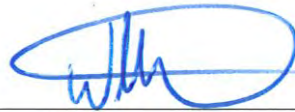# RESOLUTION

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
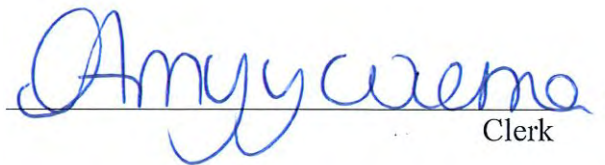
NOW THEREFORE, BE IT RESOLVED by the City of White Plains that the Comprehensive Plan Update for the City of White Plains, Georgia dated 2023, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this ___9th___ day of ___October___, 2023.

City of White Plains

_____
William R. Moore, Mayor

_____
Clerk

City of White Plains
2023 Comprehensive Plan

Acknowledgments

Steering Committee

William R. Moore, *Mayor*

Amy Coleman, *City Clerk*

David Dubois, *Greene County Economic Development Director*

White Plains City Council

William R. Moore, *Mayor*

William R Coleman, *Councilmember & Mayor Pro Tem*

Grant S Coleman, *Councilmember*

Marvin Bell, *Councilmember*

John Lacey, *Councilmember*

Kristine Mapp, *Councilmember*

Northeast Georgia Regional Commission

Burke Walker, *Executive Director*

Mark Beatty, *Planning & Government Services Director*

Phillip Jones, *Community Planner*

Carol Flaute, *Community Planner*

NEGRC

NORTHEAST GEORGIA
REGIONAL COMMISSION

Contents

Chapter 1: Introduction

A Comprehensive Plan is a community's guide for growth and improvement to public services, community resources, local policies, and the built environment. The plan represents the preferred vision for the community's future and provides a tangible list of actions that the community is committed to undertaking to achieve that vision. It is intended to provide guidance to local elected officials on land use patterns, the existing needs of facilities and services, and the protection and enhancement of quality of life within the community.

The plan seeks to establish the ground rules for how the community will develop and invest by asking four questions:

Where are we now?	Where are we going?	Where do we want to be?	How do we get there?

By considering current needs and existing opportunities, the plan provides a foundation for decision-making in support of achieving short- and long-term goals.

Background

The City of White Plains is a quiet and peaceful city located in the southeast corner of Greene County within the Northeast Georgia Region. The city is located approximately 3 miles south of Interstate 20's exit 138, and the city shares its southeastern border with Hancock County. The nearest municipalities include Siloam, located 3 miles to the northeast, Greensboro, located 12 miles to the northeast, and Union Point, located 12 miles to the north.

Founded in the mid-19th century and incorporated in 1917, the city's name originates from the local white sandy soil found in southern Greene County. The city's original growth was due to its involvement in cotton production and shipping in the second half of the 19th century and the first part of the 20th century. The city is centered around a small downtown area that features many historic churches and a small historic residential area. Rolling hills, large forests, and agricultural land extend from the city center to its city limits. City residents are proud to call their White Plains their home and seek to strengthen the roots of their community.
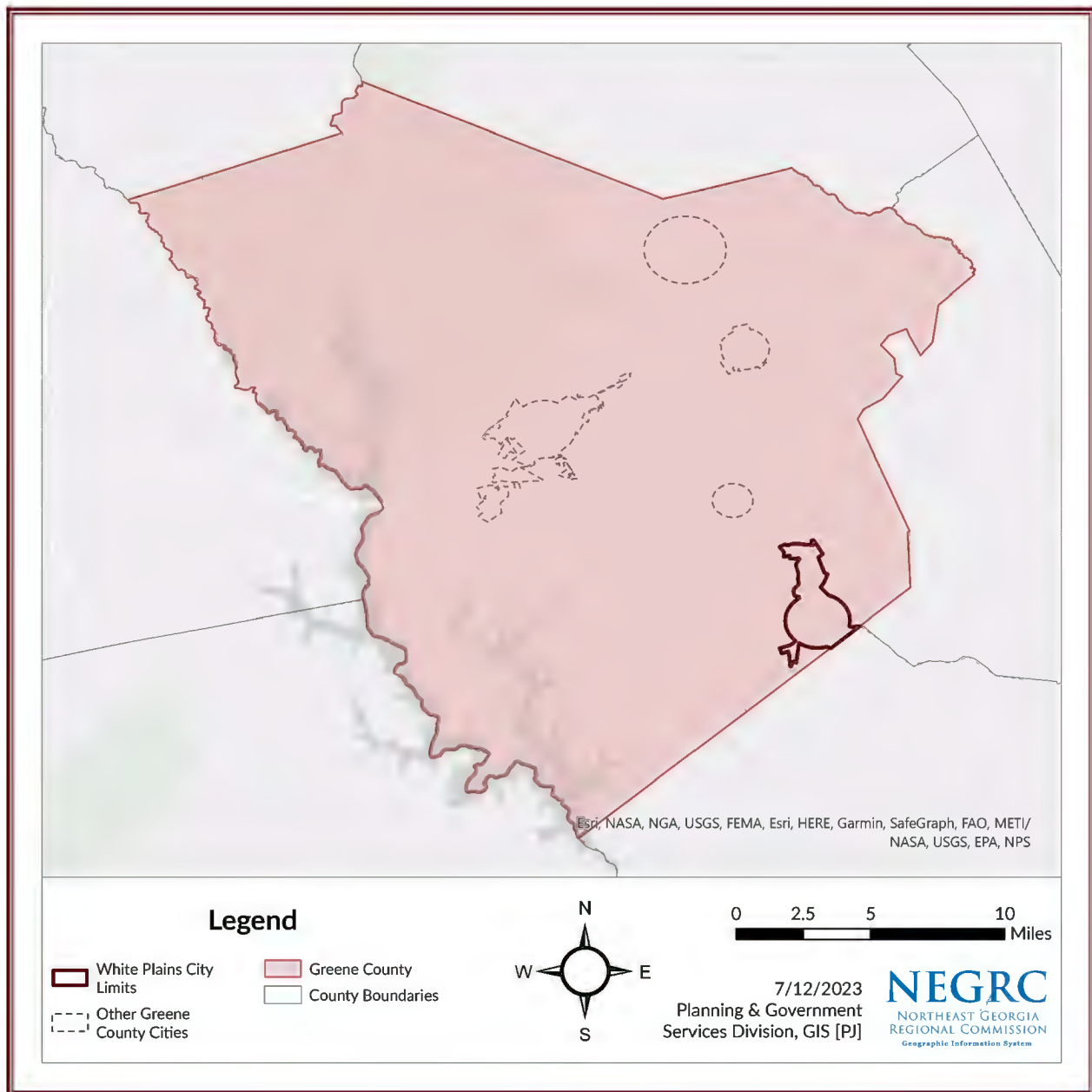

Figure 1.   Location of White Plains within Greene County

Process Overview

The Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs ("DCA"), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

The DCA rules require that the Comprehensive Plan of the City of White Plains consist of the following elements:

Needs and Opportunities

An analysis of the community's needs and opportunities helps to determine local conditions. Public engagement was used to identify existing issues, and opportunities on which the City can capitalize to address those issues.

Community Vision and Goals

Through public and steering committee engagement, the City's vision, goals, and policies are developed to determine the community's future direction. As a part of this component, policies are identified to assist in making decisions that are consistent with community goals.

Future Land Use

This section is required for any community that has a local zoning ordinance and assigns future land use categories by parcel. The map and narrative in this section will guide local elected officials on zoning and land use policy decisions. The intention is to influence growth and development throughout the community in consideration of existing development patterns, access to utilities and services, and community needs and goals.

Broadband Services

All communities require a broadband element to analyze available services and identify potential improvements. This element is an action plan with steps for promoting reasonable and cost-effective access to broadband.

Community Work Program

The final element of the comprehensive plan, the Community Work Program, outlines steps and strategies for achieving the community's goals and implementing its plans. The Work Program will include a Report of Accomplishments from a previous list of projects and a Short-Term Work Program that identifies priority projects, timelines for implementation, responsible parties, and funding strategies for the next five years.

Public Involvement

Public Input & Steering Committee

The Comprehensive Plan update incorporated public involvement throughout. The planning process began with a combined public hearing and community input session on January 26th, 2023 with the cities of Union Point, Siloam, and White Plains. A steering committee meeting was held directly following the first public hearing. In this meeting, the steering committees for each city completed a SWOT analysis, shared the issues their communities were facing, and discussed their hopes for the future. This Committee provided valuable feedback, guidance, and recommendations and served an integral role in developing a plan representative of the community's vision.

An online public survey allowed the local government to receive a wider range of input than otherwise would have been possible. The survey asked broad questions to help identify needs and opportunities for the plan and was available online from March 10th, 2023, through April 10th, 2023. Unfortunately, the survey did not receive any responses.

A final public hearing was held on August 22nd, 2023 before submittal of the plan to the DCA for review.

NEGRC's Role

The Planning and Government Services Division of the Northeast Georgia Regional Commission oversaw the development of this plan, including facilitating public involvement and input meetings.

Figure 2.   Participants in the first steering committee meeting held on January 26th, 2023

Review Process

According to the DCA's rules for comprehensive planning, effective October 1, 2018, the City must transmit the plan to the Northeast Georgia Regional Commission (NEGRC) when all required components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the NEGRC will forward the plan to the DCA for review.

Once the plan has been found by the DCA to comply with Minimum Standards and Procedures, the approved Plan must be adopted to maintain Qualified Local Government status.

