

City of Whitesburg Comprehensive Plan Update 2019-2039



Prepared with assistance by

**Three Rivers Regional Commission
P.O. Box 1600, Franklin, GA 30217**

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INTRODUCTION

This plan update was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning. Whitesburg, Georgia, is a small rural incorporated city located in the southeastern portion of Carroll County, which is in the western section of the Georgia Piedmont.

Purpose of the plan

The City of Whitesburg Comprehensive Plan shall provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities that currently exist within the community. Goals, policies, and specific implementation measures are listed to set policy for particular segments and specific areas of the City. At the time of the plan update, the members of the Whitesburg City Council were:

City Council

Amy Williford, *Mayor*
 Lucy Gamble, *Councilmember*
 William Smolar, *Councilmember*
 Mike Sprayberry, *Councilmember*
 Jay Williford, *Councilmember*

Comprehensive Plan Steering Committee and Public Participation

The City of Whitesburg Council appointed a Comprehensive Plan Steering Committee to assist and guide the update of the comprehensive plan. A series of consecutive meetings took place to address the components of the plan update. The Steering Committee included members of the City government and other community stakeholders. The members of the committee were:

William Smolar, Councilmember
 Lucy Gamble, Councilmember
 Kim Arnell, Economic Development Representative
 Judy Skipper, Citizen
 Jesse Price, Citizen
 Sherry Bilbo, City of Whitesburg staff
 Brittany Reichert, City of Whitesburg staff
 Tim Robison, City of Whitesburg staff
 Robert Gamble, City of Whitesburg staff

As part of the public participation component, a community survey was developed and distributed to gather input from the greater public. A community open house was also held during the plan development process in April 2019. A community survey was promoted online and is included in the appendix. Two public hearings were held in regards to the comprehensive plan update process in which citizens could obtain information about the planning process, review, and comment on the plan. The public hearings were held October 1, 2018 and July 1, 2019. Citizen participation materials are included at the end of the plan.

SWOT ANALYSIS

Strengths	
<ul style="list-style-type: none"> • Location in regard to other cities • People • Police Department • Fire Station • Water Department • City Hall • Library • City employees 	<ul style="list-style-type: none"> • Historic district • Community facilities • Senior Center • Festivals • Food bank • Leadership consistency
Weaknesses	
<ul style="list-style-type: none"> • Lack of citizen & council involvement • Blighted areas • Lack of sidewalks • Lack of sewage system • Lack of broadband • Lack of alternative to the roundabout • Small street widths 	<ul style="list-style-type: none"> • Lack of consistent telecommunication options • Somewhat lax police enforcement • Tractor Trailers at Railroad Crossing • Lack of a permanent City Hall • Lack of youth activities • Lack of city staff in specific areas
Opportunities	
<ul style="list-style-type: none"> • To grow and build more homes • To attract new and diverse businesses • To increase citizen involvement • To publicize city activities • To build a new City Hall • To build a new Police Department • To seek ways to increase broadband availability • To increase number of restaurants 	<ul style="list-style-type: none"> • To expand recreation services • To attract larger businesses that open more consistently • To make the roundabout more attractive • To develop a Veteran's Park • To develop a walking trail
Threats	
<ul style="list-style-type: none"> • Code enforcement is not up to date • Lacking economic diversity • Lacking industry • Surrounding larger cities • Possible changes to highway planning • Drug problems 	<ul style="list-style-type: none"> • Lack of officers • Lack of funds to grow • Decreased funding for library

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 and small town character.

COMMUNITY GOALS AND POLICIES

The purpose of the Community Goals and Policies section is to guide and direct the City of Whitesburg's decision-making process for the future of the community.

COMMUNITY GOALS

Economic Prosperity:

Whitesburg will encourage development or expansion of businesses and industries that are suitable for the community.

Resource Management:

Whitesburg will promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community.

Efficient Land Use:

Whitesburg will maximize the use of existing infrastructure and encourage responsible development.

Local Preparedness:

Whitesburg will identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; and ordinances and regulations to manage growth as desired in cooperation with the County and neighboring local governments.

Sense of Place:

Whitesburg will protect and enhance the community.

Regional Cooperation:

Cooperate with neighboring jurisdictions and state authorities to address shared needs.

Transportation Options:

Whitesburg will seek to address the transportation needs, challenges and opportunities of all community residents.

COMMUNITY POLICIES

Development Patterns

- Our decisions on new development will contribute to, not take away from, our planned community's character and sense of place.
- We encourage development that is sensitive to our sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our gateways and corridors will create a "sense of place" for our community.
- Creation of recreational facilities and set-aside of greenspace are important to our community.
- We will encourage new development that supports and ties in well with planned public transit options in the community.
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

Resource Conservation

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will encourage new development to locate in suitable locations in order to protect natural resources, or environmentally sensitive areas from encroachment.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Community Facilities and Infrastructure

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will invest in parks and open space to enhance the quality of life for our citizens.
- We will protect existing infrastructure investments by encouraging infill development.

Social and Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to vacant or underutilized sites or buildings in preference to new economic development.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will seek to eliminate substandard or dilapidated housing in our community.

Governmental Relations

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues.
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to affect them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

NEEDS AND OPPORTUNITIES

The Needs and Opportunities section addresses what the City of Whitesburg currently lacks or sectors of the City where improvements are needed. This section also lists existing opportunities available that should be utilized.

To help gain a more accurate and balanced list of needs and opportunities, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis was conducted. The results of this exercise resulted in the following list of Needs and Opportunities for Whitesburg.

Economic Development

- We need to improve our public facility capacity in order to attract new development.
- We need to promote revitalization of some parts of our community.
- We would like to continue to encourage appropriate economic development of our community.
- We would like to create more economic opportunities for our community.
- We would like to encourage local businesses to join the Chamber of Commerce.

Development Patterns

- We would like to develop in a manner that promotes local businesses, shopping, and tourism opportunities in our community.
- We would like to improve the appearance of parts of our community.
- We would like to promote development of vacant sites or abandoned structures in our community.
- We would like to explore the idea of developing a campground on city property.

Mobility

- We would like to provide more multi-use (pedestrian and bike) trails.
- We would like to provide more sidewalks and pedestrian facilities.

Community

- We would like to maintain the amount of greenspace and parkland in our community.
- We would like to improve the curb-appeal of some commercial and residential areas.
- We would like to continue to enforce our sign ordinance.
- We would like to provide more protection of historic resources.
- We would like to explore the idea of a community health and fitness center.

Conservation

- We would like to manage our storm water run-off and drainage.
- We would like to better protect our natural resources, especially along the Chattahoochee River.
- We would like to encourage development to locate in areas most suitable for new growth.
- We would like to ensure our community has enough water now and in the future.

Livability

- We would like to continue to support and promote the Whitesburg Library for patrons in the area.
- We would like to promote our community gathering spaces.

Governance

- We would like to continue to coordinate with Carroll County and neighboring jurisdictions on shared needs.
- We would like to continue to work with the Three Rivers Regional Commission.

CHARACTER AREAS AND LAND USE

Character areas are geographic sub-areas of a community that contain unique characteristics and physical form. According to the Department of Community Affairs, Character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas may be identified by the types of development found there which vary from historic downtowns, commercial/industrial areas, or residential neighborhoods. Other character areas may lack development and include more natural features such as greenspace or parkland.

The following list identifies character areas found within the City of Whitesburg. Each character area listed contains a description and desired development patterns, recommended land uses, and a list of implementation measures. Current photos are also included, which give an actual snap shot into each distinct character area.

COMMERCIAL



Definition

Whitesburg has a commercial area that is mainly along Highway 16 and Highway 5 in the City. Currently the most thriving businesses are a convenience store, Dollar General, and Subway. Other small businesses are located along those highway corridors.

Specific land uses

Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a storefront or office building.

Desired development patterns

Whitesburg recommends improvement of street appearance and amenities of commercial businesses.

Implementation measures

- Promote aesthetically appealing design standards.
- Promote connectivity between developments.

RESIDENTIAL



Definition

Whitesburg's residential area is one of the larger components of the city. Most homes were built prior to 2010.

Specific land uses

Land uses permitted in this character area include single-family residential, neighborhood commercial.

Desired development patterns

This area of Whitesburg will likely be the least affected by future residential growth. The maintenance of the historic character and the protection of the view shed along the streets will be important.

Implementation measures

- Promote traditional neighborhood design (TND) standards.
- Promote connectivity between developments.

HISTORIC



Definition

Within the City of Whitesburg this area delineates the historic spine of the community. Most civic, commercial, and public functions are located here along the Highway 16 corridor. Mom and pop businesses remain along the corridor with churches, historic residential and the Whitesburg Elementary School.

Specific land uses

Land use categories allowed in this character area include public/Institutional, residential, commercial.

