

# City of Whitesburg

## 2028 Comprehensive Plan



CITY OF WHITESBURG  
COMPREHENSIVE PLAN

Prepared for  
CITY OF WHITESBURG

Prepared with technical assistance by  
CHATTAHOOCHEE-FLINT  
REGIONAL DEVELOPMENT CENTER  
P.O. Box 1600  
Franklin, Georgia 30217  
(770) 854-602

## PURPOSE

The purpose of the City of Whitesburg Comprehensive Plan is to provide a guide for the future growth and development of the City. The Plan was developed in cooperation and accordance with the Minimum Planning- Standards and Procedures of the 1989 Georgia Planning Act.

## PROCESS

The City of Whitesburg Comprehensive Plan is the product of a six month process utilizing a framework as established, by the Planning Act. Through citizen and government official input, a new community vision for Whitesburg was devised and amalgamated into the City's vision statement. Building on currently defined maps of the City, a future development map with accompanying narrative was compiled using character areas delineated by the City's stakeholders. Finally a short-term work program was developed by assessing the City's goals for future and current projects.

## CITIZEN PARTICIPATION

Public participation was an integral part of the Planning process. Public hearings were held in February and May 2008 to inform the local citizens of preparation of the plan, and to include their input in the community vision and Future Development Map.

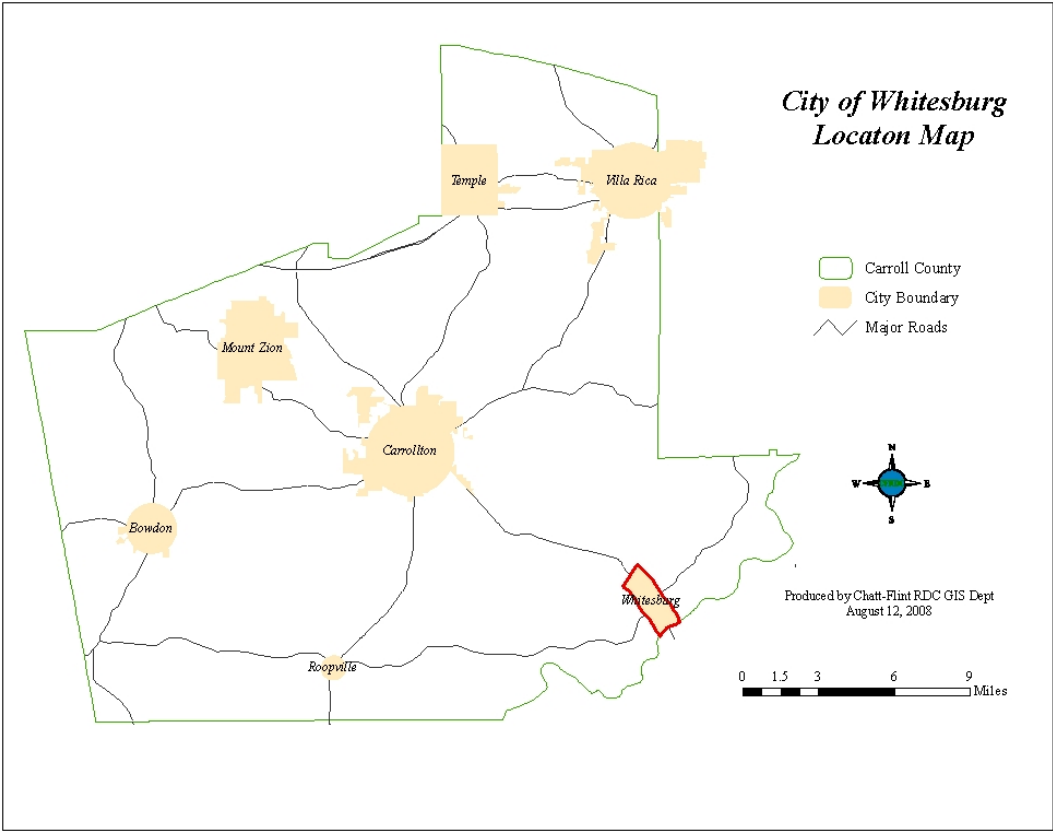
## LOCATION

Whitesburg is located in the southeast quadrant of Carroll County in the west-central part of Georgia, approximately 55 miles southwest of Atlanta.

