

# White Plains Comprehensive Plan

2018 Update

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



## Acknowledgements

### **Siloam, Union Point, and White Plains Steering Committee**

Karen Hill, Siloam Mayor

Edith Jefferson, Siloam Councilmember

Lanier Rhodes, Union Point Mayor

Jill Rhodes, Union Point DDA

Russ Moore, White Plains Mayor

Marvin Bell, White Plains Councilmember

Sam Young, Greene Co. Economic Development Director

### **Northeast Georgia Regional Commission**

James R. Dove, Executive Director

Burke Walker, Planning & Government Services Director

John Devine, AICP, Principal Planner (project lead)

Mark Beatty, Planner

Stephen Jaques, Project Specialist

## Table of Contents

Introduction & Overview.....	3
Needs & Opportunities.....	4
Vision.....	6
Community Work Program.....	7
Appendix: Participation Records.....	10

# Chapter 1

## Introduction & Overview

### Purpose

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

### Process

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

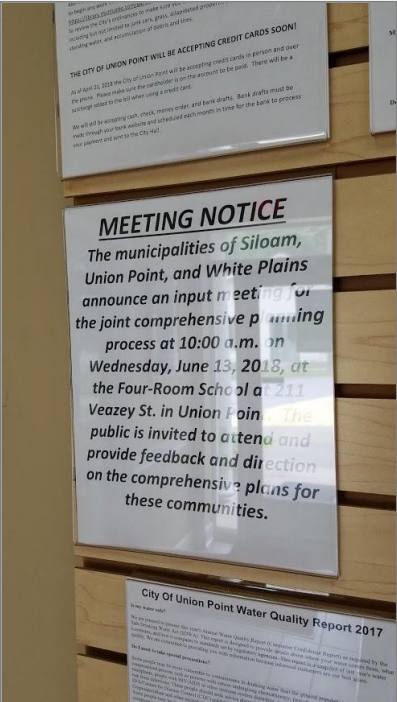
### Public Involvement

#### Public Input & Steering Committee

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

#### NEGRC's Role

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



# Chapter 2

## Needs & Opportunities

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

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

### **Population, Community, and Governance**

White Plains has grown from a population of 284 in 2010 to an estimated 302 in 2018. The city projects to grow by 1.1% through 2022 (ESRI BAO). The town's median age of 42 years is above the state average (37) and those aged 55+ compose 34% of the population (ESRI BAO). *Given projected growth rates and the age of the population, White Plains should develop a senior service delivery strategy. (3)*

### **Planning, Land Use, and Housing**

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

The housing stock in White Plains is exclusively single-family detached and mobile homes. Median home value, at \$171,329, is higher than surrounding areas, with 60% of homes being valued at \$200,000 or less. *A basic housing audit and needs assessment would benefit the city. (8)*

### **Transportation**

The overwhelming majority of White Plains workers commute by car, including 28.7% who leave Greene County to work. Major employment centers in Greene County include Lake Oconee and Greensboro. In the short term, *White Plains has the opportunity to increase connections with Greene County's rural transit service*, while encouraging long-term growth of local businesses to offer more localized employment and reduce work trips outside of the county. (1)

### **Natural & Cultural Resources**

White Plains has recreation space in the form of an aging ballpark. *A basic recreation plan is needed. (5)*

### **Community Facilities & Services**

*Leadership has identified the need for a second well. (4)*

### **Intergovernmental Coordination**

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

*Project candidates for future SPLOST and TSPLOST campaigns should be identified. (6)*

### **Economic Development**

White Plains has open land and a location close to I-20 that could be attractive to industry and additional development could provide the opportunity to grow local businesses. *A development strategy will need to be formed to identify a vision for the area, strengths to build on, and a promotion plan. (7)*



# Chapter 3

## Vision

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

## Goals & Policies

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

# Chapter 4

## Community Work Program

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

**Short-Term Work Program, 2018-2022**

(\*carryover from the previous STWP)

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
1	Publish fact-sheet or conduct other similar informational activity to make residents aware of Greene County public transportation	2018-2019	Mayor & Council; Clerk	Minimal	GDOT
2	Adopt complete streets and trails plan	2020-2022	Mayor & Council; Clerk	\$500	GDOT, General Fund
3	Create strategy for senior service delivery	2019	Mayor & Council	Minimal	General Fund
4	Construct second well	2018-2022	Mayor & Council	\$50,000	General Fund
5	Develop a basic recreation plan	2019-2021	Mayor & Council	\$1,000	DCA, General Fund
6	Develop projects list for potential SPLOST and TSPLOST funding	2018	Mayor & Council	None	NA
7	Create economic development strategy for low-impact industry and local business expansion	2019	Mayor & Council	Minimal	DCA, General Fund
8	Develop basic housing audit and needs assessment	2018-2020	Mayor & Council; Clerk	\$500	DCA, General Fund



