

2026 White County Joint Comprehensive Plan

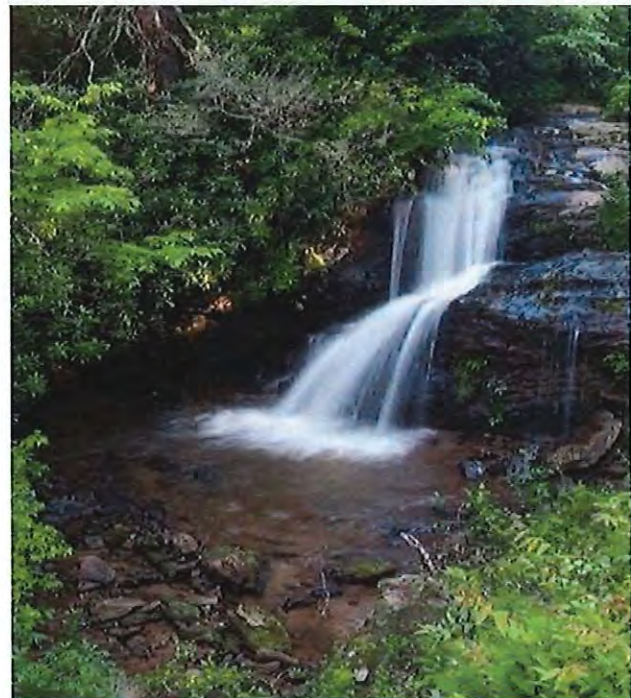
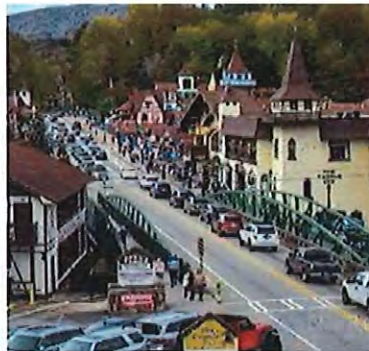




TABLE OF CONTENTS

INTRODUCTION	2
PURPOSE	2
SCOPE / PLAN ELEMENTS	2
PUBLIC PARTICIPATION	3
COMMUNITY PROFILE	4
DEVELOPMENT TRENDS AND INFLUENCES	6
AREAS REQUIRING SPECIAL ATTENTION	7
PUBLIC COMMENTS & COMMUNITY ASSESSMENT	16
NEEDS AND OPPORTUNITIES	19
DEVELOPMENT STRATEGY	28
VISION STATEMENTS	28
RECOMMENDED CHARACTER AREAS	32
IMPLEMENTATION PROGRAM	49
POLICIES, LONG-TERM OBJECTIVES AND ONGOING PROJECTS	49
COMMUNITY WORK PROGRAMS	51
APPENDIX	59
REPORTS OF ACCOMPLISHMENTS	60
QCO ASSESSMENT	67
BROADBAND ASSESSMENT	69
SUMMARY OF PUBLIC SURVEYS AND MEETINGS	
CLEVELAND, HELEN, WHITE COUNTY DEMOGRAPHIC PROFILE	
CLEVELAND, HELEN, WHITE COUNTY AREA LABOR PROFILE	
SAMPLES OF PUBLIC NOTIFICATIONS/ INVOLVEMENT	

February 2026

Prepared by:



INTRODUCTION

1

PURPOSE

The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. Within Georgia, comprehensive plans are seen as both a useful tool for long-term government efficiency and for ensuring sound land use development. Over time, such documents foster a wise use of fiscal and environmental resources, help coordinate community improvements across agencies and enable citizen input in both fostering a vision for the future and outlining a practical means for achieving that vision. Further, as a measure designed to ensure State programs are being utilized wisely, State regulations require local governments to maintain their comprehensive plans to have access to various forms of State assistance.

This document, the *White County Joint Comprehensive Plan – 2026*, represents the culmination of the efforts to plan the well-being of the whole county. The residents and various stakeholders worked to identify the critical, consensus issues and goals for their communities, and implementing the plan will help the governments and their partners address critical issues while striving towards their visions for the future. Thus, local planning recognizes that assets can be improved, liabilities can be mitigated, and opportunities can be cultivated.



SCOPE / PLAN ELEMENTS

This document addresses the community development of White County, Cleveland, and Helen, Georgia. Where needed, consideration has been given to neighboring areas and political entities that influence conditions within the county, but all the cited issues, objectives and opportunities discussed herein are solely focused on those communities.

This document meets the requirements and intent of the Georgia Department of Community Affairs's "Minimum Standards and Procedures for Local Comprehensive Planning," and the Georgia Planning Act of 1989. In accordance with those standards, this plan contains at a minimum the listed required elements.

- *Community Goals/ Vision*
- *Statement of Needs and Opportunities*
- *Community Work Program*
- *Environmental Compliance Factors*
- *Assessment of Broadband Capacity*

PUBLIC PARTICIPATION

Comprehensive planning attempts to identify a viable, consensus vision for the community. As such, Georgia's planning standards require opportunities for public participation a means for stakeholders to submit written comments, and an advisory committee involved throughout the process.

This joint planning process began in late 2024 as government staff and key stakeholders providing initial input and advising on the means for public participation. The Georgia Mountains Regional Commission (GMRC) then worked with County and City staff to evaluate needs and performance of local services, utilities, and programs. The GMRC also spoke with neighboring communities and selected State agencies to identify any opportunities for collaboration or conflict and assess development forces that might affect the White County area.

Public participation occurred via online surveys and public meetings held throughout 2025. The series of public meetings provided open discussion of key issues and a chance for participants to review data and draft materials. The online survey, meanwhile, was shared via government web sites and promoted across media and online platforms. This survey was available from June through September, ultimately yielding almost 1,000 unique participants. Survey responses addressed such topics as concerns about impacts from growth, needs in the areas of economic development and housing, and the level of satisfaction with various public services and facilities. Survey results provided key insight into the perceptions and desires of many residents, giving the Advisory Committee valuable material as they shaped the plan's objectives and priorities according to citizen interests.

The public participation process helped identify those topics for which most everyone found consensus (concerns about traffic, support for agriculture) and topics in which there was disagreement (impacts of seasonal residents). While not every issue could be resolved through this process, a few key priorities were identified as well as a general direction for the communities. What was agreed is that White County and the cities shouldn't sacrifice their rural character in the face of prospective growth and change.

Help Plan White County's Future!

North Georgia is growing! Residents and businesses are drawn to the area for industry, the mountains and lakes, or the rural lifestyle of the many charming small cities and towns.

White County and its Cities are preparing! They're updating their joint Comprehensive Plan, the document that helps shape and coordinate local work programs.

They want to hear from you! A brief online survey asks citizens about their values and priorities for the community. These surveys will be accessible through June 30, and all responses will be anonymous. There will also be public meetings held throughout the summer of 2025. Check the County's web site for meeting dates and locations.

For any questions or comments, please contact:
Adrian Mazell, Planning Director
770.539.2117 | amazell@whitecounty.ga.us

Take the Public Survey!

<https://www.surveymonkey.com/s/whitecounty2025>











COMMUNITY PROFILE

2



Set in northeast Georgia, White County and the cities of Cleveland and Helen are woven together by the scenic beauty and historic culture of the Appalachian Mountains. The area was once a part of the Cherokee Indian Nation before gold was discovered in Duke's Creek in 1828, drawing new settlers and beginning the Great Georgia Gold Rush. However, the communities have always been defined by their relationship with nature, from the farm fields in the south to the rising mountains and flowing streams of the north.

Today, **White County** blends a strong agriculture character with a blend of tourism and burgeoning commerce. Wineries, wedding venues, and waterfalls play a major role in the county's identity. Tourists, mostly from nearby metro Atlanta, flock to the multiple attractions in the area, including Unicoi State Park and Lodge, Anna Ruby Falls, the Chattahoochee National Forest, Hardman Farms historic site, and the Sautee-Nacoochee arts community. The Chattahoochee River, a prominent source of water across $\frac{3}{4}$ of Georgia, originates in White County before eventually winding its way down to the gulf coast.



Now White County and its cities are managing further evolution. As the suburban development forces and industries expand across north Georgia, White County faces both new challenges and opportunities. Growth can mean economic expansion and new investment but can also mean pressures on infrastructure and services. To preserve the best elements of its rural character, White County and its partners must navigate a variety of forces acting from without and within.



Named for a General of the War of 1812, the **City of Cleveland** was founded as the county seat in 1857 and incorporated as a town in 1870. The old White County Courthouse and Museum is listed on the National Register of Historic Places and houses the White County Historical Society. Today, Cleveland is known as the home of Truett-McConnell University and Babyland General Hospital, which produces the world-famous Cabbage Patch Kids dolls.



The **City of Helen** is nestled on the Chattahoochee River and has a rich history linked to the Cherokee Indians and the early settlers who arrived for gold and timber. When logging fell into decline, the city resurrected itself in 1969 as a re-creation of a Bavarian alpine town catering to tourists already lured by the nearby parks and national forests. Known for its festivals, shops, and tubing on the river right through downtown, the city has since become a prominent attraction within the Georgia mountains and a primary economic engine for the county.

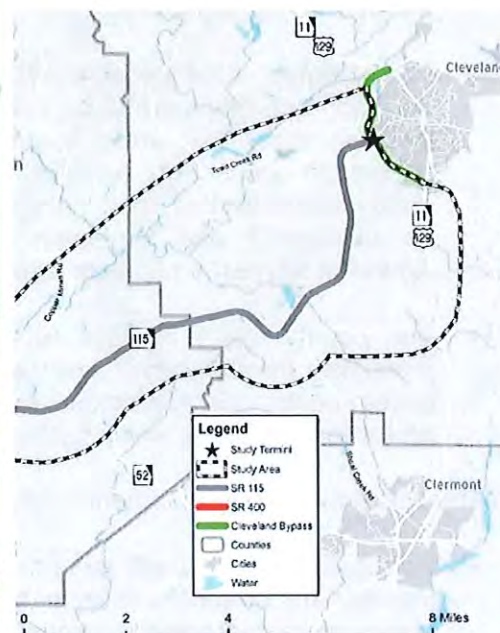
DEVELOPMENT TRENDS AND INFLUENCES

North Georgia is growing. Metro Atlanta continues sprawling northward, with Hall and Forsyth Counties now both over 200,000 residents. Projects like the pending extension of GA 400 to Cleveland and the Blue Ridge Connector inland port (just north of Gainesville) slated to open in 2026 means that economic development is finding opportunity in the Georgia Mountains. With attractive educational and medical resources available in the region, some projections have White County surpassing 40,000 residents by 2040.

The cost of housing is increasing as the construction industry responds to post-pandemic supply issues, facing increasing competition for resources and high demand for affordable units. This puts pressure on rural areas where land is cheaper, which can drive up the cost of living for locals. Communities striving to stay small and rural face the prospect of change even if they don't pursue growth as landowners (especially farmers) sell to developers.

Similarly, the types of housing demanded are changing due to the **shrinking size of households**. More residents are marrying later, having fewer children, and living longer, and as a result more households are seeking alternatives to large single-family detached units. They seek to minimize property maintenance issues and prioritize access to community amenities over private space. Cities like Cleveland are attractive to such households, which will increase the demand for attached and multi-family options.

Access to outdoor recreation options is increasingly a premium amenity for communities. Trails and passive use parks, places for public art, and public access to water resources are ways communities define their appeal to residents and visitors alike and are oneway communities can retain their rural character in the face of new development by preserving greenspace and providing places for events that bring residents together.