Desired development patterns

The corridor will remain the heart of the community. With the future expansion of the City Park and the soon to be built new City Hall, and as commercial growth commences along the rural highway corridor (GA Highway 16 and GA Highway 5), the historic core of the city will remain the center of most activity within Whitesburg for many years to come.

Implementation measures

- Continue the expansion of sidewalks.
- Encourage small scale - neighborhood style commercial activity.
- Implement beautification activities.
- Implement wayfinding signage.

AGRICULTURE



Definition

Rural land encompasses land mainly along the peripheral of the City of Whitesburg. The area contains active farmland and large tract residential.

Specific land uses

Land uses within this character area include agricultural and residential.

Desired development patterns

This area will remain rural and agricultural into the near future. Buffering of any new subdivision development will be encouraged.

Implementation measures

- Promote the use of conservation subdivisions to protect rural character and preserve greenspace

PUBLIC



Definition

Land inside the City of Whitesburg containing government owned buildings and property is classified as public.

Specific land uses

Land designated for government use of properties.

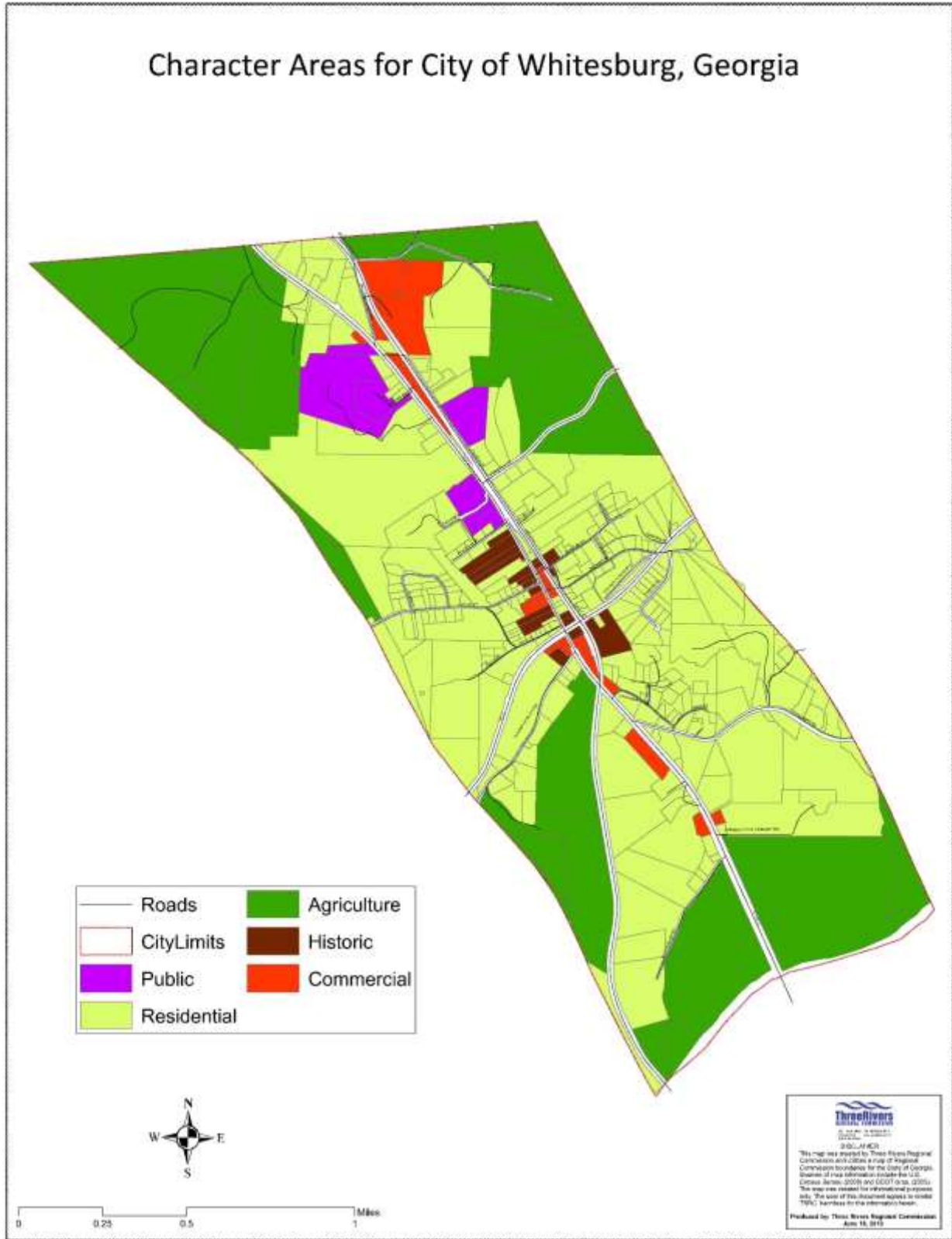
.Desired development patterns

Whitesburg recommends maintaining and developing these properties to remain aesthetically attractive in the community.

Implementation measures

- Greenspace acquisition
- Open space protection

CHARACTER AREA MAP



City of Whitesburg Community Work Program 2019-2024				
Activity	Years	Responsible Party	Cost	Funding Sources
Build a new City Hall	2019-2020	City	\$250,000	SPLOST
Increase broadband internet coverage throughout the City	2019-2024	City, Broadband providers	TBD	GF/grants/loans
Install more sidewalks on Main Street	2019-2024	City	\$25,000	SPLOST
Install street lights on the east side of Main Street	2019-2024	City	\$5,000	SPLOST
Attract a grocery store to the City	2023-2024	City	\$75,000	Private business, tax incentives
Place City codes on Municode	2019	City	\$10,000	GF

**City of Whitesburg
Community Work Program 2014-2019
Report of Plan Accomplishments**

Activity	Status	Explanation
Install a new water tank and booster pump	Completed	
Construct a multi-use trail to connect historic railroad buildings, recreation facility, school, and city hall	Completed	
Expand the recreation department with a tennis court and swimming pool	Canceled	No longer a priority
Construct a community garden	Completed	
Develop a tourism marketing plan	Canceled	No longer a priority
Appoint a committee to undertake historic preservation issues	Completed	
Create beautification areas and signage at city limits along state routes	Completed	
Conduct a wastewater treatment feasibility study	Completed	
Purchase properties in distress for public greenspace	Completed	
Address dilapidated structures for threat to public safety	Completed	
Amend the zoning ordinance	Completed	
Conduct a feasibility study for a riverside casino	Canceled	No longer a priority
Increase high speed internet and HD television availability in the city	Underway	Reworded and moved to new CWP

Broadband Services Element

GOAL #1: Essential telecommunication services for all residents, businesses, and local government agencies (especially Public Safety and Emergency Services) are reliable and redundant/diverse.

Strategies:

1. Engage telecom providers in direct dialog to address telecom reliability and diversity/redundancy issues.
2. Engage with the Georgia Public Services Commission (GPSC) in proceedings on relevant telecommunication issues.
3. Request Incumbent Providers to share critical information with high-level county public safety officials on points of vulnerability in county networks, such as communities where facilities are non-redundant/diverse.
4. Document any major telecommunication outages, and use such documentation to engage providers, GPSC and policy-makers at the local, state, and national level for corrective action.
5. Work with willing providers, the GPSC, and other entities to develop method to document and correct on-going individual landline outages which lead to loss of 911 services for residents.

GOAL #2: All residents should have affordable high-speed broadband access in their homes.

“Affordable high-speed broadband” is defined as meeting the current speed standards as set by the Federal Communications Commission and that usage is not restricted by data caps; and at a cost of no more than 2% of average household monthly income.”

Strategies:

1. Work with all willing providers to identify barriers and solutions to deployment.
2. Work with all willing providers to expand broadband and mobile networks.
3. Support and work with all willing communities to organize and develop last-mile connectivity plans. The last mile refers to the portion of the telecommunications network chain that physically reaches the end-user's premises.

4. Leverage any opportunities to provide home access for K-12 students (as promoted by the Carroll County Board of Education to unlock 24/7 educational opportunities), and for college students to enable online educational opportunities.
5. Assess ground truth broadband availability for the number of unserved and underserved households in the county.
6. Share federal and state grant information for deployment opportunities with providers and organizations. Encourage and support appropriate pilot projects and applications.
7. Advocate locally, regionally, and nationally for appropriate policies and programs for expanded last mile broadband deployment.
8. Increase the number of public-access computers and Wi-Fi hotspots in county libraries and other public spaces throughout the county.
9. Reduce economic barriers for access through support for low-income access programs.
10. Increase broadband adoption through promotion of digital literacy programs in schools, libraries, and non-profits.

GOAL #3: Competitively-priced high-speed broadband infrastructure throughout the county is developed to attract, retain, and develop Internet-reliant businesses.