## **Whitesburg Vision Statement**

*The City of Whitesburg will strive to be an inviting city to which business, citizens, and visitors interact together for the benefit of all while preserving its historic resources. The City will encourage development focused on tourism based economic development. The City should evolve as a progressive influence within the region. The City should protect and enhance its uniqueness and character, improve the visual and aesthetic quality of its greenways and corridors, and manage the growth that will occur. Whitesburg will have systems in place so that the City is prepared for current and future development and there will be continuity and consistency in planning and implementing plans and programs.*

### *City of Whitesburg Location Map*



## Defining Narrative for Character areas

### Historic:

Special consideration is to be given to development in the historic character areas so that residential or commercial structures do not encroach upon important historical structures.



Residential: Low-density development is encouraged in the residential character area to maintain Whitesburg's rural atmosphere.



Agricultural: This land is to be engaged primarily in agriculture of varying types and is to be the most rural area of the City.





**Industrial:**

This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Whitesburg is not highly engaged in industrial activities so careful consideration must be given to what types and how large any industrial facilities constructed within this area are so as not to interfere with the safe, rural small town environment characteristic which Whitesburg defines itself by. Redevelopment of existing industrial areas in lieu of new construction will be firstly considered. Primary zoning around this area is commercial.



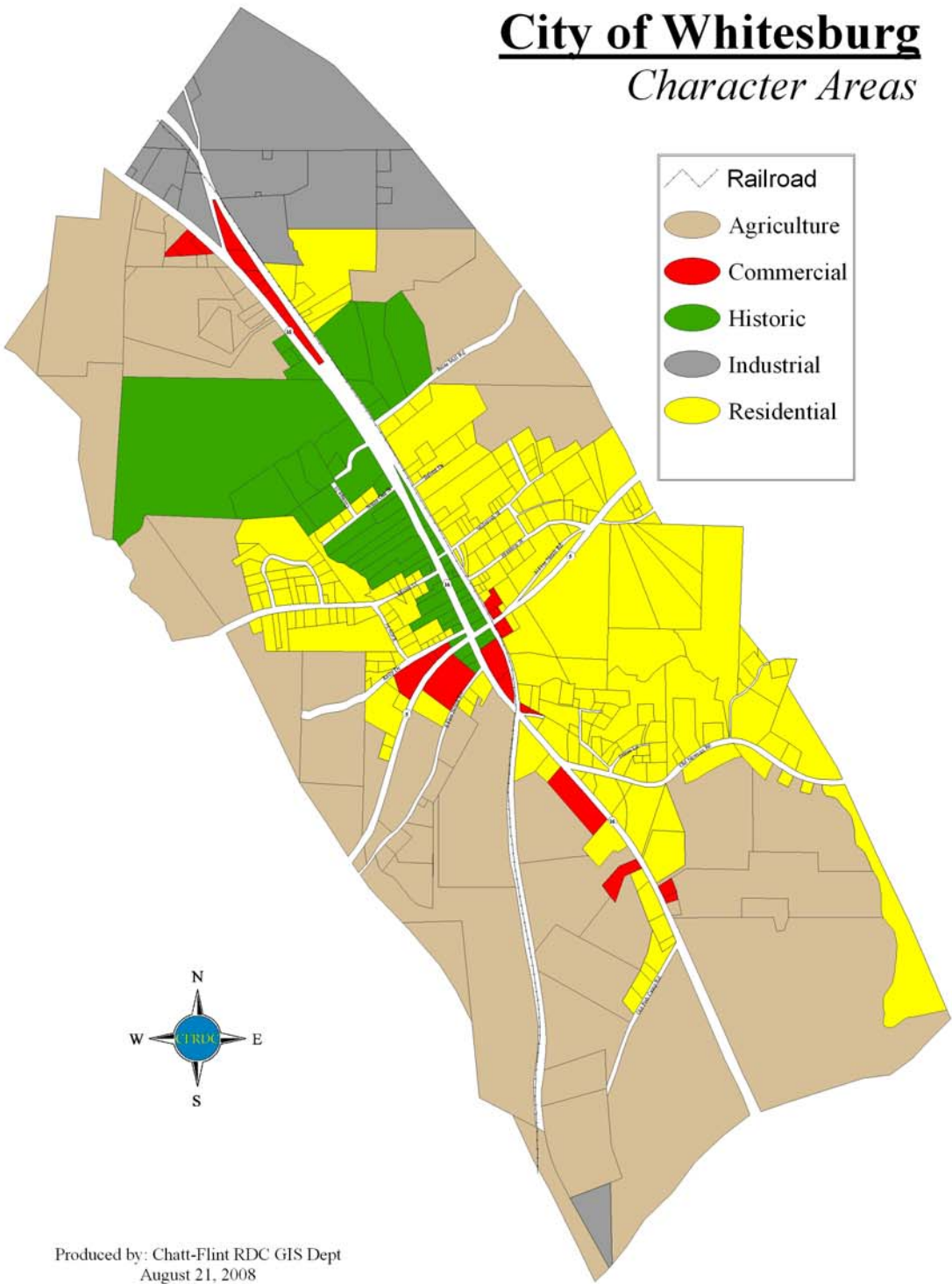
**Commercial:**

This category is for land dedicated to non-industrial business uses, including retail sales, office, and service and entertainment facilities. As with the industrial area, Whitesburg will carefully consider any commercial development to ensure it will not interrupt its safe, rural small town characteristics. Future commercial structures will be located as close to the street front as possible, utilizing rear parking areas and redevelopment of existing commercial areas in lieu of new construction will be firstly considered. Primary zoning around this area is commercial.



