



Cleveland City Council Called Meeting Agenda

Monday, February 23, 2026 at 5:30 PM

Oak Springs Community Center/Police Department – 342 Campbell Street, Cleveland, GA

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

NEW BUSINESS

1. Adoption of the update for the 2026 Joint Comprehensive Plan for White County and the Cities of Cleveland and Helen

ADJOURN

2026 White County Joint Comprehensive Plan

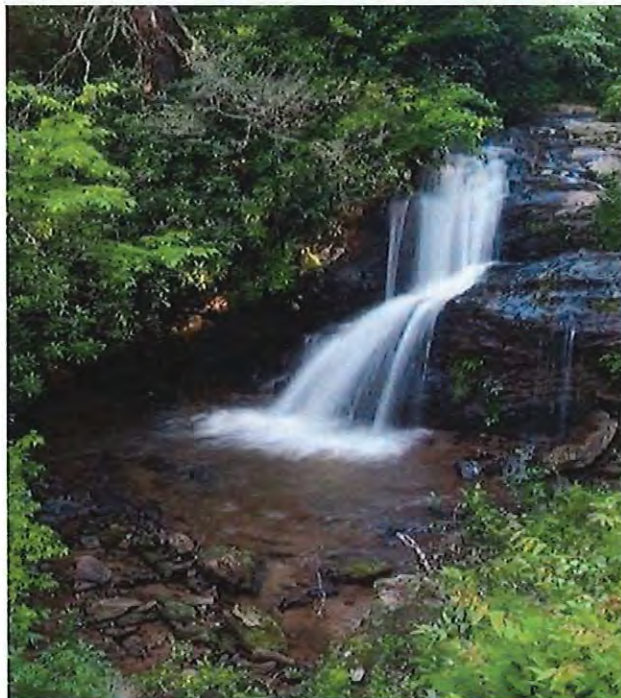




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February 2026

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!

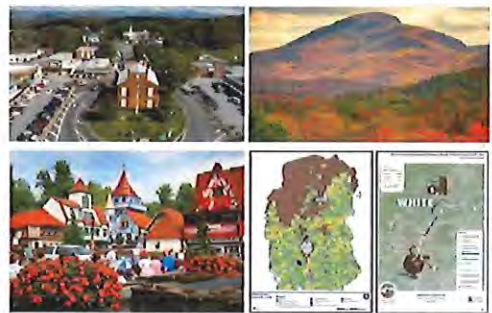
North Georgia is growing! Residents and businesses are drawn to the area for industry, the mountains and lakes, or the rural lifestyle of the many charming small cities and towns.

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 issues 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:
 Alana Hazel, Planning Director
 770.539.2167 | alana@whitecounty.ga.us

Take the Public Survey!
<https://www.surveymonkey.com/r/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 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.



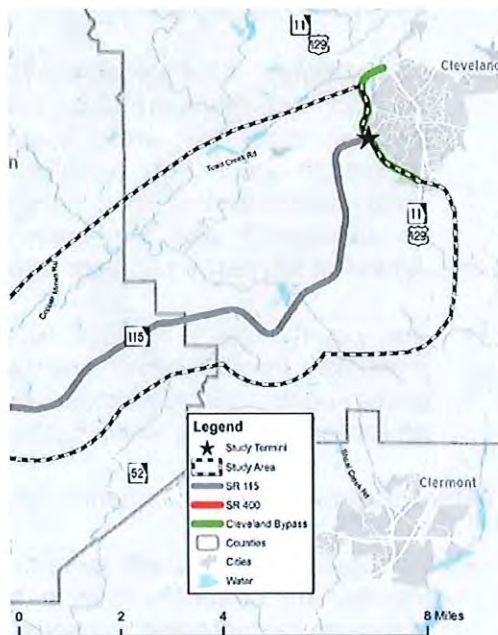
DEVELOPMENT TRENDS AND INFLUENCES

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.