Strategies:

1. Cities and county research and consider alternative models for broadband investment and infrastructure development, such as public-private partnership models.
2. Collaborate with the other Three Rivers Regional Commission counties, any other neighboring counties and our elected representatives to find resources to launch the implementation of joint Broadband Infrastructure projects.
3. Break down broadband funding silos by cooperative relationships and enhanced communications between schools, colleges, libraries, and health care facilities), communities, local governments, public safety, and providers.

4. Support appropriate state and federal legislation for funding of broadband programs and projects. Oppose detrimental state “pre-emption” legislation that takes away local control.
5. Encourage high-speed work centers until this necessary infrastructure is fully developed for economic development.

GOAL #4: Local government takes leadership in broadband issues--- adopts policies to facilitate broadband deployment, and finds ways to leverage existing assets.

Strategies:

1. Local government identifies and considers adopting policies that facilitate broadband deployment, such as appropriate streamlined project permitting, a county “dig-once” policy, or master lease agreements that allow the installation of broadband infrastructure on utility poles and light standards.
2. Local government uses its leadership position to elevate the broadband conversation at local level, state level, and national level.
3. Local government advocates for open-access broadband infrastructure whenever feasible.
3. Local government improves how goods and services are delivered by aspiring to offer all government services as web-based.
4. Local government encourages other groups (Non-Profits, Chambers of Commerce, Farm Bureau, etc) to elevate the broadband conversation and highlight broadband obstacles and successes in their outreach.
5. Local government encourages all departments to include broadband access as a priority. Departments identify ways in which they can facilitate deployment of broadband, reduce barriers, or possibly even make funding available for broadband.
6. An inventory of existing county assets which could be leveraged for broadband deployment inventory (such as buildings and Rights of Way) is maintained within respective departments, and cross-communication facilitated between broadband stakeholders.

7. Local government website includes broadband resources and information, and/or links to other websites

GOAL #5: Local government develops a comprehensive Broadband Plan.

Strategies:

1. A Broadband Plan will be developed from the most current Broadband Goals and Strategies identified in the comprehensive plan.
2. The plan should address how to best get all residents and all businesses online, so that the network can be used to drive economic growth and social progress.
3. The plan should be adaptable and reviewed regularly to consider changing needs, broadband metrics and consumer usages.
4. The plan should be a model plan for other local governments to adopt.

APPENDIX

Public Participation Documentation

CITY OF WHITESBURG
PUBLIC HEARING NOTICE FOR
2019-2039 COMPREHENSIVE PLAN UPDATE

The City of Whitesburg is initiating the process to begin a full update of their joint comprehensive plan that was originally adopted in 2014. The full comprehensive plan update is required and will be prepared according to new rules promulgated by the Georgia Department of Community Affairs (DCA), which became effective on March 1, 2014.

The purpose of the public hearing is to brief the community on the process to be used to update the joint comprehensive plan, opportunities for public participation in development of the plan update, and to obtain input on the proposed planning process. Those interested in learning about and participating in the plan update should attend the meeting.

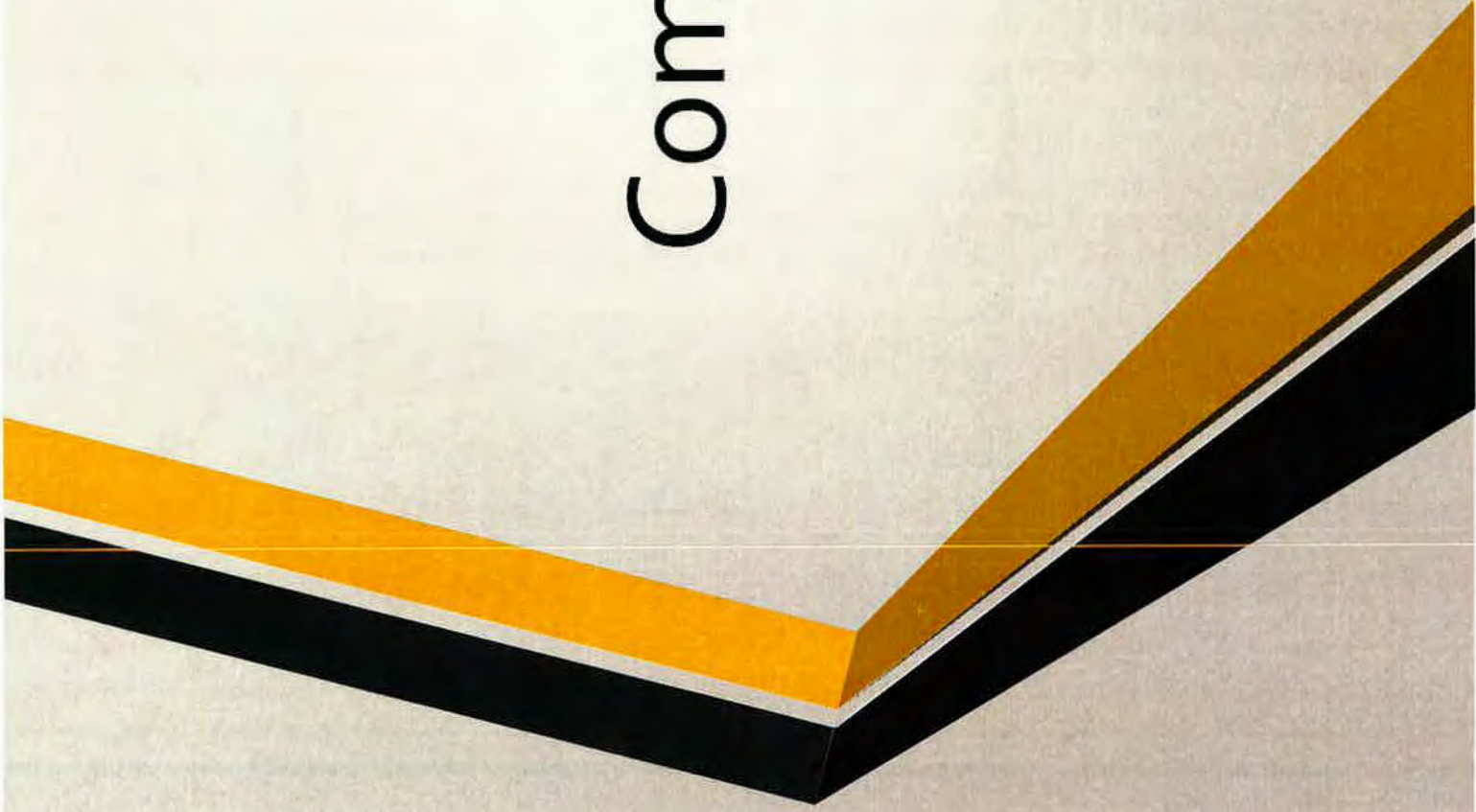
Following this process will allow participating local governments to maintain their Qualified Local Governments (QLG) status, and therefore be eligible for state grant funds, state loans, and state permits.

This public hearing will be held at the **Whitesburg City Hall, 60 Booster Field Drive** Whitesburg, Georgia on **Monday, October 1, 2018 at 6:00 p.m.** The public is invited to attend and participate in this public hearing.

Whitesburg Comprehensive Plan 2019-2039

Kick-off - Public Hearing

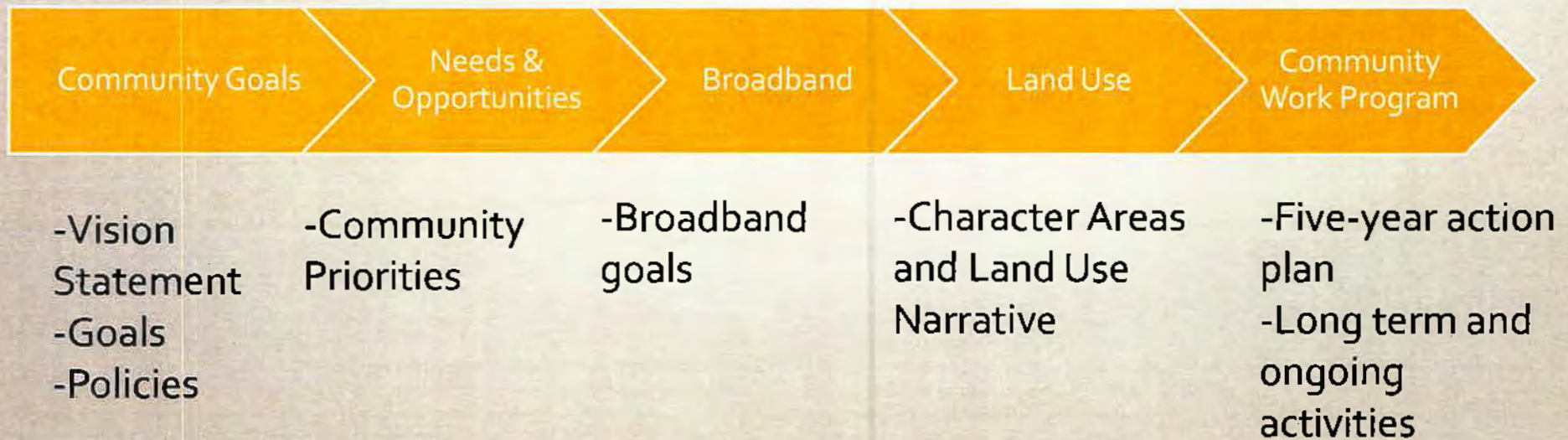
October 1, 2018 6:00PM



Why a Comprehensive Plan?