# City of Whitesburg

## *Character Areas*



Produced by: Chatt-Flint RDC GIS Dept  
August 21, 2008

0 1,650 3,300 6,600 9,900 Meters

## **Whitesburg's Assets**

- water system
- Garbage service
- Water park and recreational area
- Ample greenspace
- Geographically small
- Low-density residential development
- Police and fire protection
- New library
- Low commercial development

## Major Issues Facing Whitesburg

### **Economic Development:**

- Whitesburg exports the vast majority of its labor.
- We have to decide whether we want to remain a bedroom community or develop a more diverse economy within the city, capitalizing on tourism opportunities.
- There are very few opportunities to work within the city limits.

### **Natural and Cultural Resources:**

- Additional linkages to Chattahoochee Greenway can be made.
- There are historic homes in center city that can be preserved.
- The veteran's memorial is developing as a community gathering space.
- Additional resources could be dedicated to Whitesburg Library.

### **Facilities and Services:**

- We need to find additional sources of drinking water.
- We need to find additional ways to discharge sewage.
- Additional storage space is needed at city buildings.
- Whitesburg has grown to the point where a full-time administrator may be necessary.
- Training opportunities are the greatest public safety staff need.
- Additional water storage capacity will be needed in the near future.

### **Housing:**

- Many mobile homes are becoming vacant.
- Many downtown homes are becoming run down and substandard.
- More community space may be linked to new developments.

### **Land Use:**

- We have to make room for additional commercial areas in the city.
- Some center-city properties could be redeveloped.
- There is an opportunity to create a more traditional town center.

### **Transportation:**

- Development regulations can be revised to require sidewalks on developing commercial frontage.
- Links can be made to the Chattahoochee Greenway from adjacent development.
- Standards can be developed for collector streets.