AREAS REQUIRING SPECIAL ATTENTION

Analysis of prevailing development trends assists in the identification of preferred patterns for future growth. More specifically such analyses can identify those areas requiring special attention regarding management policies, such as natural or cultural resources likely to be intruded upon or otherwise impacted by development. As part of this process, stakeholders and local governments are encouraged to evaluate the presence of subsets of their communities subject to special circumstances such as:

- ✓ *Areas where rapid development or change of land uses is likely to occur*
- ✓ *Areas where the pace of development has/ may outpace the availability of community facilities and services, including transportation*
- ✓ *Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness*
- ✓ *Large, abandoned structures or sites, including possible environmental contamination.*
- ✓ *Areas with significant infill development opportunities (scattered vacant sites).*
- ✓ *Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole*

Upon consideration of development trends and land use issues in White County, the following priorities stand out for the 2025 planning period:

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

- Cleveland has made streetscape improvements in the past to aid the downtown revitalization effort; the next stage will be assisting property owner's efforts to restore and preserve select structures and introducing additional infill commercial and mixed-use space where possible. *(See Historic Downtown District character area)*
- The county's state parks, and historic sites could benefit from trail and greenway development. Plans are being considered on how best to incorporate pedestrian access to these areas that would feature additional access points. Any regional bicycle and pedestrian connectivity plan that promotes the area further for eco-tourism would be a great catalyst for this effort in the county. There is also a need for protection measures to be developed and implemented for historic sites, areas, and resources. *(See Agriculture/Forestry character area)*
- The county has numerous State Parks and US Forest Service land that receive protection through State and federal management and with support from the local governments. Establishment and enforcement of the State's minimum environmental protection standards would further this effort. *(See Agriculture/Forestry character area)*

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

- Innsbruck Golf Club will require development guidelines to determine the best way to manage and promote available development options while maintaining the current gated community's character and sense of place as a golf course community that is also open to the public. *(See Second Home Residential/ Short-Term Rentals character area)*

- The US 129 corridor is the most developed and progressive part of White County, particularly the southern section below Cleveland where the Appalachian Scenic Parkway has been constructed to connect with Georgia SR 75. Depending on market demands this has the possibility of bringing new residential and commercial development within this area. As annexation is considered in this corridor development guidelines should be put into place to limit sprawl and blight in this area so as not to sacrifice the defining characteristics and natural beauty that the city values. The highway corridors in Cleveland can serve as areas of mixed-use taking advantage of the highway frontage for commercial purposes but utilizing rear properties with some residential use to buffer existing, traditional single-family areas. (See *Commercial Corridor/PUD character area*)
- Helen Highway/Highway 75 between the city limits of Cleveland and Helen has developed as more of a tourism area with the addition of a brewery and tasting room. However, because of its Highway Commercial zoning, it is also attracting mini-storage facilities, auto repair and other less tourism friendly businesses. Development guidelines, such as a tourism corridor overlay, should be considered to improve the character and attractiveness of the main road that links the Cleveland Square with Helen. (See *Tourism Commercial character area*)

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

- As mentioned above, the scenic parkway along Cleveland's southwestern border could lead to development in the area and an increase in the demands for water and wastewater. Currently this is not likely to occur due to the restricted access enforced by GDOT and lack of water and sewer connections. However, depending on the type of development that occurs, this might adversely impact the level of service of a variety of community facilities. (See *Commercial Corridor/PUD character area*)
- The popularity of Helen during events and other peak times will create transportation issues through the city on Helen Highway/Highway 75. Parking alternatives such as park and ride lots south and north of Helen utilizing shuttles or the creation of additional parking locations in the city can help alleviate traffic during large tourism events. (See *Historic Downtown District character area*)

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

- The 129 corridor in Cleveland has many areas that can be either redeveloped or improved with continued streetscape projects and new construction. The Appalachian Scenic Parkway is an area that will need design guidelines to continue guiding appropriate development and create a better gateway into the city. (See *Commercial Corridor/PUD character area*)
- Cleveland's historic square also would benefit from design guidelines that assist in regulating new construction along this area that complements the historic courthouse and other historic buildings. Streetscape improvements have been made in the past and more attention needs to be spent on addressing façade improvements and compatible infill and new construction in this area and the surrounding blocks around it. With US 129

running directly through this area, the historic square receives a lot of attention that translates into a desire to beautify the downtown area. This area can also utilize greenspace improvements such as Freedom Park and the proposed Entertainment District east of the square. All development will strive to maintain the current defining characteristics that contribute to Cleveland's quality of life and sense of place while also increasing pedestrian safety and accessibility in these areas. New development should complement the historic square and not sacrifice the small-town atmosphere which the city is known for. *(See Historic Downtown District character area)*

- The intersection of 129 and 75 north of the historic square also has the potential for redevelopment that would complement current developments in the area. This area currently has many large, big-box stores and development guidelines can assist in smart growth for the area. The city has been successful in the past on suggesting design modifications for new developments to ensure that big box stores follow their suggested guidelines, and this should continue. *(See Commercial Corridor/PUD character area)*
- The City of Helen benefits from more than fifty years of design regulations that have transformed the city into a popular tourist destination. Due to its popularity the city will utilize redevelopment options for commercial development and lodging to maintain its density and not overwhelm its current infrastructure. All development will strive to maintain the current defining characteristics that contribute to Helen's quality of life and sense of place and not sacrifice the Bavarian alpine theme which the city is known for. *(See Historic Downtown District character area)*

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

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

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

- The Infill opportunities in the county primarily are located south of Cleveland or are scattered vacant or empty properties that can be redeveloped along highways 129 and 75. These areas have been addressed under question #4 and there are not any other areas that have not been covered. Any/all empty industrial properties are already being marketed through local economic development organizations and renovation efforts will have support and guidance from the respective local government. *(See Commercial Corridor/PUD character area)*
- *The City of Cleveland has several infill areas along the highway corridors and in town that can complement existing land uses but also allow for some mixed-use development. (See Commercial Corridor/PUD and Historic Downtown character areas)*

Environmental Assessment

The State of Georgia requires local governments to comply with various environmental protection measures designed to preserve the integrity of local water resources and ecology. As pertains to local planning and land use management, local governments must demonstrate compliance with both the Water Management Plan for their applicable river basin and the implementation of the Department of Natural Resources (DNR) Part V development standards for environmentally sensitive areas. Compliance with these policies and documents is required for any local government (or related agency) seeking approval for resource-related permits.

Clean Water Act Compliance

Y	Any "not supporting" 303(d) listed waterbodies?
N	If yes, is any outstanding action required from the local government?
Y	Any 305(b) listed waterbodies?
N	If yes, is any outstanding action required from the local government?

There are environmentally sensitive areas located in the city, though most occur at smaller scales and limited to single properties. The city has adopted some form of protective measures in accordance with the DNR Part V criteria, though some should be reviewed for possible improved monitoring and enforcement.

White County has elements of each major environmentally sensitive area, particularly within the northern forests and along the Chattahoochee River corridor. Cleveland has few regionally critical features but has several perennial streams and must be mindful of stormwater mitigation as it builds out. Helen must give critical attention to stormwater, as well, given the scope of development along the banks of the Chattahoochee River and the prevalence of mountain slopes surrounding the narrow valley.

Environmental Planning Criteria

	White Co.	Cleveland	Helen
<i>Floodplains</i>	X		
<i>Forest Lands</i>	X		X
<i>Ground Water Recharge Areas</i>	X		
<i>Plant & Animal Habitat</i>	X		
<i>Prime Agricultural Lands</i>	X	X	
<i>Protected Mountains</i>	X		
<i>Steep Slopes</i>	X		
<i>Water Supply Watersheds</i>	X	X	X
<i>Wetlands</i>	X		
<i>Protected Rivers</i>	X		X

During the planning process many stakeholders cited the abundance of outdoor recreational opportunities, the scenic beauty of the area, and especially for the abundance of agricultural activity that remains in the county. The extent of remaining forests and farmland contributes to the appeal of visiting and living in White County, and residents wish to see these elements preserved as best as possible. They generally favor policies that celebrate these traits and help protect the environment so that future generations can experience the same benefits.

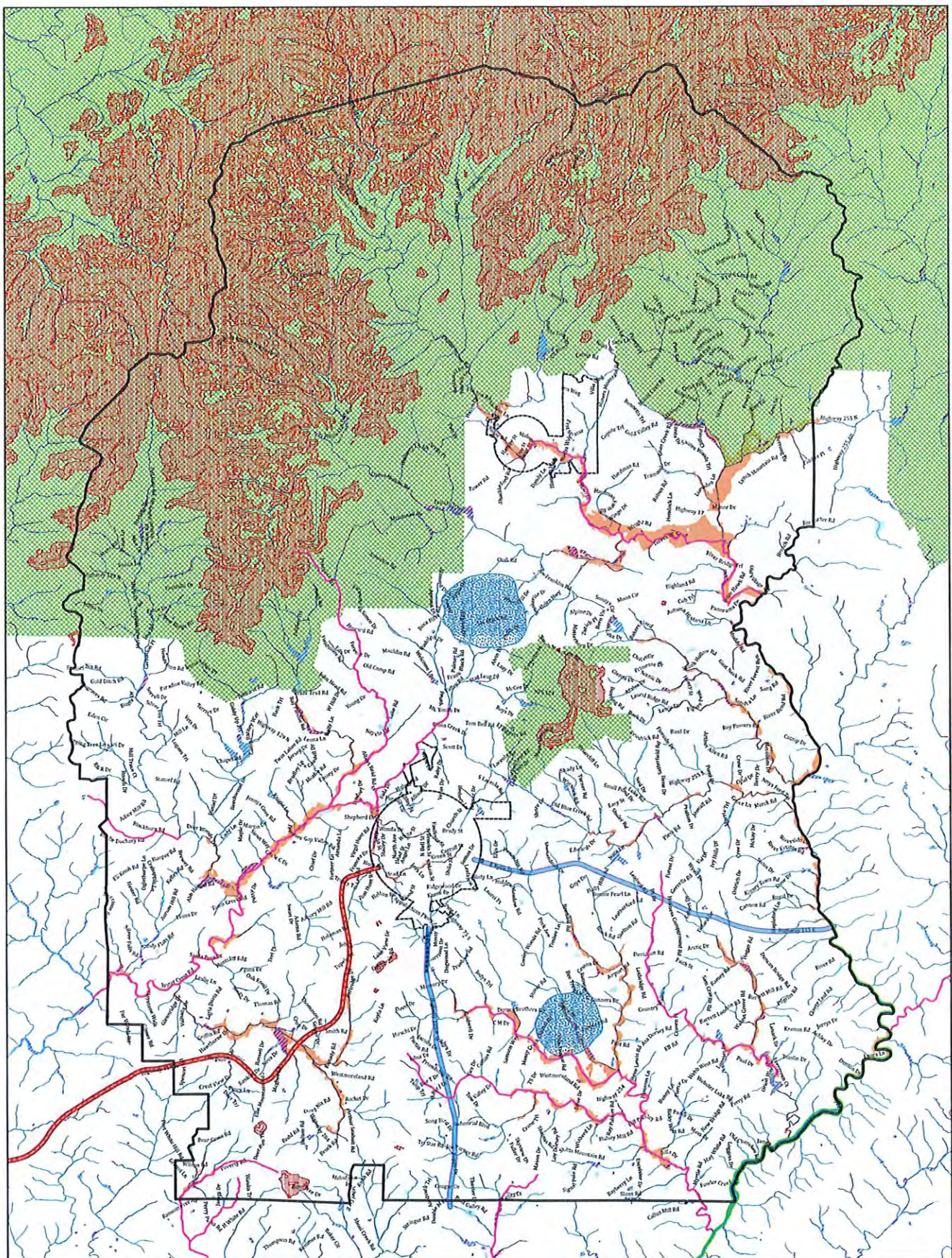
State Listed Water Bodies in White County (Ga EPD - 2024)