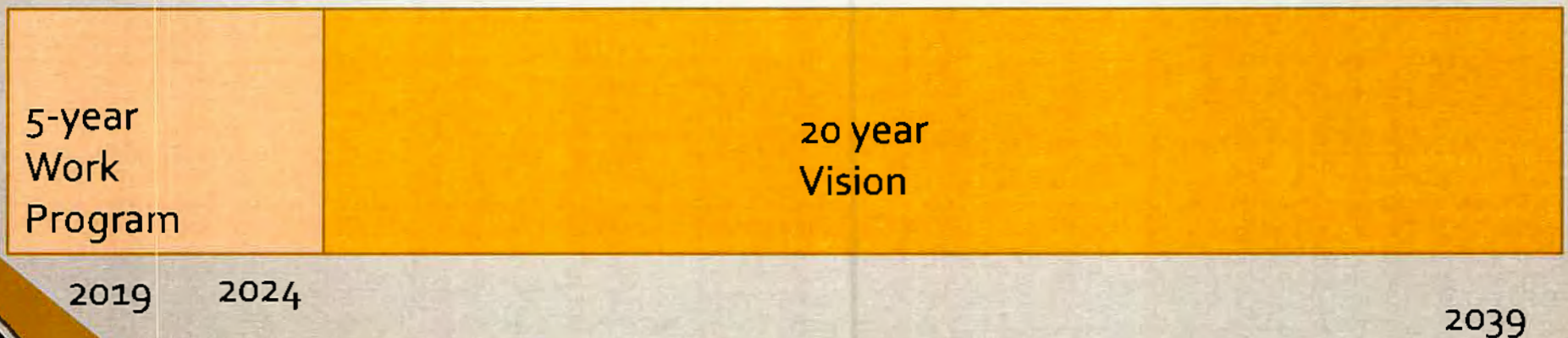
- State Law – Georgia Planning Act of 1989
- Assess existing conditions and future needs
- Establish community-based, long-term vision for the community's future
- Establish policy guidance for future actions based on a shared vision
- Formalize plan to leverage public and private investment
- Meet state planning requirements and maintain QLQ status.
- Remain eligible for grants and other funding programs.

Plan Framework



Planning Horizon

- 20 years
- 5 year work program
- 5 year required plan update and also to be updated regularly to account for changes in city, economy, and environment



Comprehensive Plan Team



Public Participation

- **Activities include:**
 - **Steering Committee – Community Stakeholders**
 - Elected officials from each municipality
 - Economic development representative
 - Other community appointees
 - **Open House/Community Visioning Events**
 - Citizen and stakeholder input
 - Community vision for the future
 - **Draft Plan Review**
 - 30-day local and regional review

Questions???

Kimberly Dutton

Planner

Three Rivers Regional Commission

770-854-6026

ksdutton@threeriversrc.com

Cymone Haiju

Planner

Three Rivers Regional

Commission

678-692-0510

chaiju@threeriversrc.com

Whitesburg
Comprehensive Plan Update 2019-2039
Steering Committee Meeting
January 23, 2019

AGENDA

1. Introductions & Background of Planning Process.
2. Complete SWOT Analysis.
3. Adjourn.

Whitesburg Comprehensive Plan 2019
Steering Committee Meeting
January 23, 2019
Sign In sheet

Name	Address	Phone	Email
Kim Dutton	TRRC	770-854-6026	kdutton@threener.com
Sherry Bilbo	City of Whitesburg	770/834-0848	sbilbo@whitesburgcity.com
Brittany Reichert	City of Whitesburg	770-834-0848	whitesburg@whitesburgcity.com
Judy Gamble	54 James Lane	770-834-0328	jodgamb@comcast.net
Judy Skipper	255 Main St, Wbbs	770-832-1116	bskipper85@bellsouth.net
Robert K Arnell (Kim)	25 White Oak St	770 231-2891	rkanell@aol.com
William Smolar	122 Railroad St.	770-301-0452	wsmolar@whitesburgcity.com
Jesse Price	124 Railroad St.	678-334-1265	jprice09@bellsouth.net

Whitesburg
Comprehensive Plan Update 2019-2039
Steering Committee Meeting
February 27, 2019

AGENDA

1. Update Needs & Opportunities
2. Adjourn.

Whitesburg Comprehensive Plan 2019
Steering Committee Meeting
February 27, 2019
Sign In sheet

Name	Address	Phone	Email
Kim Dutton	TRRC	770-854-6026	ksdutton@threanessrc.com
Sherry Bilbo	City Hall	770/834-0848	sbilbo@whitesburgcity.com
Brittany Reichert	City Hall	770-834-0848	whitesburg@whitesburgcity.com
Judy Skipper	255 Main St. City Hall	770-832-1116	bskipper85@bellsouth.net
Robert Gamble	60 Boosterfield Dr	770-550-4434	Lewis.Gamble47@gmail.com
Tim Robison	60 Boosterfield Dr City Hall	770-550-4452	trobison@whitesburgcity.com
Lucy Gamble	P.O. Box 572 Whitesburg	770-834-6328	lwgamble@aol.com
Jesse Price	124 Railroad Street Whitesburg	678-334-1265	japrice09@bellsouth.net
William Smolar	122 Railroad St	770-301-0452	wsmolar@whitesburgcity.com
Robert Arnell	25 White Oak St	770 231 2891	rkarne1@aol.com

Whitesburg
Comprehensive Plan Update 2019-2039
Steering Committee Meeting
March 27, 2019

AGENDA

1. Update Goals & Policies
2. Adjourn.

Whitesburg Comprehensive Plan 2019
Steering Committee Meeting
March 27, 2019
Sign In sheet

Name	Address	Phone	Email
Kim Dutton	TRRC	770-854-6026	Ksdutton@threerivers.com
Sherry Bilbo	City Hall	770/834-0848	sbilbo@whitesburgcity.com
Brittany Reichert	City Hall	770-834-0848	whitesburg@whitesburgcity.com
Kim Arnell	25 White Oak St	770 201-2891	rkarnell@AOK.com
Tim Robison	City Hall	770-550-4452	trobison@whitesburgcity.com
Lucy Gamble	City Hall	770-834-0328	leeg@aol.com
Robert Gamble	City Hall	770 834 0848	lew'sgamble47@gmail.com

You're Invited.....

**COMPREHENSIVE PLAN
OPEN HOUSE
WHITESBURG
COMPREHENSIVE PLAN UPDATE**

WHEN: Monday, April 15, 2019 from 4:00pm to 5:00pm

WHERE: Whitesburg Recreation Center Building
60 Boosterfield Drive
Whitesburg, GA 30185

Whitesburg
Comprehensive Plan Update 2019-2039
Steering Committee Meeting
April 24, 2019

AGENDA

1. Update Character Area Map.
2. Adjourn.

Whitesburg Comprehensive Plan 2019
Steering Committee Meeting
April 24, 2019
Sign In sheet

Name	Address	Phone	Email
Kim Dutton	TRRC	770-854-6026	KDutton@threeriversrc.com
William Smolar	City Hall	770-834-0848	wsmolar@whitesburgcity.com
Robert Gamble	60 Boosterfield Dr	770-550-4439	Lewisgamble47@gmail.com
Kim Arnell	25 White Oak St	770-231-2891	karnell@aol.com
Tim Robison	60 Boosterfield Dr	770-550-4452	trobison@whitesburgcity.com
Sherry Bilko	City Hall		
Brittany Reichert	City Hall	770-834-0848	whitesburg@whitesburgcity.com
Sam Mykora	TRRC	678-692-0510	smykora@threeriversrc.com
Jessie Price	124 Railroad St	678-334-1265	japrice09@bellsouth.net
Jerry Gamble	P.O. Box 572	770-834-0328	indgamble@aol.com

Whitesburg
Comprehensive Plan Update 2019-2039
Steering Committee Meeting
May 29, 2019

AGENDA

1. Discuss results of online survey.
2. Adjourn.

Whitesburg Comprehensive Plan 2019
Steering Committee Meeting
May 29, 2019
Sign In sheet