**Intergovernmental Coordination:**

- Partnerships with Carroll County can be developed to assist in the provision of water and the disposal of sewer.
- There is potential for greater coordination with economic development agencies.

# Development Policies

## Economic Development

- We will target reinvestment in declining, existing neighborhoods
- We will encourage the development of downtown as a vibrant center for culture, government, residential and retail diversity with respect to Whitesburg's historic structures.
- Our community will accommodate new development while enhancing existing local assets.

## Natural and Cultural Resources

- We will ensure adequate supplies of quality water through protection of ground and surface water sources.
- The protection and conservation of our community's resources will play an important role in the decision-making process
- We will support enhanced solid waste reduction and recycling initiatives.
- We will incorporate the connection, maintenance and enhancement of greenspace in all new development
- We will reduce the impact of development on the natural topography and existing vegetation through limiting land disturbance activities and clear cutting.
- We will encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archeological or cultural resources from human encroachment through land development regulations and/or incentives.

## Facilities and Services

- Our community will make efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.
- We will coordinate public facilities and services with land use planning to promote more compact urban development.
- We will maximize the use of existing facilities and services.
- We will ensure that new development does not cause a decline in locally adopted level of service for and that capital improvements or other strategies needed to accommodate the impacts of development are made or provided for concurrent with new development.
- We will limit the amount of urban development within our community to areas that can be reasonably served by public infrastructure.
- Our community will use planned infrastructure to support areas identified as suitable for development.
- The community will establish regulations that serve as a way for new growth to pay for itself.

## Housing

- We will eliminate substandard or dilapidated housing in our community.
- We will encourage home-ownership.
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence.

## Land Use

- We will promote development that is sensitive to the land and gives consideration to adjoining, existing and planned development as well as the overall community.



- Our community will use land effectively to avoid the costs and problems associated with urban sprawl.
- Recreation and greenspace will become an integral facet of our community's land use.
- We will guide or direct patterns of land development throughout the planning process.
- We will preserve the rural character and the opportunity for agricultural and forestry activities to remain a vital part of our community.
- We will avoid leapfrog development across undeveloped areas.
- We will be committed to redeveloping and enhancing existing commercial and industrial areas located within our community.
- We will encourage mixed-use development and design standards that are more human-oriented and less auto-oriented.
- We will encourage the use of landscaping, lighting, signage, underground utilities and building design to add value to our community.
- We will encourage redevelopment and in-fill over development of new property on the periphery of the urban area.
- Green space will be a major component within our neighborhoods, along our streets, parking lots and within commercial and industrial developments.
- We will review land planning and development concepts that may be new to our area, but have been successful in other places.

### Transportation

- We will ensure that vehicular traffic will not harm the residential nature of our neighborhoods.
- Our new and reconstructed roadways will reflect community standards of aesthetics, environmental stewardship and urban design.
- We will promote alternative transportation modes and mobility access for all citizens.

- We will encourage walking, biking, or car-pooling or sustainable transportation choices.

#### Intergovernmental Coordination

- We will share services and information with other public entities within the jurisdiction

**SHORT TERM WORK PROGRAM 2008-2013**  
**CITY OF Whitesburg**  
**RDC: Chattahoochee-Flint**

<b>ELEMENT</b>	<b>ACTIVITY</b>	<b>BEGIN YEAR</b>	<b>END YEAR</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>COST ESTIMATE</b>
<b>ECONOMIC DEVELOPMENT</b>						
	Develop a tourism marketing plan	2008	2008	City/Merchants /DCA	Grants	\$5,000
	Develop a business retention/expansion plan	2009	2009	City/DCA	Grants	\$3,000
	Obtain Better Home Town designation	2009	2010	RDC	City	\$1,000
<b>COMMUNITY FACILITIES</b>						
	Continue to cooperate with County for solid waste reduction	2008	2013	City	N/A	\$0
	Construct Phase I	2010	2013	City, CFRDC	GF/FHA/	\$1,000,000