Data & Statistics

The facts, figures, and statistics used to develop the Plan were generated from data compiled throughout the planning process. The data and analyses were used to identify general trends and provide a reliable quantitative context to describe existing conditions and assist in informing the recommendations and policies. Unless otherwise noted, all data are sourced from Esri's Business Analyst Software, which is based on the U.S. Census's 2016–2020 American Community Survey.

Chapter 2: Vision, Goals, and Policies

The plan's vision, goals, and policies look to the future. The vision paints a picture of what the community wants to be in 20 years. Goals and policies articulate ideals toward which the community is working and provide guidance and direction for achieving those ideals.

Vision

White Plains is a quiet, rural "hometown" community with high quality of life, safe and attractive streets and centers, and an inviting atmosphere that welcomes residents of all ages.

Goals & Policies

The goals and policies below are designed to help Siloam elected officials and staff in decision-making processes. They target needs and opportunities identified during the planning process.

1. Create a livable city in which residents can age in place

2. Create policies and ordinances that encourage quality development and minimize nuisances that result from development, especially in the downtown area

3. Provide access to high-speed broadband for all residents

4. Maintain and improve community facilities, including infrastructure and recreation

5. Coordinate service delivery and capital improvements with state and local partners and maintain quality relations with all levels of government

6. Create opportunities for community-supportive economic development

7. Honor and recognize the city's unique history and its historic buildings

Chapter 3: Needs & Opportunities

The following list of needs and opportunities were identified by the Steering Committee and the public during a series of input meetings and an online survey, as well as through professional analysis of relevant data. The list is intended to capture the most prescient needs that the community will have over the next five to ten years, to establish a set of goals the community can work toward achieving. Items are categorized into the following topics:

Population & Community	*Natural and Cultural Resources*
Economic Development	*Community Facilities & Services*
Planning, Land Use, & Housing	*Interjurisdictional Coordination*

Navigating the Needs & Opportunity Section

- Bolded items indicate high priority items for each community that were specifically brought up by the City and the comprehensive plan steering committee.

- Corresponding short-term work program items are referenced throughout the section using a square "STWP X" symbol

- The community's goal pertaining to each item are listed at the end of each section

- Additional community statistics used in the local analysis to determine needs and opportunities and guide discussions during public input meetings can be found in the Appendix.

Population & Community

Demographics

White Plains, population, 219, is a city in Greene County, Georgia. From 2010 to 2020, the population decreased by approximately 16%, with an annual decrease of 1.71%. This decrease contrasts with Greene County and the region, which had annual growth rates of 1.69% and 1.36%, respectively between 2010 and 2020 (Figure 4). The population is expected to decrease slightly to 217 people by 2027 (Figure 3).

The median age in White Plains (42.5) is younger than Greene County's (54.1) yet older than both the region and the state (36.7 and 37.2, respectively). The median age in White Plains has increased since 2010 (41.1) and is expected to continue to increase slightly (Figure 5). Between 2010 and 2022, the number of people below the age of 44 has decreased by -20% in White Plains, while the population above the age of 65 has increased by 12%.

The steering committee believes that maintaining their small-town atmosphere is of upmost importance, and they do not want to pursue growth for growth's sake. While the city strives to be a great place to age in place, the city defers aging services to the county, whose health, transit, and community services are available to all county residents.

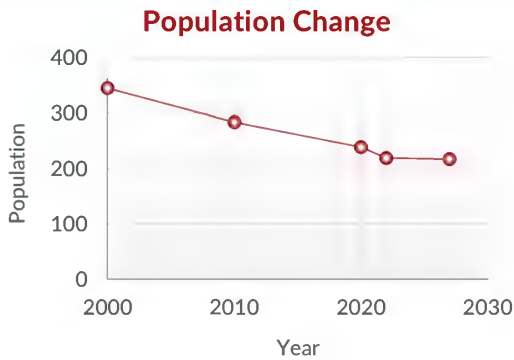*Figure 3.   White Plains population over time, Census (2010 and 2020) and projected (2027).*
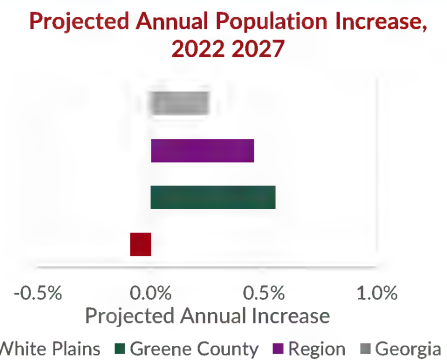

Figure 4.   Projected annual population increase from 2022–2027 for White Plains, Greene County, the Northeast Georgia Region, and the state.
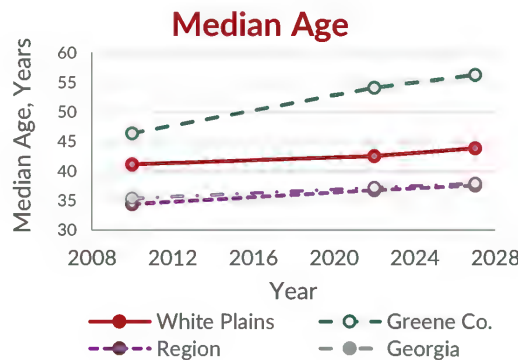
Figure 5.   Median age of White Plains residents over time, compared with the Northeast Georgia Region and the state, U.S. Census (2010) and projected (2022 and 2027).

The population of White Plains in 2020 was approximately 64% White and 31% Black, with the remaining 5% of the population identifying as multiracial, Asian, or another race. Approximately 2% of people in White Plains are of Hispanic origin. Since 2010, the percentage of White residents has decreased, while the percentage of Black, Asian, other races, and residents that are 2 or more races have increased (Figure 6).

Household Income

White Plains's 2022 median household income stands at $55,329, which is lower than the median income in the county, region, and state (Figure 7). 14.6% of the city's population is estimated to be living in poverty between 2016–2020, which is similar to the poverty rate in Greene County, the region, and the state.

Goals & Policies

One of this Comprehensive Plan's Goals and Policies (page 9) pertain directly to population and community:

Goal 1: Create a livable city in which residents can age in place

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Figure 6.   Comparison of 2010 and 2020 populations of White Plains, by racial percentage, U.S. Census

Figure 7.   2022 median household income of White Plains, compared with Greene County, the Northeast Georgia Region, and the state (projected).
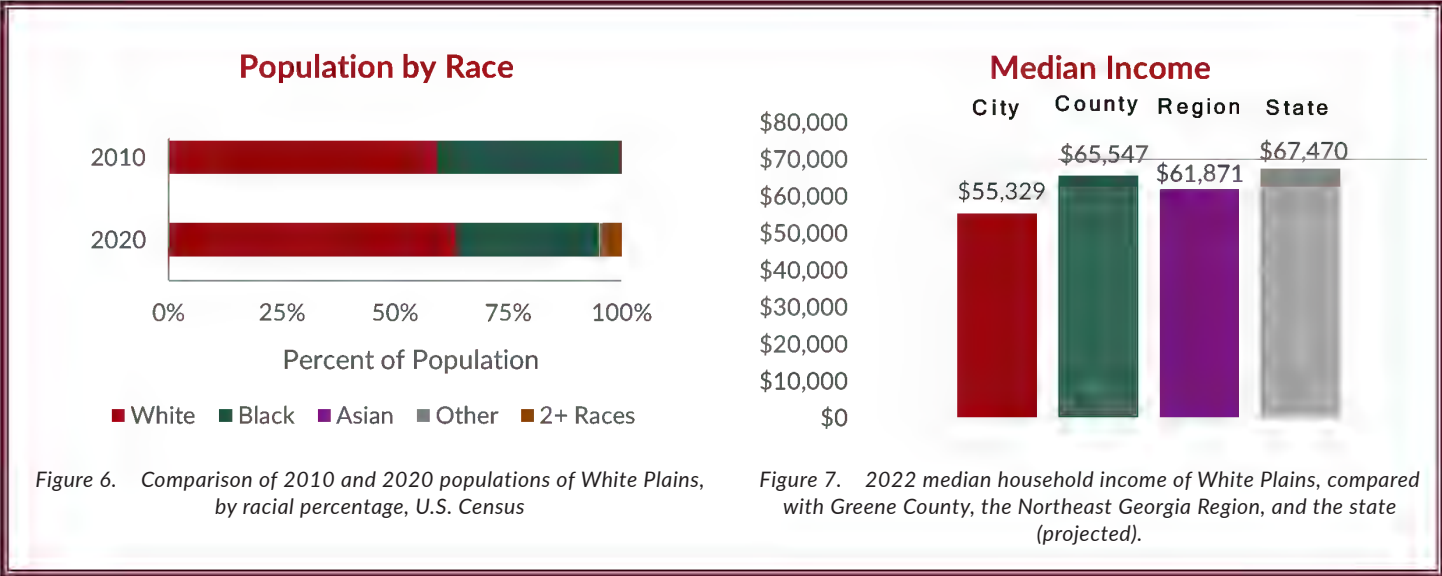
Economic Development

Economic History

White Plains was first settled in the first half of the 19th century as an agricultural community. Later in the 19th century, the city became the southern terminus of the Union Point to White Plains Railroad, which allowed the city to ship cotton exports more easily via rail. At its height, the city was one of the largest in Greene County and had three banks, a drug store, several doctors, and a general merchandise store.

White Plain's economy waned in the 1920s due to the boll weevil epidemic and the Great Depression, and service along the railroad was eventually discontinued. Historic downtown buildings were gradually demolished throughout the 20th century. In 1992, a large hurricane hit the city, especially the downtown area, and destroyed most of the original buildings in the downtown area.