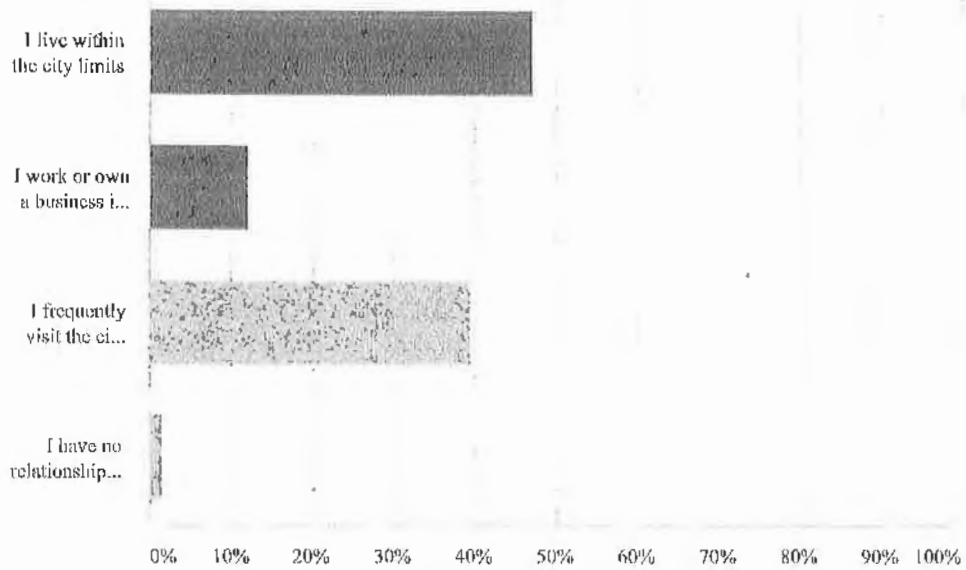
Name	Address	Phone	Email
Kim Dutton	TRRC	770-854-6026	kdutton@threeniversrc.com
Kim Anell	25 White Oak St	770 231-2891	kcanell@aol.com
William Smolar	60 Booster Field Dr.	770-834-0848	ws wsmolar@whitesburgcity.com
Tense Price	Railroad St	678-334-1265	tprice09@bellsouth.net

Notice of Public Hearing

The City of Whitesburg, Georgia will hold a public hearing on July 1, 2019 at 6:30 p.m. at City Hall, located at 50 Booster Field Drive, Whitesburg, GA. The purpose of the public hearing is to receive public comment on the updated Comprehensive Plan for the planning period 2019-2039. All interested citizens may comment at the public hearing. In addition, the City will accept written comments until 5 p.m. on July 1, 2019. Persons with special needs relating to handicapped accessibility or foreign language shall contact Sherry Bilbo at (770) 834-0848 prior to July 1, 2019, between the hours of 8 a.m. to 5p.m., Monday through Friday, except holidays. Persons with hearing disabilities may contact us through the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

My relationship to the city of Whitesburg is _____.

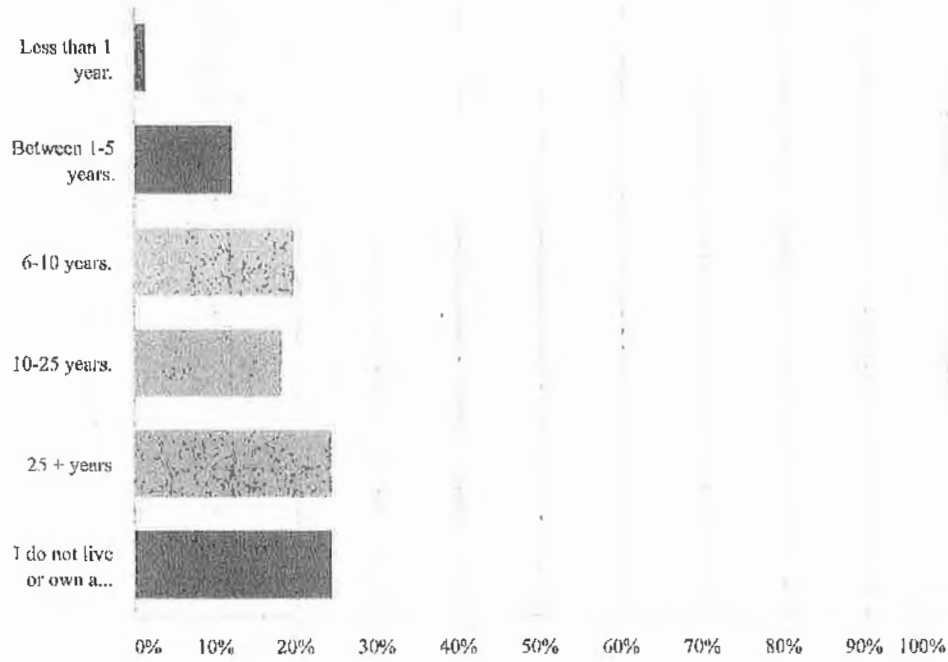
Answered: 66 Skipped: 0



ANSWER CHOICES	RESPONSES	
- I live within the city limits	46.97%	31
- I work or own a business in the city limits	12.12%	8
- I frequently visit the city of Whitesburg.	39.39%	26
- I have no relationship with the city.	1.52%	1
TOTAL		66

If you are a resident or business owner in Whitesburg how long have you lived/worked in the city.

Answered: 66 Skipped: 0



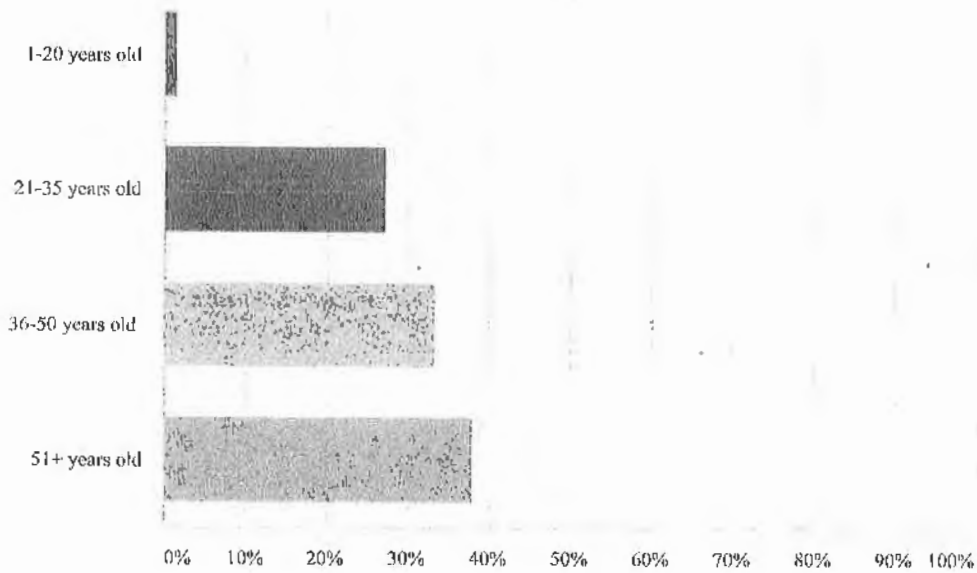
ANSWER CHOICES

RESPONSES

- Less than 1 year.	1.52%	1
- Between 1-5 years.	12.12%	8
- 6-10 years.	19.70%	13
- 10-25 years.	18.18%	12
- 25 + years	24.24%	16
- I do not live or own a business in Whitesburg.	24.24%	16
TOTAL		66

The age demographic that I fall into is

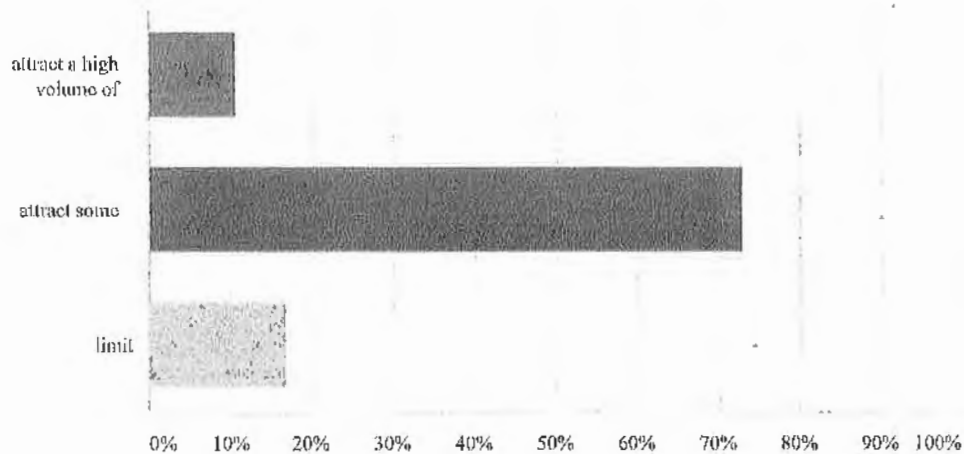
Answered: 66 Skipped: 0



ANSWER CHOICES	RESPONSES	
- 1-20 years old	1.52%	1
- 21-35 years old	27.27%	18
- 36-50 years old	33.33%	22
- 51+ years old	37.88%	25
TOTAL		66