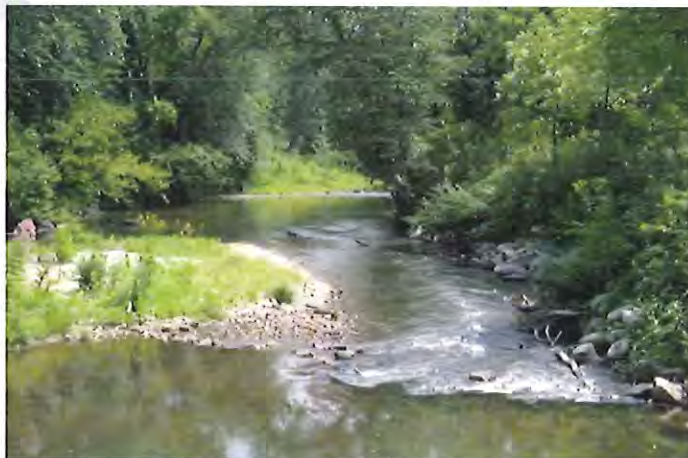


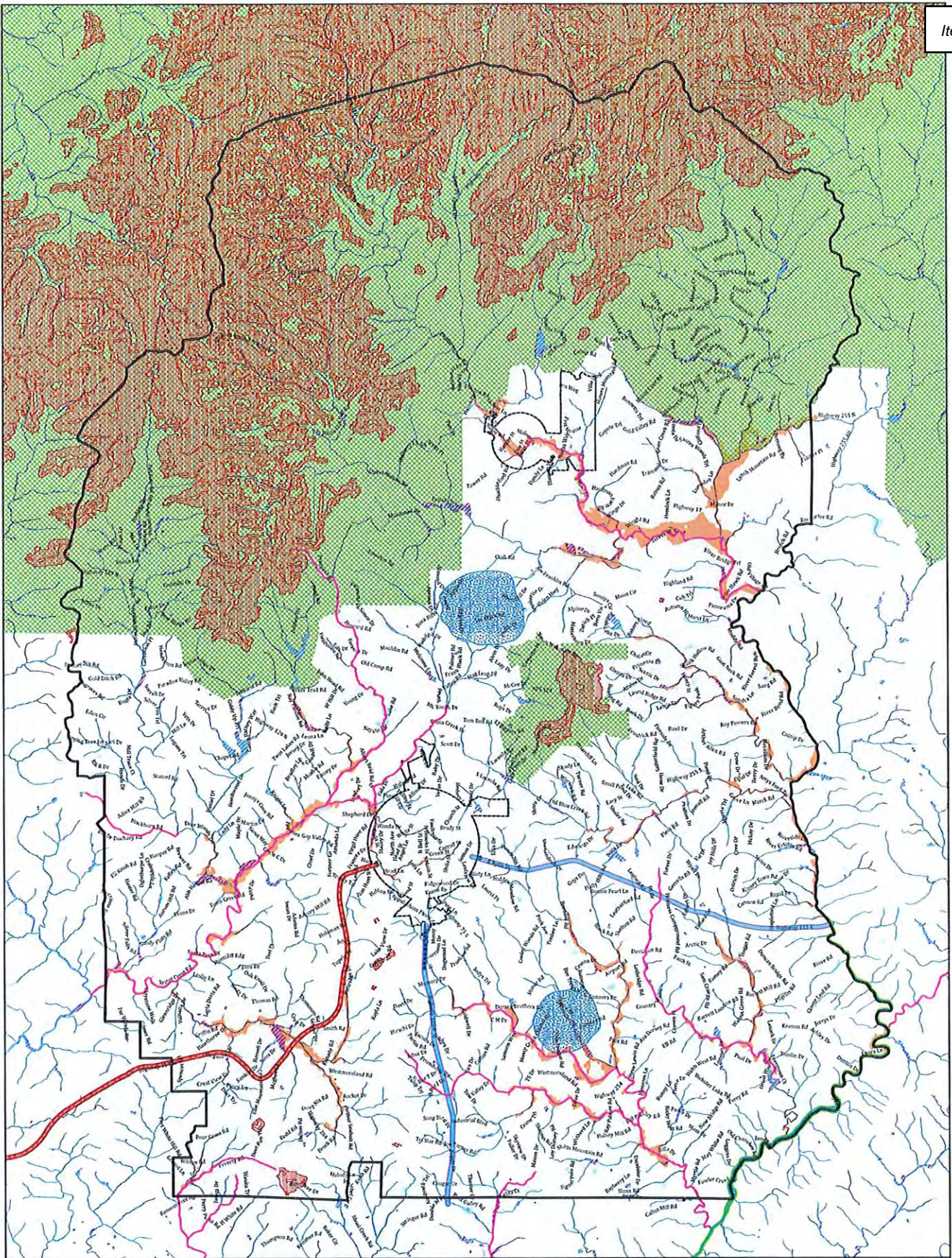
State Listed Water Bodies in White County (Ga EPD - 2024)