Economic Activity & Opportunities

Most economic activity in White Plains is in the downtown area. The city's largest employer (as well as one of the county's largest employers) is Plains Logging, which harvests timber throughout Georgia. The downtown area also hosts multiple convenience stores and gas stations. Holcomb's Barbeque, located along Highway 15, about a mile north of downtown, is the only restaurant within city limits. **The steering committee welcomes additional economic activity such as offices, restaurants, and retail. That being said, rapid economic growth is not a priority for the city, and the steering committee is aware that the city's low population density would not support most potential businesses. However, improving broadband access and speeds, which the steering committee described as "minimally sufficient", would increase the ability for new businesses to locate in White Plains, support existing businesses, and allow residents to remote work.**

Figure 8.   Holcomb's Bar-B-Q, located along Highway 15

Figure 9.   A few of the buildings in Downtown White Plains

Workforce

The estimated unemployment rate of White Plains stands at 1.1% in 2022, which is lower than county, regional, and state rates for the same timeframe (Figure 10). The services industry employs two-thirds of all city residents, with the manufacturing, retail trade, and construction employing large numbers of White Plains residents. (Figure 11). The White Plains workforce is primarily concentrated in four occupational categories, including Services, Administrative Support, Production, and Transportation/Material Moving (Figure 12). Overall, 32% of White Plains workers are white-collar workers, 28% are blue-collar workers, and 40% are service workers (Figure 13).
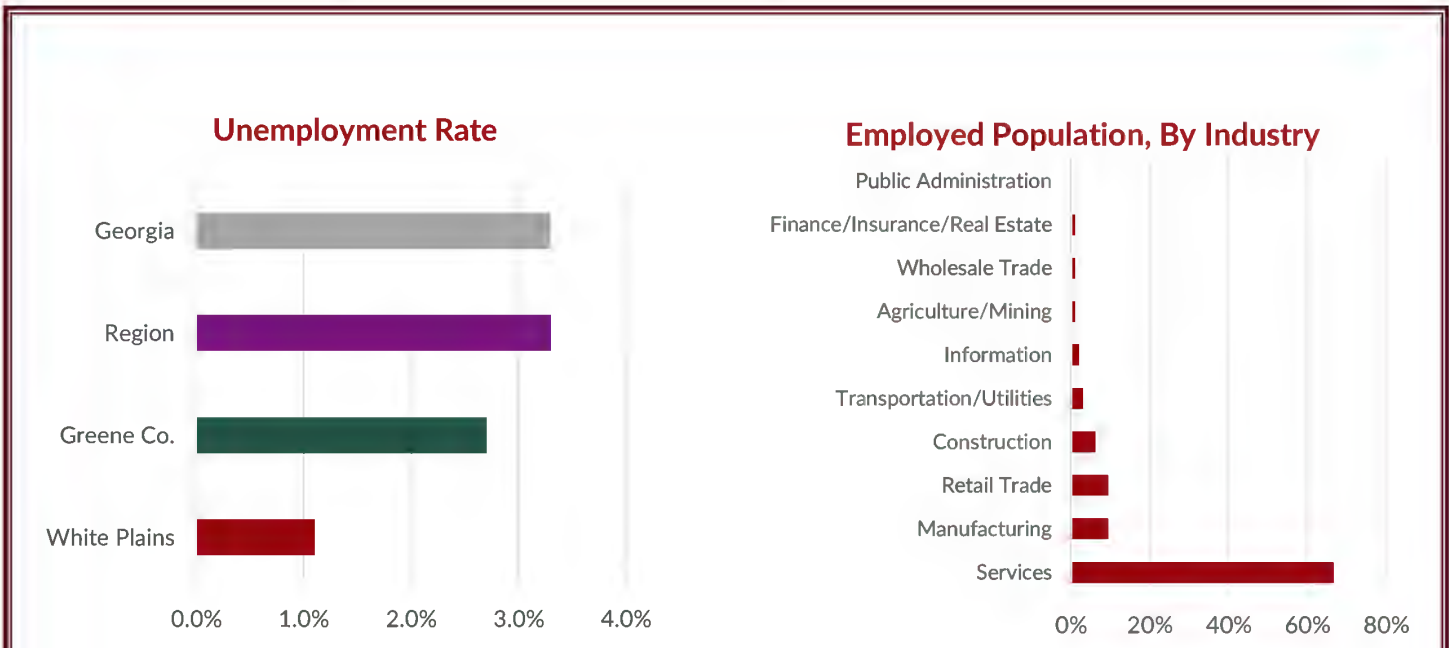
Unemployment Rate

Figure 10. Unemployment rates for 2022 civilian population ages 16+ in White Plains, the Northeast Georgia Region, and the state (projected).

Employed Population, By Industry

Figure 11. White Plain's 2022 employed population, ages 16+, by industry (projected).

Employed Population, by Occupation
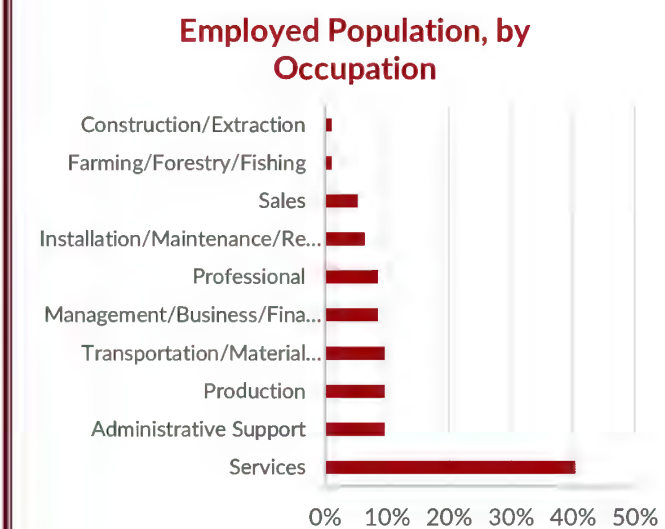
Figure 12. White Plain's 2022 employed population, ages 16+, by occupation (projected).

Employed Population, by Occupation Category
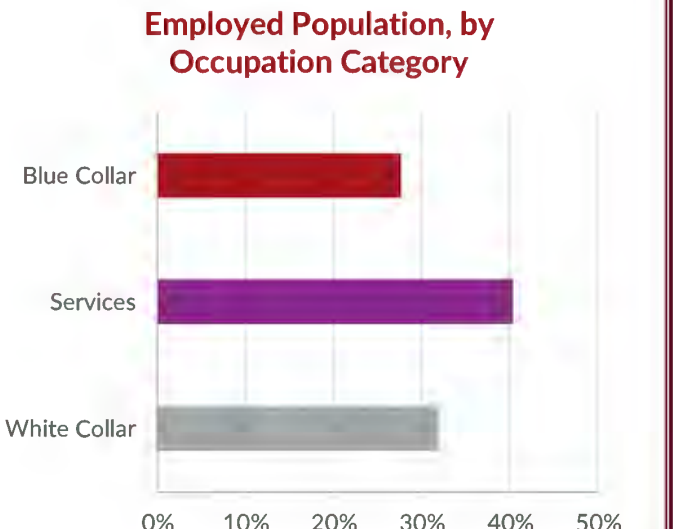
Figure 13. White Plain's 2022 employed population, ages 16+, occupation category (projected).

About 80% of the workforce over the age of 25 have a high school diploma, diploma equivalent, or some college credit as their highest level of educational attainment, while 20% do not have a diploma. College graduates comprise 15.6% of the workforce population. Compared with the county, region, and state, Siloam has a lower percentage of residents with a high school degree as well as a post-secondary degree compared to Greene County, the region, and the state (Figure 14). Generally, building a diverse local employment base helps people with a variety of credentials find work.

Around 35% of White Plains residents work within Greene County. Approximately 61% of residents have a commute of less than 30 minutes. Only 15% of residents have a commute of less than 15 minutes, and 19% of commuters have a 90-minute or more commute (Figure 15). For residents commuting out of White Plains, the most common destinations are Gwinnett, Richmond, Clarke, and Putnam Counties. For workers commuting into White Plains, 61% are commuting from other areas in Greene County, and other common origins include Morgan, Taliaferro, and Hancock Counties (U.S. Census, On the Map).

Goals & Policies

Two of this Comprehensive Plan's Goals and Policies (page #) pertain directly to economic development needs and opportunities:

Goal 3: Provide access to high-speed broadband for all residents

Goal 6: Create opportunities for community supportive economic development
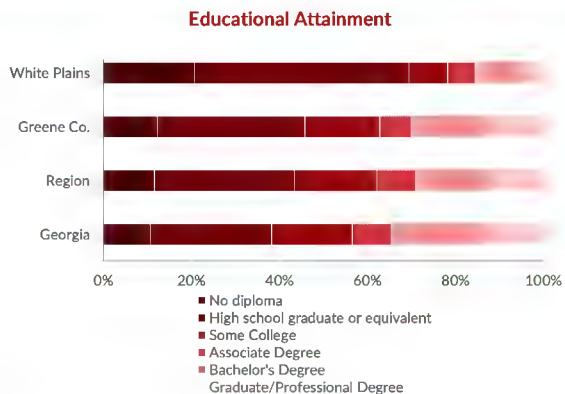
Figure 14. Workforce, ages 25+, by highest level of education attained, for White Plains, Greene County, the Northeast Georgia Region, and the state, 2022 (projected).
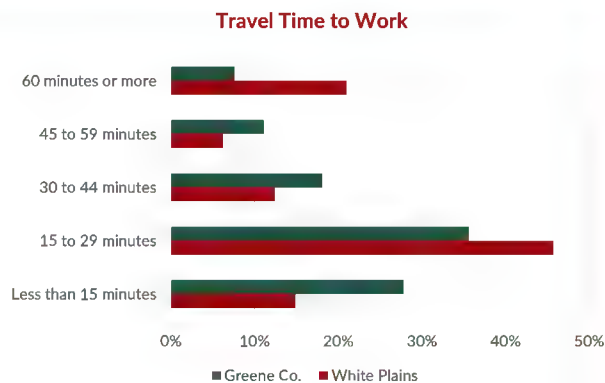
Figure 15. Travel time to work for workers age 16+ who did not work from home, 2016–2020.