I would like the community to try to _____ growth and development,:

Answered: 66 Skipped: 0

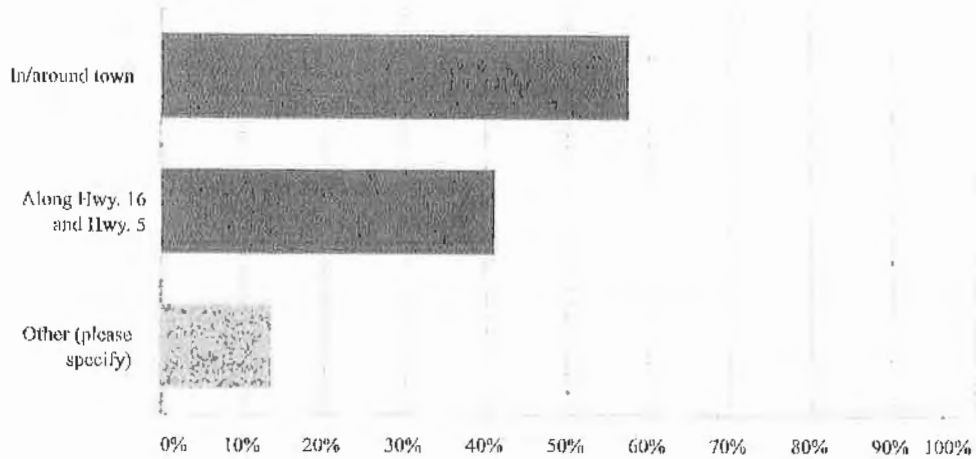


ANSWER CHOICES	RESPONSES	
TOTAL		66

ANSWER CHOICES	RESPONSES	
- attract a high volume of	10.61%	7
- attract some	72.73%	48
- limit	16.67%	11
TOTAL		66

New growth and development should be directed toward:

Answered: 66 Skipped: 0

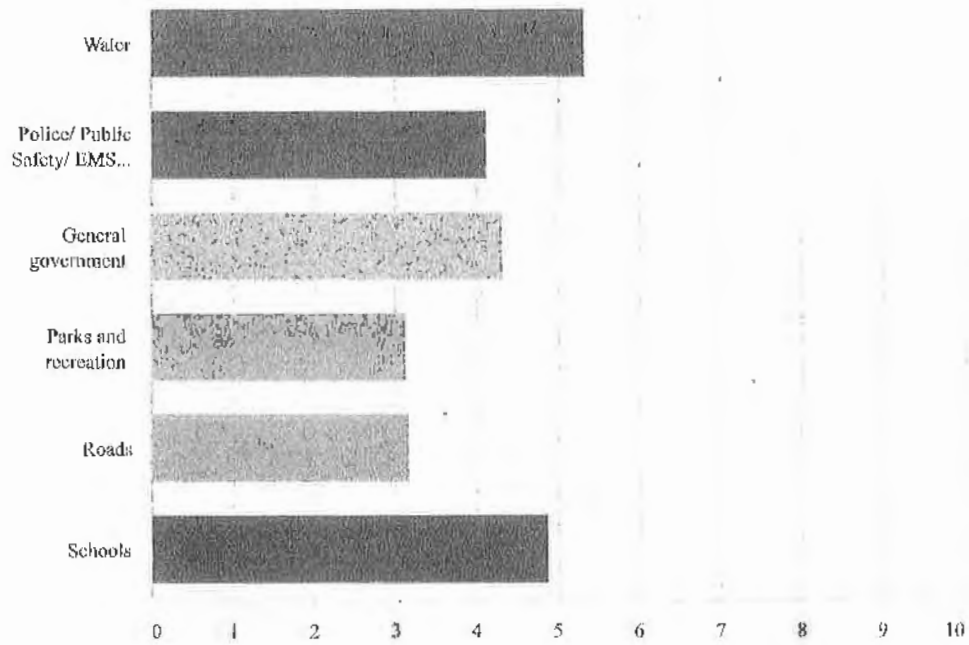


ANSWER CHOICES	RESPONSES	
- In/around town	57.58%	38
- Along Hwy. 16 and Hwy. 5	40.91%	27
- Other (please specify)	Responses 13.64%	9

Total Respondents: 66

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

Answered: 66 Skipped: 0

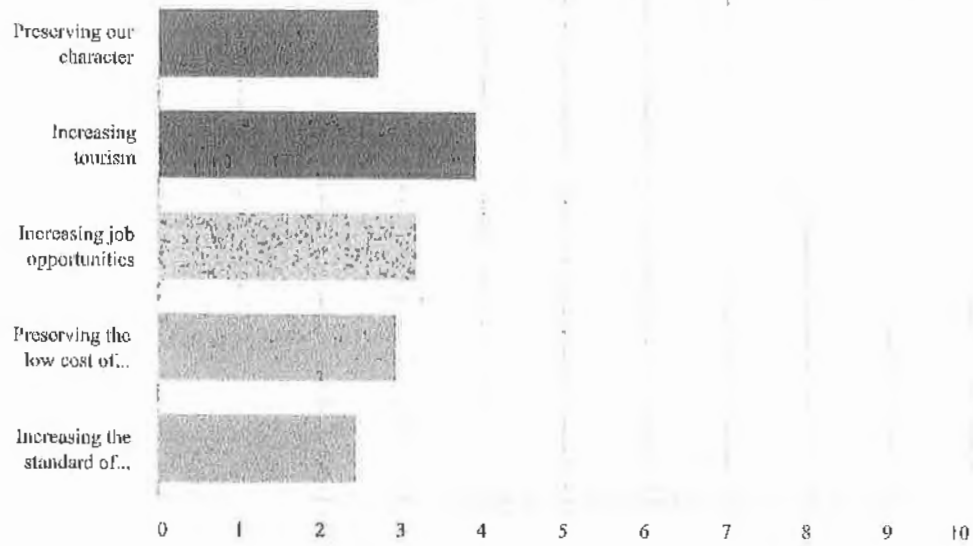


ANSWER CHOICES		AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
Water	Responses	5	299	56
Police/ Public Safety/ EMS Fire protection	Responses	4	260	63
General government	Responses	4	259	60
Parks and recreation	Responses	3	202	65
Roads	Responses	3	205	65
Schools	Responses	5	317	65

Total Respondents: 66

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

Answered: 63 Skipped: 3

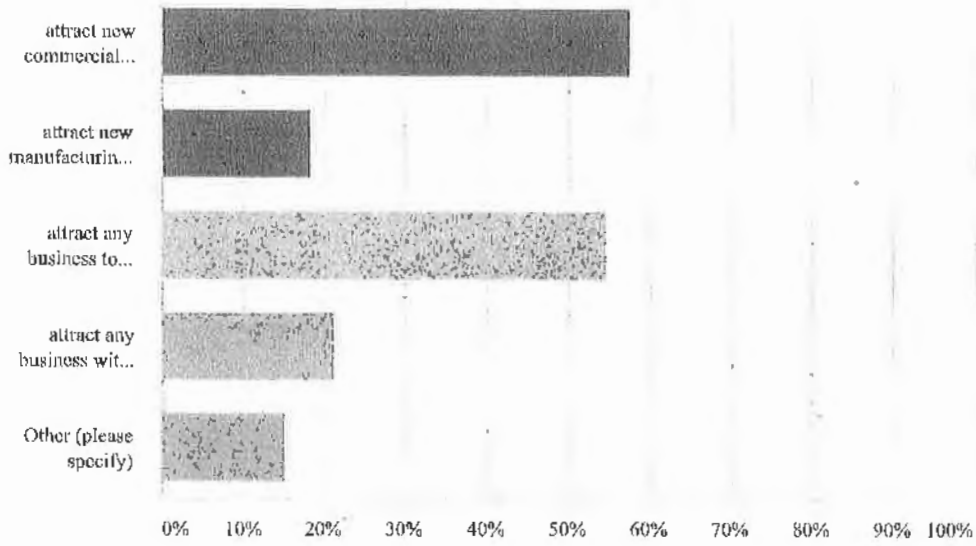


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
Preserving our character Responses	3	166	61
Increasing tourism Responses	4	243	62
Increasing job opportunities Responses	3	200	63
Preserving the low cost of living Responses	3	184	63
Increasing the standard of living Responses	2	152	62

Total Respondents: 63

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

Answered: 66 Skipped: 0



ANSWER CHOICES

RESPONSES

- attract new commercial businesses	57.58%	38
- attract new manufacturing and industry	18.18%	12
- attract any business to downtown areas	54.55%	36
- attract any business with high paying jobs	21.21%	14
- Other (please specify)	Responses 15.15%	10

Total Respondents: 66

Q9

Save as

What business or facility would you most like to see develop in Whitesburg? _____