NAME	LOCATION	SIZE (miles)	CAUSE	SOURCE
Assessment Pending				
Horton Creek	Headwaters to the Chattahoochee River	2.7		
Town Creek	Headwaters to Tesnatee Creek	13.4		
Non-Supporting				
Glade Branch	Headwaters to Town Creek	2.2	E Coli	NP
Chattahoochee River	Soquee River to Mossy Creek	6.4	E Coli	NP
Chattahoochee River	Headwaters to Jasus Creek	6.1	E Coli, Mercury	NP
Smith Creek	Unicoi Lake to Chattahoochee River	2.1	Bio F	NP
Shoal Creek	Headwaters to Tesnatee Creek	6.1	Bio F	NP
Turner Creek	Headwaters to Tesnatee Creek	6.5	Bio F	NP
Tesnatee Creek (previously Little Tesnatee Creek)	Freeman Creek to 0.2 miles upstream Hwy 129	1.9	Bio F	NP
Chattahoochee River	Jasus Creek to Ga. Hwy. 17 (near Ber Weg Rd), Helen	6.3	E Coli, Mercury	NP
Tesnatee Creek	0.2 miles upstream US Hwy 129 to Town Creek, Cleveland	4.6	Bacteria	UR
White Creek	Headwaters to Webster Lake, Cleveland	5.8	Bio F, Bio M	NP
Chattahoochee River	Ga. Hwy. 17 (near Ber Weg Rd), Helen to SR255	11.5	Bio F, E Coli, Mercury	NP
Chattahoochee River	SR255 to Soquee River	7.2	E Coli	NP
Flat Creek	Headwaters near Clermont to Lake Lanier	11.4	Bio F	NP, UR
Mossy Creek	Tributary at Caldwell Dr to the Chattahoochee River	8.8	Bio F, E Coli	NP
West Fork Little River	Headwaters to Jim Hood Road above Lake Lanier	12	E Coli	NP
Tesnatee Creek	Town Creek to Chestatee River	5.6	E Coli	NP

Legend

NS Not Supporting
 FC Fecal Coliform
 Bio F Biota – Fish Impairment
 NP Nonpoint source pollution





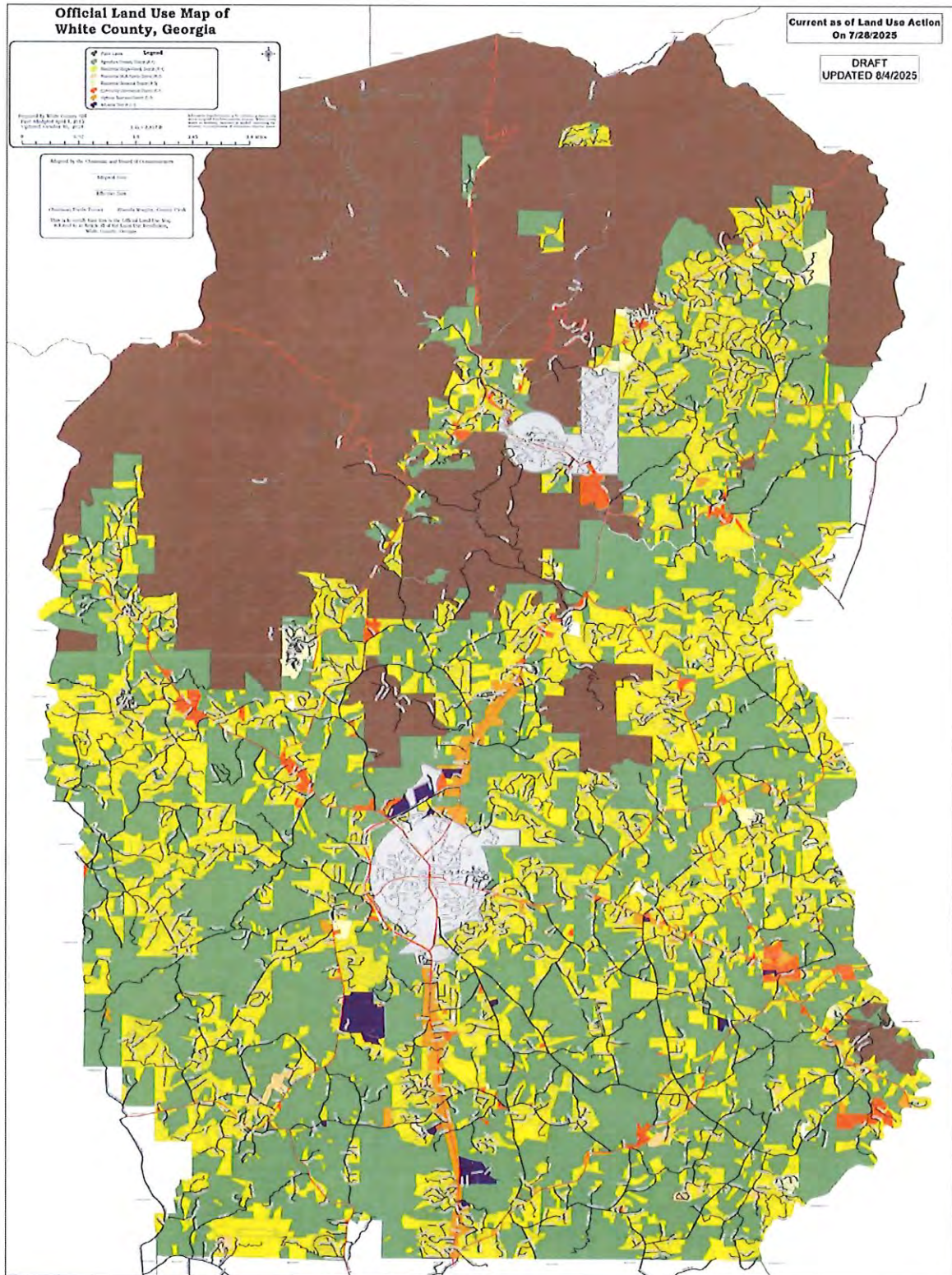
White County Areas Requiring Special Attention

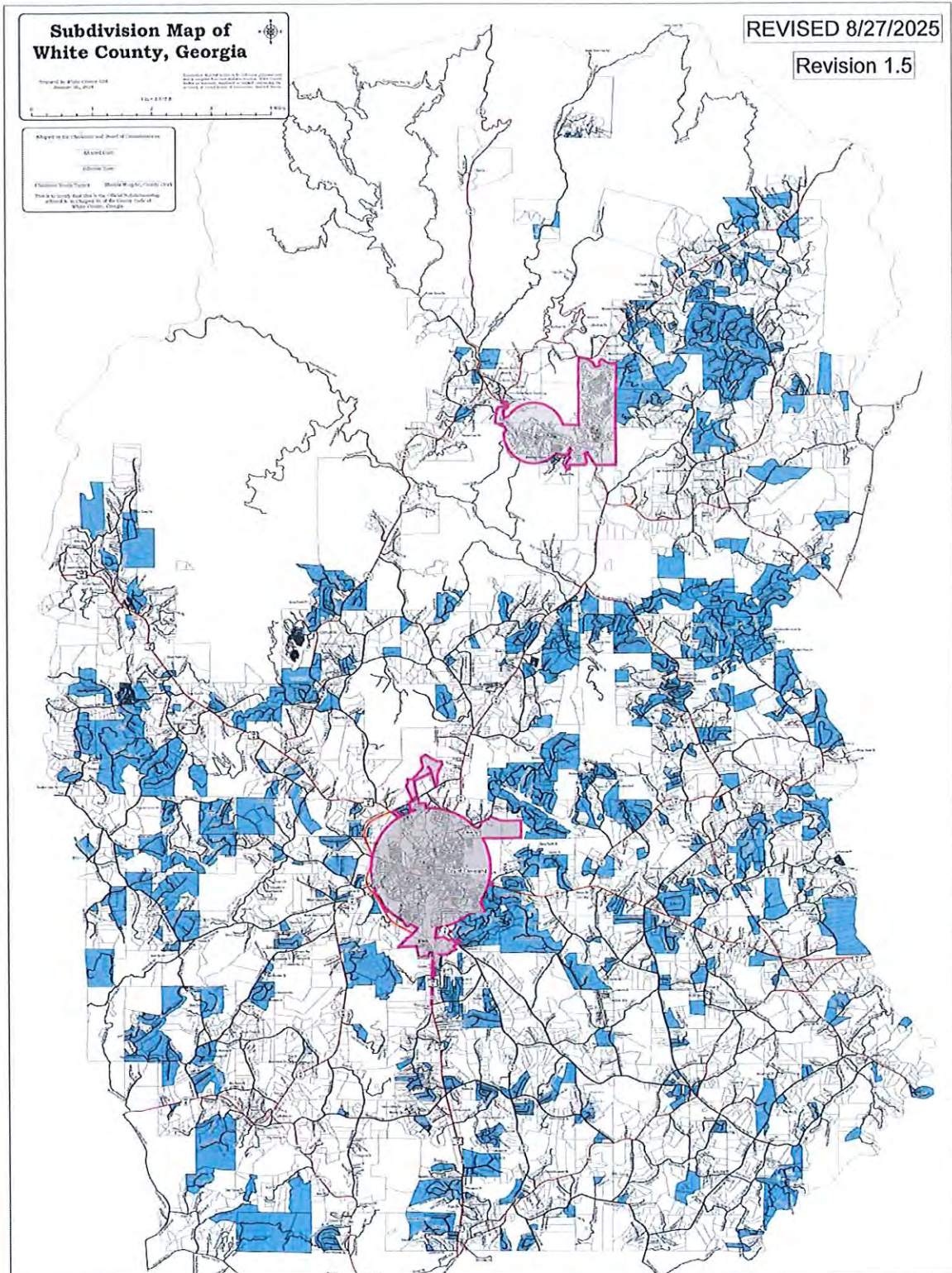
Legend

- Concept
- Impaired Rivers and Streams
- Wetlands
- Ground Water Recharge Areas
- Flood Risk Area
- Commercial/PUD Corridor
- Protected Rivers
- Protected Mountains
- Rivers and Streams
- Lakes and ponds
- Roads
- Cities
- White County Boundary

0 1 2 3 4 Miles









PUBLIC COMMENTS & COMMUNITY ASSESSMENT

The public comment period ran from March through November, featuring several public forums and the online survey which yielded 992 unique responses. Some conversations were topic specific, such as on housing or land use, but there were opportunities for open comments, as well.

Overwhelmingly, residents and stakeholders expressed a strong desire to sustain the rural character that defined White County, to minimize the impacts of new development, and to strengthen the home-town appeal of Cleveland. Improvements to facilities and services should emphasize how they benefit existing residents and businesses before appealing to more tourism or new industry. There remains strong support for agriculture, as well, and a desire to ensure land use policies don't inadvertently impair existing farms.

Many residents expressed acceptance that some change was inevitable, and that some opportunities could be had if growth was managed properly. This meant mitigating any strains from increased traffic, ensuring land use compatibility, and optimizing development patterns to keep infrastructure costs low. Many support continued investments in parks and trails and agreed that existing levels of police and fire services are very good.

There were issues that will need attention, however, depending on the scope and pace of growth. Economic development should focus on the needs and abilities of the existing labor force rather than importing new labor. Shifting demands in housing types means adapting local regulations while preventing incompatible designs. Land use must also balance development types to ensure a balanced tax base and a low cost of living.

"There's opportunity to be a gorgeous, spacious locale that supports its residents through business and education."

"Forsyth County is already trying to be another Fulton, please don't let that happen here."

"I would hate to see the area turn into a cement city with a box store or cookie cutter housing on every corner."

"Change is good and growth is inevitable, but our elected officials/county government need to make smart decisions ensuring the things that have attract newcomers are protected."

"We do not need any new conveniences that may increase the population in this area. ... We need to work on an improve what we already have available."

"It is a privilege to live here. May it always be so."