Planning, Land Use, & Housing

Land Use

Figure 16 shows land cover data from the year 2019 from the National Land Cover Database (NLCD), which approximates land coverage type using satellite imagery. This data shows that White Plains has a large amount of pasture, grassland, and forest areas dispersed throughout the city. The developed areas are concentrated in the downtown area and along Highway 15 as well as along Main Street.

In White Plains, residential homes are concentrated around the downtown area. This includes the historic neighborhood directly west of downtown as well as east of downtown along Main Street. The only commercial areas include the downtown area and Holcomb's Barbeque, located north of downtown. The northern half of the city along Highway 15 is almost entirely agricultural lands and forests.

Currently, the city has no industrial or warehousing facilities. **While the steering committee is not opposed to these types of land uses, they are concerned about new industrial or warehousing facilities being built near the downtown area or residential areas. The city is in the process of creating a zoning ordinance that will provide the community with the power to regulate land use and prevent the improper location of industrial facilities.**

STWP
1
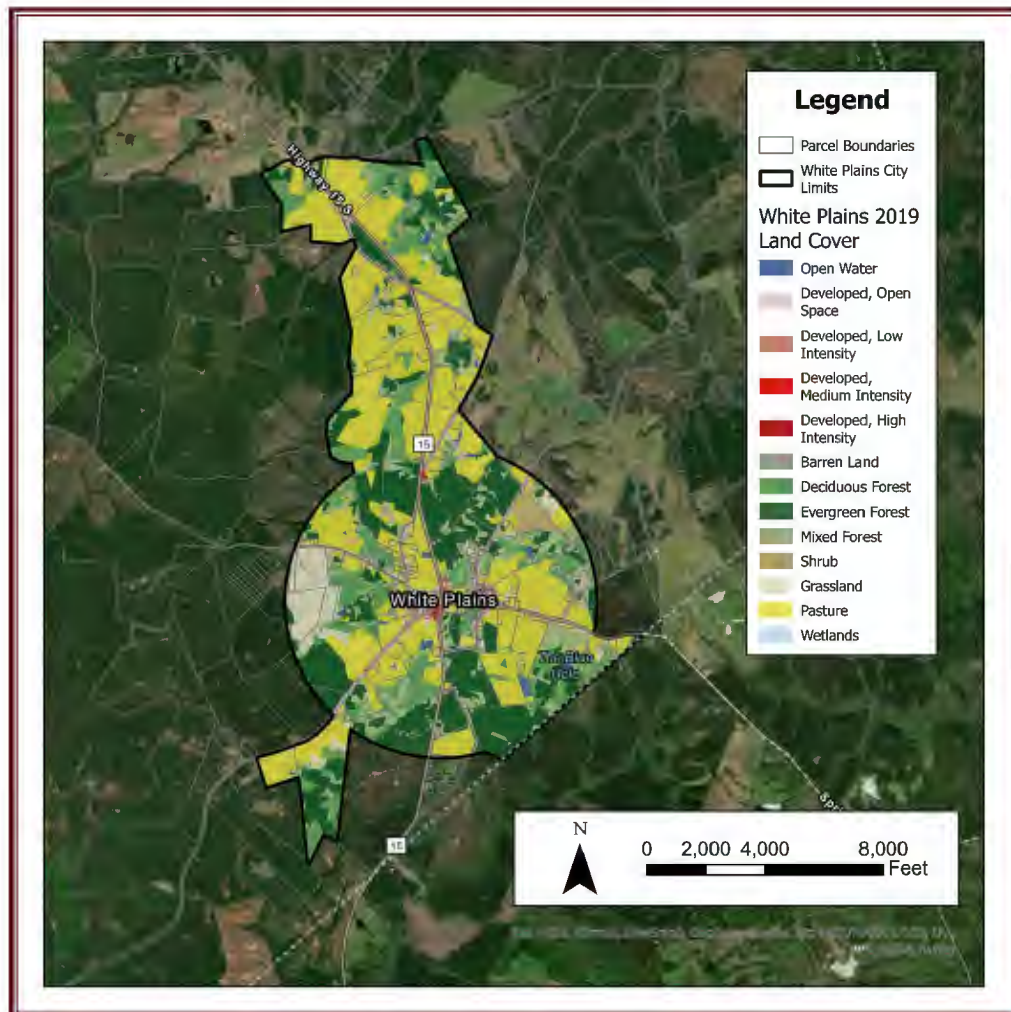
Figure 16. Land use categories in White Plains, 2019

Housing

In 2016–2020, 75% of homes in White Plains were single-family houses and 25% were mobile homes (Figure 17). Almost all (90%) of homes in White Plains were built before 2000, with 1973 being the median construction year of existing homes. In 2022, an estimated 69% of housing units are owner-occupied (Figure 18). The estimated vacancy rate is 11%. This rate is lower than the vacancy rate in Greene County (22.4%), but it is higher than the rate in the Northeast Georgia Region (7.3%), and the overall vacancy rate in the state of Georgia (8.9%). The average household size is 2.03 people, and the median home value is $128,261. The median home value in White Plains is much lower than the county, region, and state median home values (Figure 19). From 2016–2020, median rent averaged $375, which is lower than the median rent in the county, region, and state (Figure 20). Please note that these housing and rent prices are from the American Community Survey's 2016-2020 5-Year estimates. Because of recent changes to the housing market, these values likely underestimate current housing prices.

The steering committee has noticed an increase in housing prices in recent years. However, as a small rural city, the steering committee would prefer to maintain a low population density. Any future housing development should meet development standards and maintain the community's small-town atmosphere.
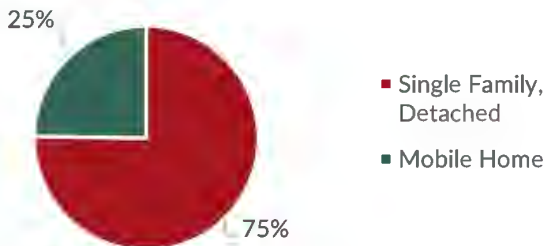
Figure 17. Housing types in White Plains, 2016–2020.

Figure 18. White Plains housing occupancy, 2022 (projected).
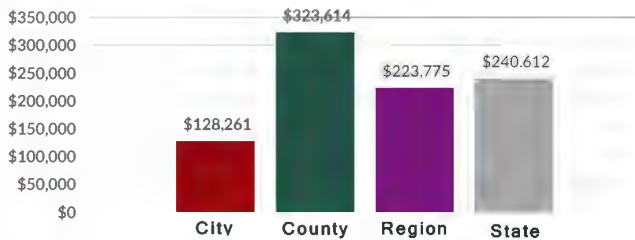
Figure 19. Median home values in White Plains, the Northeast Georgia Region, and the state, 2022 (projected).
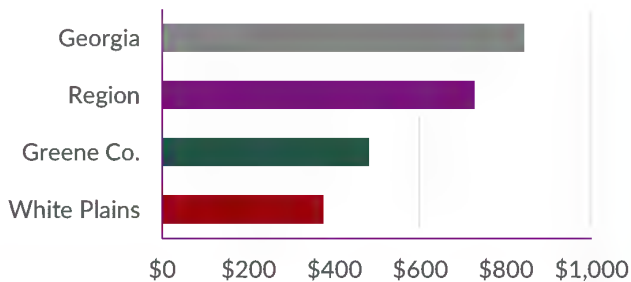
Figure 20. Median monthly rent in White Plains, Greene County, the Northeast Georgia Region, and the state, 2016–2020.

According to the Center for Neighborhood Technology's Housing + Transportation Index, an average White Plains household in 2019 spent 20% of its income on housing, 33% of its income on transportation, and 53% of its income on housing and transportation together. A household that spends more than 30% of its income on housing, 15% of its income on transportation, or 45% of its income on housing and transportation together, is considered cost burdened. **High transportation costs due to low population density are inherent in rural areas. However, providing essential services such as banking, groceries, or medical care near White Plains could lower transportation costs in White Plains.**

Goals & Policies

One of this Comprehensive Plan's Goals and Policies (page 9) pertain directly to planning, land use, and housing:

Goal 2: Create policies and ordinances that encourage quality development and minimize nuisances that result from development, especially in the downtown area

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Figure 21. Homes located in a residential area adjacent to Downtown White Plains

Natural & Cultural Resources

Natural Resources

The setting of White Plains offers a quiet atmosphere with a healthy tree canopy and a beautiful natural environment. Pierce Creek, which is located in the Oconee River Basin and flows from west to east to flow into Lake Oconee, currently does not experience any quality issues. While forested areas in the city are regularly harvested for timber, these areas are properly reforested. The Steering Committee indicated no concern for environmental quality in the city.

Cultural Resources

While many of the historic resources in White Plains have been destroyed in the past century due to a decreasing population and the 1992 tornado, many important buildings remain. Most of the churches within the city were established in the 19th century.

- **The White Plains Baptist Church** was originally organized in 1806 and the current sanctuary was completed in 1887.

- **The White Plains Methodist Church** is located to the west of downtown along West Main Street. The earliest records of the church date back to 1817. The church is no longer active, and the historic church building is currently privately owned.

