the Third Quarter of 2014.

Education of the Labor Force

Georgia Mountains RC

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	7.5%	4.9%	9.2%	6.4%	5.3%	13.6%
Some High School	11.8%	19.5%	11.9%	9.2%	9.4%	14.8%
High School Grad/GED	30.8%	34.9%	29.7%	27.3%	31.7%	31.2%
Some College	20.8%	33.7%	20.4%	18.4%	20.2%	16.6%
College Grad 2 Yr	5.9%	3.0%	8.3%	7.2%	7.1%	3.6%
College Grad 4 Yr	15.8%	3.7%	16.0%	22.3%	17.0%	12.2%
Post Graduate Studies	7.6%	0.4%	6.5%	9.2%	9.3%	8.0%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents workers with some college with no degree less than two years.

Source: U.S. Census Bureau - 2010 Decennial Census.

High School Graduates - 2014

	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Banks	170	--	170
Dawson	244	--	244
Forsyth	2,317	--	2,317
Franklin	217	--	217
Habersham	337	--	337
Hall	7,378	--	7,378
Hart	211	--	211
Lumpkin	203	--	203
Rabun	122	--	122
Stephens	201	--	201
Towns	74	--	74
Union	127	--	127
White	455	--	455
Georgia Mountains RC	**12,056**	**--**	**12,056**

Note: Public schools include city as well as county schools systems.

*   Private schools data is not available for 2014 from Georgia Independent School Association.

Source: The Governor's Office of Student Achievement of Georgia.

Colleges and Universities

Georgia Mountains RC

Franklin
Emmanuel College
Emmanuel College — www.ec.edu

Habersham
North Georgia Technical College
Piedmont College
North Georgia Technical College — www.northgatech.edu
Piedmont College — www.piedmont.edu

Hall
Brenau University
Interactive College of Technology-Gainesville
Lanier Technical College
Brenau University — www.brenau.edu
University of North Georgia — www.gvc.edu
Lanier Technical College — www.laniertech.edu

Lumpkin
University of North Georgia
University of North Georgia — www.northgeorgia.edu

Stephens
Toccoa Falls College
Toccoa Falls College — www.tfc.edu

Towns
Young Harris College
Young Harris College — www.yhc.edu

White
Truett-McConnell College
Truett-McConnell College — www.truett.edu

Dawson
Southern Catholic College
Southern Catholic College — http://www.southerncatholic.org/
www.southerncatholic.org

Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2014*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2012	2013	2014	2012-2013	2013-2014
Accounting Technology/Technician and Bookkeeping*	668	836	771	25.1	-7.8
Administrative Assistant and Secretarial Science, General*	406	574	445	41.4	-22.5
Aesthetician/Esthetician and Skin Care Specialist*	74	90	115	21.6	27.8
Allied Health and Medical Assisting Services, Other*	1,247	697	635	-44.1	-8.9
Autobody/Collision and Repair Technology/Technician*	510	341	388	-33.1	13.8
Automobile/Automotive Mechanics Technology/Technician*	574	720	878	25.4	21.9
Biology Technician/Biotechnology Laboratory Technician*	17	20	35	17.6	75.0
Business Administration and Management, General*	173	192	234	11.0	21.9
Business Administration, Management and Operations, Other	93	50	84	-46.2	68.0
CAD/CADD Drafting and/or Design Technology/Technician*	65	40	60	-38.5	50.0

Georgia Mountains RC

Technical College Graduates - 2014*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2012	2013	2014	2012-2013	2013-2014
Child Care Provider/Assistant*	365	512	558	40.3	9.0
Clinical/Medical Laboratory Technician	124	100	80	-19.4	-20.0
Commercial Photography*	126	112	91	-11.1	-18.8
Computer Installation and Repair Technology/Technician*	163	204	292	25.2	43.1
Cosmetology/Cosmetologist, General*	530	1,149	1,158	116.8	0.8
Criminal Justice/Safety Studies*	574	637	434	11.0	-31.9
Culinary Arts/Chef Training	193	185	161	-4.1	-13.0
Customer Service Support/Call Center/Teleservice Operation*	26	14	35	-50.0	150.0
Data Entry/Microcomputer Applications, General*	127	173	140	36.2	-19.1
Data Processing and Data Processing Technology/Technician*	83	177	170	113.3	-4.0
Dental Assisting/Assistant*	126	78	72	-38.1	-7.7
Dental Hygiene/Hygienist	66	63	76	25.8	-8.4
Design and Visual Communications, General*	15	45	30	200.0	-33.3
Diesel Mechanics Technology/Technician*	25	20	40	-20.0	100.0
Drafting and Design Technology/Technician, General*	77	89	54	15.6	-39.3
Early Childhood Education and Teaching*	269	243	229	-9.7	-5.8
Electrical and Power Transmission Installation/Installer, General*	20	60	50	200.0	-16.7
Electrical/Electronics Equipment Installation and Repair, General*	45	31	9	-31.1	-71.0
Electrician*	171	156	269	-8.8	72.4
Emergency Medical Technology/Technician (EMT Paramedic)*	745	665	784	-10.7	17.9
Entrepreneurship/Entrepreneurial Studies*	18	28	18	44.4	-30.8
Environmental Control Technologies/Technicians, Other	21	70	35	233.3	-50.0
Fire Science/Fire-fighting*	97	45	75	-53.6	66.7
Fire Services Administration	10	5	10	-50.0	100.0
Food Preparation/Professional Cooking/Kitchen Assistant*	149	165	179	10.7	8.5
General Office Occupations and Clerical Services*	34	43	26	26.5	-39.5
Golf Course Operation and Grounds Management*	42	49	56	16.7	14.3
Graphic Design*	10	10	20	0.0	100.0
Health Information/Medical Records Technology/Technician	23	17	6	-26.1	-64.7
Health Services/Allied Health/Health Sciences, General*	135	306	528	126.7	72.5
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology*	486	605	549	24.5	-9.3
Hospitality Administration/Management, General*	39	44	42	12.8	-4.5
Hotel/Motel Administration/Management*	11	7	12	-36.4	71.4
Human Resources Management and Services, Other*	14	4	14	-71.4	250.0
Industrial Mechanics and Maintenance Technology*	662	495	684	-25.2	38.2
Interior Design*	54	17	72	-73.4	323.5
Legal Assistant/Paralegal	13	10	4	-23.1	-60.0

Georgia Mountains RC

Version 3.0

Technical College Graduates - 2014*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2012	2013	2014	2012-2013	2013-2014
Licensed Practical/Vocational Nurse Training	486	502	330	3.3	-34.3
Lineworker	217	315	364	45.2	15.6
Machine Shop Technology/Assistant	420	379	462	-9.8	21.9
Marine Maintenance/Fitter and Ship Repair Technology/Technician	112	70	28	-37.5	-60.0
Marketing/Marketing Management, General	5	42	18	740.0	-57.1
Mechanic and Repair Technologies/Technicians, Other	17	51	12	200.0	-76.5
Medical Insurance Coding Specialist/Coder	67	79	69	17.9	-12.7
Medical Office Assistant/Specialist	546	355	207	-35.0	-41.7
Medical Office Management/Administration	90	40	25	-55.6	-37.5
Medical/Clinical Assistant	1,192	766	745	-35.7	-2.7
Medium/Heavy Vehicle and Truck Technology/Technician	20	28	50	40.0	78.6
Meeting and Event Planning	16	10	18	-37.5	80.0
Motorcycle Maintenance and Repair Technology/Technician	42	119	42	183.3	-64.7
Network and System Administration/Administrator	155	260	251	67.7	-3.5
Nursing Assistant/Aide and Patient Care Assistant/Aide	683	726	766	6.3	5.5
Pharmacy Technician/Assistant	219	127	91	-42.0	-28.3
Phlebotomy Technician/Phlebotomist	106	84	90	-20.8	7.1
Physical Therapy Technician/Assistant	17	18	20	5.9	11.1
Professional, Technical, Business, and Scientific Writing	42	29	25	-31.0	-13.8
Radiologic Technology/Science - Radiographer	95	99	101	4.2	2.0
Registered Nursing/Registered Nurse	47	44	46	-6.4	4.5
Retailing and Retail Operations	15	17	6	13.3	-64.7
Selling Skills and Sales Operations	22	16	27	-27.3	68.8
Social Work, Other	31	30	35	-3.2	16.7
Solar Energy Technology/Technician	19	13	31	-31.6	138.5
Surgical Technology/Technologist	93	78	81	-16.1	3.8
Tool and Die Technology/Technician	28	56	35	100.0	-37.5
Truck and Bus Driver/Commercial Vehicle Operator and Instructor	306	29	36	-90.5	24.1
Veterinary/Animal Health Technology/Technician and Veterinary Assistant	33	24	22	-27.3	-8.3
Web Page, Digital/Multimedia and Information Resources Design	82	45	99	-45.1	120.0
Welding Technology/Welder	942	1,206	1,224	28.0	1.5

Definition: All graduates except those listed as technical certificates(*) are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.