**WHITE COUNTY JOINT COMPREHENSIVE PLAN
PUBLIC COMMENT MEETING
WHITE COUNTY ADMINISTRATION BUILDING**

6:00 – 7:00 PM - Tuesday June 24, 2025

Sign In Sheet

Name

John Sell
Neil K McEwen
Dean Weyer

Robby Crane

Angelo Lembo

Paula Lembo

Lexi Martin

Beth Truelove

Mike Meuse

TERRI GOODRICH

JOHN ERBELE

LINDA

Ridley Kinsey

Gordon Taylor

Mike Grubbs

Stephen Adams Goodard

PHIL BRISSON

Carri Ann Neal

Kevin Harris

Christy Traylor
Deena Siggelkow
ED Siggelkow

Tony
Sherri Finley

Johnna Tuttle

Bryce Barrett, WBOC

Tom Bryant, City of Cleveland

James Sweeney, Justice

Dennis Cline

Laye Healin

Darin Wherley, WNews

Renee Allen

Tessa Lunsden

Diane Winslow

PHIL BRISSON

Carri Ann Neal

Kevin Harris

White Co News

Thursday, October 23, 2025

Input on future of the area sought

by Linda Erbele
White County News

As part of the effort to update White County's joint Comprehensive Plan, a survey is available for citizens to provide input. Officials of White County and cities of Helen and Cleveland very much want to hear your opinion.

"This is the opportunity for members of the public to have input as to what White County will plan and do going forward," said John Sell, community and economic developer for the county. "Any time (we) apply for state funding of grants, they ask if (the project) is included in the comprehensive plan."

The comprehensive plan is a tool that can be used by the White County Planning Commission and Board of Commissioners to help guide decisions about land use in the county. It also serves as a work plan for things the county wants to accomplish in the next five years.

It is updated every five years. When this type survey was used at the previous update, just over 400 responses were received. Beth Truelove, president of the White County Chamber of Commerce, told members of Cleveland's Downtown Development Authority at its meeting Oct. 16 that more than 800 responses have been received so far and planners hope to hear from as many as 1,000 before the Georgia Mountain Regional Commission (GMRC,) which helped develop the survey, closes it at the end of November.

A pair of open houses on the plan is scheduled for Nov. 11, at the Yonah Preserve Recreation Center, from 11 a.m. to 1 p.m. and from 4 to 7 p.m. There will be displays offering information and images on topics ranging from development types, land use and preliminary lists of priorities raised during the public survey process. GMRC staff will be on hand to answer questions.

One of the aspects the plan will take into consideration is the impact of the new Northeast Georgia

Inland Port, also known as the Blue Ridge Connector, that is expected to open in about six months.

Truelove said White County will see an increase in small businesses that will serve the larger businesses that locate in Hall County to take advantage of the transportation opportunities the port will provide, such as diesel mechanics, interior design and refrigeration repair.

"Our goal is to prepare product and pads for (those) industries," she said.

She added that so far, citizen input to the survey reveal that quality of life is of high value to people here.

"It's important for us to help define a sense of place," she added. "We know we're going to grow. The plan helps define how we grow."

Of those who have responded, 35 percent live in the unincorporated county and almost 30 percent live in Cleveland. So far, only a few people have responded from Helen. Also, 23 percent of the respondents are retired, and 21 percent work outside the county. 20 percent have only lived here five years. Another 20 percent have been here between five and 10 years. Almost 40 percent said they moved here for the small-town character, and a similar number said maintaining that small-town charm is a high priority when considering future growth. Some 43 percent said creating job opportunities is also a high priority.

To participate in the survey, go to www.surveymonkey.com/r/whitecounty2025.



People have the opportunity for a say in the county's future. Hold your phone's camera on the QR code to fill out a short survey.

SWOT Analysis

One facet of the public input process asks residents and stakeholders to assess their community's respective **Strengths, Weaknesses, Opportunities, and Threats**. In doing this analysis, communities can more effectively define their objectives and actions to better achieve the desired vision.

Results from these exercises reinforced the notion that residents wish to protect the community's character and address growth with cautious optimism. Most understand that even if White County and its Cities aren't actively seeking to grow, some new development and change is probable due to factors outside their control. As such, they desire to see their communities proactively manage growth by directing it toward existing utility and infrastructure capacity, be sure it's done at an appropriate scale, and done in a way that protects against the most disruptive types of land uses. This way any change coming to White County, Cleveland, or Helen will enhance the existing fabric of the communities the residents already cherish.

STRENGTHS	WEAKNESSES
• Forests/ Mountains / Yonah Mountain • Unicoi State Park • Smithgall Woods • Truitt McConnel University • Babyland General • Helen / Tourism • Chattahoochee River • Sautee-Nacoochee district • Strong arts community • Hardman Farms • Local parks & recreation center • Rural character / agriculture • Affordable cost of living • Regional resources (medical, tourism, etc.) • Friendly community	• Full-time residents vs seasonal residents • Traffic (at key intersections & corridors) • Aging housing supply • Increasing pressure on fire dept. • Helen becoming "too full" • Suburbanization = increasing costs • Downstream demands on the Chattahoochee • Limited financial resources • Limited medical services in the county • Trend of young adults leaving
OPPORTUNITIES	THREATS
• Available space for some new business/ residents • Restoration and reuse of older properties • Opportunities for more parks and trails • Access to regional resources • Potential for more agritourism • Technology applications accessible to rural areas	• Fear of losing character • Fear of impacts of growth (traffic, crime, costs) • Competition for water in Chattahoochee basin • Loss of surrounding agriculture • Uncertainty for local industries • Lack of control over State and federal roads

NEEDS AND OPPORTUNITIES

The planning process asks communities to assess the information and comments received to identify issues and opportunities that should be prioritized for the future. In doing so the communities can more effectively define their objectives and actions to as to better achieve the desired vision. For White County and its Cities in 2025, the following generalized goals and priorities represent the topics most frequently cited or cited with the greatest emphasis. While it is acknowledged that progress is underway with many of these ideas, the consensus is that if the communities focus on these issues their futures will be in synch with the goals and ambitions of area residents.

WHITE COUNTY

- ✓ Minimize impacts of growth
- ✓ Be cost efficient with investments
- ✓ Support agricultural industry
- ✓ Preserve rural character/ environment
- ✓ Growth strategy for southern White County
- ✓ Improve Intergovernmental Communication

CITY OF CLEVELAND

- ✓ Minimize impacts of growth
- ✓ Be cost efficient with investments
- ✓ Retain small-town character and scale
- ✓ Connect neighborhoods with downtown
- ✓ Support businesses that serve local needs/ labor
- ✓ Improve Intergovernmental Communication

CITY OF HELEN

- ✓ Minimize impacts of growth
- ✓ Strengthen pedestrian infrastructure
- ✓ Don't "pave the mountains"
- ✓ Explore connections with neighboring destinations
- ✓ Improve Intergovernmental Communication

Minimize Impacts of Growth / Be Cost Efficient with Investments

The prevailing fears about growth are how any change may either dramatically increase the cost of services or degrade the levels of services possible. For White County and other suburbanizing areas, this mainly concerns the traffic load on infrastructure and the pressure for more personnel in emergency services. To mitigate these impacts, development policies should seek to concentrate growth where utilities and infrastructure can be provided most efficiently.

- Maintain long-term utility plans; Coordinate land-use policies accordingly
- Encourage nodal development patterns, especially in and around the cities.
- Work with cities to support pedestrian connectivity where feasible
- Develop long-term plan for fire protection services

Support Agricultural Industries

White County has a robust agricultural sector, one that contributes to area tourism in addition to farm production and is actively supported through the schools. Preserving the rural character and cost of living of the community is strongly linked with keeping this industry thriving. This means ensuring land use policies don't inadvertently drive farmers out, and that agricultural businesses are supported as best as possible.

- Maintain long-term utility plans; Coordinate land-use policies accordingly
- Encourage nodal development patterns, especially in and around the cities.
- Target outdoor recreation, agri-tourism, and small business development

Preserve Rural Character / Environment / Don't "Pave the Mountains"

White County residents cherish their surrounding farms, mountains, and streams, and local businesses know what these amenities mean to area tourism. Making sure environmental protective ordinances are up to date and regularly enforced is vital, as is planning for new parks and trails and pursuing development patterns that optimize land use. The County must ensure development regulations don't unduly push out agriculture, while the Cities should seek to fill vacant properties before expanding outward.

- Develop a greenspace strategy
- Annually review EPD water quality data; Cross reference with development patterns
- Coordinate with USFS and State Park in maintaining forests
- Support local agriculture

Retain Small-town Character and Scale

Downtown Cleveland has made strides with their historic district and the cultural center of the community. Not only does everyone want to see downtown retain its architectural character, but they also want it to thrive as an active, prosperous commercial hub. Now the City must act to secure pedestrian safety against growing traffic concerns and ensure the viability of local businesses in the face of new commercial competition.

- Maintain regulations for development, signage, use, & lighting
- Maintain & expand pedestrian infrastructure
- Long-term plan/ support for public art & festivals

Growth Strategy for southern White County

Achieving all the previously cited goals will require, beginning with this plan, a focused effort on managing development within the southern portion of White County. This is the area most susceptible to change based on proximity to burgeoning industrial and suburban development to the south. Key arterial corridors and areas with access to public utilities will be sought after by developers, so White County and Cleveland must be mindful about how much change is inadvertently encouraged.

- Maintain long-term utility plans; Coordinate land-use policies accordingly
- Encourage nodal development patterns, especially in and around the cities.
- Target outdoor recreation, agri-tourism, and small business development
- Minimize opportunities for heavy industry

Connect neighborhoods with downtown / Strengthen Pedestrian Infrastructure

The cities have strong networks of sidewalks, but the scale of adjoining neighborhoods and proximity to other amenities means there is the potential for even more pedestrian connectivity, especially in Cleveland. An expansion of the network and the introduction of pocket parks and trails could greatly enhance the character of each community, strengthen adjoining neighborhoods, and reduce some local traffic.

- Develop sidewalk expansion plans
- Identify space for future parks & trails
- Develop plan for bike route between the cities
- Update long-term parking strategy for Helen

Support businesses that serve local needs/ labor

Residents stressed the desire to avoid recruiting new industry that can't utilize the existing labor pool. Instead, White County and the cities should focus on helping existing businesses grow and recruit businesses that cater to existing residents' needs. Goods production operations that dramatically change the scale or character of the community should be restricted.

- Target outdoor recreation, agri-tourism, and small business development
- Annually review "leakage" data and status of commercial vacancies
- Minimize opportunities for heavy industry

Improve Intergovernmental Communication

The nature of how people and organizations exchange information is dramatically different compared to just 10 years ago. Citizens have different ways to look for news and search for civic information, governments have new tools for use in sharing data and communicating with the public, and this evolving landscape means new challenges in getting messages out or avoiding legal issues. Cities and County should ensure their communications policies and practices are both up to recommended standards and in tune with residents' aspirations. This also includes striving to maintain constructive relations across governments and other partners.