- **The Second Baptist Church,** located along Pittsburg Avenue, dates to the early 19th century, and their current building was built after the original church was destroyed in the 1992 tornado.

- **Commercial buildings**: The only remaining historic commercial building in the downtown area is located close to the corner of Highway 15 and West Main Street and is currently used as the headquarters for Plains Logging Company

- **The King House:** Located at the intersection of West Main Street and Church Street, dates to 1876 and was home to one of the city's prominent doctors.

The steering committee has expressed interest in recognizing both the city's unique history as well as its remaining historic buildings. This can be done by applying to list the historic area of White Plains as a historic resource in the National Register of Historic Places.

STWP
2

Goals & Policies

One of this Comprehensive Plan's Goals and Policies (page 9) pertain directly to natural & cultural resources:

Goal 7: Honor and recognize the city's unique history and its historic buildings

Figure 22. *White Plains Baptist Church*

Figure 23. *White Plains Methodist Church*

Figure 24. Plains Logging, operates out of one of the remaining historic commercial buildings in Downtown White Plains

Community Facilities & Services

Governance

A mayor and five-member City Council lead White Plain's government. The mayor and council meet once a month on the second Monday of the month. The city does not levy a property tax, so the city primarily funds their operations through SPLOST funds.

Utilities and Services

Currently, White Plains provides water and fire protection services to its residents. In the past 15-20 years, it has expanded its water system to portions of unincorporated Greene County east of city limits. In recent years, the city has installed a new well and is in the process of installing a backup generator for their main well. The city's volunteer fire department provides fire protection services for the city.

The remaining services are provided by either Greene County or private partners. Greene County provides police and emergency services. Georgia Power provides electricity to all residents, and the city contracts with a private company for trash services. Windstream currently provides internet services in the area. **Most places in White Plains are unserved by broadband, and the steering committee has noted that improving internet services within the city should be a priority.**

Figure 25. White Plains City Hall

Figure 26. White Plain's Fire Department

Community Facilities

The city administration primarily operates out of the White Plains City Hall, which is located just north of the downtown area. All City Council meetings and other official city business are conducted here, and the building is also utilized for educational seminars hosted by businesses such as Plains Logging. **The Steering Committee has noted that residents would like to establish a small community-run library within a room in City Hall, which would require a small amount of city funds to establish.** The City also operates a small community center, which is located behind the City Hall. This building is utilized for small community gatherings such as family celebrations and birthday parties. **While both the City Hall and the Community Center are in working condition, the City plans on repairing or replacing both buildings' HVAC systems.**

STWP 5

STWP 4

The White Plains Volunteer Fire Department operates out of a building at the intersection of Highway 15 and Main Street. In recent years, the department has purchased new trucks to improve its services, and the building is in good condition. The Fire Department also hosts a Fourth of July fireworks display annually for the past 15 years. The display is held at the center of town, and the 45-minute display attracts hundreds of spectators from surrounding areas.

The Steering Committee expressed that they are satisfied with the state of their current facilities, and they do not believe new facilities are needed. However, there is a concern that there is currently no place for the community to seek shelter and electricity during or after natural disasters such as major storm events or heat waves. The Steering Committee noted that the Fire Department Building would work well as a community shelter due to its central location. The City should purchase a backup generator to provide electricity to the Fire Department if power is lost throughout the city.

STWP
3

Goals & Policies

One of this Comprehensive Plan's Goals and Policies (page #) pertain directly to community facilities and services, including governance:

Goal 3: Maintain and improve community facilities, including infrastructure and recreation.

Interjurisdictional Coordination

White Plain's main interjurisdictional partner is Greene County, which provides emergency and police services for Siloam residents. Many residents in White Plains also utilize Greene County's Public Transit System for transportation and to reach Greene County public facilities. However, the steering committee has noted a decline in communication between Greene County and its municipalities. **It is important for White Plains and the other Greene County local governments to collaborate on service delivery and economic development projects. This includes the County's SPLOST & TSPLOST negotiations, which occur every five years. White Plains should begin cataloging and planning projects to pursue in the next round of TSPLOST, which will begin in 2027.**

STWP
6

In Greene County, most census blocks are unserved by broadband, with the only areas primarily served by broadband being Woodville, Union Point, Greensboro, and the Reynolds Lake Oconee Community. White Plains, Siloam, and most unincorporated areas are currently not served with broadband access. Greene County has identified expanding broadband access as a short-term priority. As Greene County and its municipalities work to expand broadband access to remaining residents, they should coordinate to maximize benefits and ensure all reachable residents are served with reliable internet access.

Goals & Policies

Two of this Comprehensive Plan's Goals and Policies (page #) pertain directly to interjurisdictional coordination:

Goal 3: Provide access to high-speed broadband for all residents

Goal 5: Coordinate service delivery and capital improvements with state and local partners and maintain quality relations with all levels of government.

Chapter 4: Broadband Services

Expansion of broadband is a top priority region wide. The *Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2022–2026* prioritizes broadband expansion through specific tasks in its Action Plan (Action Items 3.1–3.4). This CEDS update was crafted through key stakeholder input from the entire Northeast Georgia Region, including economic development professionals, educators, business leaders, and elected officials.

Additionally, in 2018 the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

Existing Services

The Georgia Department of Community Affairs (DCA) considers White Plains to be primarily" unserved" by broadband (Figure 27). The DCA defines "served" as a download speed of 25 Mbps and an upload speed of 3 Mbps. While this speed may be sufficient for certain kinds of digital needs, it may not meet the speeds necessary for higher demand needs like streaming content or virtual learning. The only internet provider in White Plains is Windstream, and according to DCA's Broadband Availability map, only the downtown area and, a small area along East Main St, and small portions of northern White Plains are adequately served.

There are currently no free public Wi-Fi locations within White Plains. The nearest location identified on DCA's map of free public Wi-Fi locations (https://broadband.georgia.gov/free-public-wifi) is at the Greene County Library, which is located 13 miles away in Greensboro.

Broadband Expansion

The State of Georgia is currently developing a five-year action plan for the Broadband, Equity, Access, and Deployment (BEAD) program to establish statewide goals and conduct a comprehensive needs assessment for state-wide broadband expansion. After the planning phase, state funding will likely be available to expand broadband capacity. **To prepare for this funding, the City of White Plains should adopt a Broadband Ready Ordinance which institutionalizes how local governments review applications and issue permits related to broadband network projects. DCA provides a model Broadband Ready Ordinance that the City can adopt. White Plains should also apply for DCA's Broadband Ready Communities, which advertises a local government's readiness for broadband expansion.**

STWP 7

STWP 8
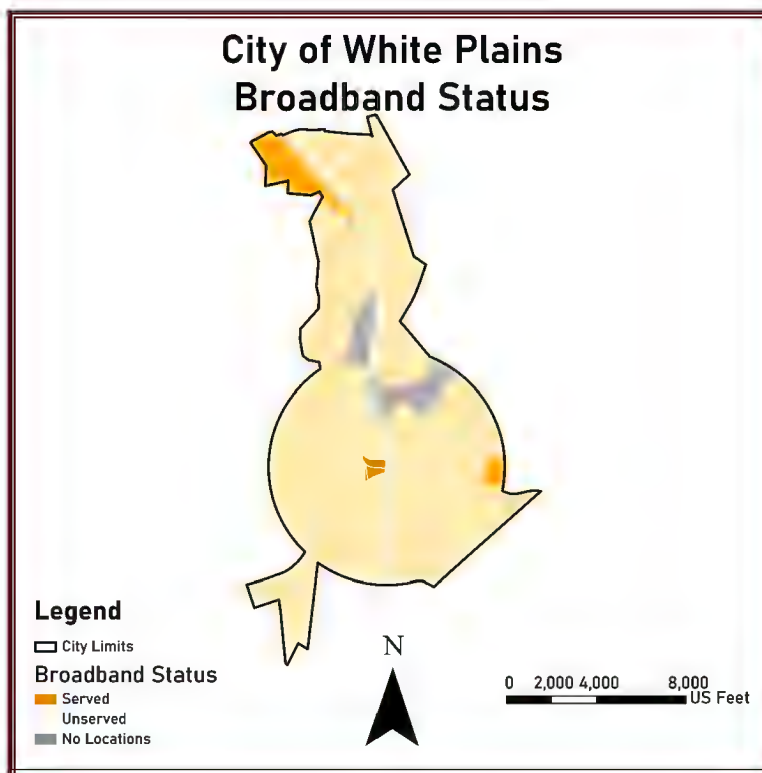
Figure 27. Broadband availability in White Plains, by Census block, according to the Georgia Department of Community Affairs. Most areas within city limits are unserved. Blocks labeled as "no locations" are places with no buildings, like open spaces and cemeteries.

Chapter 5: Land Use

The Land Use Chapter includes a description of future development categories with a Future Land Use Map. The "future land use" methodology was chosen for the format of land use planning in this document in lieu of the "character area" methodology. The future land use method involves assigning land use categories to each parcel with example uses associated with each category.

It is crucial to have a holistic understanding of land use patterns and existing regulations as they will have the most significant influence over future growth and development. A review of existing land use was performed to accurately inform any potential future changes. In addition, the future land use map is conceptually consistent with the local zoning ordinance so that the local government's ability to manage land use appropriately is not diminished.

The future land use (FLU) categories on the next page correspond to the map that follows. While zoning and development regulations vary, FLU represents a standardized approach to envisioning and planning for desired scenarios. As such, it is natural that certain areas may appear to be inconsistent between the FLU and zoning maps because FLU presents a blueprint for what is to come.