Source: Technical College System of Georgia

*Data shown represents Annual 2012, 2013, and 2014.

Georgia Mountains RC

Active Applicants - Georgia Department of Labor

	TOTAL	Mgt.	Bus. and Finance	Comp. and Math	Arch. and Eng	Life and Soc. Svcs.	Comm. and Svcs	Legal	Ed and Training	Arts and Design	Health Prac.	Health Support
Banks	59	14	5	2	2	0	3	0	11	5	8	9
Dawson	76	24	14	8	3	2	0	3	10	2	6	4
Forsyth	735	255	105	150	38	7	12	11	42	40	49	26
Franklin	74	15	6	5	6	3	3	0	11	2	8	15
Habersham	198	48	16	4	7	9	11	1	36	10	15	41
Hall	592	181	75	41	34	23	21	5	50	45	49	68
Hart	75	10	3	3	6	3	2	1	17	2	9	19
Lumpkin	88	22	10	6	6	2	4	1	14	6	6	11
Rabun	45	15	5	4	2	0	2	0	8	2	2	5
Stephens	146	35	10	9	8	7	11	2	13	5	8	38
Towns	25	9	4	2	0	0	1	1	2	2	0	4
Union	50	19	5	0	0	0	1	1	6	4	7	7
White	67	16	10	3	4	0	1	1	9	5	3	15
Subtotal Area	2,230	663	268	237	116	56	72	27	229	130	170	262

Active Applicants - Georgia Department of Labor (cont.)

	TOTAL	Protect. Svcs.	Food Prep.	Ground Cleaning	Personal Care	Sales	Office Support	Farm and Forestry	Cons-truction	Installation Main.	Prod.	Trans. and Moving
Banks	241	2	11	6	12	32	51	1	1	24	59	33
Dawson	151	1	9	2	4	23	48	1	1	14	27	11
Forsyth	759	12	29	20	17	159	287	1	52	35	84	63
Franklin	464	15	42	20	6	45	71	3	29	24	143	66
Habersham	1,450	30	127	68	46	171	227	13	98	75	405	192
Hall	2,714	32	162	100	76	262	668	13	155	116	722	408
Hart	333	4	13	13	13	34	63	2	13	18	125	35
Lumpkin	208	5	26	7	8	32	51	1	9	20	34	13
Rabun	201	3	27	14	12	32	39	1	20	15	23	15
Stephens	1,537	23	216	62	53	157	230	9	90	48	438	211
Towns	65	1	5	2	4	10	9	0	11	3	12	8
Union	176	6	19	4	6	28	32	1	20	18	25	17
White	418	15	43	22	11	40	69	5	51	27	66	49
Subtotal Area	8,717	149	731	340	268	1,025	1,845	51	567	437	2,183	1,121

Note: For current applicant data available for a specific occupation, contact the nearest Georgia Department of Labor Career Center.

Source: Georgia Department of Labor (active applicants as of October 2015).

Georgia Department of Labor Location(s)

Career Center(s)

1048 Appalachian Hwy
Blue Ridge GA 30513
Phone: (706) 632 - 2033   Fax: (706) 632 - 7316

112 N Alexander Street
Toccoa GA 30577
Phone: (706) 282 - 4514   Fax: (706) 282 - 4513

215 Hodges Street
Suite #205
Cornelia GA 30531
Phone: (706) 776 - 0811   Fax: (706) 776 - 0822

2756 Atlanta Hwy
Gainsville GA 30504
Phone: (770) 535 - 5484   Fax: (770) 531 - 5699

For copies of Area Labor Profiles, please visit our website at: dol.georgia.gov or contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@gdol.ga.gov

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B. White County Area Labor Profile

White County

AREA LABOR PROFILE

Updated: Nov 2015

Employment Trends

— White County

Unemployment Rate Trends

— White County

Labor Force Activity - 2014

2014 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
White	13,846	12,972	874	6.3%
Habersham	18,876	17,558	1,318	7.0%
Hall	90,067	84,749	5,338	5.9%
Lumpkin	15,184	14,187	997	6.6%
Towns	4,067	3,704	363	8.9%
Union	9,413	8,800	613	6.5%
White Area	151,473	141,970	9,503	6.3%
Georgia	4,756,708	4,414,343	342,365	7.2%
United States	155,922,000	146,305,000	9,617,000	6.2%

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

Population

	2010 Census	2014 Rank	2014 Estimate	% Change 2000-2014	2025 Projected*	% Change 2010-2025
White	27,144	64	27,970	3.0	39,784	46.6
City of Cleveland	3,410					
White Area	311,662		326,741	4.8	514,191	65.0
Georgia	9,687,653		10,097,343	4.2	13,428,590	38.6
United States	308,745,538		318,857,056	3.3	349,439,199	13.2

Source: Population Division, U.S. Census Bureau, *Governor's Office of Planning and Budget.

Population Estimates

Year	Population
2010	27,144
2000	19,944
1990	13,006
1980	10,120

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Industry Mix - 2nd Quarter of 2015

INDUSTRY	White				White Area			
	NUMBER OF FIRMS	EMPLOYMENT NUMBER	EMPLOYMENT PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT NUMBER	EMPLOYMENT PERCENT	WEEKLY WAGE
Goods-Producing	131	1,494	21.1	820	1,341	30,104	25.5	829
Agriculture, Forestry, Fishing and Hunting	13	161	2.3	872	66	725	0.6	796
Mining, Quarrying, and Oil and Gas Extraction	1	*	*	*	14	68	0.1	1,322
Construction	83	522	7.4	742	838	4,922	4.2	784
Manufacturing	34	811	11.5	860	423	24,391	20.7	837
Food	5	52	0.7	385	54	11,358	9.6	753
Beverage and Tobacco Product	3	30	0.4	645	12	288	0.2	855
Wood Product	6	92	1.3	652	30	581	0.5	548
Printing and Related Support Activities	2	*	*	*	30	365	0.3	809
Plastics and Rubber Products	2	*	*	*	16	821	0.7	760
Nonmetallic Mineral Product	2	*	*	*	27	180	0.2	839
Fabricated Metal Product	2	*	*	*	54	1,173	1.0	1,019
Machinery	4	34	0.5	916	31	1,997	1.7	981
Transportation Equipment	3	*	*	*	20	2,335	2.0	944
Furniture and Related Product	2	*	*	*	32	260	0.2	620
Miscellaneous	3	24	0.3	637	48	1,411	1.2	1,068
Paper	0	0	0.0	0	3	28	0.0	806
Petroleum and Coal Products	0	0	0.0	0	4	*	*	*
Apparel	0	0	0.0	0	5	196	0.2	783
Primary Metal	0	0	0.0	0	5	459	0.4	1,023
Computer and Electronic Product	0	0	0.0	0	7	*	*	*
Textile Product Mills	0	0	0.0	0	7	78	0.1	520
Electrical Equipment, Appliance, and Component	0	0	0.0	0	7	425	0.4	981
Textile Mills	0	0	0.0	0	10	1,357	1.2	610
Chemical	0	0	0.0	0	21	997	0.8	1,183
Service-Providing	497	4,492	63.5	493	6,010	60,462	58.9	690
Utilities	2	*	*	*	19	552	0.5	1,135
Wholesale Trade	22	114	1.6	848	448	4,450	3.8	995
Retail Trade	120	1,138	16.1	427	1,061	13,854	11.8	519
Transportation and Warehousing	14	296	4.2	817	230	3,259	2.8	840
Information	13	57	0.8	860	83	1,055	0.9	921
Finance and Insurance	21	141	2.0	929	400	2,817	2.4	1,105
Real Estate and Rental and Leasing	25	56	0.8	522	313	808	0.7	695
Professional, Scientific, and Technical Services	52	143	2.0	694	670	2,576	2.2	886
Management of Companies and Enterprises	1	*	*	*	36	1,350	1.1	1,036
Administrative and Support and Waste Management and Remediation Services	34	173	2.4	452	439	5,912	5.0	544
Educational Services	4	*	*	*	59	2,627	2.2	537
Health Care and Social Assistance	38	668	9.4	601	739	15,136	12.8	684
Arts, Entertainment, and Recreation	11	81	1.1	307	104	1,146	1.0	1,683
Accommodation and Food Services	94	1,220	17.2	278	586	11,578	9.8	286
Other Services (except Public Administration)	46	195	2.8	494	459	1,964	1.7	536
Unclassified - industry not assigned	22	24	0.3	536	344	376	0.3	804
Total - Private Sector	650	6,010	84.9	575	7,351	99,566	84.5	732
Total - Government	33	1,068	15.1	695	284	18,286	15.5	699
Federal Government	4	47	0.7	772	54	752	0.6	1,065
State Government	15	230	3.2	770	106	4,487	3.8	717
Local Government	14	791	11.2	669	124	13,047	11.1	671
ALL INDUSTRIES	683	7,078	100.0	593	7,635	117,852	100.0	726
ALL INDUSTRIES - Georgia					289,238	4,144,314		904