- Answered: 57
 - Skipped: 9
- RESPONSES_(57)_WORD CLOUD_TAGS_(0)

Sentiments: OFF

⋮

S

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Apply to selected Filter by tag

Showing 57 responses

└

waffle house

5/19/2019 7:42 PM Add tags -- [View respondent's answers](#)

└

None

5/18/2019 1:04 PM Add tags -- [View respondent's answers](#)

└

The recreation center

5/15/2019 10:31 PM Add tags -- [View respondent's answers](#)

└

Farmer market

5/15/2019 10:14 PM Add tags -- [View respondent's answers](#)

└

Dining

5/15/2019 9:57 PM Add tags -- [View respondent's answers](#)

└

Grocery store

5/15/2019 9:49 PM Add tags -- [View respondent's answers](#)

└

Waffle House

5/15/2019 10:10 AM [Add tags](#) - [View respondent's answers](#)

└

Tourism

5/15/2019 8:10 AM [Add tags](#) - [View respondent's answers](#)

└

Deer processor

5/15/2019 6:33 AM [Add tags](#) - [View respondent's answers](#)

└

A good restaurant

5/15/2019 6:29 AM [Add tags](#) - [View respondent's answers](#)

└

Fast food

5/15/2019 6:26 AM [Add tags](#) - [View respondent's answers](#)

└

Restaurants, antique shops

5/15/2019 6:00 AM [Add tags](#) - [View respondent's answers](#)

└

Restaurants, antique shops

5/15/2019 6:00 AM [Add tags](#) - [View respondent's answers](#)

└

have The commercial buildings downtown old buildings that are falling apart and vacant or for lease flipped and turned into desirable market stores ... restaurants shops pharmacy etc

5/14/2019 11:26 PM [Add tags](#) - [View respondent's answers](#)

└

Pharmacy

5/14/2019 11:01 PM [Add tags](#) - [View respondent's answers](#)

└

Grocery

5/14/2019 10:52 PM [Add tags](#) - [View respondent's answers](#)

└

Decent grocery store.

5/14/2019 10:19 PM [Add tags](#) - [View respondent's answers](#)

└

Restaurant, corner store, just a nice downtown

5/14/2019 10:17 PM [Add tags](#) - [View respondent's answers](#)

┌

Almost anything!

5/14/2019 10:09 PM [Add tags](#) - [View respondent's answers](#)

┌

A gym

5/14/2019 9:21 PM [Add tags](#) - [View respondent's answers](#)

┌

Grocery store, new high school

5/14/2019 8:37 PM [Add tags](#) - [View respondent's answers](#)

┌

Martin's

5/14/2019 8:17 PM [Add tags](#) - [View respondent's answers](#)

┌

A new industry

5/14/2019 8:07 PM [Add tags](#) - [View respondent's answers](#)

┌

Waffle House (example), Food Depot (example)

5/8/2019 7:39 PM [Add tags](#) - [View respondent's answers](#)

┌

Chain restaurant

5/8/2019 6:23 PM [Add tags](#) - [View respondent's answers](#)

┌

breakfast restraunt

5/8/2019 4:55 PM [Add tags](#) - [View respondent's answers](#)

┌

Anything

5/8/2019 5:15 AM [Add tags](#) - [View respondent's answers](#)

┌

Quality restaurants and known shops

5/7/2019 9:39 PM [Add tags](#) - [View respondent's answers](#)

┌

Any

5/7/2019 9:19 PM [Add tags](#) - [View respondent's answers](#)

┌

New City Hall, Police Department, Public Works Building

5/7/2019 4:31 PM [Add tags](#) - [View respondent's answers](#)

┌

New City Hall, Police Department, Public Works Building

5/7/2019 4:31 PM [Add tags](#) - [View respondent's answers](#)

▢

Piggly Wiggly

5/7/2019 3:57 PM [Add tags](#) - [View respondent's answers](#)

▢

New restaurants

5/7/2019 2:45 PM [Add tags](#) - [View respondent's answers](#)

▢

Places to eat. Good food and service

5/7/2019 2:02 PM [Add tags](#) - [View respondent's answers](#)

▢

Small business with some niche products interwoven with commercial and retail and hospitality

4/27/2019 11:57 AM [Add tags](#) - [View respondent's answers](#)

▢

Indoor pool

4/26/2019 8:47 PM [Add tags](#) - [View respondent's answers](#)

▢

Manufacturing

4/26/2019 7:27 AM [Add tags](#) - [View respondent's answers](#)

▢

An ice cream shop

4/26/2019 5:31 AM [Add tags](#) - [View respondent's answers](#)

▢

Hardee's, waffle house, wendy's

4/26/2019 1:29 AM [Add tags](#) - [View respondent's answers](#)

▢

Fast food

4/25/2019 7:33 PM [Add tags](#) - [View respondent's answers](#)

▢

Eating establishments

4/25/2019 6:50 PM [Add tags](#) - [View respondent's answers](#)

▢

Maybe a target or movie theater

4/25/2019 5:29 PM [Add tags](#) - [View respondent's answers](#)

▢

Grocery store

4/25/2019 3:19 PM [Add tags](#) - [View respondent's answers](#)

┌

Restaurant

4/25/2019 2:32 PM [Add tags](#) - [View respondent's answers](#)

┌

An industry that would increase revenue

4/25/2019 1:38 PM [Add tags](#) - [View respondent's answers](#)

┌

The ball fields and gym

4/25/2019 12:53 PM [Add tags](#) - [View respondent's answers](#)

┌

Fast food restaurant

4/25/2019 12:19 PM [Add tags](#) - [View respondent's answers](#)

┌

Retail, restaurants

4/25/2019 12:13 PM [Add tags](#) - [View respondent's answers](#)

┌

food

4/25/2019 11:41 AM [Add tags](#) - [View respondent's answers](#)

┌

Restaurant or parts store

4/25/2019 11:07 AM [Add tags](#) - [View respondent's answers](#)

┌

tourism

4/25/2019 11:02 AM [Add tags](#) - [View respondent's answers](#)

┌

Restaurant

4/25/2019 10:52 AM [Add tags](#) - [View respondent's answers](#)

┌

Piggly Wiggly

4/25/2019 10:51 AM [Add tags](#) - [View respondent's answers](#)

┌

A grocery store

4/25/2019 10:41 AM [Add tags](#) - [View respondent's answers](#)

┌

Restaurants and storage. Camping

4/25/2019 10:24 AM [Add tags](#) - [View respondent's answers](#)

┌

McDonalds, or any fast food

4/25/2019 10:18 AM [Add tags](#) -- [View respondent's answers](#)

▮

chain restaurant

4/25/2019 10:17 AM

Q10

Save as

Additional Comments

- Answered: 25
 - Skipped: 41
- RESPONSES (25)** WORD CLOUD TAGS (0)

Sentiments: OFF

⌵

S

└───

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Apply to selected Filter by tag

Showing 25 responses

└

Stay small. Stay humble. I promise you, growth brings BIG problems!

5/18/2019 1:04 PM Add tags [View respondent's answers](#)

└

Fix the potholes

5/15/2019 10:31 PM Add tags [View respondent's answers](#)

└

I live right outside the city limits. Wish there was a way to cut down on the "Iceburg" reputation.

5/15/2019 10:14 PM Add tags [View respondent's answers](#)

└

I live right outside of WB and would go there more often if there were food/retail establishments

5/15/2019 9:57 PM Add tags [View respondent's answers](#)

└

None

5/15/2019 10:10 AM Add tags [View respondent's answers](#)

└

Fix the beginning of Jones Mill Road where the dump trucks crush the road daily! Make the railroad track have some kind of over dramatic sign for the trucks that get stuck. Go see VR!!

5/15/2019 6:26 AM Add tags [View respondent's answers](#)

┌

Thoughtful growth would be great.

5/14/2019 10:19 PM Add tags - [View respondent's answers](#)

┌

Great city. Wish there was more to offer for 30 something, young families. Nice walking/shop/square type area. Better playground.

5/14/2019 10:17 PM Add tags - [View respondent's answers](#)

┌

We need to give people a reason to stop, not drive through as quickly as possible without getting stopped! ;)

5/14/2019 10:09 PM Add tags - [View respondent's answers](#)

┌

If would be nice if our seniors had regular grocery store they could go to instead of having to worry about driving or getting transportation to Carrollton or Newnan.

5/8/2019 7:39 PM Add tags - [View respondent's answers](#)

┌

Piggy Wiggly would do good beside Dollar General on hwy 5 Whitesburg needs a small grocery store it will help whitesburg

5/7/2019 3:57 PM Add tags - [View respondent's answers](#)

┌

Better internet services in the city. We have a lot of residences that have poor service from AT&T. The city should address this with AT&T to see if they can get a better service to the residences.