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

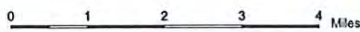
Legend

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



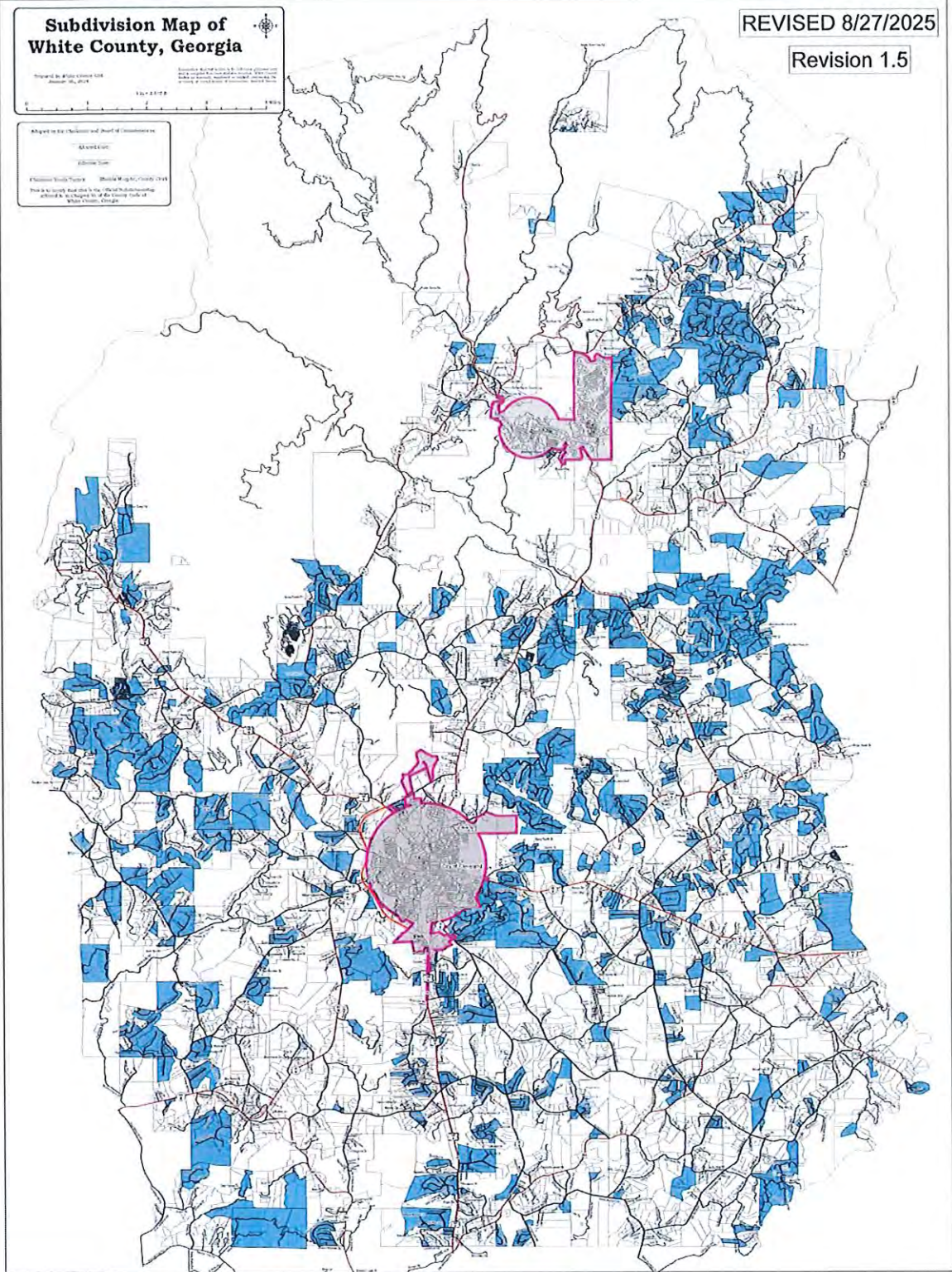


White County Areas Requiring Special Attention



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







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 Seli	Christy Traylor
Neil K McLENNAN	Deena Siggelkow
Dean Meyer	ED Siggelkow
Robby Crane	Tony A. Sherri Finley
Angelo Lembo	Johnna Tuttle
Paula Lembo	Bryce Barrett, WCBOC
Lexi Martin	Tom Bryant, City of Cleveland
Beth Truelove	James Sweeney, Justice
Mike Meuse	Dennis Aines
TERRI GOODRICH	Laye Healin
JOHN ERBELL	Dennis Wenzel - WNews
LINDA	Renee Allen
Ridley Kinsey	Jesse Lunsten
Gonzalo Taylor	Diane Winslow
Mike Grubbs	PHILIP
Stephen Adams Goodard	Carrie
Phil Brisson	Kevin Harris
Carri Harris	
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
<ul style="list-style-type: none"> • Forests/ Mountains / Yonah Mountain • Unicoi State Park • Smithgall Woods • Truitt McConnell 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 	<ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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.

DRAFT

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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Develop formal agri-tourism strategy; Farm-to-Table program. • Perform study to identify additional outdoor recreation



		<p>amenities, trails, and recreational networks.</p> <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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

<p>C H WC</p>	<p>New development threatens wild and scenic identity, small town sense of place</p>	<ul style="list-style-type: none"> • 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
<p>C H WC</p>	<p>Increased growth raises potential risk of wildfires</p>	<ul style="list-style-type: none"> • 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.
<p>C H</p>	<p>New development threatens aquatic resources</p>	<ul style="list-style-type: none"> • 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.
<p>C H WC</p>	<p>Historic sites and areas should be protected and promoted to enhance tourism</p>	<ul style="list-style-type: none"> • 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

<p>C H</p>	<p>Need to expand/improve wastewater disposal system</p>	<ul style="list-style-type: none"> • Develop coordinated sewer system improvement and expansion strategy as market and infrastructure demands.
<p>C H WC</p>	<p>Need to expand telecommunications/broadband access</p>	<ul style="list-style-type: none"> • 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.



		<ul style="list-style-type: none"> • Continue with Broadband Ready Community Certification. •
C H WC	Need to improve/sustain public safety abilities throughout the county	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Update and acquire as needed.
C H WC	Need to expand/improve water system and develop future water resources	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Expand park facilities as needed. • Develop needs assessment and plan for park and recreational facilities.



C H	Upgrade/maintain parks and recreation facilities	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Upgrade facilities, as necessary. • Continue working with Chamber to market to medical providers.
C H	Demand for cultural spaces within the community	<ul style="list-style-type: none"> • Increase locations offered in proportion to demand for cultural events require.
C H WC	Community Beautification	<ul style="list-style-type: none"> • Maintain landscaping as necessary. • Develop nuisance ordinance.
C H WC	Improve signage and wayfinding	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Use grants and SPLOST funding to build new facility. • Continue to support e-book and computer offerings.
C	City Municipal Facilities	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Review property maintenance codes and enforcement policies; Amend as needed.
C H	4.) Need to balance demand for housing with small-town and rural	<ul style="list-style-type: none"> • Develop design standards and guidelines for lot size, connectivity, size and mass, building setback to reflect



WC	character.	<p>city character in town for infill development, in scenic areas, rural areas, etc.</p> <ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Amend land use policy as needed. • Enforce and amend zoning policy as needed. • Maintain STR subdivision map.
WC	Homeless/ transitional housing	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none"> • Implement new streetscape strategy from Urban Redevelopment Plan (URP).
C H WC	Demand for more greenspace and outdoor recreational areas	<ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> • Develop running track at Yonah Preserve.
C	Highway 129 corridor unattractive, lacks cohesion; lack of proper gateway into Cleveland	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Amend design guidelines to encourage tourism friendly development.