- Concerns outward (public, partners) and internal
- Review/ Evaluate existing practices
- Have & celebrate benchmarks for transparency
- Maintain records of received comments & requests
- Have protocol for "putting out fires"

GOVTS.	NEEDS / OPPORTUNITIES	MITIGATION STRATEGIES
Economic Development		
C H	Desire for more/ diversified commercial options	• Develop study assessing potential for infill and redevelopment in select areas. • Develop infill inventory and targeted marketing campaign for downtowns and beyond the square in Urban Redevelopment Plan (URP). • Develop comparative commercial activity profile in URP. • Utilize educational destinations such as Truett-McConnell for meeting destinations and partnerships. • Promotion of mixed-use development around the east side of the square.
C H	Need meeting/convention space within the City	• Develop study assessing potential for redevelopment of underutilized commercial resources. • Work with hotels to locate and provide convention space.
C H WC	Limited utilities infrastructure including water, sewer, power, and telecommunications/ broadband	• Develop utility improvement and expansion plan as market demands. • Include Utility/infrastructure as part of the 2022 White County Strategic Economic Development Plan.
C H	Limited pedestrian infrastructure	• Improve sidewalk connections and crosswalks as roadway, terrain and property improvement allows. • Streetscape plan update highlighting walkability and wayfinding.
C H WC	Concern over impacts of over utilized traffic networks and corridors coming into town.	• Develop coordinated proposal for traffic calming, signalization, and turn-lanes for improved management within city limits. • Develop right of way (ROW) access standards with County, City, and State stakeholders to ensure coordination with all partners. • Work with GDOT for roundabouts
C WC	Demand for increased educational opportunities at public schools, colleges, universities, and technical colleges	• Develop report profiling options for local education facilities as cities and county grow. • Develop report focusing on healthcare needs. • Study broadband network & expansion priorities. • Create partnership with Truett-McConnell, University of N. GA, and North GA Tech for educational opportunities.
C H WC	Potential for building underutilized assets	• Develop formal agri-tourism strategy; Farm-to-Table program. • Perform study to identify additional outdoor recreation

		amenities, trails, and recreational networks. • Develop a promotional campaign encouraging citizen involvement in local clubs and charities. • Explore mixed-use development options for eastside of square. • Assess needs for coworking spaces. • Target areas for infill development for commercial, residential, and mixed-use.
C H WC	Need employment opportunities for residents	• Develop/ sustain marketing plan for vacant office and industrial space. • Inventory all potential industrial and commercial sites for redevelopment. • Develop utility and commercial traffic assessment for growing industry. • Develop relationships with leading employers/Chamber/GDOL for employment events. • Develop entrepreneurship support programs. • Implement 2022 White County Strategic Economic Development Plan.
C H WC	Demand for increased support for agriculture, agri-tourism	• Develop formal agri-tourism strategy; Farm-to-Table market program. • Develop agricultural sustainability program for areas outside the cities. • Improve wayfinding for parking.
WC	Demand for recreational activities and sporting events that can increase both local health and welfare as well as tourism.	• Continue developing Yonah Preserve for outdoor recreational events. • Develop food truck criteria and land use criteria for them to be at recreational events.
WC	Desire for increased promotion for each community	• Update/develop brands and marketing themes for communities. • Update/develop websites for communities. • Wayfinding/tourism study for CVB and Chamber of Commerce program development. • Utilize primary tourist destinations such as Cabbage Patch Kids: Babyland General Hospital for city promotion activity.
C	Parks and Recreation	• Assess needs and locations for various sized parks and amenities such as splashpads, playgrounds, walking trails, activity/fitness areas. • Assess need for greenspace connectivity and utilization for optimized access with residential areas and points of interest in the community.. • Identify ADA accessibility of parks and recreational areas. • Utilize primary tourist destinations such as Cabbage Patch Kids: Babyland General Hospital for city promotion activity.

Natural and Cultural Resources

C H WC	New development threatens wild and scenic identity, small town sense of place	• Consideration of conservation design subdivision guidelines in any update of subdivision regulations. • Maintain State and local <i>Mountain Protection</i> standards. • Implement Historic Preservation overlay. • Promote smart growth best practices to preserve neighborhood character of developing areas. • Develop design standards for lot size, connectivity, size and mass, building setbacks to reflect city character in town for infill development, in scenic areas, rural areas, etc. • Identify what Cleveland's sense of place is to ensure housing built reflects Cleveland's small town
C H WC	Increased growth raises potential risk of wildfires	• Encourage full participation in Firewise/ Fire Adapted Communities programs. • Continue to work with USFS in maintaining wildfire management plan. • Continue to evaluate fire station needs as county grows.
C H	New development threatens aquatic resources	• Consideration of conservation design subdivision guidelines • Adopt/maintain State <i>Vital Area</i> standards. • Maintain River Corridor, Watershed Recharge and Watershed Protection Standards. • Review of stormwater practices to address flash flooding mitigation and promote the use of best practices to address this such as permeable surfaces, properly sized drainage pipes, etc.
C H WC	Historic sites and areas should be protected and promoted to enhance tourism	• Conduct historic resource survey to assess area's historic sites that can be promoted to showcase the city and county's history. • Partner with local historic societies, DDA, social media groups, and other history groups to identify historic resources that are underutilized. • Implement Historic Preservation ordinance and overlay. • Participate in the Better Hometown and Main Street Programs. • Continue to implement and utilize 2024 Blueways and Greenways Bicycle and Pedestrian Plan.

Community Facilities and Services

C H	Need to expand/improve wastewater disposal system	• Develop coordinated sewer system improvement and expansion strategy as market and infrastructure demands.
C H WC	Need to expand telecommunications/broadband access	• Support construction of communication improvements in select areas. • Continue connections to North Georgia Network (fiber-optic) as needed. • Partner with providers to seek funding opportunities to improve coverage.

		Continue with Broadband Ready Community Certification.
C H WC	Need to improve/sustain public safety abilities throughout the county	- Upgrade Fire Stations facilities as needed. - Develop County-wide Firewise and Fire Adapted Community campaign. - Develop coordinated water-line improvement and expansion strategy. - Develop plan for a second well for the Water Authority. - Develop long-range plan and budget for public safety emergency services facilities and equipment.
C H WC	Coordinated effort of improving all infrastructure including water, natural gas expansion, sewer, power, and telecommunications/ broadband	Develop coordinated strategy to improve connections by all utility/ infrastructure stakeholders as development occurs.
C H WC	Need to expand/improve sidewalk and trail system	- Develop sidewalk maintenance and expansion plans as necessary to ensure pedestrian accessibility to pedestrian and bicycle networks and elimination of gaps in sidewalk network. - Identify locations for crosswalks to promote pedestrian safety. - Continue to promote pedestrian access to urban and rural destinations such as city parks, recreation department amenities, and natural resources. - Promote non-motorized linkages from Truett-McConnell and Dixon Drive. - Implement 2024 bike and pedestrian plan recommendations. - Develop greenway trail systems in natural resource areas. - Develop walking trails in select areas. - Work with GDOT, DNR in developing pedestrian access to area natural resources including Unicoi State Park and Lodge, Anna Ruby Falls, Chattahoochee National Forest, Hardman Farm, Sautee-Nacoochee, and the Russell-Brasstown Scenic Byway. - Improve pedestrian connections between school campuses and neighborhoods through Safe Routes to Schools program.
C H	Maintenance facility and service utility vehicle	Update and acquire as needed.
C H WC	Need to expand/improve water system and develop future water resources	Develop coordinated water-line improvement, and increased water capacity and expansion strategy as needed.
C H	Facility upgrades for public park for events and public benefit	- Expand park facilities as needed. - Develop needs assessment and plan for park and recreational facilities.

C H	Upgrade/maintain parks and recreation facilities	• Increase park amenities and events as desired. • Develop needs assessment for specific user groups.
C H WC	Several public roads and corridors remain in need of improvement	• Maintain road improvement schedule. • Develop right of way (ROW) access standards with County, City, and State stakeholders to ensure coordination with all partners. • Conduct transportation study to access vehicular movement in city and county.
C H WC	Growing population increasing demand for medical facilities/emergency transportation	• Upgrade facilities, as necessary. • Continue working with Chamber to market to medical providers.
C H	Demand for cultural spaces within the community	• Increase locations offered in proportion to demand for cultural events require.
C H WC	Community Beautification	• Maintain landscaping as necessary. • Develop nuisance ordinance.
C H WC	Improve signage and wayfinding	• Develop Streetscape Plan and maintain gateway/welcome signs as well as directional signage to area destinations. • Assess parking strategy for area destinations and development.
WC	Improve Library services and facilities.	• Use grants and SPLOST funding to build new facility. • Continue to support e-book and computer offerings.
C	City Municipal Facilities	• Identify development needs for facilities including City Hall, Council Meeting Room, Community Room, Police, City Park, and walking trail.
Housing		
C H WC	Promotion of housing choices that enrich and promote an affordable community	• Develop proposals for independent living facilities and retirement and elderly housing as needed. • Develop sidewalk maintenance and expansion plan. • Improve emergency service access in proportion to development. • Promotion of accessory dwelling units (ADU's) that follow city design standards.
C	2.) Residential neighborhoods losing character through improper and substandard development	• Develop design guidelines for compatible infill and new construction development to protect the community's identity, sense of place and character defining features. • Enforce minimum building lot requirements.
C	3.) Concern over blighted and substandard properties	• Review property maintenance codes and enforcement policies; Amend as needed.
C H	4.) Need to balance demand for housing with small-town and rural	• Develop design standards and guidelines for lot size, connectivity, size and mass, building setback to reflect

WC	character.	city character in town for infill development, in scenic areas, rural areas, etc. • Identify what Cleveland's sense of place is to ensure housing built reflects Cleveland's small town character. • Conduct forum reviewing zoning and development regulations including density and lot size requirements. • Develop and enforce Planned Unit Development (PUD) design requirements as needed when large areas of development are proposed. • Update Rural Workforce Housing Study as needed.
C WC	Zoning challenges as residential properties are converted to commercial properties or encroach on residential areas.	• Amend land use policy as needed. • Enforce and amend zoning policy as needed. • Maintain STR subdivision map.
WC	Homeless/ transitional housing	• Develop plan for appropriate housing options to assist those in need.
Land Use		
C H WC	Concern overgrowth altering area's character, diluting scenic beauty, threatening tourism, and historic resources	• Conduct forum reviewing zoning and development regulations. • Review sign regulations and property maintenance codes; Amend as needed. • Assess performance of mountain protection regulations. • Amend/review development guidelines/regulations as needed. • Review of stormwater practices to address flash flooding mitigation and promote the use of best practices to address this such as permeable surfaces, properly sized drainage pipes, etc.
C H WC	Improve wayfinding (for parking, shopping, area tourist destinations, government)	• Implement new streetscape strategy from Urban Redevelopment Plan (URP).
C H WC	Demand for more greenspace and outdoor recreational areas	• Develop the greenway initiatives in desired areas. • Identify/pursue land for urban park/partnership with proposed developments such as Yonah Preserve. • Develop walking trails for greater connectivity to region. • Develop running track at Yonah Preserve.
C	Highway 129 corridor unattractive, lacks cohesion; lack of proper gateway into Cleveland	• Implement new streetscape strategy • Design guidelines needed for compatible infill development • Conduct forum reviewing zoning and development regulations
WC	Helen Highway corridor unattractive, lacks cohesion, lack of continuity between Cleveland and Helen.	• Amend design guidelines to encourage tourism friendly development.

DEVELOPMENT STRATEGY

3

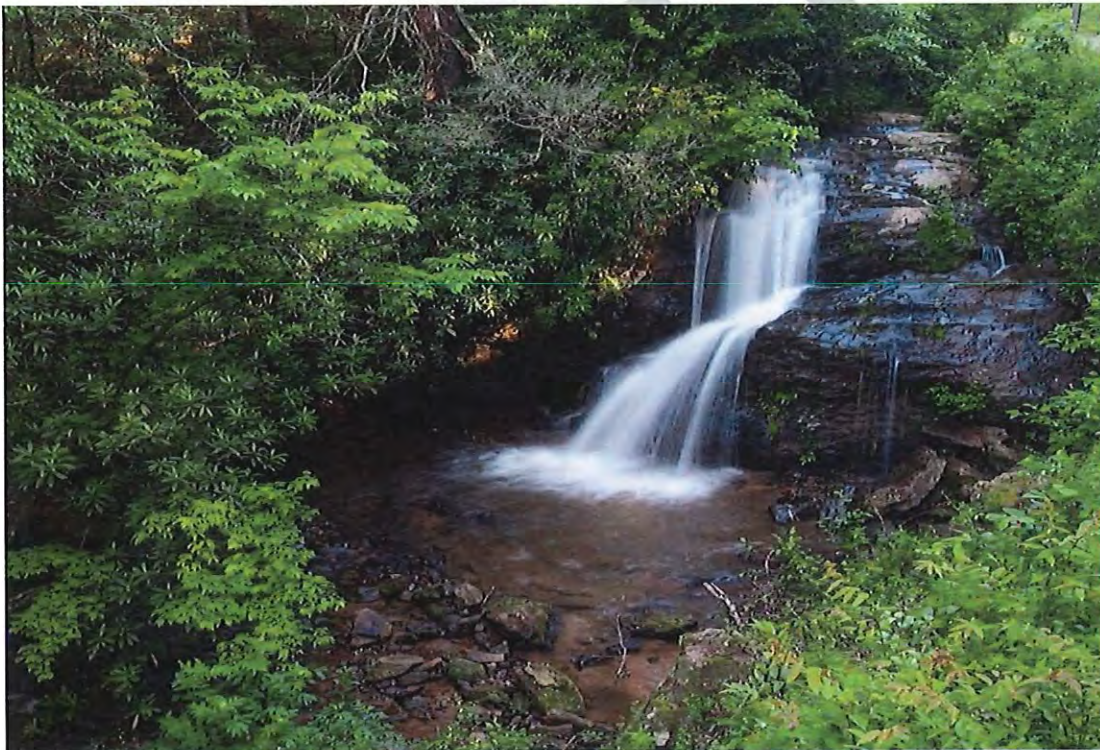
VISION STATEMENTS



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

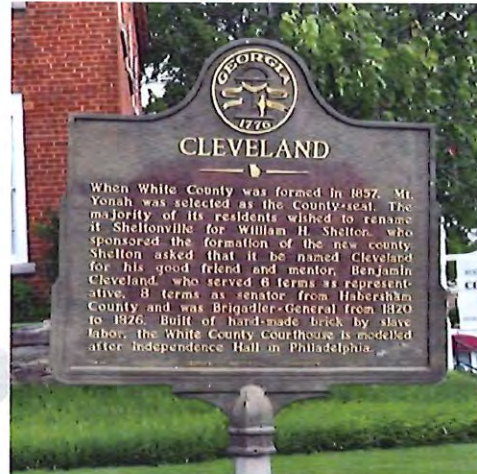
Visioning provides communities with an opportunity to pause and consider the “big picture” as well as to attempt to clearly define their ideal future. Developing a vision means that community has at least tried to identify current values, describe how they are to be realized in the future and use that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

WHITE COUNTY



"The preservation of its environment, beauty and history are important priorities for White County that are weighed when planning for the county's growth and needs of the future. White County will be the premier mountain community providing quality services for our residents, businesses, and visitors."