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System(NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 2nd Quarter of 2015.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.
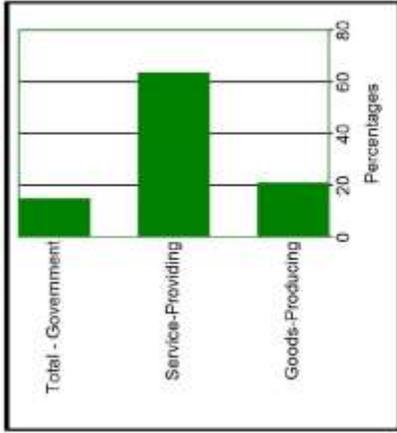
White Per Capita Income

Source: U.S. Bureau of Economic Analysis

Year	Per Capita Income
2009	$25,209
2010	$25,006
2011	$25,062
2012	$26,979
2013	$28,005

White Industry Mix 2015

Source: See Industry Mix data on Page 2

Bar chart — Percentages (0 to 80):
- Total - Government
- Service-Providing
- Goods-Producing
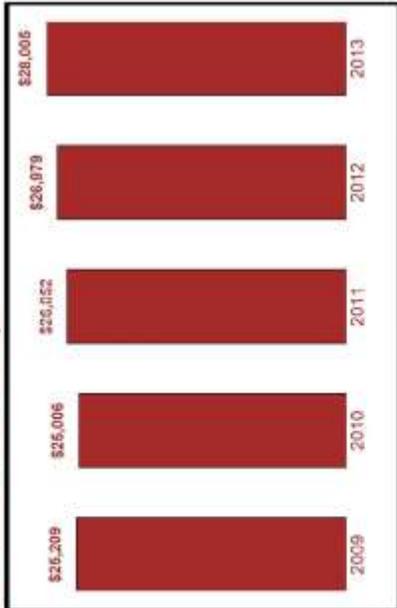
Top Ten Largest Employers - 2014*

White

Black Bear Treatment Center, LLC
Cobb Vantress, Inc.
Freudenberg-NOK General Partnership
Friendship Health & Rehab, LLC
Ingles Markets, Inc.
Jacky Jones Ford, Inc.
Tribe Express, Inc.
Tribe Transport, Inc.
Truett-McConnell College
Walmart

White Area

	COUNTY
Cottrell, Inc.	Hall
Fieldale Further Processing	Hall
Kubota Manufacturing of America Corporation	Hall
Mar-Jac Poultry	Hall
Northeast Georgia Medical Center, Inc.	Hall
PCS	Habersham
Pilgrim's Pride Corporation	Hall
University of North Georgia	Lumpkin
Victory Processing, LLC	Hall
Walmart	Hall

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2014. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Commuting Patterns

EMPLOYED RESIDENTS OF
White

COUNTY WHERE EMPLOYED	NUMBER	PERCENT OF TOTAL
White, GA	5,952	49.4
Hall, GA	2,544	21.1
Habersham, GA	1,485	12.1
Lumpkin, GA	442	3.7
Gwinnett, GA	250	2.1
Stephens, GA	217	1.8
Dawson, GA	208	1.7
Fulton, GA	134	1.1
Other	846	7.0
Total Residents:	12,068	100.0

PERSONS WORKING IN
White

COUNTY OF RESIDENCE	NUMBER	PERCENT OF TOTAL
White, GA	5,952	70.0
Habersham, GA	900	10.6
Hall, GA	467	5.5
Lumpkin, GA	273	3.2
Stephens, GA	175	2.1
Union, GA	121	1.4
Banks, GA	118	1.4
Dawson, GA	75	0.9
Other	422	5.0
Total Residents:	8,503	100.0

Note: Other category represents employment from U.S. counties only.
Source: U.S. Census Bureau - 2010 County-To-County Worker Flow Files.

Education of the Labor Force

White Area

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	9.3%	5.2%	11.3%	10.1%	7.1%	13.7%
Some High School	13.0%	20.5%	13.3%	11.7%	10.0%	14.2%
High School Grad/GED	32.2%	34.0%	31.4%	31.6%	32.7%	31.2%
Some College	21.6%	34.1%	21.3%	18.2%	20.8%	17.9%
College Grad 2 Yr	5.7%	3.0%	6.6%	7.4%	6.9%	3.3%
College Grad 4 Yr	11.5%	3.1%	11.3%	14.0%	13.6%	11.5%
Post Graduate Studies	6.7%	0.1%	5.1%	7.1%	9.0%	8.2%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents workers with some college with no degree less than two years.

Source: U.S. Census Bureau - 2010 Decennial Census.

High School Graduates - 2014

	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Habersham	337	--	337
Hall	7,378	--	7,378
Lumpkin	203	--	203
Towns	74	--	74
Union	127	--	127
White	455	--	455
White Area	**8,574**	**--**	**8,574**

Note: Public schools include city as well as county schools systems.

* Private schools data is not available for 2014 from Georgia Independent School Association

Source: The Governor's Office of Student Achievement of Georgia.

Colleges and Universities

White Area

Habersham
North Georgia Technical College
Piedmont College　　　www.northgatech.edu
North Georgia Technical College
Piedmont College　　　www.piedmont.edu

Hall
Brenau University
Interactive College of Technology-Gainesville
Lanier Technical College
Brenau University　　　www.brenau.edu
University of North Georgia　　　www.gsc.edu
Lanier Technical College　　　www.laniertech.edu
Oakwood Campus (Satellite campus of Lanier Technical College)　　　www.laniertech.edu

Lumpkin
University of North Georgia
University of North Georgia　　　www.northgeorgia.edu

Towns
Young Harris College
Young Harris College　　　www.yhc.edu

White
Truett-McConnell College
Truett-McConnell College　　　www.truett.edu

Union
Blairsville Campus (Satellite campus of North Georgia Technical College)　　　www.northgatech.edu

Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2014*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2012	2013	2014	2012-2013	2013-2014
Accounting Technology/Technician and Bookkeeping[a]	34	31	23	-8.8	-25.8
Administrative Assistant and Secretarial Science, General[a]	41	53	38	29.3	-28.3
Allied Health and Medical Assisting Services, Other[a]	76	82	71	5.1	-13.4
Autobody/Collision and Repair Technology/Technician[a]	38	25	28	-34.2	12.0
Automobile/Automotive Mechanics Technology/Technician[b]	39	36	30	-7.7	-16.7
Business Administration, Management and Operations, Other	11	7	12	-36.4	71.4
Clinical/Medical Laboratory Technician	12	10	5	-16.7	-50.0
Commercial Photography[c]	18	16	13	-11.1	-18.8
Computer Installation and Repair Technology/Technician[a]	4	2	4	-50.0	100.0
Cosmetology/Cosmetologist, General[a]	32	68	72	112.5	5.9
Criminal Justice/Safety Studies	33	28	33	-15.2	17.9
Culinary Arts/Chef Training	27	28	22	-3.7	-15.4
Customer Service Support/Call Center/Teleservice Operation	4	2	5	-50.0	150.0
Electrician[a]	18	10	27	-44.4	170.0