DEVELOPMENT STRATEGY

3

VISION STATEMENTS

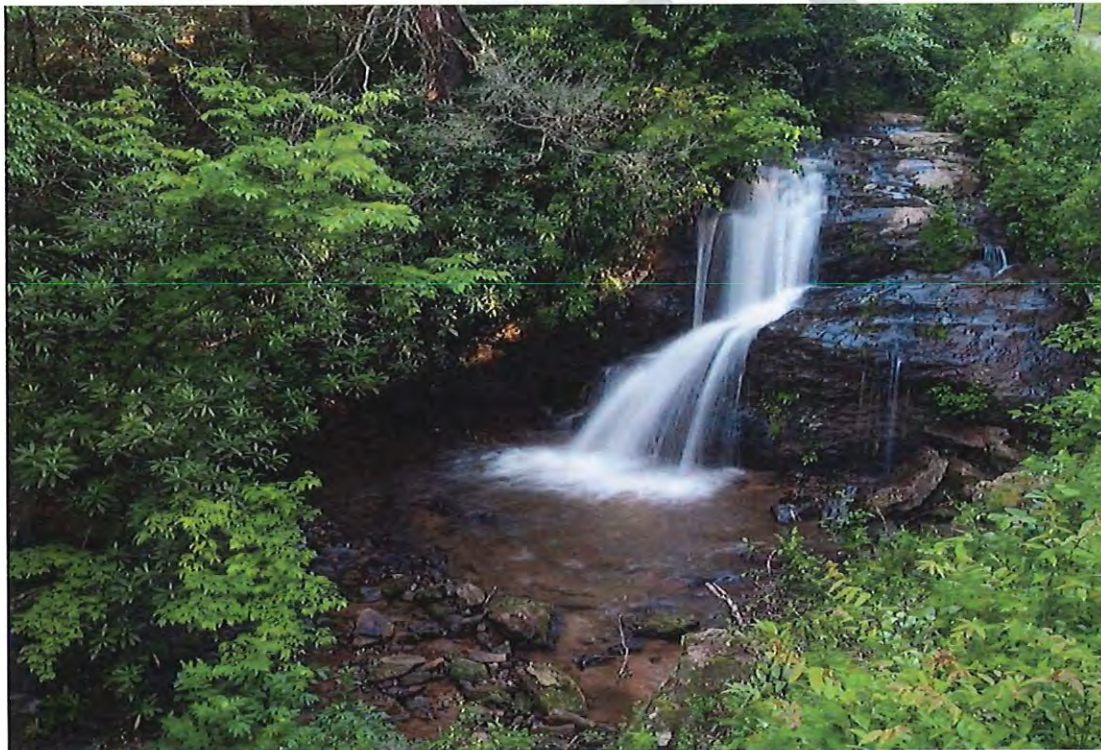


Previous planning standards for Georgia defined a community vision as something “... *intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.*” It is required as an element of the comprehensive 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.



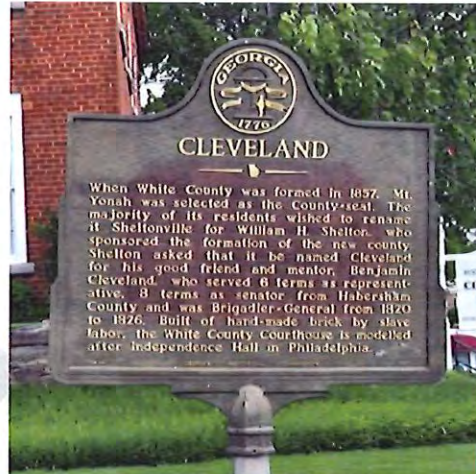
WHITE COUNTY



“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>
<i>Character Areas</i>			
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.

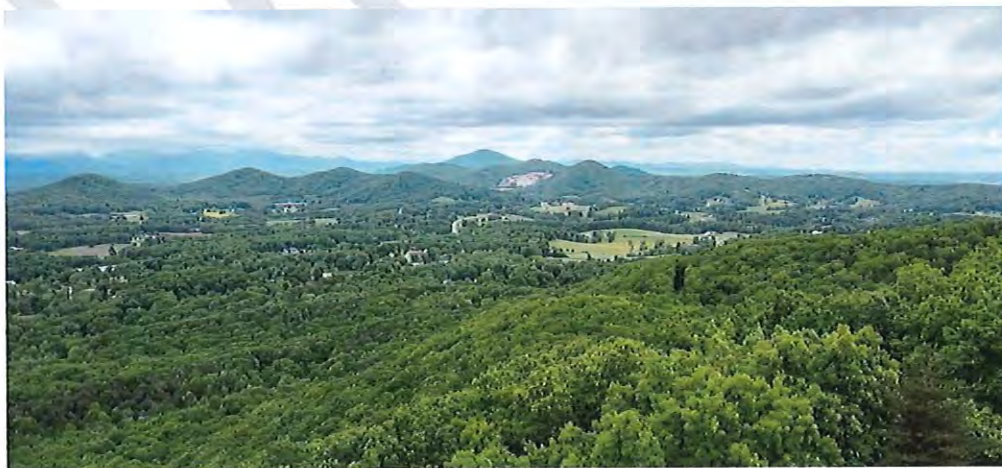


Development Encouraged

- 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 of 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.