CLEVELAND



"The City of Cleveland, Georgia, envisions a vibrant mountain community that honors its rich heritage while embracing sustainable growth, innovation, and opportunity. We strive to foster a welcoming environment where families thrive, businesses prosper, and the natural beauty of our surroundings is preserved for future generations."

HELEN



"The City of Helen will focus to remain a place of pride that protects it's natural resources and entrepreneurial spirit by providing quality services. The City will seek business and development services for local citizens and tourists by enhancing the local economy in ways that add to the region's scenic and outdoor spirit."

RECOMMENDED CHARACTER AREAS

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

The prevailing character and context of a community influences development forms and scale. Such elements are often identified as sub-areas within the community, such as neighborhoods, defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. As such, a character area is a specific geographic area that meets the following criteria:

1. Has unique or special characteristics.
2. Has potential to evolve into a unique area with guidance; or
3. Requires special attention due to unique development issues.

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

The Recommended Character Areas shown in the Comprehensive Plan represent a starting point in the discussion to create the Future Development (Future Land Use) Map that is a key component of the document. General areas shown in the Comprehensive Plan Recommended Character Area map will be refined through the community participation and continued planning analysis to include boundaries, descriptions, and vision statements for future development. The character areas will provide support as decisions are made to implement the future land use (map) and community policies incorporated in the comprehensive plan.

Preferred Land Uses for each Character Area

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

Second Home Residential/ Short-Term Rentals

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



Development Encouraged

- Single family residential development (attached or detached)
- Light office, commercial and institutional uses conditional
- Short-Term Rental (see *White County Subdivision map*)
- Rural/ Mountain themed design elements featuring:
 - Pitched roofs
 - Wood, brick, or stone siding
 - Front porches

Implementation Measures

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



Single Family Residential/PUD

These are areas in the county where local residents live full-time. Lot size and density levels should be modified according to each city's preferred zoning standards. Future developments in these areas should encourage traditional design guidelines for individual homes and Planned Unit developments (PUD).



Development Encouraged

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

Implementation Measures

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



Single Family Low Density

These are areas in the county that are very low density. These areas will continue to have large amounts of open space and green belts in its view shed. This area should truly focus on the use of conservation subdivisions. The slopes and soils are such that they can support the clustering of lots and other mixed uses while preserving the best locations for view shed, green space and common areas.



Development Encouraged

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

Implementation Measures

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



Agricultural and Low Density

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

Development Encouraged

- Large-lot (10+ acres) single-family detached
- Agricultural uses
- Churches
- Small-scale institutional
- Minimize surface parking
- Should blend with architectural character of community
- Conservation design subdivisions

Implementation Measures

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



Agriculture/Forestry

These are areas in the county that are gateways into the mountains and historic communities. It is important that these be maintained as much as possible because they are part of what draws millions of visitors to the area. Development should be kept at a minimum and if it takes place should appear in a manner that does not compromise the gateway view shed and minimizes the impact on the existing uses.

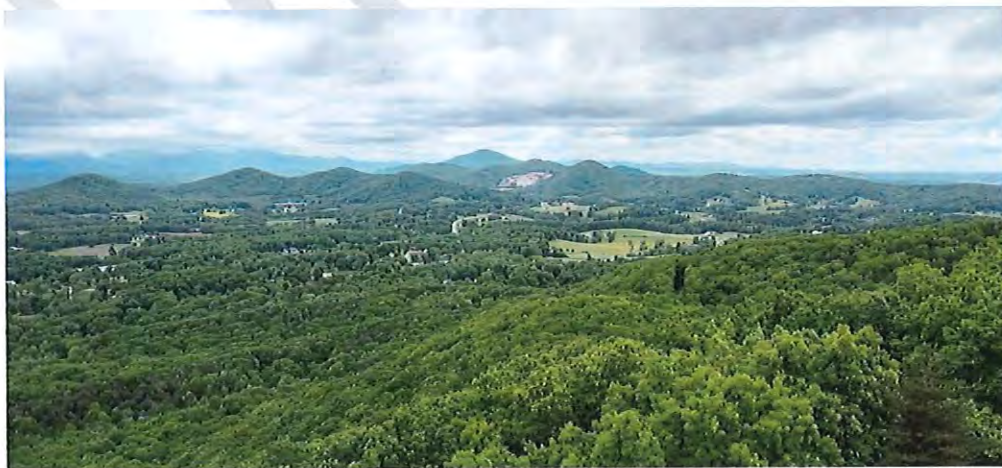


Development Encouraged

- National forest and preserved utility land
- State Parks and wildlife management areas
- Minimal construction
- Preference for unpaved roads

Implementation Measures

- Maintain cooperation with USFS, DNR, and utility providers (Policy)
- Attain/ enforce State environmental standards (Policy)
- Update floodplain and environmental mapping data every 5 Years



Community Commercial

These are mainly where crossroads exist, and nodes of mixed activity are most likely to develop. Uses should be kept to moderate densities with a mix of smaller retail businesses and services that are of a convenience to the local areas. Architecture, site design and signage should blend with the unique nature of each community node. This can be accomplished through the plan review process for all commercial sites in White County.



Development Encouraged

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

Implementation Measures

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



Tourism Commercial

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

Development Encouraged

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

Implementation Measures

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

Tourism Commercial



Commercial Corridor

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

Development Encouraged

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

Implementation Measures

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

Commercial Corridor



Industrial

These uses will be kept near current industrial zoned areas such as the Telford Hulsey Industrial Park, Whitehall Circle and to those areas zoned in the City of Cleveland for industrial use. Future consideration for industrial growth along Duncan Bridge Road for growth from the Inland Port as referenced in the 2022 White County Strategic Economic Development Plan. These areas are where the existing infrastructure is available. It is doubtful and undesirable that such infrastructure would be extended to any other location in the county. The future focus of industrial development in White County is to encourage small light industries that need anywhere from 1,000 to 5,000 square feet of space and employ 3 to 20 employees. The idea behind this concept is to allow small business entrepreneurs to develop and grow in the county and become not just an industry, but part of the community.



Development Encouraged

- Industrial, low-impact mining, warehousing, and distribution
- Wastewater treatment
- Large-scale institutional uses
- Requirement for appropriate buffering from adjoining Properties

Implementation Measures

- Inventory all potential industrial sites
- Develop utility and commercial traffic assessment for growing industry



Historic Downtown District

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



Development Encouraged

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

Implementation Measures

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



Scenic Heritage Corridors

These areas include S.R. 17, S.R. 254, S.R. 255, S.R. 356, and S.R. 384 from its intersection of S.R. 255 to S.R. 75. These areas either include extremely beautiful view sheds such as the Russell-Brasstown Scenic Highway or are very important to the historic community, often both. Each corridor has their defining features and development guidelines that should be modified to be appropriate to their context and maintain their character. Not only is this important for community appearance and vitality, but also for traffic flow and appropriate land uses.

Development Encouraged

- National forest and preserved utility land
- State Parks and wildlife management areas
- Minimal construction

Implementation Measures

- Maintain cooperation with USFS, DNR, and utility providers (Policy)
- Attain/ enforce State environmental standards (Policy)
- Update floodplain and environmental mapping data every 5 years
- Review and amend development guidelines/regulations as needed



Helen/Chattahoochee Riverfront

This area/corridor would begin in the Chattahoochee River in Robertstown, traverse through the City of Helen and end below Nacoochee Village at the Hardman Farm. Part of this concept is proposed in the White County Resource Team Report as well as in the Regional Bicycle and Pedestrian Plan. However, a local and visitor pedestrian amenities plan should be developed to provide guidance and oversight for the community to capitalize on the river as a quality-of-life amenity. The plan should include appropriate bicycle and pedestrian facilities that parallel the river and flow around existing structures and properties. There should be linkages to the riverfront from community facilities and visitor venues. The plan should include buffers that are required for environmental protection.