5/7/2019 2:02 PM Add tags - [View respondent's answers](#)

┌

Please do not let the buildings either be torn down or fall in. We can preserve what is there and mix in "proper looking" new build.

4/27/2019 11:57 AM Add tags - [View respondent's answers](#)

┌

Grow the tax base by enlarging the city limits

4/26/2019 8:47 PM Add tags - [View respondent's answers](#)

┌

I wish to that our police department and government officials would better enforce laws and codes .

4/26/2019 7:27 AM Add tags - [View respondent's answers](#)

┌

Love our town!

4/25/2019 7:33 PM Add tags - [View respondent's answers](#)

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┌

We seem to only attract low income families. I would like to see more middle to upper class families move to our area.

4/25/2019 6:50 PM Add tags [View respondent's answers](#)

┌

This surveys timing is amazing. I've been thinking about these things lately.. My biggest concern is traffic.

4/25/2019 5:29 PM Add tags [View respondent's answers](#)

┌

Give police protection over to County

4/25/2019 2:32 PM Add tags [View respondent's answers](#)

┌

Re pave the roads

4/25/2019 12:53 PM Add tags [View respondent's answers](#)

┌

We should hold the dump trucks accountable for fixing our roads. They have completely destroyed our roads. So who's gonna have to pay for repaving ?

4/25/2019 11:07 AM Add tags [View respondent's answers](#)

┌

I am disappointed that the City's library was not mentioned on this survey.

4/25/2019 11:02 AM Add tags [View respondent's answers](#)

┌

None

4/25/2019 10:52 AM Add tags [View respondent's answers](#)

┌

Piggy Wiggly would do good beside Dollar General on hwy 5

4/25/2019 10:51 AM Add tags [View respondent's answers](#)

┌

Several businesses along hey 16 look dumpy and should be torn down or renovated. There is a need for a bike route to Carrollton. There is a need for parking

4/25/2019 10:24 AM

Notice of Public Hearing

The City of Whitesburg, Georgia will hold a public hearing on July 1, 2019 at 5:45 p.m. at City Hall, located at 50 Booster Field Drive, Whitesburg, GA. The purpose of the public hearing is to receive public comment on the updated Comprehensive Plan for the planning period 2019-2039. All interested citizens may comment at the public hearing. In addition, the City will accept written comments until 5 p.m. on July 1, 2019. Persons with special needs relating to handicapped accessibility or foreign language shall contact Sherry Bilbo at (770) 834-0848 prior to July 1, 2019, between the hours of 8 a.m. to 5p.m., Monday through Friday, except holidays. Persons with hearing disabilities may contact us through the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

CITY OF WHITESBURG

60 Booster Field Drive
Whitesburg, Georgia 30185
Phone: 770-834-0848
Fax: 770-832-1180
www.whitesburgcity.com

July 1, 2019

Three Rivers Regional Commission
PO Box 1600
Franklin, GA 30217

RE: Comprehensive Plan Update Submittal

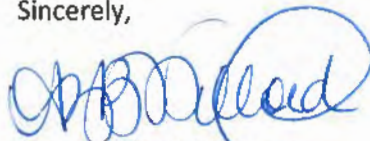
The City of Whitesburg has completed an update of its comprehensive plan and is submitting it with this letter for review by the Three Rivers Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact Sherry Bilbo at 770-834-0848.

Sincerely,



Amy Williford, Mayor
City of Whitesburg

Enclosures

**CITY OF WHITESBURG
NOTICE OF PUBLIC HEARING
COMPREHENSIVE PLAN UPDATE FOR 2019-2039**

The City of Whitesburg, Georgia will hold a public hearing on **Monday, July 1, 2019 at 5:45 p.m.** prior to the regularly scheduled meeting which will be held at 6:00 p.m. that date. The meeting will be held at the Mayor and Council Chambers located at 50 Booster Field Drive, Whitesburg, GA. The purpose of the public hearing is to receive public comment on the updated Comprehensive Plan for the planning period 2019-2039.

All interested citizens may comment at the public hearing. In addition, the City will accept written comments until 5:00 p.m. on Monday, July 1, 2019. Persons with special needs relating to handicapped accessibility or foreign language shall contact City Hall at (770) 834-0848 at least three business days prior to July 1, 2019, between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays.

AFFP
6-tg-36962-Hearing

Affidavit of Publication

STATE OF GEORGIA }
COUNTY OF CARROLL } SS

6-tg-36962-Hearing
CITY OF WHITESBURG
NOTICE OF PUBLIC HEARING
COMPREHENSIVE PLAN UPDATE FOR 2019-2039

Rachael Raney, being duly sworn, says:

That she is the publisher of the Times-Georgian, a daily newspaper of general circulation, printed and published in Carrollton, Carroll County, Georgia; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

June 13, 2019

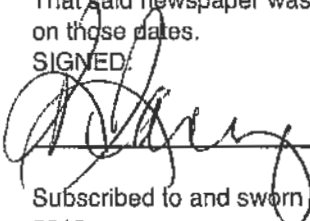
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All interested citizens may comment at the public hearing. In addition, the City will accept written comments until 5:00 p.m. on Monday, July 1, 2019. Persons with special needs relating to handicapped accessibility or foreign language shall contact City Hall at (770) 834-0848 at least three business days prior to July 1, 2019, between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays.


Publisher's Fee: \$ 30.00

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Subscribed to and sworn to me this 13th day of June 2019.



Notary Public, Carroll County, Georgia

Tunya Johnson
NOTARY PUBLIC
Carroll County, GEORGIA
My Commission Expires 08/12/2022

40048783 40336962

CITY OF WHITESBURG
60 Booster Field Drive
WHITESBURG, GA 30185

CITY OF WHITESBURG

PUBLIC HEARING NOTICE FOR

2019-2039 COMPREHENSIVE PLAN UPDATE

The City of Whitesburg is initiating the process to begin a full update of their joint comprehensive plan that was originally adopted in 2014. The full comprehensive plan update is required and will be prepared according to new rules promulgated by the Georgia Department of Community Affairs (DCA), which became effective on March 1, 2014.

The purpose of the public hearing is to brief the community on the process to be used to update the joint comprehensive plan, opportunities for public participation in development of the plan update, and to obtain input on the proposed planning process. Those interested in learning about and participating in the plan update should attend the meeting.

Following this process will allow participating local governments to maintain their Qualified Local Governments (QLG) status, and therefore be eligible for state grant funds, state loans, and state permits.

This public hearing will be held at the **Council Chambers located at 50 Booster Field Drive Whitesburg, Georgia on Monday, October 1, 2018 at 6:00 p.m.** The public is invited to attend and participate in this public hearing.

AFFP
2019-2039 Comprehensive

Affidavit of Publication

STATE OF GEORGIA } SS
COUNTY OF CARROLL }

Marvin Enderle, being duly sworn, says:

That he is the publisher of the Times-Georgian, a daily newspaper of general circulation, printed and published in Carrollton, Carroll County, Georgia; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

September 14, 2018


Publisher's Fee: \$ 410 00

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Subscribed to and sworn to me this 14th day of
September 2018.



Notary Public, Carroll County, Georgia

Tunya Johnson
NOTARY PUBLIC
Carroll County, GEORGIA
My Commission Expires 08/12/2022

40048783 40307528

CITY OF WHITESBURG
60 Booster Field Drive
WHITESBURG, GA 30185

RESOLUTION 01-2019
ADOPTION OF 2019-2039 COMPREHENSIVE PLAN

Whereas, the City of Whitesburg has developed an updated twenty year Comprehensive Plan in compliance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989; and

Whereas, the updated Comprehensive Plan has been reviewed and approved by the Three Rivers Regional Commission and the Georgia Department of Community Affairs; and

Whereas, the public had the opportunity for input into the Comprehensive Plan in a public hearing held on the 1st day of July, 2019.

NOW THEREFORE BE IT RESOLVED, that the Mayor and City Council shall officially adopt the updated Comprehensive Plan for the twenty year period of 2019-2039.

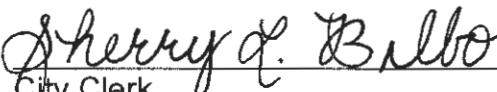
So resolved this 1st day of August, 2019.

City of Whitesburg



Mayor

ATTEST:



City Clerk

CITY OF WHITESBURG

60 Booster Field Drive
Whitesburg, Georgia 30185
Phone: 770-834-0848
Fax: 770-832-1180
www.whitesburgcity.com

July 1, 2019

Three Rivers Regional Commission
PO Box 1600
Franklin, GA 30217

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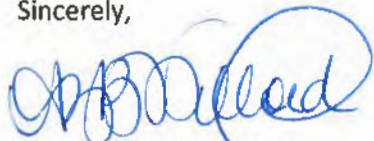
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I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Sherry Bilbo at 770-834-0848.

Sincerely,



Amy Williford, Mayor
City of Whitesburg

Enclosures