Technical College Graduates - 2014*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2012	2013	2014	2012-2013	2013-2014
Emergency Medical Technology/Technician (EMT Paramedic)*	63	50	55	-20.6	10.0
Environmental Control Technologies/Technicians, Other	3	10	5	233.3	-50.0
Food Preparation/Professional Cooking/Kitchen Assistant*	12	18	20	50.0	11.1
Golf Course Operation and Grounds Management*	6	7	8	16.7	14.3
Health Services/Allied Health/Health Sciences, General*	5	29	53	480.0	82.8
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology*	28	52	42	85.7	-19.2
Industrial Mechanics and Maintenance Technology*	17	11	37	-35.3	236.4
Licensed Practical/Vocational Nurse Training	39	31	27	-20.5	-12.9
Lineworker*	31	45	52	45.2	15.6
Machine Shop Technology/Assistant*	23	19	23	-17.4	21.1
Marine Maintenance/Fitter and Ship Repair Technology/Technician	16	10	4	-37.5	-60.0
Mechanic and Repair Technologies/Technicians, Other	1	5	1	400.0	-80.0
Medical Insurance Coding Specialist/Coder*	6	7	7	16.7	0.0
Medical Office Assistant/Specialist*	13	20	6	53.8	-70.0
Medical/Clinical Assistant	42	18	30	-57.1	66.7
Motorcycle Maintenance and Repair Technology/Technician*	6	17	6	183.3	-64.7
Network and System Administration/Administrator*	9	16	12	77.8	-25.0
Pharmacy Technician/Assistant	17	11	13	-35.3	18.2
Professional, Technical, Business, and Scientific Writing*	6	4	2	-33.3	-50.0
Tool and Die Technology/Technician*	4	8	5	100.0	-37.5
Web Page, Digital/Multimedia and Information Resources Design*	6	5	7	-16.7	40.0
Welding Technology/Welder*	86	88	87	2.3	-1.1

Definition: All graduates except those listed as technical certificates(*) are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.

Source: Technical College System of Georgia

*Data shown represents Annual 2012, 2013, and 2014.

Note - The data shown is from North Georgia Technical College

Active Applicants - Georgia Department of Labor

	TOTAL	Mgt.	Bus. and Finance	Comp. and Math	Arch. and Eng	Life and Soc. Svcs.	Comm. and Svcs	Legal	Ed and Training	Arts and Design	Health Prac.	Health Support
Habersham	198	48	16	4	7	9	11	1	38	10	15	41
Hall	592	181	75	41	34	23	21	5	50	45	49	68
Lumpkin	88	22	10	6	6	2	4	1	14	6	8	11
Towns	25	9	4	2	0	0	1	1	2	2	0	4
Union	50	19	5	0	0	0	1	1	6	4	7	7
White	67	16	10	3	4	0	1	1	9	5	3	15
Subtotal Area	1,020	295	120	56	51	34	39	10	117	72	80	146

Active Applicants - Georgia Department of Labor (cont.)

	TOTAL	Protect. Svcs	Food Prep.	Ground Cleaning	Personal Care	Sales	Office Support	Farm. and Forestry	Cons-truction	Installation Main	Prod.	Trans. and Moving
Habersham	1,450	30	127	68	46	171	227	13	96	75	405	192
Hall	2,714	32	162	100	76	262	668	13	155	116	722	408
Lumpkin	208	5	28	7	8	32	51	1	9	20	34	13
Towns	65	1	5	2	4	10	9	0	11	3	12	8
Union	176	6	19	4	6	28	32	1	20	18	25	17
White	418	15	43	22	11	40	69	5	51	27	86	49
Subtotal Area	5,031	69	384	203	151	543	1,056	33	342	259	1,284	687

Note: For current applicant data available for a specific occupation, contact the nearest Georgia Department of Labor Career Center.

Source: Georgia Department of Labor (active applicants as of October 2015).

Georgia Department of Labor Location(s)

Career Center(s)
2756 Atlanta Hwy
Gainsville GA 30504
Phone: (770) 535 - 5484   **Fax:** (770) 531 - 5699

For copies of Area Labor Profiles, please visit our website at: dol.georgia.gov or contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3868 or Email us at workforce_info@gdol.ga.gov

Version 3.0   White Area   Page 7 of 7

C. White County Census Data

People	White County	Georgia
Population		
Population estimates, July 1, 2014	27,970	10,097,343
Population estimates base, April 1, 2010	27,144	9,688,681
Population, percent change - April 1, 2010 (estimates base) to July 1, 2014	3.0%	4.2%
Population, Census, April 1, 2010	27,144	9,687,653
Age and Sex		
Persons under 5 years, percent, July 1, 2014	4.8%	6.6%
Persons under 18 years, percent, July 1, 2014	21.3%	24.7%
Persons 65 years and over, percent, July 1, 2014	20.6%	12.4%
Female persons, percent, July 1, 2014	51.0%	51.2%
Race and Hispanic Origin		
White alone, percent, July 1, 2014	94.9%	62.1%
Black or African American alone, percent, July 1, 2014	2.4%	31.5%
American Indian and Alaska Native alone, percent, July 1, 2014	0.6%	0.5%
Asian alone, percent, July 1, 2014	0.6%	3.8%
Two or More Races, percent, July 1, 2014	1.5%	2.0%
Hispanic or Latino, percent, July 1, 2014	2.9%	9.3%
White alone, not Hispanic or Latino, percent, July 1, 2014	92.3%	54.3%
Population Characteristics		
Veterans, 2010-2014	1,969	610,208
Foreign born persons, percent, 2010-2014	2.0%	9.7%
Housing		
Housing units, July 1, 2014	15,994	4,151,190
Owner-occupied housing unit rate, 2010-2014	71.3%	65.1%
Median value of owner-occupied housing units, 2010-2014	$161,700	$151,300
Median selected monthly owner costs -with a mortgage, 2010-2014	$1,242	N/A
Median gross rent, 2010-2014	$758	N/A
Building permits, 2014	38	39,423

Families and Living Arrangements

Households, 2010-2014	11,507	3,518,097
Persons per household, 2010-2014	2.36	2.71

Education

High school graduate or higher, percent of persons age 25 years+, 2010-2014	85.9%	84.7%
Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014	19.4%	28.0%

Health

With a disability, under age 65 years, percent, 2010-2014	10.5%	N/A
Persons without health insurance, under age 65 years, percent	21.6%	N/A

Economy

In civilian labor force, total, percent of population age 16 years+, 2010-2014	54.9%	N/A
In civilian labor force, female, percent of population age 16 years+, 2010-2014	48.6%	N/A

Transportation

Mean travel time to work (minutes), workers age 16 years+, 2010-2014	29.6	27

Income and Poverty

Median household income (in 2014 dollars), 2010-2014	$40,547	$49,179
Per capita income in past 12 months (in 2014 dollars), 2010-2014	$22,016	$25,182
Persons in poverty, percent	19.0%	18.2%

Businesses

Total employer establishments, 2013	584	217,559
Total employment, 2013	5,191	3,458,050
Total annual payroll, 2013	$149,026	N/A
Total employment, percent change, 2012-2013	2.8%	N/A
Total nonemployer establishments, 2013	2,482	816,360
All firms, 2007	3,143	901,105

Geography

Persons per square mile, 2010	112.8	168.4
Land area in square miles, 2010	240.69	57,513.49

D. Cleveland City Data

Population in 2013: 3,693 (99% urban, 1% rural).
Population change since 2000: +93.7%
Males: 1,923   (52.1%)
Females: 1,770   (47.9%
Median resident age: 24.2 years
Georgia median age: 35.9 years
Estimated median household income in 2013: $25,858 (**it was** $31,949 **in 2000**)
Cleveland:$25,858
GA: $47,829
Estimated median house or condo value in 2013: $140,477 (**it was** $91,500 **in 2000**)
Cleveland:$140,477
GA: $141,600
Median gross rent in 2013: $623

E. Helen City Data

Population in 2013: 526 (0% urban, 100% rural).
Population change since 2000: +22.3%
Males: 246   (46.9%)
Females: 280   (53.1%)
Median resident age: 58.3 years
Georgia median age: 35.9 years
Estimated median household income in 2013: $23,098 (**it was** $32,917 **in 2000**)
Helen:$23,098
GA: $47,829
Estimated per capita income in 2013: $23,804 (**it was** $22,281 **in 2000**)
Estimated median house or condo value in 2013: $404,117 (**it was** $139,800 **in 2000**)
Helen:$404,117
GA: $141,600
Median gross rent in 2013: $588

F. White County Comprehensive Plan Public Comment Survey Sample

2015 COMPREHENSIVE PLAN SURVEY
WHITE COUNTY – CLEVELAND – HELEN

Want to tell your civic leaders what your community should be like in 20-30 years?
Want to tell them which issues you feel are most important?