White Plains 2023 Future Land Use Map

Future Land Uses

- Agricultural
- Commercial
- Single-Family Residential
- Mixed-Use
- Public / Institutional
- Transportation / Communication / Utility

N
W — E
S

0   0.3   0.6   1.2
Miles

8/2/2023
Planning & Government
Services Division, GIS [PJ]

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION
Geographic Information System

Agriculture

Predominantly farms. Residential development should maintain a rural character with single-family homes on large lots.

Commercial

Property where business and trade are conducted. Includes retail stores, shopping centers, and office buildings.

Mixed Use

Multiple land uses within the same area, such as a blend of residential, commercial, office, and institutional uses. In White Plains, this refers to a mix of uses horizontally (in neighboring buildings).

Sites within the historic central business district will foster a central, walkable environment and will include the following uses: commercial, public/institutional, and single-family residential. Commercial areas will be focused around the Highway 15 corridor and should consist of 25% of the mixed use area. Public/institutional space can be throughout the mixed use area and will consist of 15% of the mixed use area. Single-family residential buildings will be focused in the areas furthest from Highway 15 and will take up the remaining 60% of the mixed use area. Commercial and institutional use may vary in size and density depending on the characteristics of each project but should not exceed a floor area ratio of 0.5. However, commercial and office uses in big-box format and other similar formats that would require excessive parking and space are not allowable uses in this area. Single-family residential density should be limited to one dwelling unit per acre.

Public/Institutional

Used for local community facilities, general government, and institutional purposes. Examples include schools, government buildings, health facilities, places of worship, and libraries.

Single-Family Residential

Conventional residential subdivisions, as well as conservation subdivisions, with supportive recreational amenities and small-scale public/institutional uses.

Transportation/Communication/Utilities

Areas used for transportation-, communication-, or utility-related activities, such as power generation plants, sewage and water treatment facilities, landfills, railroad facilities, telecom towers, public transit, telephone switching stations, airports, or similar uses.

Figure 28. Agriculture

Figure 29. Single-Family Residential

Figure 30. Commercial

Figure 31. Mixed-Use

Figure 32. Public/Institutional

Figure 33. Transportation/Communication/Utilities

Chapter 6: Community Work Program

A Community Work Program consists of two parts: a Report of Accomplishments and a Short-Term Work Program. The **Report of Accomplishments** (page 29), provides a status report of the 2018–2022 Short-Term Work Program. Subsequently, the **Short-Term Work Program** (page 30) is updated to reflect a new, tangible list of projects to complete over the following five years (2023–2027). The list identifies priority projects, timelines for implementation, responsible parties, and funding strategies.

Report of Accomplishments (2018–2022)

*(*entries with an asterisk represent items carried over to the next Short-Term Work Program (STWP))*

#	Activity	Status (Complete, Ongoing, Postponed, Cancelled)	Notes
1	Publish fact-sheet or conduct other similar informational activity to make residents aware of Greene County public transportation	Cancelled	This item is no longer a priority for the city
2	Adopt complete streets and trails plan	Cancelled	This item is no longer a priority for the city
3	Create strategy for senior service delivery	Cancelled	The County provides all necessary senior services for all of the county's seniors
4	Construct second well	Complete	Completed in 2022
5	Develop a basic recreation plan	Cancelled	This item is no longer a priority for the city
*6	Develop projects list for potential SPLOST and TSPLOST funding	Ongoing	Most recent funding was TSPLOST 2022 and the next round will be TSPLOST 2027. This item will be carried over to STWP item #6
7	Create economic development strategy for low-impact industry and local business expansion	Cancelled	This item is no longer a priority for the city
8	Develop basic housing audit and needs assessment	Cancelled	This item is no longer a priority for the city
*9	Identify regulatory tools to guide development and protect community character, including potential development and adoption of a zoning code	Ongoing	The City has completed a draft zoning code and map and is near completion. This item will be carried over to STWP item #1

Short-Term Work Program (2023–2027)

*(*entries with an asterisk represent carryover items from the previous STWP)*

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
Planning, Land Use, & Housing					
*1	Identify regulatory tools to guide development and protect community character, including potential development and adoption of a zoning code	2024	Mayor & Council, NEGRC	Minimal	General Fund
Natural & Cultural Resources					
2	Apply to register areas and buildings around Downtown White Plains in the National Register of Historic Places	2025	Mayor & Council, NEGRC	$1,000	General Fund
Community Facilities & Services					
3	Purchase a backup generator for the Fire Department so that the building can act as an emergency shelter during natural disasters	2025	Mayor & Council	$5,000	General Fund, Grants
4	Replace/repair the HVAC systems at the City Hall and the City's Community Center	2026	Mayor & Council	$10,000	General Fund, Grants
5	Create a community library housed in a room within City Hall	2027	Mayor & Council	$2,000	General Funds
Interjurisdictional Coordination					
*6	Develop a project list for potential SPLOST and TSLOST funding	2026	Mayor & Council	None	NA
Broadband Services					
7	Adopt a Broadband Ready Ordinance	2023	Mayor & Council	None	NA
8	Apply for DCA's Broadband Ready Community Certification	2024	Mayor & Council	None	NA

Appendix

This section provides documentation of public meetings, public involvement, and data collection associated with the development of the Comprehensive Plan.

Public Hearing 1/Steering Committee Meeting 1

Cities of Union Point, Siloam, and White Plains
2023 Comprehensive Plan Update
Public Hearing #1 & Steering Committee Meeting #1: January 26, 2023 – 6:00 p.m.
Union Point Public Safety Building, 4700 Lamb Ave, Union Point, GA 30669

NAME	TITLE	EMAIL
Phillip Jones	Community Planner	
Carol Flauts	Community Planner	
David DuBois	Economic Development Di	
Karen S. Hill	Mayor Siloam	
Edith Jefferson	Council Person	
	Mayor	
Jim Meda	DDA	
Jan Brazzri	DDA	
Russ Moore	Mayor White Plains	
Amy Coleman	Clerk Whit Plains	
James Coleman		
Marty Dowdy		
Cynthia Walker	Homeless Navigator Greene Co. Sch	
Nina Lawrence		

NOTICE OF PUBLIC HEARING

The Cities of Union Point, Siloam, and White Plains will conduct a Public Hearing on January 26, 2023, at 6:00 p.m. at the Union Point Fire Department, 4700 Lamb Avenue, Union Point, GA30669.

Comprehensive Plan Updates for the Cities of Union Point, Siloam, and White Plains

The purpose of the public hearing is to brief the communities on the process for developing the three city's comprehensive plans and to obtain input on the proposed planning process. The three cities have elected to go through the public engagement and steering committee input process together yet develop separate comprehensive plans. Citizens, business owners, and all stakeholders are invited to attend the Public Hearing to provide comments, ideas, and suggestions. If you are unable to attend and wish to receive information regarding the hearing, please contact Phillip Jones, NEGRC Community Planner, at (706) 369-5650.

Public Hearing 2 Documentation

		Cities of Union Point, Siloam, and White Plains 2023 Comprehensive Plan Update Public Hearing #2: August 22, 2023 – 6:00 p.m. Siloam Community Center, 1130 Railroad Street Siloam, Greensboro, GA 30642
NAME	**TITLE**	**EMAIL**
EDITH D. JEFFERSON	COUNCIL	
Linda W. Jarrard	Council	
THURMOND JARRARD	WATER SUPT	
Adia Smith	Community Planner, NEGRC	
Phillip Jones	Community Planner, NEGRC	
Karen Hill	Mayor Siloam	
Bobby Hill	Council	
Becky Cronic	City Clerk – Union Point	
Mark Schub	resident	
Teneisha Pinkney	Council – Union Point	

NOTICE OF
PUBLIC HEARING

The Cities of Union Point, Siloam, and White Plains will conduct a Public Hearing on
August 22, 2023, at 6:00 p.m. at the Siloam Community Center,
1130 Railroad Street Siloam, Greensboro, GA 30642.

Comprehensive Plan Update
for the Cities of Union Point, Siloam, and White Plains

The purpose of the public hearing is to brief the community on the contents of each city's plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule. All interested parties are encouraged to attend.

Public Survey Flyer

Available from 2/23/23 - 3/28/23 both online and in print. No responses were recieved.

City of White Plains 2023 Comprehensive Plan Update
Request for Public Input

Dear City of White Plains resident,

The City of White Plains is currently in the process of updating its comprehensive plan, which serves as a 20-year guide for growth and development for our city. In this 5-year update, we will analyze where we are as a city, envision where we want to be, and create strategies for achieving our goals. We depend on the input of our residents to create a comprehensive plan that reflects our resident's values. We cordially invite you to provide your input in the Comprehensive Plan process.

If you would like to provide your input, you can do so in one of the following ways:

Online Survey	Print Survey
The online survey can be accessed using the following link or QR Code: **https://arcg.is/8HPHr**	Please complete the provided print survey and drop it off to Amy Coleman at the following address: **1015 Main Street West, White Plains, GA 30678**

Thank you for your contribution to the comprehensive plan. If you have any questions about the survey or the comprehensive plan process, please contact Phillip Jones of the Northeast Georgia Regional Commission, who is assisting the City of White Plains with their comprehensive plan update. He can be reached at **706-369-5650**. You can also contact the City of White Plains City Hall at **706-467-2446**.

Public Involvement (Cont.)

H+T® Fact Sheet
TRUE AFFORDABILITY AND LOCATION EFFICIENCY

CNT

Municipality: White Plains, GA

Traditional measures of housing affordability ignore transportation costs. Typically a household's second-largest expenditure, transportation costs are largely a function of the characteristics of the neighborhood in which a household chooses to live. Location Matters. Compact and dynamic neighborhoods with walkable streets and high access to jobs, transit, and a wide variety of businesses are more efficient, affordable, and sustainable.