<b>ELEMENT</b>	<b>ACTIVITY</b>	<b>BEGIN YEAR</b>	<b>END YEAR</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>COST ESTIMATE</b>
	wastewater system				Grants	
	Construct Phase II wastewater sys.	2010	2013	City, CFRDC	GF/FHA/Grants	\$1,000,000
	Participate in the West GA Development Authority	2008	2013	City	GF	\$250/year
	Complete improvements to recreation dept.	2008	2010	City	City	\$10,000
	Computerize the water meter reading system	2010	2013	City	GF, SPLOST	\$10,000
	Upgrade City and Police Dept computer systems	2008	2008	City	GF, SPLOST	\$40,000
<b>NATURAL RESOURCES</b>						
	Furnish environmental education for	2008	2013	City	N/A	\$0

ELEMENT	ACTIVITY	BEGIN YEAR	END YEAR	RESPONSIBLE PARTY	FUNDING SOURCE	COST ESTIMATE
	elected officials					
<b>HISTORIC PRESERVATION</b>						
	Appoint a committee to undertake Historic Preservation issues	2008	2013	City	N/A	\$0

**RESOLUTION AUTHORIZING THE ADOPTION OF THE CITY OF WHITESBURG  
COMPREHENSIVE PLAN AND THE SERVICE DELIVERY  
STRATEGY FOR THE CITY OF WHITESBURG**

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 City of Whitesburg Comprehensive Plan was prepared in accordance with the Minimum Planning Standards and Procedures, and

WHEREAS, the Georgia Department of Community Affairs certified the City of Whitesburg Service Delivery Strategy which is, per the Official Code of Georgia § 36-70-28, required to be revised whenever there is an update to the Comprehensive Plan.

BE IT THEREFORE RESOLVED, that the Whitesburg City Mayor and Council do hereby adopt The City of Whitesburg Comprehensive Plan, including the Service Delivery Strategy for The City of Whitesburg.

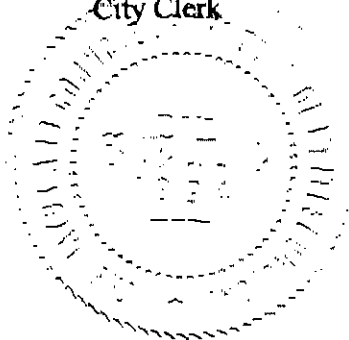
The signed original of said documents shall be maintained on file and available for inspection in the office of the Clerk of the City of Whitesburg, 788 Main St. Whitesburg, GA 30185.

Adopted this the 12<sup>th</sup> day of Jan, 2009.

BY:

John W. Neuford  
Mayor

Henry Bowen  
ATTEST:  
City Clerk



**RESOLUTION AUTHORIZING THE ADOPTION OF THE CITY OF WHITESBURG  
COMPREHENSIVE PLAN AND THE SERVICE DELIVERY  
STRATEGY FOR THE CITY OF WHITESBURG**

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 City of Whitesburg Comprehensive Plan was prepared in accordance with the Minimum Planning Standards and Procedures, and

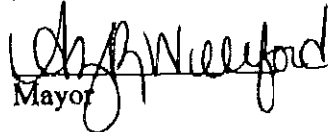
WHEREAS, the Georgia Department of Community Affairs certified the City of Whitesburg Service Delivery Strategy which is, per the Official Code of Georgia § 36-70-28, required to be revised whenever there is an update to the Comprehensive Plan.

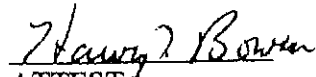
BE IT THEREFORE RESOLVED, that the Whitesburg City Mayor and Council do hereby adopt The City of Whitesburg Comprehensive Plan, including the Service Delivery Strategy for The City of Whitesburg.