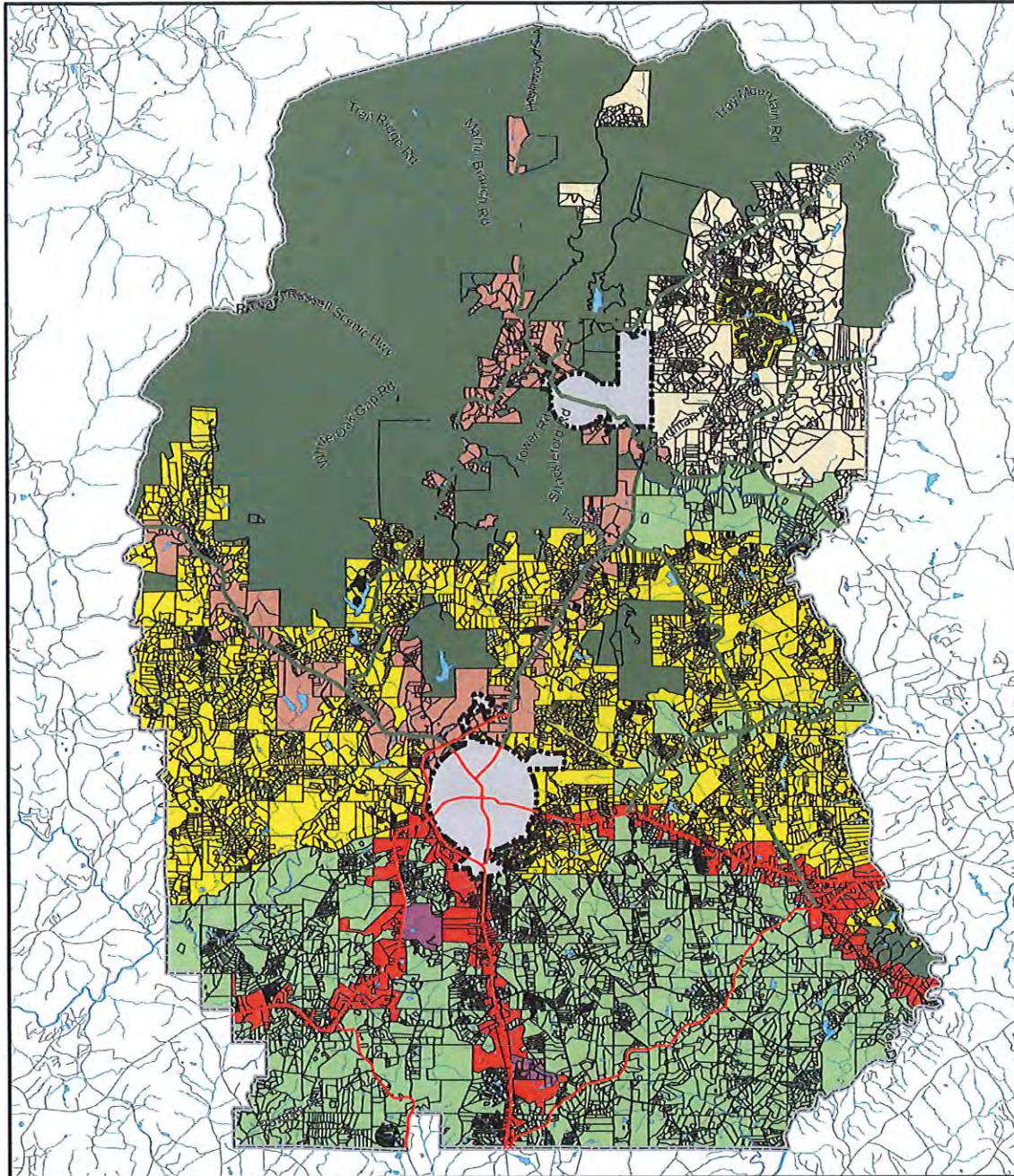


Development Encouraged

- 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



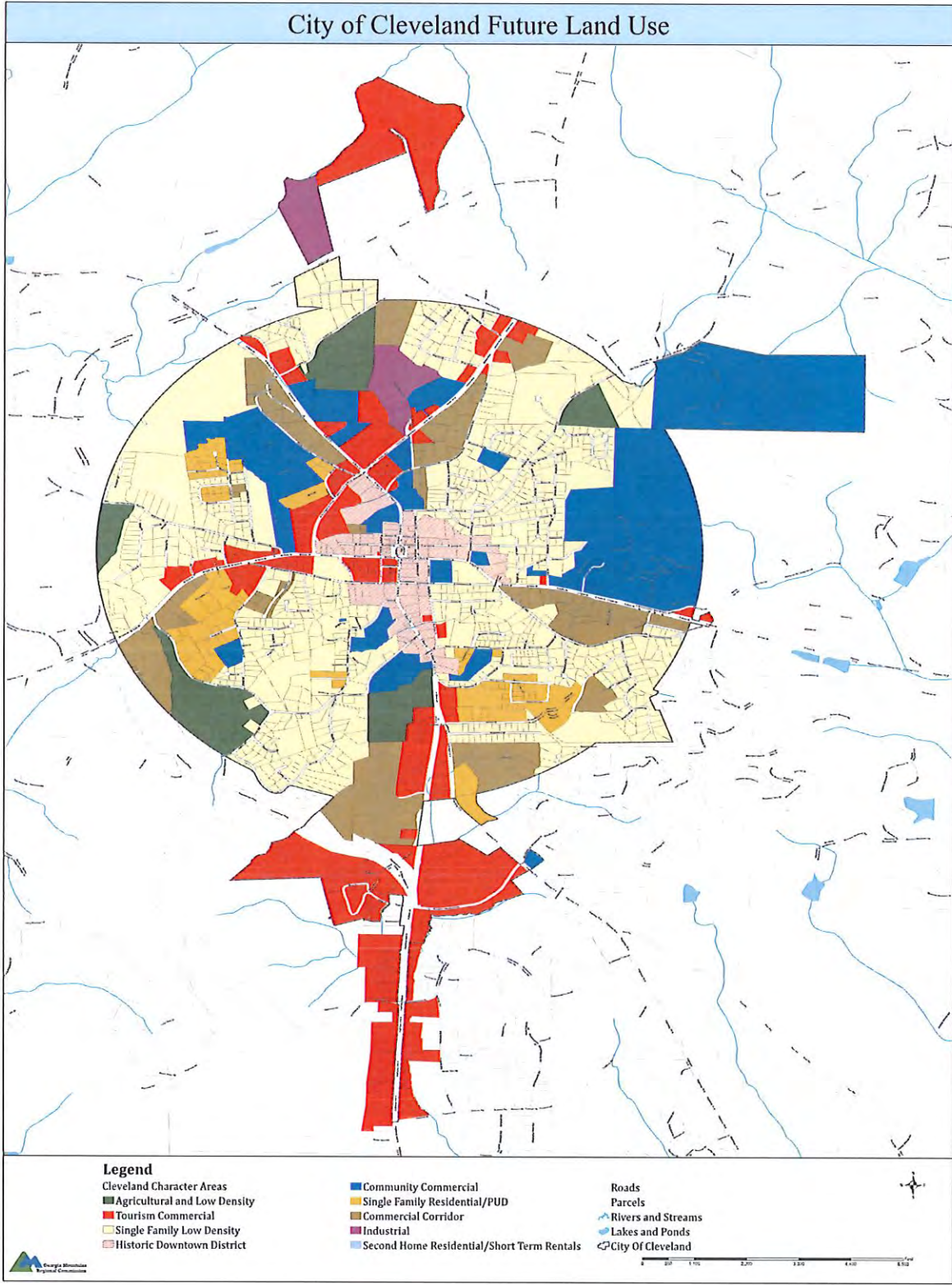
**White County
Character Areas**

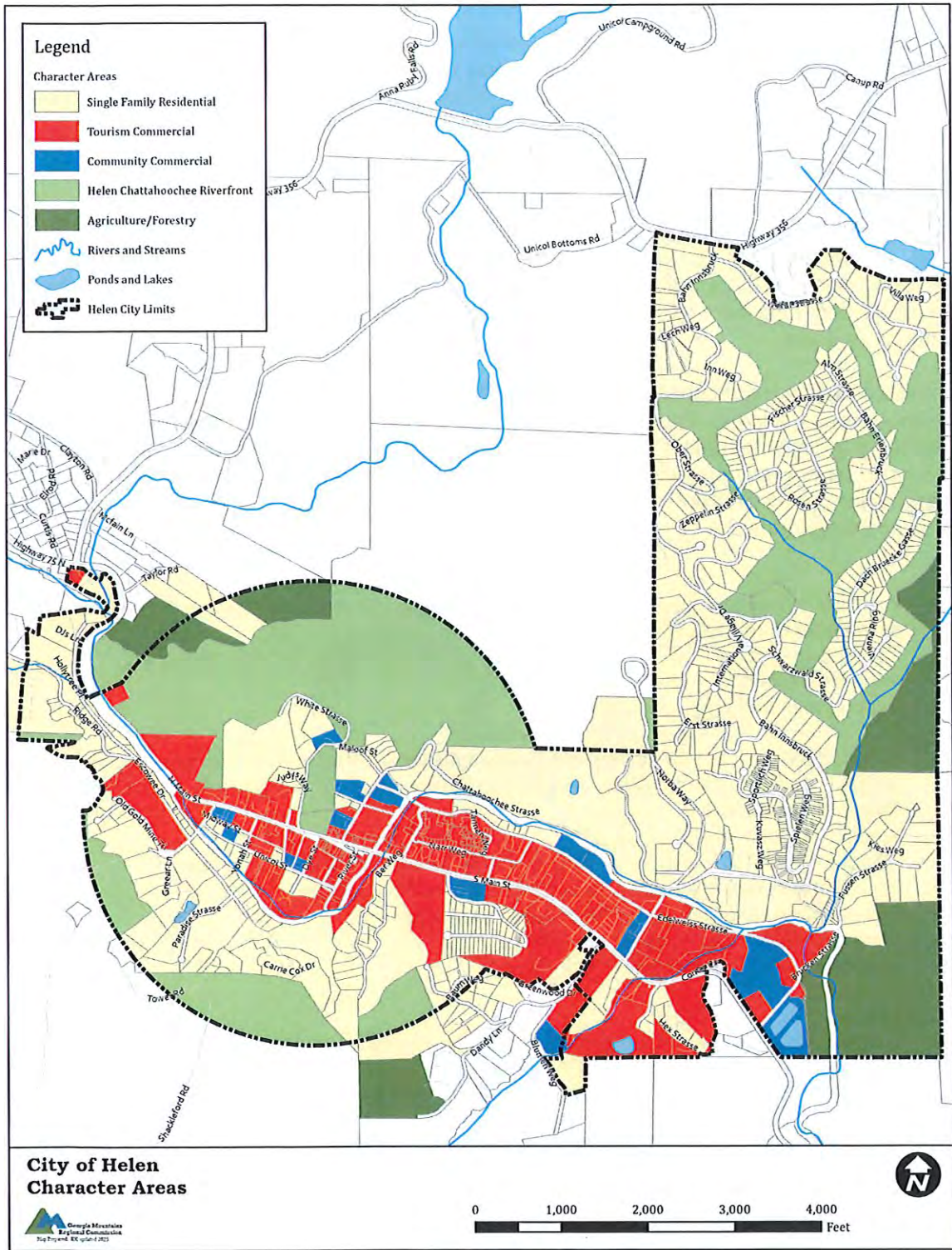
**Legend
CharacterAreas**

- Single Family Low Den.
- Ag. and Low Den.
- Second Home Res. & STR
- Industrial
- Commercial Corridor
- Tourism Commercial
- Agriculture/Forestry
- Scenic Heritage Corridors

- Rivers and Streams
- Ponds and Lakes
- City Limits
- White County Boundary









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

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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/SPL OST
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

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APPENDICES

A

REPORTS OF ACCOMPLISHMENTS

QCO ASSESSMENT

BROADBAND ASSESSMENT

SUMMARY OF PUBLIC SURVEY

CLEVELAND, HELEN, WHITE COUNTY DEMOGRAPHIC PROFILE

WHITE COUNTY AREA LABOR PROFILE

SAMPLES OF PUBLIC NOTIFICATIONS/ INVOLVEMENT



REPORTS OF ACCOMPLISHMENTS

This is the review of the Community Work Program from the previous five years. As a new work program is produced every five years, the items within the previous work program must be identified for their status as complete, in progress, either postponed or cancelled. Those items that have been postponed or are in progress must be shown in the next Community Work Program where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

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REPORT OF ACCOMPLISHMENTS – WHITE COUNTY