Here's your chance!

White County and its municipalities are updating their joint Comprehensive Plan that will help guide development and capital projects through 2030 and beyond. Your hometown can only achieve its vision if it knows what that vision is, so please take part in this process and tell us your vision for the future of your hometown!

Please take a few minutes to complete the following survey and submit your results to the locations listed below. *All comments will be read and incorporated into the Comprehensive Plan, and all responses will be kept confidential.* Be sure to also check for future announcements about additional meetings and other opportunities to participate.

Please submit all completed surveys to:
Mail, fax, email, or use drop box at Cleveland City Hall

Connie Trucas, City Clerk
Cleveland City Hall
85 South Main Street
Cleveland, GA 30528
O: 706.865.2017
F: 706.219.3220
Email: cityclerk@cityofclevelandga.org

Joe Rothwell, Regional Planner
Georgia Mountains Regional Commission
P.O. Box 1720
Gainesville, GA 30503
O: 770.538.2619
F: 770.538.2625
Email: jrothwell@gmrc.ga.gov

CLEVELAND PUBLIC COMMENT MEETING – MONDAY, JUNE 15, 2015 7:00 P.M. CLEVELAND CITY HALL ANNEX
HELEN PUBLIC COMMENT MEETING – TUESDAY, JUNE 16, 2015 6:00 P.M. HELEN CITY HALL

I am submitting comments for: White County – or – (list city) *White Co./Cleveland*
I am a _____ Resident (Business Owner) Neither Both

1.) I would like my community to try to _____ growth and development:
a) attract a high volume of (b) attract some) c) limit

2.) New growth and development should be directed toward:
a) in/around cities b) along highway c) expand in (please list location)

3.) Our community's most important asset that should be *preserved* in the future is...
National Forest

4.) Our community's biggest liability that should be *changed* in the future is...
[handwritten]

5.) With respect to **economic development**, our top priorities should be (pick 2):
_____ attract new commercial businesses
_✓_ attract new manufacturing and industry
_____ attract any business to downtown areas
_✓_ attract any business with high paying jobs
_____ Other (please list: _____)

CLEVELAND PUBLIC COMMENT MEETING – MONDAY, JUNE 15, 2015 7:00 P.M. CLEVELAND CITY HALL ANNEX
HELEN PUBLIC COMMENT MEETING – TUESDAY, JUNE 16, 2015 6:00 P.M. HELEN CITY HALL

2015 COMPREHENSIVE PLAN SURVEY
WHITE COUNTY – CLEVELAND – HELEN

6.) With respect to **housing**, our most important needs are (pick 2):
_✓_ more affordable housing
_____ more high-end housing
_____ more apartments
_____ more senior housing
_____ fewer dilapidated houses
_✓_ design guidelines for new construction *including commercial!!*
_____ Other (please list: _____)

7.) With respect to **historic and cultural resources**, our most important issues are (pick 2):
_✓_ preserving existing historic structures
_✓_ design guidelines for new development
_____ improving sidewalks and pedestrian accessibility around the City
_____ need for more park space
_____ need for more/new civic space and/or City Hall
_____ Other (please list: _____)

8.) On a scale of 1 (Very poor) to 5 (Very good), how do you rate each of the following public services:
_5_ Water
_N/A_ Sewer
_5_ Police/ Public Safety/ EMS
_5_ Fire protection
_4_ General government
_N/A_ Parks and recreation
_N/A_ Roads
_4_ Schools
_____ Other (please list: _____)

9.) Please rank the following issues in terms of priority, with 1 being most important:
_3_ Preserving White County's rural character
_6_ Increasing tourism
_7_ Increasing job opportunities
_4_ Preserving the low cost of living
_2_ Preserving the standard of living
_____ Other (please list: _____)

10.) Highway development is expected to see significant growth and development in the future. Regarding this vital corridor in White County, please rank the following issues in terms of priority, with 1 being most important:
_2_ Managing traffic volumes
_4_ Managing safety
_6_ Luring more/new retail
_5_ Luring more/new dining
_3_ Luring any new jobs
_1_ Improving the appearance and character
_____ Other (please list: _____)

Thank you for your time and for caring about your hometown!
Be sure to participate in the public meetings!

CLEVELAND PUBLIC COMMENT MEETING – MONDAY, JUNE 15, 2015 7:00 P.M. CLEVELAND CITY HALL ANNEX
HELEN PUBLIC COMMENT MEETING – TUESDAY, JUNE 16, 2015 6:00 P.M. HELEN CITY HALL

G. White County Comprehensive Plan Public Comment Survey Response Summary

I am submitting comments as a:

	Resident	Bus. Owner	Both	Neither	Unmarked	Total
Cleveland	34	6	10	3	0	*53*
County	21	1	4	1	0	*27*
Helen	7	0	1	0	0	*8*
No Location Listed	9	2	2	0	2	*15*

1.) I would like my community to try to _____ growth and development,
    a) attract a high volume of   b) attract some   c) limit

	a	**b**	**c**		**Total**		**a**	**b**	**c**
Cleveland	28.8%	59.6%	11.5%		52		15	31	6
County	26.9%	61.5%	11.5%		26		7	16	3
Helen	12.5%	87.5%	0.0%		8		1	7	0
No Location Listed	30.8%	61.5%	15.4%		13		4	8	2

2.) New growth and development should be directed toward:
    a) in/around cities   b) along highway   c) expand in   *(please list location)*

	a	**b**	**c**		**Total**		**a**	**b**	**c**
Cleveland	68.3%	31.7%	0.0%		41		28	13	0
County	56.0%	36.0%	8.0%		25		14	9	2
Helen	87.5%	12.5%	0.0%		8		7	1	0
No Location Listed	46.2%	38.5%	15.4%		13		6	5	2

5.) With respect to **economic development**, our top priorities should be *(pick 2)*:

_____ attract new commercial businesses
_____ attract new manufacturing and industry
_____ attract any business to downtown areas
_____ attract any business with high paying jobs
_____ Other/*please list:*

	Cle	County	Helen	Anon
New Commercial Business	27	18	4	6
New Manufacturing	29	7	2	8
Any Business to Downtown	24	10	4	4
Any Business High Pay Jobs	21	12	1	4

6.) With respect to **housing**, our most important <u>needs</u> are *(pick 2)*:

_____ more affordable housing
_____ more high-end housing
_____ more apartments
_____ more senior housing
_____ fewer dilapidated houses
_____ design guidelines for new construction
_____ Other/please list:

	Cle	County	Helen	Anon
Affordable Housing	24	10	1	7
High End Housing	9	4	2	3
Apartments	2	3	1	3
Senior Housing	25	13	2	6
Fewer Dilapidated Houses	21	10	4	5
Design Guidelines	14	3	4	6

7.) With respect to **historic and cultural resources**, our most important issues are *(pick 2)*:

_____	preserving existing historic structures
_____	design guidelines for new development
_____	improving sidewalks and pedestrian accessibility around the City
_____	need for more park space
_____	need for more/new civic space and/or City Hall
_____	Other/please list:

	Cle	County	Helen	Anon
Preserve existing historic structure	32	14	5	8
Guidelines for new development	17	3	2	7
Improve sidewalks, ped accessibility	22	15	3	6
Need more park space	13	5	3	3
Need more civic/city hall space	10	4	0	2

8.) On a scale of 1 (Very *poor*) to 5 (Very *good*), how do you rate each of the following public services:

_____	Water
_____	Sewer
_____	Police/ Public Safety/ EMS
_____	Fire protection
_____	General government
_____	Parks and recreation
_____	Roads
_____	Schools
_____	Other/please list:

Cleveland	1	2	3	4	5	1	2	3	4	5	Total
Water	2.0%	0.0%	20.0%	26.0%	52.0%	1	0	10	13	26	*50*
Sewer	10.8%	10.8%	10.8%	29.7%	37.8%	4	4	4	11	14	*37*
Public Safety	4.0%	0.0%	6.0%	40.0%	50.0%	2	0	3	20	25	*50*
Fire Protection	2.0%	2.0%	14.0%	38.0%	44.0%	1	1	7	19	22	*50*
General Government	6.0%	14.0%	22.0%	42.0%	16.0%	3	7	11	21	8	*50*
Parks & Rec	8.5%	10.6%	31.9%	29.8%	19.1%	4	5	15	14	9	*47*
Roads	5.2%	24.1%	34.5%	12.1%	24.1%	3	14	20	7	14	*58*
Schools	4.4%	0.0%	6.7%	35.6%	53.3%	2	0	3	16	24	*45*

County	1	2	3	4	5	1	2	3	4	5	
Water	4.3%	0.0%	21.7%	30.4%	43.5%	1	0	5	7	10	*23*
Sewer	9.5%	4.8%	23.8%	19.0%	42.9%	2	1	5	4	9	*21*
Public Safety	0.0%	4.2%	8.3%	29.2%	58.3%	0	1	2	7	14	*24*
Fire Protection	0.0%	0.0%	30.4%	30.4%	39.1%	0	0	7	7	9	*23*
General Government	4.3%	8.7%	21.7%	56.5%	8.7%	1	2	5	13	2	*23*
Parks & Rec	13.0%	8.7%	26.1%	39.1%	13.0%	3	2	6	9	3	*23*
Roads	4.3%	26.1%	39.1%	17.4%	13.0%	1	6	9	4	3	*23*
Schools	0.0%	9.1%	13.6%	31.8%	45.5%	0	2	3	7	10	*22*

Helen	1	2	3	4	5	1	2	3	4	5	
Water	0.0%	0.0%	28.6%	14.3%	57.1%	0	0	2	1	4	*7*
Sewer	0.0%	16.7%	16.7%	16.7%	50.0%	0	1	1	1	3	*6*
Public Safety	12.5%	0.0%	12.5%	25.0%	50.0%	1	0	1	2	4	*8*
Fire Protection	0.0%	28.6%	14.3%	14.3%	42.9%	0	2	1	1	3	*7*
General Government	33.3%	0.0%	16.7%	50.0%	0.0%	2	0	1	3	0	*6*
Parks & Rec	0.0%	12.5%	37.5%	25.0%	25.0%	0	1	3	2	2	*8*
Roads	14.3%	0.0%	57.1%	14.3%	14.3%	1	0	4	1	1	*7*
Schools	0.0%	0.0%	33.3%	66.7%	0.0%	0	0	1	2	0	*3*

Anon	1	2	3	4	5						
Water	0.0%	0.0%	7.1%	42.9%	50.0%	0	0	1	6	7	*14*
Sewer	0.0%	9.1%	0.0%	54.5%	36.4%	0	1	0	6	4	*11*
Public Safety	0.0%	0.0%	7.7%	53.8%	38.5%	0	0	1	7	5	*13*
Fire Protection	0.0%	14.3%	28.6%	28.6%	28.6%	0	2	4	4	4	*14*
General Government	16.7%	8.3%	25.0%	41.7%	8.3%	2	1	3	5	1	*12*
Parks & Rec	0.0%	8.3%	41.7%	41.7%	8.3%	0	1	5	5	1	*12*
Roads	0.0%	7.7%	30.8%	53.8%	7.7%	0	1	4	7	1	*13*
Schools	0.0%	0.0%	8.3%	41.7%	50.0%	0	0	1	5	6	*12*

9.) Please rank the following issues in terms of priority, with 1 being most important:

_____ Preserving White County's rural character
_____ Increasing tourism
_____ Increasing job opportunities
_____ Preserving the low cost of living
_____ Preserving the standard of living
_____ Other/please list:

Cleveland	1	2	5,6	Med	Avg
Rural Character	20	4	5	2.50	2.54
Tourism	5	8	15	3.00	3.43
Job Opportunities	25	13	3	1.00	1.88
Low Cost of Living	9	12	8	3.00	2.89
Standard of Living	12	11	4	3.00	2.52

County	1	2	5,6	Med	Avg
Rural Character	9	3	2	2.00	2.48
Tourism	7	5	5	2.00	2.78
Job Opportunities	8	5	0	2.00	2.30
Low Cost of Living	5	4	10	3.00	3.26
Standard of Living	6	8	0	2.00	2.26

Helen	1	2	5,6	Med	Avg
Rural Character	5	1	0	1.00	1.88
Tourism	3	2	0	2.00	2.13
Job Opportunities	0	4	2	2.50	3.13
Low Cost of Living	0	0	5	5.00	4.50
Standard of Living	0	1	5	3.00	3.38

Anon	1	2	5,6	Med	Avg
Rural Character	2	2	0	3.00	2.82
Tourism	3	0	7	5.00	3.82
Job Opportunities	4	2	2	2.00	2.64
Low Cost of Living	2	2	1	3.00	2.82
Standard of Living	0	5	1	3.00	2.91

10.) Highway development is expected to see significant growth and development in the future. Regarding this vital corridor in White County, please rank the following issues in terms of priority, with 1 being most important:

_____ Managing traffic volumes
_____ Managing safety
_____ Luring more/new retail
_____ Luring more/new dining
_____ Luring any new jobs
_____ Improving the appearance and character
_____ Other/please list:

Cleveland	1	2	5,6	Med	Avg
Managing Traffic Volumes				2.00	2.56
Managing Safety				3.00	2.95
Luring more/new Retail				3.00	3.41
Luring more/new Dining				3.00	3.20
Luring New Jobs				3.00	2.89

Improving appearance, character				3.00	2.95

County	1	2	5,6	Med	Avg
Managing Traffic Volumes	11	5	3	2.00	2.13
Managing Safety	4	8	5	2.00	2.91
Luring more/new Retail	5	2	7	4.00	3.38
Luring more/new Dining	6	2	7	4.00	3.41
Luring New Jobs	7	3	4	3.00	2.86
Improving appearance, character	7	6	5	2.00	2.73

Helen	1	2	5,6	Med	Avg
Managing Traffic Volumes	6	2	0	1.00	1.25
Managing Safety	1	2	2	3.00	3.14
Luring more/new Retail	0	1	3	4.00	4.25
Luring more/new Dining	0	2	1	4.00	3.50
Luring New Jobs	1	0	6	5.00	4.75
Improving appearance, character	0	1	4	4.50	4.25

Anon	1	2	5,6	Med	Avg
Managing Traffic Volumes	4	0	3	3.00	3.20
Managing Safety	0	4	3	3.00	3.60
Luring more/new Retail	0	2	6	5.50	5.00
Luring more/new Dining	1	1	4	4.00	4.40
Luring New Jobs	1	0	3	4.00	4.40
Improving appearance, character	3	3	1	2.00	2.33

H. White County Comprehensive Plan Meeting Summaries

1. Helen Stakeholder Meeting 4/21/15

Helen City Hall

Mayor Dona K. Burke
City Manager Jerry Elkins
Councilman Jeff Ash
Jerry Brown from Helen/White County CVB

All met to discuss Helen's current and future STWP, community vision and needs and opportunities. The public comment survey and public meeting dates were also discussed and planned to coincide with Cleveland's dates for public comment sessions in June.

2. Cleveland Stakeholder Meeting 5/21/15

Cleveland City Hall Annex

Cleveland's citizen led stakeholder group met with Clerk Connie Tracas to discuss the importance of the Comprehensive Plan and how it helps shape the city's planning. The public comment survey and public comment meetings were discussed for June. The stakeholders also reviewed the STWP and discuss the city's priorities.