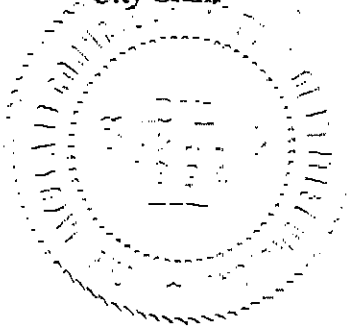
The signed original of said documents shall be maintained on file and available for inspection in the office of the Clerk of the City of Whitesburg, 788 Main St. Whitesburg, GA 30185.

Adopted this the 12<sup>th</sup> day of Jan, 2009.

BY:

  
Mayor

  
ATTEST:  
City Clerk



CITY OF WHITESBURG, GEORGIA

RESOLUTION OF SUBMITTAL  
Five Year Short-Term Work Program 2008-2013

WHEREAS, the City of Whitesburg has completed a Five Year Short-Term Work Program for the period 2008-2013, and

WHEREAS, this Five Year Short-Term Work Program was prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on September 15, 2008 at 6 PM at the Whitesburg City Hall,

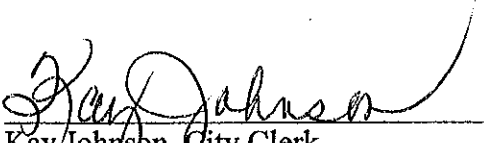
THEREFORE, LET IT BE RESOLVED, that the Whitesburg City Council does hereby submit the Five Year Short-Term Work Program 2008-2013 to the Chattahoochee-Flint Regional Development Center for Regional review, as per the requirements of the Georgia Planning Act of 1989.

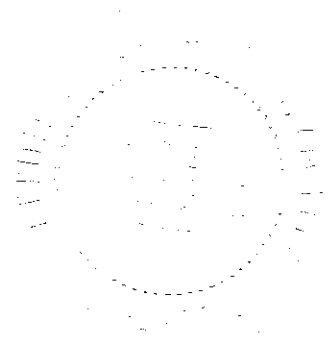
ADOPTED this 15<sup>th</sup> day of September, 2008.

BY:

  
\_\_\_\_\_  
Amy Wilkiford, Mayor

ATTEST:

  
\_\_\_\_\_  
Kay Johnson, City Clerk





**A Resolution  
to Transmit a Draft of the Whitesburg Comprehensive Plan  
to the RDC for Review and Comment**

WHEREAS, Chattahoochee-Flint RDC has prepared a complete and thorough update to Whitesburg's 2008-2028 Comprehensive Plan; and

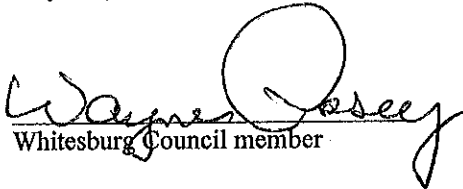
WHEREAS, the document is prepared in accordance with the Minimum Planning Standards and Procedures of the Georgia Planning Act as amended May 1, 2005; and

WHEREAS, public hearings have been held on February 12th 2008 and September 15th 2008 to accept comments on the plan and additional opportunities for public input have been provided;

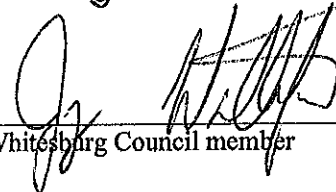
NOW, THEREFORE, LET IT BE RESOLVED by the Whitesburg Board of Council members and the mayor of Whitesburg that the Whitesburg Comprehensive Plan be officially approved for transmittal to the Chattahoochee-Flint Regional Development Center for review in accordance with the rules and regulations pursuant to the minimum planning standards and procedures of the Georgia Planning Act of 1989 as amended.

ADOPTED this 15<sup>th</sup> day of September 2008.

  
\_\_\_\_\_  
Mayor of Whitesburg

  
\_\_\_\_\_  
Whitesburg Council member

  
\_\_\_\_\_  
Whitesburg Council member

  
\_\_\_\_\_  
Whitesburg Council member

\_\_\_\_\_  
Whitesburg Council member

ATTEST:

  
\_\_\_\_\_  
Whitesburg Clerk