ACTION	STATUS	COMMENT
Redesign and implement new White County Website to include "Improve and expand Building and Code webpage information and date"	Complete	
Work with Planning and GIS to track building permits to help determine development patterns	In Progress	In progress for current work program 2026-2030
New aerial maps for the county	Complete	
Personal Property Audit	Complete	
Encourage the development of quality health care facilities and services	In Progress	In progress for current work program 2026-2030
Create opportunities for broadband expansion throughout the county	In Progress	In progress for current work program 2026-2030
Create a workforce development program that links local education to local business and industry	Complete	
Annually or as needed revise county E911mapbook	Complete	
Revise county road map and inset maps	In Progress	In progress for current work program 2027 and 2029
Update mapping for Part V and for floodplain	In Progress	In progress for current work program 2027 and 2029
Update Land Use Map as needed	In Progress	In progress for current work program 2026-2030
Provide assistance to Fire Department with station site selection	In Progress	In progress for current work program 2026-2030
Continue Managerial Training Program	In Progress	In progress for current work program 2026-2030
Locate and construct new facility in Cleveland	In Progress	In progress for current work program 2027-2030
Grow the E-book program	In Progress	In progress for current work program 2026-2030
Diversify library activities to include community programs	In Progress	In progress for current work program 2026-2030
Create a historic overlay district/map for the land use ordinance	In Progress	In progress for current work program 2026-2027
Develop a Wayfinding signage program for tourism industry	In Progress	In progress for current work program 2026-2030
Update Bicycle and Pedestrian Plan	In Progress	In progress for current work program 2026-2027, and 2029
Locate and construct a new convenience center	Canceled	No longer a county project
Develop policies to encourage senior housing and workforce housing	In Progress	In progress for current work program 2026-2030
Review and Update Service Delivery	In Progress	In progress for current work program 2030
Create strategic economic development plan	Complete	
Implement economic development plan	In Progress	In progress for current work



		program 2028-2030
Canine Stainless-Steel Cages Quarantine Room	Complete	
Replace Transport Vehicle New F150 Transport Unit	Complete	
Feline Steel Cages Quarantine Room	Complete	
Replace Transport Vehicle F250 Transport Unit	In Progress	In progress for current work program 2029
Parking Lot – Pavement and Striping	Complete	
Computer Aided Dispatch/Records Management	Complete	
Ongoing Replacement/Upgrades Base Stations, Repeaters	In Progress	In progress for current work program 2026-2030
Ongoing Replacement/Upgrades User Devices	In Progress	In progress for current work program 2027 and 2029
Outdoor Warning Siren Sautee, Mossy Creek FS#4, FS#2 Barrett Hill, HS, JP Nix, Duncan Bridge, White Creek Academy, White Co HS/Relocate 129N	Complete	
Generator Replacement County Admin/Morgue	Complete	
Weather Alert Radio's School System	Canceled	No longer a county project
Station Driveway/Parking Repairs In Priority Order of 2, 4, 7, 5 and 3.	In Progress	In progress for current work program 2026-2030
Station Addition Fire Station 6 – 1200 Sq. Ft.	Canceled	No longer a county project
Replace Tanker 5 1500GL FS#5 New 2000GL Tanker	In Progress	In progress for current work program 2026
Replace Extrication Equipment	In Progress	In progress for current work program 2027
Replace Ford F150 QRV New Ford F150	In Progress	In progress for current work program 2027
Replace Engine 2 FS#2 New 1250GPM/1000GL	Complete	
Replace Engine 7 FS#7 New 1250GPM/1000GL 4X4	In Progress	In progress for current work program 2028
Replace Engine 5 FS#5 New 1250GPM/1000GL	In Progress	In progress for current work program 2029
Replace Tanker 6 FS#6 New 3000 GL Tanker	In Progress	In progress for current work program 2029
Fire Station 9 – Panorama Building/Apparatus/Equipment	Complete	
Implement Yonah Preserve Recreation Plan	In Progress	In progress for current work program 2026-2030
Create YP Recreation Master Plan	In Progress	In progress for current work program 2026-2027
Pay off debt on new ballfield facility @ YP	In Progress	In progress for current work program 2026-2030
Addition double gymnasium facility at YP	Complete	
Identify and complete LMIG projects annual	In Progress	In progress for current work



		program 2026-2030
Design and build Claude Sims Road Extension	Canceled	No longer a county project
Vehicle replacement	In Progress	In progress for current work program 2026-2030
Continue drug education programs	In Progress	In progress for current work program 2026-2030
Courthouse renovation/addition	In Progress	In progress for current work program 2026-2028
Addition/renovation and 2 nd drive through	Complete	
Chattahoochee River access improvements at Hwy. 255 Bridge	In Progress	In progress for current work program 2027
Chattahoochee River access improvements at Hwy 17 bridge	In Progress	In progress for current work program 2026-2029

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REPORT OF ACCOMPLISHMENTS – CLEVELAND

ACTION	STATUS	COMMENT
Additional ground water well in service to support water resources	Complete	
Repair and replace aging water and sewer lines. Continue to loop dead ends	Complete	
Widen, repave streets, build sidewalks, culverts throughout city	Complete	
Build Talon City Municipal Complex – city hall, police, fire, council room, community room, city park and walking trail	In Progress	In progress for current work program 2026-2030
Upgrade wastewater treatment plant to meet new environmental standards and future growth	In Progress	In progress for current work program 2026-2028
Update City Zoning Ordinance and Subdivision Requirements	Complete	
Update City Personnel Policy	Complete	
Review and Update Service Delivery Strategy	In Progress	In progress for current work program 2026 and 2030
Develop housing strategy and plan	Complete	
Update Comprehensive Plan	Complete	
Develop Gateway Corridor Plan, including entry signage and by-pass nodes	In Progress	In progress for current work program 2027-2029

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REPORT OF ACCOMPLISHMENTS – HELEN