The statistics below are modeled for the Regional Typical Household. Income: $52,129 Commuters: 0.81 Household Size: 2.40 ()

Map of Transportation Costs % Income

© Mapbox © OpenStreetMap

White Plains

Location Efficient Areas

- [ ] < 8% [ ] 8-12% [ ] 12-15% [ ] 15-18% [ ] 18-22% [ ] 22-26%
- [ ] 26-29% [ ] 29% +
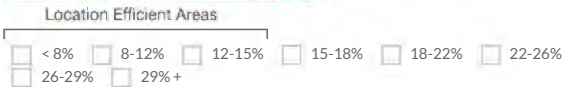
Location Efficiency Metrics

Places that are compact, close to jobs and services, with a variety of transportation choices, allow people to spend less time, energy, and money on transportation.

0% — Percent of location efficient neighborhoods

Neighborhood Characteristic Scores (1-10)

As compared to neighborhoods in all 955 U.S. regions in the Index

Job Access	AllTransit Performance Score	Compact Neighborhood
0.2	**0**	**1.2**
Very low access to jobs	Car-dependent with very limited or no access to public transportation	Very low density and limited walkability
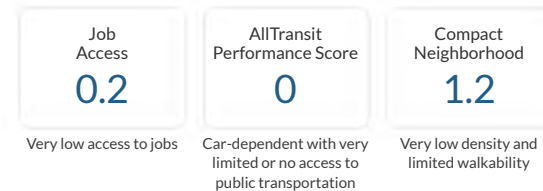
Average Housing + Transportation Costs % Income

Factoring in both housing *and* transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.

- ● Housing
- ● Transportation
- ● Remaining Income

47%
20%
33%
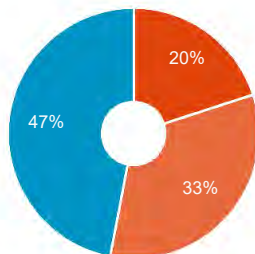
Transportation Costs

In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.
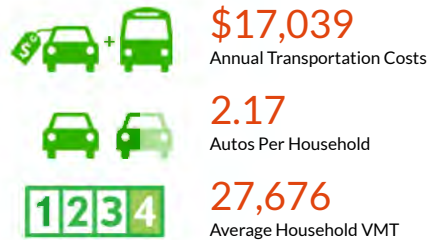
$17,039
Annual Transportation Costs

2.17
Autos Per Household

27,676
Average Household VMT

0%
Transit Ridership % of Workers

7
Annual Transit Trips

12.37 Tonnes
Annual Greenhouse Gas per Household

Community Data

🏠 + 🚗 **H+T® Fact Sheet**
TRUE AFFORDABILITY AND LOCATION EFFICIENCY

CNT

H+T Metrics

Affordability

Housing + Transportation Costs % Income:	53%
Housing Costs % Income:	20%
Transportation Costs % Income:	33%

Demographics

Block Groups:	0
Households:	35
Population:	116

Household Transportation Model Outputs

Autos per Household:	2.17
Annual Vehicle Miles Traveled per Household :	27,676
Transit Ridership % of Workers:	0%
Annual Transportation Cost:	$17,039
Annual Auto Ownership Cost:	$12,997
Annual VMT Cost:	$4,036
Annual Transit Cost:	$5
Annual Transit Trips:	7

Environmental Characteristics

Residential Density 2010:	0.06 HHs/Res. Acre
Gross Household Density:	0.01 HH/Acre
Regional Household Intensity:	1,697 HH/mile^2
Percent Single Family Detached Households:	58%
Employment Access Index:	1,647 Jobs/mi^2
Employment Mix Index (0-100):	88
Transit Connectivity Index (0-100):	35
Transit Access Shed:	0 km^2
Jobs Accessible in 30 Minute Transit Ride:	0
Available Transit Trips per Week:	0
Average Block Perimeter:	4,692 Meters
Average Block Size :	380 Acres
Intersection Density:	2 /mi^2

Housing Costs

Average Monthly Housing Cost:	$885
Median Selected Monthly Owner Costs:	$975
Median Gross Monthly Rent:	$575
Percent Owner Occupied Housing Units:	81%
Percent Renter Occupied Housing Unit:	19%

Greenhouse Gas from Household Auto Use

Annual GHG per Household:	12.37 Tonnes
Annual GHG per Acre:	0.14 Tonnes

Community Data (Cont.)

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Community Profile

White Plains City, GA
White Plains City, GA (1382692)
Geography: Place

Prepared by Esri

	White Plains ...
Population Summary	
2010 Total Population	259
2020 Total Population	239
2020 Group Quarters	0
2022 Total Population	219
2022 Group Quarters	0
2027 Total Population	217
2022-2027 Annual Rate	-0.18%
2022 Total Daytime Population	226
Workers	100
Residents	126
Household Summary	
2010 Households	110
2010 Average Household Size	2.35
2020 Total Households	107
2020 Average Household Size	2.23
2022 Households	108
2022 Average Household Size	2.03
2027 Households	108
2027 Average Household Size	2.01
2022-2027 Annual Rate	0.00%
2010 Families	77
2010 Average Family Size	2.88
2022 Families	71
2022 Average Family Size	2.59
2027 Families	70
2027 Average Family Size	2.60
2022-2027 Annual Rate	-0.28%
Housing Unit Summary	
2000 Housing Units	127
Owner Occupied Housing Units	75.6%
Renter Occupied Housing Units	11.8%
Vacant Housing Units	12.6%
2010 Housing Units	129
Owner Occupied Housing Units	67.4%
Renter Occupied Housing Units	17.8%
Vacant Housing Units	14.7%
2020 Housing Units	120
Vacant Housing Units	10.8%
2022 Housing Units	121
Owner Occupied Housing Units	68.6%
Renter Occupied Housing Units	20.7%
Vacant Housing Units	10.7%
2027 Housing Units	121
Owner Occupied Housing Units	69.4%
Renter Occupied Housing Units	19.8%
Vacant Housing Units	10.7%
Median Household Income	
2022	$55,329
2027	$63,256
Median Home Value	
2022	$128,261
2027	$142,857
Per Capita Income	
2022	$34,386
2027	$40,816
Median Age	
2010	41.1
2022	42.5
2027	43.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 24, 2023

Community Data (Cont.)

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Community Profile

White Plains City, GA   Prepared by Esri
White Plains City, GA (1382692)
Geography: Place

	White Plains ...
2022 Households by Income	
Household Income Base	109
<$15,000	11.0%
$15,000 - $24,999	11.0%
$25,000 - $34,999	8.3%
$35,000 - $49,999	12.8%
$50,000 - $74,999	22.9%
$75,000 - $99,999	11.9%
$100,000 - $149,999	16.5%
$150,000 - $199,999	0.0%
$200,000+	5.5%
Average Household Income	$78,417
2027 Households by Income	
Household Income Base	109
<$15,000	9.2%
$15,000 - $24,999	9.2%
$25,000 - $34,999	5.5%
$35,000 - $49,999	11.0%
$50,000 - $74,999	23.9%
$75,000 - $99,999	14.7%
$100,000 - $149,999	19.3%
$150,000 - $199,999	0.0%
$200,000+	7.3%
Average Household Income	$92,233
2022 Owner Occupied Housing Units by Value	
Total	82
<$50,000	14.6%
$50,000 - $99,999	19.5%
$100,000 - $149,999	28.0%
$150,000 - $199,999	7.3%
$200,000 - $249,999	6.1%
$250,000 - $299,999	4.9%
$300,000 - $399,999	14.6%
$400,000 - $499,999	2.4%
$500,000 - $749,999	2.4%
$750,000 - $999,999	0.0%
$1,000,000 - $1,499,999	0.0%
$1,500,000 - $1,999,999	0.0%
$2,000,000 +	0.0%
Average Home Value	$170,732
2027 Owner Occupied Housing Units by Value	
Total	84
<$50,000	11.9%
$50,000 - $99,999	16.7%
$100,000 - $149,999	25.0%
$150,000 - $199,999	7.1%
$200,000 - $249,999	7.1%
$250,000 - $299,999	6.0%
$300,000 - $399,999	20.2%
$400,000 - $499,999	2.4%
$500,000 - $749,999	3.6%
$750,000 - $999,999	0.0%
$1,000,000 - $1,499,999	0.0%
$1,500,000 - $1,999,999	0.0%
$2,000,000 +	0.0%
Average Home Value	$195,536

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 24, 2023

Community Data (Cont.)

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Community Profile

White Plains City, GA
White Plains City, GA (1382692)
Geography: Place

Prepared by Esri

	White Plains ...
2010 Population by Age	
Total	260
0 - 4	6.9%
5 - 9	5.0%
10 - 14	6.2%
15 - 24	13.8%
25 - 34	12.7%
35 - 44	10.8%
45 - 54	13.8%
55 - 64	14.6%
65 - 74	10.8%
75 - 84	3.5%
85 +	1.9%
18 +	78.1%
2022 Population by Age	
Total	222
0 - 4	5.9%
5 - 9	6.3%
10 - 14	4.5%
15 - 24	9.5%
25 - 34	14.9%
35 - 44	10.8%
45 - 54	11.7%
55 - 64	15.3%
65 - 74	14.0%
75 - 84	5.9%
85 +	1.4%
18 +	80.2%
2027 Population by Age	
Total	218
0 - 4	6.0%
5 - 9	6.0%
10 - 14	6.9%
15 - 24	8.3%
25 - 34	11.0%
35 - 44	13.8%
45 - 54	10.1%
55 - 64	12.8%
65 - 74	14.2%
75 - 84	9.6%
85 +	1.4%
18 +	78.9%
2010 Population by Sex	
Males	126
Females	133
2022 Population by Sex	
Males	108
Females	114
2027 Population by Sex	
Males	104
Females	114

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 24, 2023

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Page 3 of 7

Community Data (Cont.)