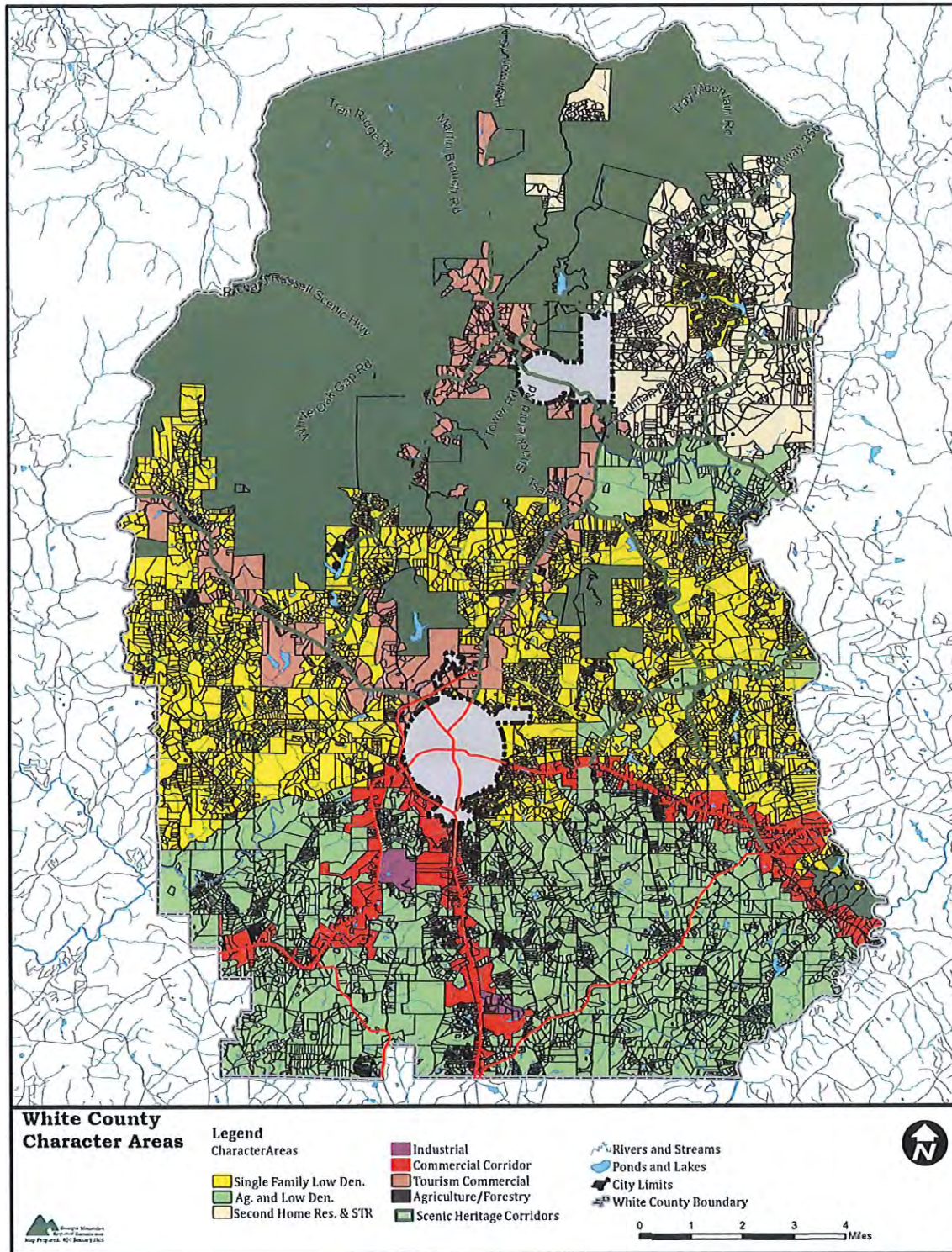
Development Encouraged

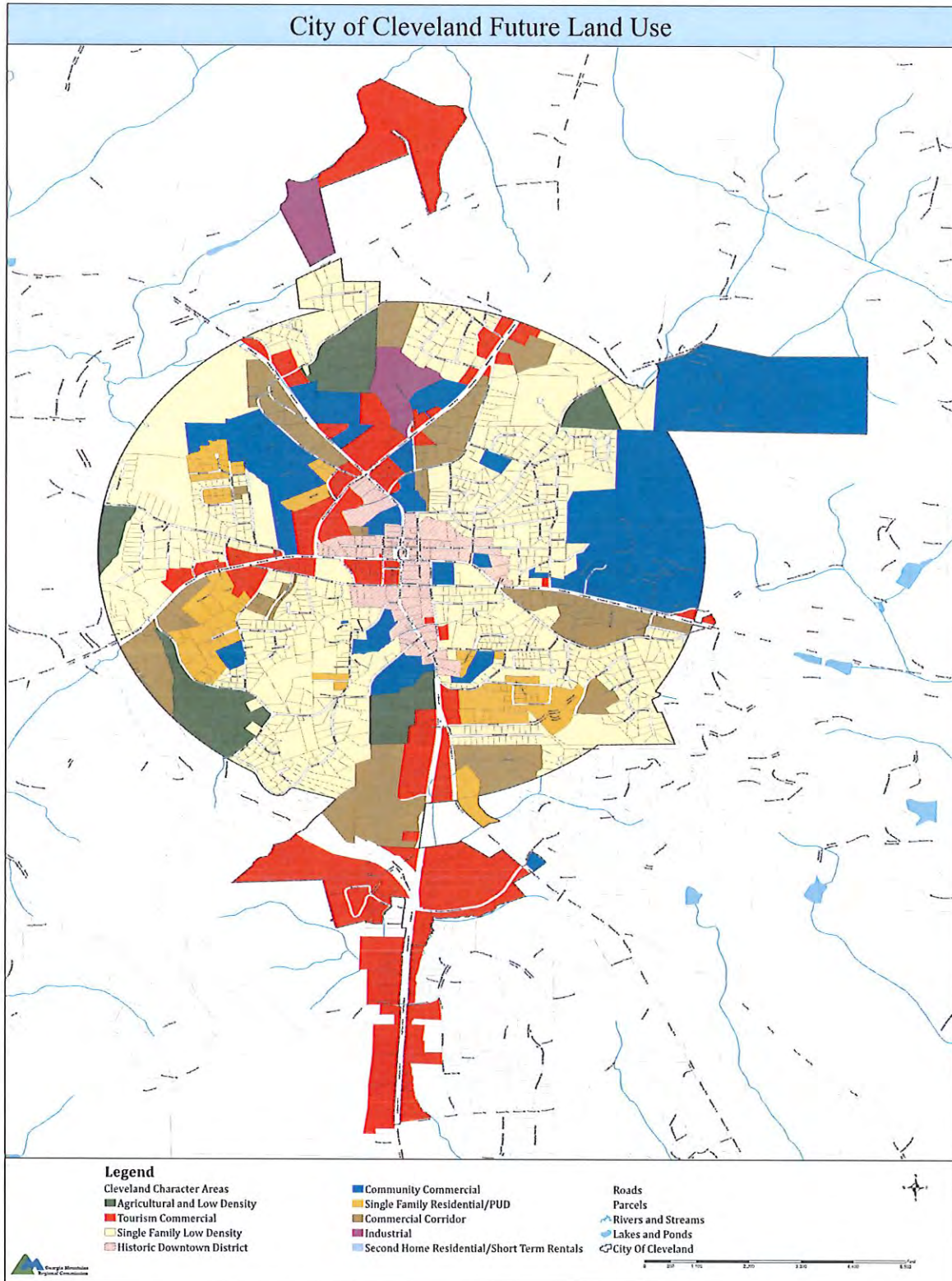
- Single-family Residential, attached or detached
- Small-scale commercial buildings
- Small-scale resort structures
- Parks and recreation facilities
- Rural/ Mountain themed design elements for development featuring:
 - Pitched roofs
 - Wood, brick, or stone siding
 - Front porches

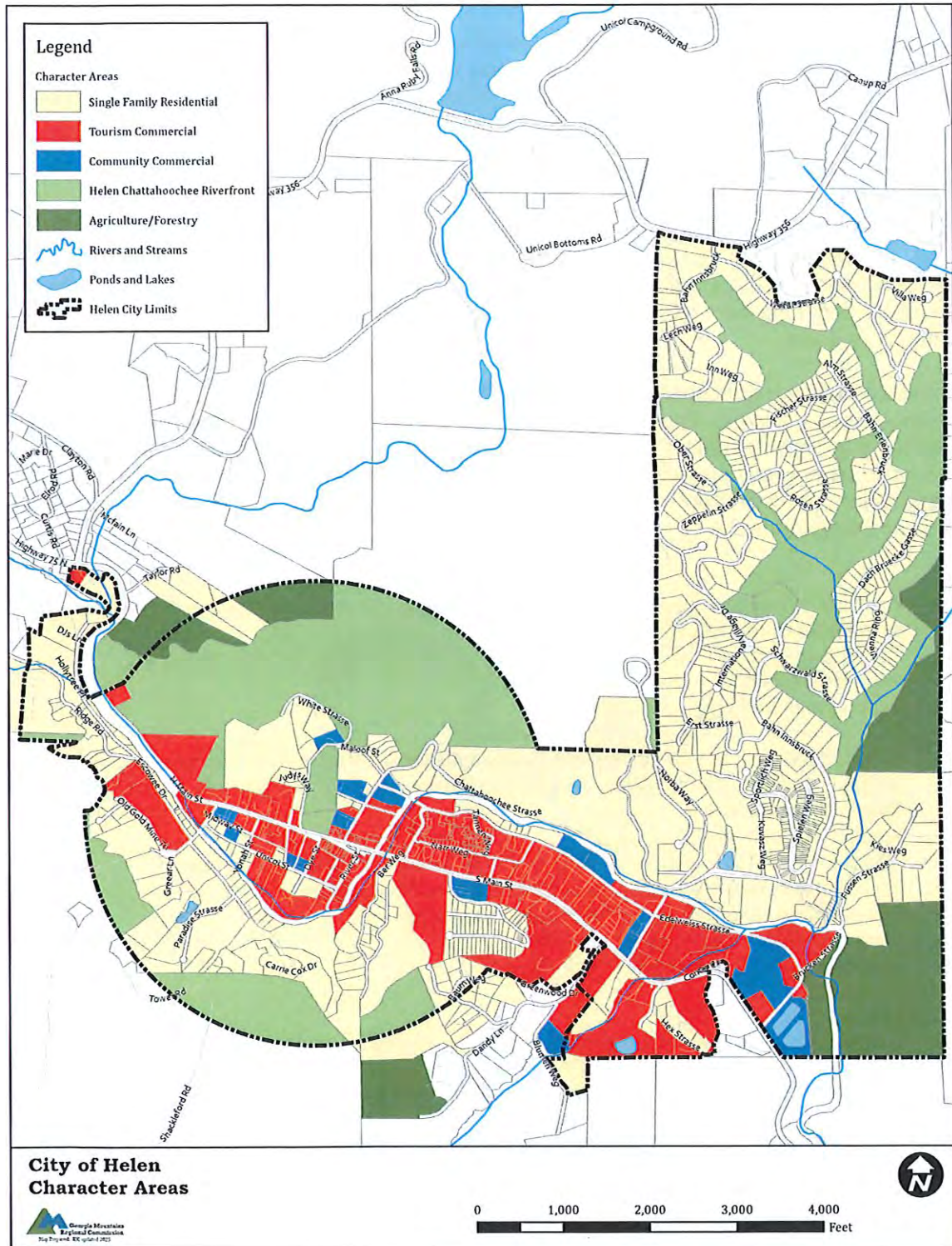
Implementation Measures

- Conduct forum reviewing/amending development regulations as needed
- Enforce State environmental standards (Policy)
- Update floodplain and environmental mapping data every 5 years









IMPLEMENTATION

4

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Needs and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order realize the community's goals. Identifying these items helps the community organize their actions

POLICIES AND LONG-TERM OBJECTIVES

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

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

All

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

White County

- Continue to support education curriculum enhancements for workforce preparation and partnerships with local educational institutions.
- Promote relationships with educational institutions and local businesses for job training and career counseling.
- Support small business entrepreneurship growth and business incubation opportunities.
- Support and attract more employment opportunities in growing fields such as health care, hospitality, information technology and also in business retention.
- Support housing and real estate efforts for families and workforce.
- Improve the county's attractiveness to younger demographics to diversify its population base as a great community for families.

- Continue to grow and diversify the tourism sector including agri-tourism, eco-tourism, heritage, wedding/events, adventure, resort, and small meeting market.
- Work with cities and local authorities to expand utility capacity and services.
- Continue infrastructure improvements as demand and growth requires it.
- Balance growth and development with preserving the county's natural and historic resources.
- Continue to develop Yonah Preserve and other recreation opportunities.
- Continue to update/renovate County facilities such as the courthouse.
- Build new library.
- Continue to add fire services to support improving ISO ratings.
- Consider adopting property management standards.

Cleveland

- Continue streetscape beautification measures and wayfinding improvements for historic downtown areas and commercial corridors
- Develop and improve facilities for city hall, police, city parks and walking trails
- Address the city's future upgrade needs for police, fire, public works, and administration departments.
- Develop and market historic attractions.
- Promote more tourism activities as economic development drivers.
- Establish Historic Preservation District and development guidelines.
- Establish partnerships with successful businesses and educational institutions.
- Completion of a wayfinding and tourism study.
- Completion of an Urban Redevelopment Plan for the downtown historic area.
- Work with merchants and White County Chamber of Commerce to beautify Cleveland.
- Participation in Safe Routes to Schools and Bicycle and Pedestrian Programs.
- Continue equipment upgrade and maintenance program through SPLOST.