**Report of Plan Accomplishments, 2013-2017**

#	Activity	Status	Notes
1	Seek economic development opportunities and participate in strategy development	Ongoing	Will not be carried over to work program
2	Compile comprehensive digital inventory of natural and cultural resources	Ongoing	Will not be carried over to work program
3	Utilize Future Land Use Map to encourage new development in appropriate areas serviced by necessary infrastructure	Ongoing	Will not be carried over to work program
4	Evaluate the Future Land Use Map every two years to ensure it reflects current development vision	Ongoing	Will not be carried over to work program
5	Develop/Revise new disaster mitigation strategy	Abandoned	No longer a priority
6	Locate and drill additional well sites (up to 2) and tie into existing water system	Underway	2022 completion (see STWP element #4)

# Appendix

Appendix: Participation Records

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


NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		Siloam, Union Point, and White Plains: Comprehensive Plan Update Public Hearing #1: April 13, 2018 – 10:00 a.m. Union Point Four-Room School	
NAME	TITLE	ADDRESS	EMAIL
Lanier Rhoads	Mayor	610 Bryan	Mayor@rhoads@6mail.com
Marvin Bell	Mayor	P.O. Box 79	Kahill30@windstream.net
Laura L. Larrard	Council person	P.O. Box 26, Siloam, GA	ljarrard@gmail.com
Jill Rhodes	DDA	610 Bryan Ave, Union Point, GA	jillrhodes@gmail.com
Sam Young	Brewe Co. Economic Development Director	1034 Silver Drive, Union Point, GA	syoun@greene-countyga.gov
Frank Moran	Deputy Finance Officer	107 Scott St. Union Point	
Brittany Finch	Clerk/Treasurer, UP	P.O. Box 133 Union Point	bfinch@unionpointga.org
Mark Engel	Reporter	Lake Ooma News	ENGEL@MSG2.com
Robert Cost	Chief of Police	107 Scott Street	rcost@unionpointga.org


NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		Siloam, Union Point, Woodville Comprehensive Plan Update Public Hearing #2: Wednesday, August 8, 2018 – 10:00 a.m. Union Point Four-Room School	
NAME	TITLE	ADDRESS	EMAIL
Lanier Rhoads	Mayor	Union Point, GA	Mayor@rhoads@6mail.com
Marvin Bell	Council man	Greensboro, LA	m bell wp fire @ 6mail
Laura L. Larrard	Council person	P.O. Box 187, Siloam, GA	ljarrard@gmail.com
Karen Bell	Mayor	P.O. Box 26, Siloam, GA	ljarrard@gmail.com
Jill Rhodes	D	P.O. Box 79, Siloam, GA	Kahill30@windstream.net
Jill Rhodes		Union Point, GA	jillrhodes@gmail.com



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

		Siloam, Union Point, and White Plains: Comprehensive Plan Update Input Meeting #1: April 13, 2018 – 10:15 a.m. Union Point Four-Room School	
NAME	TITLE	ADDRESS	EMAIL
<del>Laura Pines</del>	Mayor	607 Bryan	laura@unionschools.org
Karen S. Hill	Mayor	P.O. Box 79 Siloam, GA	Kahill30@windstream.net
Linda W. Jattard	Councilperson	P.O. Box 26 Siloam GA	lwjattard@gmail.com
Jill Miller	DDA	610 Bryan Ave Union Point	jillmiller@gmail.com
Sam Young	Economic Dev. Director Greene Co.	1034 Silver Dr. Gboro 30642	syoung@greencountyga.gov
Shirley Jordan	Deputy Finance Officer	107 Scott St. Union Point	
Brittany Birch	Clerk + Treasurer-UP	P.O. Box 233 Union Point	bbirch@unionschools.org
Mark Engel	Reporter	Lake Oconee News	ENG02@MS6R.com
Robert Cost	Chief of Police	10250+ Street	rcost@unionschools.org

		Siloam, Union Point, White Plains: Comprehensive Plan Update Input Meeting #2: June 13, 2018 – 10:00 a.m. Union Point Four-Room School	
NAME	TITLE	ADDRESS	EMAIL
Laurie Rhodes	Mayor	City of Union Point	mayor@unionschools.org
Jill Miller	DDA	Union Point	"
Karen Hill	Mayor	Town of Siloam	Kahill30@windstream.net
Edith D. Jefferson	Council	Town of Siloam	edj@silodm.com
Linda W. Jattard	Council	Town of Siloam	lwjattard@gmail.com
Marvin Bell	Council	City of White Plains	m.bell@wpfire.com

## RESOLUTION

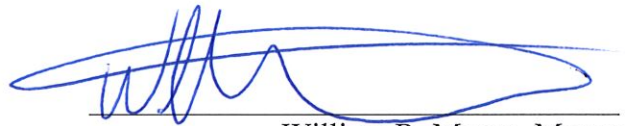
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of White Plains, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

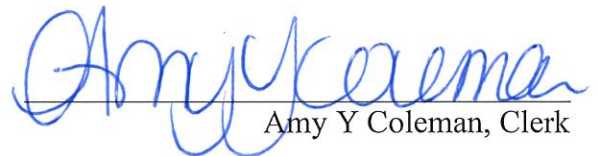
NOW THEREFORE, BE IT RESOLVED by the City of White Plains that the Comprehensive Plan Update for the City of White Plains, Georgia dated 2017, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 8<sup>th</sup> day of October, 2018.

City of White Plains



William R. Moore, Mayor



Amy Y Coleman, Clerk