WHITE COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
CLEVELAND CITY HALL ANNEX
5:00 PM-Thursday-May 21, 2015

Sign In Sheet

Name	Email Address	Stakeholder Group (Cleveland, Helen or County)
Linda Hobbs	hobbs9034@windstream.net	
Valerie S. Mateer	Valwill4@gmail.com	
Jami Wall	jamiwall@gmail.com	Cleveland
Patrick Ward	pward@alexander-funeral.com	Cleveland
Nan Bowen	nan.bowen@bellsouth.net	Cleveland

AGENDA

1.) Introductions

DISCUSSION/ACTION:

2.) Finalize and distribute public comment survey for Cleveland and White County

3.) Select date for public comment meeting for Cleveland and White County (Helen public comment meeting will be: June 16, 2015 at 2 PM and 6PM at Helen City Hall)

4.) Update Short Term Work Program (STWP) for Cleveland and White County

5.) Select second stakeholder meeting date for June to review draft of document to include:
- **vision statement**
- **issues and opportunities**
- **land use**
- **character areas**
- **additional document components as needed/required**

6.) Adjournment

3. Cleveland Public Comment Meeting 6/15/2015

Cleveland City Hall Annex

More than twenty citizens attended Cleveland's Public Comment Meeting to discuss their ideas for the future of the cities and county.

Vision Statement/Theme: "Grow Cleveland":
Banners, marketing, branding, and beautification/ landscaping
1.) Landscaping: floral planters for landscaping and beautification, signage focusing on garden and floral theme/garden city theme. Best garden completion in Cleveland to spur beatification efforts in different areas of the city.
2.) Jobs: for the economy for kids (teens), citizens, families, and seniors. Utilize educational collaboration with Babyland, Truett McConnell and other schools and educational groups. This can also be utilized for better sidewalk connectivity.
3.) Sustainability: growing the city sustainably for local businesses that creates a sense of community utilizing economic development tools for redevelopment and infill and code enforcement to combat blighted and vacant areas.

Comments:
Pedestrian friendly
Public Safety
Affordability
Small town
Sustainable
Outdoor recreation
Younger generation/park – accessible to residents
Cleanliness
Code enforcement
Community center
Sidewalk
Transit
A "Better Town"
More jobs – industry over Retail
Need that "1 thing" - Babyland?
Family friendly
Work w/county – downtown – economy
City square is vital/destination

Signage
Historic resources/know history
Keep working together
Will grow, but want:
    Local and tourist retail
    Job growth over pop growth
People don't know local businesses
Restaurant Poor
Future population won't work in zipper plant
Need shops other than Walmart
Tourism
Gateway sign
129 south of town blighted
Need diverse growth
Hi tech/hi pay
"Grow Downtown": Flowers, gardens, color, art, landscaping
STEM/STEAM
"Its Home" – Love living here, but can't find job enabling lifestyle desired
  Quality not quantity
  College
  Telford House
  Historic Homes
  Small town theme is gold mine

Areas to Rehab
  South 129
  Hood and Campbell
  Oak Springs
  Fix Potholes
  Waterlines?
  Entrepreneurial Spirit

4. Helen Public Comment Meeting 6/16/2015

Helen City Hall

Two meeting were held in Helen, a day meeting at 2PM and an evening meeting at 6PM. Nearly a dozen attended the meetings to voice their thoughts on Helen's future and fill out surveys detailing what they felt were the most important issues facing the city.

<u>**Vision Statement/Theme: "Alpine Village":**</u>
Banners, marketing, branding, and beautification/ landscaping

Comments:
Pedestrian/Bicycle access to Smithgall Woods, Unicoi, and Hardman Farm
Goals: sustainable and balanced/managed growth to maintain citizens and visitors quality of life
Alpine theme in Helen in almost 50 years old, NR eligibility, tax credits, design guidelines to preserve and protect the transition and visual identity from historic mill town originally to alpine village in 1967.
Protect against light pollution with high cut off luminaire lighting
Enhance transportation networks to limit congestion on primary road with park and go system of parking lots and tram/trolley/bus system
More dispersed parking areas to limit overcrowding in parking areas in the central section of town and disperse the auto traffic and parking elsewhere as well
Create more walkable networks to nearby areas like Hardman Farm, Sautee Nacoochee, Unicoi and Smithgall Woods
Balanced zoning and design guidelines for redevelopment of underperforming properties and infill in popular parts of the city that should be improved
Sustainable/eco-tourism that promotes more connection to the bike ped/blue way/greenway/RTR and hiking trail networks that can bring in tourism categories that would be interested in the area.
Sustainable and pragmatic redevelopment in desirable areas such as Innsbrook. Currently there are 300 lots available to build on but some believe only half should be developed.
Promote conservation practices to continue protecting undeveloped scenic and wild areas

5. Cleveland Stakeholder Meeting 6/25/15

Clerk Connie Tracas and stakeholders met and discussed past and future projects and what the city needs next. They also focused on areas of growth and concern, needs and opportunities and final version of the city's STWP.

WHITE COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
CLEVELAND CITY HALL ANNEX
5:00 PM-Thursday June 25, 2015

Sign In Sheet

Name	Email Address	(Cleveland, Helen or County)
Nan Bowen	nan_bowen@bellsouth.net	Cleveland
Valerios Mateos	valmateo@gmail.com	Cleveland
Jami Wall	jamiwall@gmail.com	Cleveland
Don Stanley	DStanley@windstream.net	Cleveland
Connie Tracas	cityclerk@cityofclevelandga.org	Cleveland
Russ Mauney	rmauney@enoinrush.com	Cleveland
Linda Hobbs	hobbs9024@windstream.com	Cleveland

AGENDA

DISCUSSION/ACTION:

1.) Short Term Work Program (STWP) review

2.) Comp Plan document review:
* **vision statement**
* **issues and opportunities**
* **land use**
* **character areas**

3.) Adjournment

6. White County Stakeholder Meeting 7/1/15

WHITE COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
WHITE COUNTY CHAMBER OFFICE
12:00 PM-Wednesday July 1, 2015

Sign In Sheet

Name	Email Address	(Cleveland, Helen or County)
Bob Oliver	onesagator@windsrm.net	County
Steve DuBois	sdubois1976@gmail.com	County
Bill Owen	graymatters.bill@gmail.com	County
Cindy Baily	cindy@whitecountychamber.org	County
Michael Ford	michael@engineaticoop	County
Margaret Holton	margaret.holton@...	
Adam French	amfrench@southernco.com	county
Ward Gann	twgann@glb.org	county
Jim Matthews	jimmatthews125@yahoo.com	County
Tom O'Bryant	tobryant@whitecounty.net	WC
John Ziemer	j.ziemer@mr.com	WC

AGENDA

1.) Introductions

DISCUSSION/ACTION:

2.) Discuss public comment survey

3.) Discuss Short Term Work Program (STWP) for White County

4.) Discuss draft of document to include:
- **vision statement**
- **needs and opportunities**
- **existing and future land use**
- **character areas**
- **additional document components as needed/required**

5.) Adjournment

7. White County Stakeholder Meeting 8/12/15

WHITE COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
WHITE COUNTY CHAMBER OFFICE
12:00 PM-Wednesday August 12, 2015

Sign In Sheet

Name	Email Address	(Cleveland, Helen or County)
Steve DuBois	sdubois1976@gmail.com	County
Jerry Brown	jbrown@kelengager.org	Helen/White Co. CVB.
Bob Duggan	jrdpa208@aol.com	Cleveland
John Erbele	John.Erbele@dnr.ga.gov	All the above
Ward Gann	twgann@gfb.org	Cleveland
John Ziemer	J.Ziemer@me.com	CTY. WCWA WCIDA JDA
Tom O'Bryant	tobryant@whitecounty.net	WC Cities WCC of C
Bill Owen	graymatters.bill@gmail.com	
Cindy Bailey	cindy@whitecountychambe.org	WCCofC
Margot McLean	margot.mclean@cabbagepatchkid.com	

AGENDA

DISCUSSION/ACTION:

1.) Discuss public comment survey

2.) Discuss economic and educational elements of the plan including:

- **Goals**
- **Policies**
- **Strategic actions**

3.) Additional comments and ideas for plan

4.) Next meeting date

5.) Adjournment

8. White County Stakeholder Meeting 9/15/15

WHITE COUNTY COMPREHENSIVE PLAN
STAKEHOLDER MEETING
WHITE COUNTY CHAMBER OFFICE
12:00 PM-Tuesday, September 15, 2015

Sign In Sheet

Name	Email Address	(Cleveland, Helen or County)
Bob Oliver	omegagator@windstream	County
Gary Jarnagin	gjarnagine truett.edu	county/cleveland
Jeff Wilson	jeff.wilson@white.k12.ga.us	County
Bill Owen	graymatters.bill@gmail.com	Chamber
Cindy Bailey	Cindy@white county chamber.org	Chamber
John Erbele	John-Erbele@dnr.ga.gov	County
Ward Goan	twgann@gfb.org	County/Cleveland
Jerry Brown	jbrown@helenga.org	Alpine Helen/County CVB
Terri O'Bryant	fdavenport@whitecounty.net	All

AGENDA

DISCUSSION/ACTION:

1.) Discuss public comment survey

2.) Discuss educational elements of the plan with guest speaker Jeff Wilson from White County Public Schools, Carol Jackson from North Georgia Technical College and Gary Jarnigan from Truett McConnell College including:
- **Goals**
- **Policies**
- **Strategic actions**

3.) Additional comments and ideas for plan

4.) Next meeting date

5.) Adjournment

9. White County Stakeholder Meeting 10/28/15

AGENDA

DISCUSSION/ACTION:

1.) Discuss public comment survey results.