Helen

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

C. Community Work Program

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

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

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

COMMUNITY WORK PROGRAM – WHITE COUNTY

DESCRIPTION	2026	2027	2028	2029	2030	ESTIMATED COST	FUNDING SOURCES
Work with Planning and GIS to track building permits to help determine development patterns	X	X	X	X	X	No cost	
Encourage the development of quality health care facilities and services	X	X	X	X	X	No cost	
Create opportunities for broadband expansion throughout the county	X	X	X	X	X	\$2.5 million	Public Private Partnerships/ State/Fed Grants/SPLOST
Revise county road map and inset maps		X		X		No cost	
Update mapping for Part V and for floodplain		X		X		No cost	
Update Land Use Map as needed	X	X	X	X	X	No cost	
Provide assistance to Fire Department with station site selection	X	X	X	X	X	No cost	
Continue Managerial Training Program	X	X	X	X	X	\$15,000	General fund
Locate and construct new facility in Cleveland		X	X	X	X	\$3,000,000	SPLOST
Grow the E-book program	X	X	X	X	X	\$1,500 annually	General fund
Diversify library activities to include community programs	X	X	X	X	X	TBD	General fund and fees
Create a historic overlay district/map for the land use ordinance	X	X				No Cost	
Develop a Wayfinding signage program for tourism industry	X	X	X	X	X	\$50,000	White County Chamber/CVB
Update Bicycle and Pedestrian Plan	X	X				No Cost	GMRC technical assistance
Develop policies to encourage senior housing and workforce housing	X	X	X	X	X	No cost	
Review and Update Service Delivery					X	No cost	Local/GMRC/DCA
Implement economic development plan			X	X	X	\$1,000,000	SPLOST
Replace Transport Vehicle F250 Transport Unit				X		\$50,000	SPLOST
Ongoing Replacement/Upgrades Base Stations, Repeaters	X	X	X	X	X	\$60,000 Annual	Restricted Wireless

Ongoing Replacement/Upgrades User Devices		X		X		\$60,000 Annual	Restricted Wireless
Station Driveway/Parking Repairs In Priority Order of 2, 4, 7, 5 and 3.	X	X	X	X	X	\$100,000 per site	SPLOST
Replace Tanker 5 1500GL FS#5 New 2000GL Tanker	X					\$265,000	SPLOST
Replace Extrication Equipment		X				\$262,000	SPLOST/Grant
Replace Ford F150 QRV New Ford F150		X				\$45,000	SPLOST
Replace Engine 7 FS#7 New 1250GPM/1000GL 4X4			X			\$400,000	SPLOST
Replace Engine 5 FS#5 New 1250GPM/1000GL				X		\$430,000	SPLOST
Replace Tanker 6 FS#6 New 3000 GL Tanker				X		\$285,000	SPLOST
Implement Yonah Preserve Recreation Plan	X	X	X	X	X	\$2,500,000	SPLOST/DNR Grants/SORBA
Create YP Recreation Master Plan	X	X				\$30,000	SPLOST
Pay off debt on new ballfield facility @ YP	X	X	X	X	X	\$3,000,000	SPLOST
Identify and complete LMIG projects annual	X	X	X	X	X	\$500,000 annually	LMIG/SPLOST match
Vehicle replacement	X	X	X	X	X	\$45,000 per vehicle	SPLOST
Continue drug education programs	X	X	X	X	X	\$10,000	General Fund
Courthouse renovation/addition	X	X	X			\$5,000,000	SPLOST
Chattahoochee River access improvements at Hwy. 255 Bridge		X				\$130,000	GMRC/Ga. DNR/SPLOST
Chattahoochee River access improvements at Hwy 17 bridge				X		\$130,000	GMRC/GaDNR/SPLOST
Update Comprehensive Plan					X	\$15,000	DCA, GMRC
Remodel Animal Control Shelter					X	\$300,000	SPLOST/Grants
Update Animal Control Fleet Vehicles	X	X				\$160,000	SPLOST
Replace HVAC Units	X	X	X			\$90,000	SPLOST
Replace BOC Roof					X	\$130,000	SPLOST
Update Building Maintenance Fleet Vehicles				X		\$93,000	SPLOST
New Library	X					\$7,681,505	State/Fed Grants, Bonds/SPLOST

Future Courthouse Access Culvert	X					\$688,000	SPLOST
BOC office renovations		X				\$35,000	SPLOST
Update County Manager Fleet Vehicles					X	\$60,000	SPLOST
New E911 CAD System	X					\$350,000	SPLOST
Next Gen 911 Radio Equipment			X	X	X	\$150,000	SPLOST/Grants
New Industrial Park land purchase				X		\$2,500,000	SPLOST/Dev Auth
Update Voting Equipment	X	X	X	X	X	\$55,000	SPLOST/State
Update Emergency Management Fleet Vehicles	X		X			\$157,000	SPLOST
New Emergency Management UAS Drone	X					\$35,000	SPLOST
Update Fire Engines		X	X	X	X	\$2,734,000	SPLOST
Remodel Fire Stations					X	\$600,000	SPLOST
Relocate Fire Station 5			X			\$2,500,000	SPLOST
Update Fire Department Equipment	X	X	X	X	X	\$394,000	SPLOST/Grants
Update Fire Department Fleet Vehicles	X		X		X	\$237,000	SPLOST
Improve security cameras and doors for IT Dept.	X	X	X	X	X	\$205,000	SPLOST
Update servers for IT Dept.		X	X		X	\$170,000	SPLOST
New Running Track Yonah Preserve (YP)				X		\$3,000,000	SPLOST
Floating Pier at YP Lake		X				\$80,000	SPLOST
YP Trails	X	X				\$750,000	GOSP Grant/ SPLOST match
Open Air Arena at YP					X	\$2,000,000	SPLOST
Dog Park					X	\$200,000	SPLOST
YP Bridge sidewalk			X			\$500,000	SPLOST
Update Community Development Fleet Vehicles	X		X		X	\$210,000	SPLOST
Update Public Works Fleet Vehicles	X	X	X		X	\$780,000	SPLOST
Update Public Works Mowing Equip.	X	X	X	X	X	\$750,000	SPLOST
Update Public Works Heavy Equip.	X		X	X	X	\$977,000	SPLOST
Resurface Roads (LMIG)	X	X	X	X	X	\$7,500,000	LMIG/ SPLOST MATCH

Bridge/Culvert Repairs	X	X	X	X	X	\$375,000	SPLOST/Grants
New Bridge Road Bridge Replacement				X		\$10,250,000	SPLOST/Grants
Purchase Vans for County Transit Senior Center		X	X			\$245,000	DOT/SPLOST match
Construct Van parking shelter for Senior Center	X					\$4,500	SPLOST
Update Fleet Vehicles For Sherriff's Office	X	X	X	X	X	\$1,933,969	SPLOST
Update Sherriff's Office equipment	X	X	X			\$763,000	Grants/SPLOST match
Purchase Land for new Convenience Ctr for Solid Waste				X	X	\$1,300,000	SPLOST
Repair Transfer Station/Scales/Scale House for Solid Waste	X	X				\$250,000	SPLOST
Purchase Roll-Off truck for Solid Waste		X				\$275,000	SPLOST
Update aerial photography for Tax Assessor	X	X				\$37,216	SPLOST
Update Fleet Vehicles for Tax Assessor	X					\$40,000	SPLOST
TOTAL						\$32,429,500 +\$51,102,000 =\$102,204,000	

COMMUNITY WORK PROGRAM – CLEVELAND

DESCRIPTION	2026	2027	2028	2029	2030	ESTIMATED COST	DEPARTMENT & FUNDING SOURCES
Additional ground water well in service	X	X	X			\$2,000,000	Water Sewer Fund; SPLOST; Grants
Repair & replace aging water and sewer lines; Update operational equipment; Loop dead ends. Master Plan	X	X	X	X	X	\$4,500,000	SPLOST, Water Sewer Fund; GEFA; CDBG other Grants
Widen, repave streets, build sidewalks, crosswalks, culverts throughout city	X	X	X	X	X	\$1,500,000	SPLOST, General fund, GDOT, GDDS, Grants
Develop and improve facilities for city hall, police, city parks and walking trails	X	X	X	X	X	\$3,500,000	General Fund, SPLOST, Loan, Grants
Upgrade wastewater treatment plant for new environmental standards and future growth	X	X	X			\$30,500,000	SPLOST, Water Sewer Fund, GEFA loan, Grants
Update City Sign Ordinance	X	X				NA	Staff, Planning Commission
Update City Personnel Policy	X	X				NA	City Staff
Update Service Delivery Strategy	X				X	NA	City Staff
Develop housing strategy/ plan		X	X			NA	Partnership with Chamber
Update Comprehensive Plan					X	\$15,000	DCA, GMRC
Update Urban Redevelopment Plan and Develop Gateway Corridor Plan, including entry signage and bypass nodes.		X	X	X		\$20,000	General Fund, DDA, GMRC
(With DDA) Conduct survey for "sense of place, small town charm" for branding and development standards.	X	X				\$2,000	General Fund, DDA, Grants, GMRC
Study downtown parking, walkability, signage, and develop plan – Coordinate with URP.		X	X			\$5,000	General Fund, DDA, GMRC
Study / Develop policy with White County on transportation movement, access, connectivity and improvements.	X	X	X	X	X	NA	City, county staff, elected officials GDOT, Grants
Add fire apparatus, equipment and staff training and development	X	X	X	X	X	\$1,500,000	General Fund, SPLOST, Loan, Grants
Coordinate w/ County regarding emergency services & facilities.	X	X	X	X	X	NA	Administration, Public Safety and Public Works staff
Update City Standard Development Specifications.	X	X	X			NA	City Staff, City Engineer
TOTAL						\$43,542,000	

COMMUNITY WORK PROGRAM – HELEN

DESCRIPTION	2026	2027	2028	2029	2030	ESTIMATED COST; DEPT. RESPONSIBLE	FUNDING SOURCES
Land Application System (LAS) Improvements-Rehabilitation of spray fields.	X					\$1,200,000 Sewer Dept.	Bond, SPLOST
Continue to improve building and support to Arts Center	X					\$250,000 Administrative	Private Donations, Grants, Fund Raising
Use available areas for additional landscaping	X					\$60,000.00 Public Works	SPLOST, Grants, General Fund
Install additional wells to support limited water resources, including Well #11	X	X				\$495,000 Water Dept.	Bond, SPLOST, Water and Sewer funds
Improvements of Sewer Lines and Pump Stations	X	X				\$300,000 Sewer Dept	SPLOST, User Fees
Ground Water Development	X	X	X			\$115,000 Water Dept	Bond, SPLOST, User Fees
Install additional streetlights/replace existing streetlights	X	X				\$100,000 Public Works	SPLOST State Grants
Lenzen Well maintenance	X	X				\$645,000 Water Dept	Bond, SPLOST, User Fees
2023 sewer rehab	X	X				\$1,500,000 Sewer Dept	Bond, SPLOST, User Fees, Grants
LAS – Vegetation plan	X	X	X			\$250,000 Sewer Dept	Bond, SPLOST, User Fees
Main Street Sidewalk Extension	X	X				\$599,000 Public Works	SPLOST, Bonds, Grants, General Funds
Traffic Study: Parking	X	X				\$66,000 Public Works	SPLOST, Bonds, Grants, General Funds
Water system modeling		X	X	X		\$39,000 Water Dept	Bond, SPLOST, User Fees
Water meter audit		X	X	X		\$15,000 Water Dept	Bond, SPLOST, User Fees
Sewer map update		X				\$10,000 Sewer Dept	Bond, SPLOST, User Fees
Parking Deck		X	X	X		\$8,000,000 Public Works	SPLOST, Bonds, Grants, General Funds
Nutrient study & treatment evaluation study			X	X		\$35,000 Sewer Dept	Bond, SPLOST, User Fees
Replace telescoping valve			X	X		\$150,000 Sewer Dept	Bond, SPLOST, User Fees
Citywide sidewalk improvement			X			\$500,000 Public Works	SPLOST, Bonds, Grants, General Funds
Two new wells				X	X	\$900,000 Water Dept	Bond, SPLOST, User Fees
Additional storage pond				X	X	\$2,400,000 Sewer Dept	Bond, SPLOST, User Fees

Park pedestrian bridge				X	X	\$945,000 Public Works	SPLOST, Bonds, Grants, General Funds
Hamby Street Pedestrian Bridge				X	X	\$945,000 Public Works	SPLOST, Bonds, Grants, General Funds
<i>Update Comprehensive Plan and Service Delivery Contract</i>					X	\$20,000	DCA

DRAFT