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Community Profile

White Plains City, GA
White Plains City, GA (1382692)
Geography: Place

Prepared by Esri

	White Plains ...
2010 Population by Race/Ethnicity	
Total	258
White Alone	43.8%
Black Alone	55.4%
American Indian Alone	0.8%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.0%
Two or More Races	0.0%
Hispanic Origin	1.5%
Diversity Index	52.0
2020 Population by Race/Ethnicity	
Total	239
White Alone	63.6%
Black Alone	31.4%
American Indian Alone	0.0%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.8%
Two or More Races	4.2%
Hispanic Origin	2.1%
Diversity Index	51.6
2022 Population by Race/Ethnicity	
Total	219
White Alone	44.7%
Black Alone	46.6%
American Indian Alone	0.0%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.7%
Two or More Races	5.9%
Hispanic Origin	5.0%
Diversity Index	61.9
2027 Population by Race/Ethnicity	
Total	217
White Alone	43.8%
Black Alone	47.0%
American Indian Alone	0.0%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.8%
Two or More Races	6.5%
Hispanic Origin	5.1%
Diversity Index	62.3
2010 Population by Relationship and Household Type	
Total	259
In Households	100.0%
In Family Households	87.6%
Householder	26.6%
Spouse	15.8%
Child	38.2%
Other relative	5.4%
Nonrelative	1.9%
In Nonfamily Households	12.0%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 24, 2023

Community Data (Cont.)

NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Community Profile

White Plains City, GA
White Plains City, GA (1382692)
Geography: Place

Prepared by Esri

	White Plains ...
2022 Population 25+ by Educational Attainment	
Total	160
Less than 9th Grade	6.9%
9th - 12th Grade, No Diploma	13.8%
High School Graduate	40.0%
GED/Alternative Credential	8.8%
Some College, No Degree	8.8%
Associate Degree	6.2%
Bachelor's Degree	10.6%
Graduate/Professional Degree	5.0%
2022 Population 15+ by Marital Status	
Total	181
Never Married	44.2%
Married	40.3%
Widowed	8.8%
Divorced	6.6%
2022 Civilian Population 16+ in Labor Force	
Civilian Population 16+	94
Population 16+ Employed	98.9%
Population 16+ Unemployment rate	1.1%
Population 16-24 Employed	14.0%
Population 16-24 Unemployment rate	0.0%
Population 25-54 Employed	62.4%
Population 25-54 Unemployment rate	0.0%
Population 55-64 Employed	17.2%
Population 55-64 Unemployment rate	0.0%
Population 65+ Employed	6.5%
Population 65+ Unemployment rate	0.0%
2022 Employed Population 16+ by Industry	
Total	93
Agriculture/Mining	1.0%
Construction	6.2%
Manufacturing	9.4%
Wholesale Trade	1.0%
Retail Trade	9.4%
Transportation/Utilities	3.1%
Information	2.1%
Finance/Insurance/Real Estate	1.0%
Services	66.7%
Public Administration	0.0%
2022 Employed Population 16+ by Occupation	
Total	94
White Collar	31.9%
Management/Business/Financial	8.5%
Professional	8.5%
Sales	5.3%
Administrative Support	9.6%
Services	40.4%
Blue Collar	27.7%
Farming/Forestry/Fishing	1.1%
Construction/Extraction	1.1%
Installation/Maintenance/Repair	6.4%
Production	9.6%
Transportation/Material Moving	9.6%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 24, 2023

Community Data (Cont.)

Community Profile

White Plains City, GA
White Plains City, GA (1382692)
Geography: Place

Prepared by Esri

	White Plains ...
2010 Households by Type	
Total	109
Households with 1 Person	26.6%
Households with 2+ People	73.4%
Family Households	70.6%
Husband-wife Families	43.1%
With Related Children	16.5%
Other Family (No Spouse Present)	28.4%
Other Family with Male Householder	8.3%
With Related Children	2.8%
Other Family with Female Householder	20.2%
With Related Children	11.0%
Nonfamily Households	2.8%
All Households with Children	30.0%
Multigenerational Households	10.9%
Unmarried Partner Households	4.5%
Male-female	3.6%
Same-sex	0.9%
2010 Households by Size	
Total	110
1 Person Household	26.4%
2 Person Household	30.9%
3 Person Household	16.4%
4 Person Household	13.6%
5 Person Household	5.5%
6 Person Household	3.6%
7 + Person Household	3.6%
2010 Households by Tenure and Mortgage Status	
Total	110
Owner Occupied	79.1%
Owned with a Mortgage/Loan	35.5%
Owned Free and Clear	43.6%
Renter Occupied	20.9%
2022 Affordability, Mortgage and Wealth	
Housing Affordability Index	219
Percent of Income for Mortgage	12.2%
Wealth Index	66
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	129
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%
2010 Population By Urban/ Rural Status	
Total Population	259
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 24, 2023

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Page 6 of 7

Community Data (Cont.)

Community Profile

White Plains City, GA   Prepared by Esri
White Plains City, GA (1382692)
Geography: Place

	White Plains ...
Top 3 Tapestry Segments	
1.	Rural Bypasses (10E)
2.	
3.	
2022 Consumer Spending	
Apparel & Services: Total $	$188,800
Average Spent	$1,748.15
Spending Potential Index	73
Education: Total $	$116,204
Average Spent	$1,075.96
Spending Potential Index	55
Entertainment/Recreation: Total $	$339,388
Average Spent	$3,142.48
Spending Potential Index	86
Food at Home: Total $	$604,215
Average Spent	$5,594.58
Spending Potential Index	90
Food Away from Home: Total $	$363,889
Average Spent	$3,369.34
Spending Potential Index	78
Health Care: Total $	$717,785
Average Spent	$6,646.15
Spending Potential Index	94
HH Furnishings & Equipment: Total $	$219,314
Average Spent	$2,030.69
Spending Potential Index	79
Personal Care Products & Services: Total $	$78,034
Average Spent	$722.53
Spending Potential Index	71
Shelter: Total $	$1,529,279
Average Spent	$14,159.99
Spending Potential Index	62
Support Payments/Cash Contributions/Gifts in Kind: Total $	$252,784
Average Spent	$2,340.59
Spending Potential Index	86
Travel: Total $	$194,576
Average Spent	$1,801.63
Spending Potential Index	63
Vehicle Maintenance & Repairs: Total $	$130,025
Average Spent	$1,203.94
Spending Potential Index	96

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
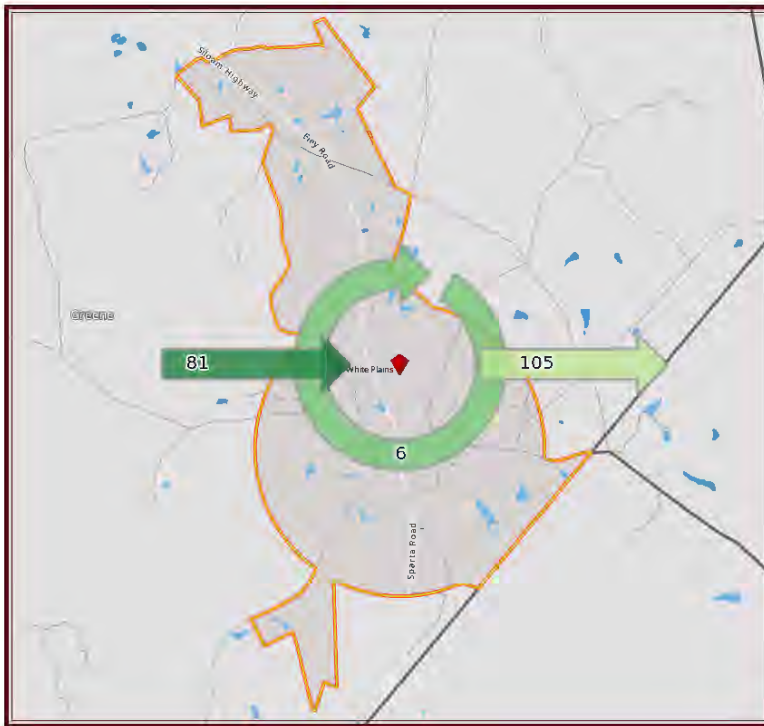**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 24, 2023

Community Data (Cont.)

Census OnTheMap Inflow/Outflow Analysis

Destination County of Residents Leaving White Plains for Work

County	Count	Percent of Total
Greene County, GA	40	36.0%
Gwinnett County, GA	11	9.9%
Richmond County, GA	6	5.4%
Clarke County, GA	5	4.5%
Putnam County, GA	5	4.5%
Henry County, GA	4	3.6%
Cobb County, GA	3	2.7%
Fulton County, GA	3	2.7%
Morgan County, GA	3	2.7%
Newton County, GA	3	2.7%
All Other Locations	28	25.2%
Total	**111**	

County of Origin of People Entering White Plains for Work

County	Count	Percent of Total
Greene County, GA	53	60.9%
Morgan County, GA	7	8.0%
Taliaferro County, GA	6	6.9%
Hancock County, GA	5	5.7%
Wilkes County, GA	4	4.6%
Clarke County, GA	2	2.3%
Putnam County, GA	2	2.3%
Alachua County, FL	1	1.1%
Emanuel County, GA	1	1.1%
Floyd County, GA	1	1.1%
All Other Locations	5	5.7%
Total	**87**	

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