2.) Discuss educational topics from the September meeting.

3.) Discuss housing market trends with guest speaker, John Jordan.

4.) Next meeting date: December 16th for final review/public comment opportunity before submittal to DCA in January.

5.) Adjournment.

A RESOLUTION OF WHITE COUNTY, GEORGIA
ADOPTING THE 2015 UPDATE TO THE
WHITE COUNTY JOINT COMPREHENSIVE PLAN

2016-03

WHEREAS: The County Commission, the governing authority of White County, Georgia has participated in the update to the White County Joint Comprehensive Plan; and

WHEREAS: The Plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs, including requirements for public hearing opportunities; and

WHEREAS: The Plan update has been reviewed and approved by the Georgia Mountains Regional Development Center and the Georgia Department of Community Affairs;
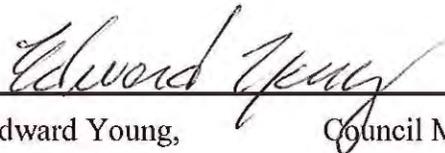
Now, therefore, **BE IT RESOLVED**, and **IT IS HEREBY RESOLVED** by the County Commission that the 2015 update to the White County Joint Comprehensive Plan is adopted.

Adopted by the County Commission this 10th day of February, 2016.
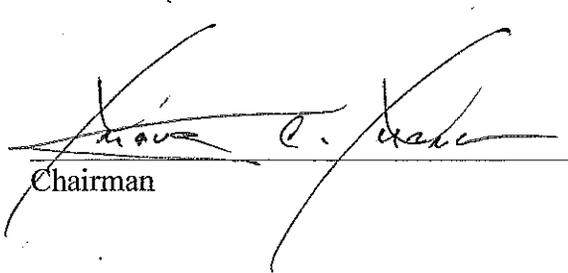
Chairman

ATTEST:

Clerk

A RESOLUTION
APPROVING AND ADOPTING THE
JOINT COMPREHENSIVE PLAN FOR THE CITY OF CLEVELAND;
THE CITY OF HELEN; AND WHITE COUNTY GEORGIA
2016-03

WHEREAS: The Mayor and City Council, the governing authority of the City of Cleveland, Georgia has participated in the update to the White County Joint Comprehensive Plan; and

WHEREAS: The Plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs, including requirements for public hearing opportunities; and

WHEREAS: The Plan update has been reviewed and approved by the Georgia Mountains Regional Development Center and the Georgia Department of Community Affairs;

Now, therefore, **BE IT RESOLVED**, and **IT IS HEREBY RESOLVED** by the Mayor and City Council of the City of Cleveland that the 2015 update to the White County Joint Comprehensive Plan is approved and adopted.

Adopted by the Mayor and City Council of the City of Cleveland this 22 day of February, 2016.

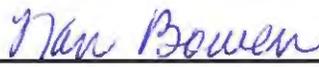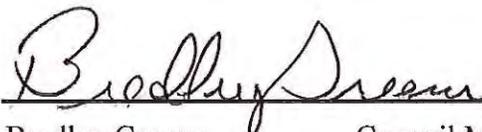Shan Ash a/k/a Roy Ash, III,   Mayor   Edward Young,   Council Member
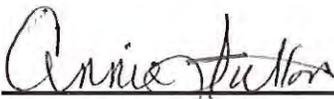
Annie Sutton,   Council Member   Nan Bowen,   Council Member
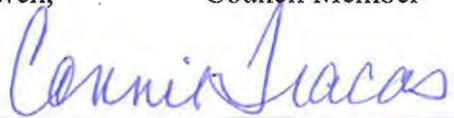
Attest:

Bradley Greene,   Council Member   Connie Tracas,   City Clerk

A RESOLUTION OF THE CITY OF HELEN, GEORGIA
ADOPTING THE 2015 UPDATE TO THE
WHITE COUNTY JOINT COMPREHENSIVE PLAN

Resolution 16-02-02

WHEREAS: The City of Helen Commission, the governing authority of the City of Helen, Georgia has participated in the update to the White County Joint Comprehensive Plan; and

WHEREAS: The Plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs, including requirements for public hearing opportunities; and

WHEREAS: The Plan update has been reviewed and approved by the Georgia Mountains Regional Development Center and the Georgia Department of Community Affairs;
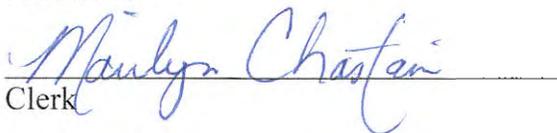
Now, therefore, **BE IT RESOLVED**, and **IT IS HEREBY RESOLVED** by the Helen City Commission that the 2015 update to the White County Joint Comprehensive Plan is adopted.

Adopted by the Helen City Commission this 15th day of February, 2016.

Mayor, Fred Garmon

ATTEST:

Clerk

WHITE COUNTY BOARD OF COMMISSIONERS

1235 Helen Highway   Cleveland, GA 30528

Travis C. Turner, Chairman • Terry D. Goodger, District 1 • Lyn Holcomb, District 2 • Edwin Nix, District 3 • Craig Bryant, District 4

Mr. Adam Hazell
Planning Department
Georgia Mountains Regional Commission
PO Box 1720
Gainesville, GA 30503

RE: Comprehensive Plan Update Submittal

Dear Mr. Hazell,

White County has completed an update of its comprehensive plan and is submitting it with this letter for review by the Georgia Mountains Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact me.

Sincerely,

Chairman
White County Board of Commissioners

MAYOR
Donald Stanley

CITY CLERK
Connie Tracas

CITY ADMINISTRATOR

CITY OF
GATEWAY TO THE MOUNTAINS
CLEVELAND, GA.

COUNCIL MEMBERS
Bradley Greene
Rush Mauney
Annie Sutton
Edward Young

85 South Main Street
Cleveland, GA 30528
Telephone 706-865-2017
Fax 706-219-3220

December 29, 2015

Mr. Adam Hazell
Planning Department
Georgia Mountains Regional Commission
PO Box 1720
Gainesville, GA 30503

RE: Comprehensive Plan Update Submittal

Dear Mr. Hazell,

The City of Cleveland has completed an update of its comprehensive plan and is submitting it with this letter for review by the Georgia Mountains Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact me.

Sincerely,

Donald Stanley
Mayor

★ ★ ★
Certified
City of
Ethics

City of Helen
Georgia's Alpine Village
25 Alpenrosen Strasse
PO Box 280
Helen, Georgia 30545
706-878-2733
706-878-1655 -fax
www.cityofhelen.org

Commissioners:
Jeff Ash
Dona K. Burke
Fred Garmon
Judy Holloway
Helen Wilkins

City Manager
Jerry M. Elkins

City Clerk
Clerk of Court
Marilyn Chastain

Finance Officer
Deputy Clerk
Debbie Gerchman

Public Works
Ross Hewell

Building/Zoning
Director
Larry Krul

Police Chief
Brian Stephens

Fire Chief
Jody Prickett

Mr. Adam Hazell
Planning Department
Georgia Mountains Regional Commission
PO Box 1720
Gainesville, GA 30503

RE: Comprehensive Plan Update Submittal

Dear Mr. Hazell,

The City of Helen has completed an update of its comprehensive plan and is submitting it with this letter for review by the Georgia Mountains Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact me.

Sincerely,

Dona K. Burke
Mayor
City of Helen