ACTION	STATUS	COMMENT
Land Application System (LLS) Improvements at spray fields.	In Progress	
Improvements to Unicoi (Pete's) park and Riverside Park to include additional playground equipment and picnic areas.	Complete	
Continue Community programs through the Police and Fire Departments	Complete	Ongoing Policy
Improving water and wastewater management through training and State Certification of additional operations	Complete	
Install additional wells to support limited water resources, including Well #11	In Progress	
Extension and Improvements of Sewer Lines and Pump Stations	In Progress	
Sidewalk additions and Replacement	Complete	
Police Dept. Facility	Complete	
Continue to provide building and revenue for the Helen Library	Complete	Ongoing Policy
Replace Main Sewer Lift Station	Complete	
Sewer System Improvement (SSES)	Complete	
Chattahoochee River Sewer Line	Complete	
Ground Water Development	In Progress	
Meter Replacement	Complete	
Solids Removal - WWTF	Complete	
Improving conservation of water usage through public education	Complete	Ongoing Policy
Install additional streetlights and replacement of existing streetlights	In Progress	
Continue to improve building and support to Arts Center	In Progress	
Continue to participate in the Tree City USA program, Improve Tree Ordinance, and Celebrate Arbor Day	Complete	
Use available areas for additional planting and landscaping	In Progress	
Allocate Percentage of Hotel/Motel tax for the promotion of Tourism	Complete	Ongoing Policy
Continue utilizing manned convenience center for recycling	Complete	Ongoing Policy
Continue utilizing manned transfer station for recycling	Complete	Ongoing Policy
Contract with private company for collection and disposal of residential solid waste	Complete	
Commercial establishments to contract for collection	Complete	
Annual Christmas tree recycling and chipping service	Complete	Ongoing Policy



Education program using local media, in conjunction with White County	Complete	Ongoing Policy
Participate in the Adopt –A-Highway program	Complete	Ongoing Policy
Public Education to Increase Awareness of Recycling and Composting	Complete	Ongoing Policy
Begin Comprehensive Plan Update	Complete	
Complete Comprehensive Plan Update	Complete	
Review and Update Service Delivery	Postponed	Moved to 2026

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QCO ASSESSMENT

Since 1999 the Board of the Department of Community Affairs has identified various Quality Community Objectives (QCOs) as value statements of the development patterns and options that will help Georgia preserve her unique cultural, natural, and historic resources while looking to the future and developing to her fullest potential.

These ten objectives are adapted from generally accepted community development principles to fit the unique qualities of Georgia's cities and counties. Although these objectives are only recommendations, we are convinced that implementing these principles will result in greater efficiency and cost savings for local governments and a higher quality of life for their citizens.

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
- **Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.
- **Sense of Place:** Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.
- **Regional Cooperation:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.



- **Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.
- **Transportation Options:** Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.
- **Educational Opportunities:** Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.
- **Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.



BROADBAND ASSESSMENT

The growing importance of access to reliable and high-speed, high-capacity internet connections cannot be overestimated. Unserved and underserved areas of Georgia will not remain economically competitive without sufficient internet infrastructure, as this technology becomes the default utility for all manners of communication. To address this issue the Georgia General Assembly amended the provisions of local planning in Georgia by passing the "*Achieving Connectivity Everywhere (ACE) Act*" to facilitate the enhancement and extension of internet access in communities. The State will add future support programs and initiatives aimed at delivering the community improvement that reliable, high-speed internet access can provide to even the most difficult-to-serve citizens, schools, and businesses.

Achieving these goals at the local level begins with communities pursuing the *Broadband Ready Community Designation*, demonstrating that they have taken steps to reduce obstacles to broadband infrastructure investment by incorporating a broadband assessment into their comprehensive plan and has adopted a model ordinance. Here the ACE Act requires all local governments to incorporate the "*promotion of the deployment of broadband internet services*" into their local plan. Once these are in place the Georgia Department of Community Affairs and the Department of Economic Development will identify and promote facilities and developments that offer broadband services at a rate of not less than 1 gigabit per second in the downstream to end users that can be accessed for business, education, health care, government.

One of the first products to come out of the Georgia Broadband Initiative was an inventory of general conditions across the State regarding access to high speed/ high-capacity broadband technology. Utilizing demographic data from the US Census Bureau and cross-referencing that information with knowledge of broadband infrastructure, the Department of Community Affairs produced a series of maps depicting the state of broadband accessibility in rural areas. (See *map below*).

White County:
Unserved Locations: 3,254
Served Locations: 13,151
Percent Unserved: 20



Legend

■ GBDI Petitions

Served & Unserved Areas

- Served
- Unserved
- No Locations

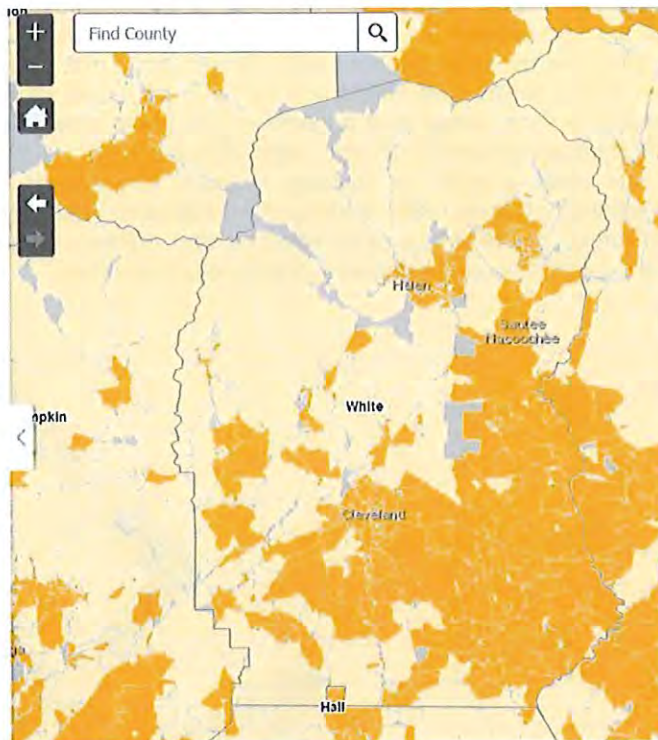
Description

This map focuses on unserved broadband statistics for Georgia counties. Click in the map or search by county to see county statistics. Census block level availability will appear once zoomed in.

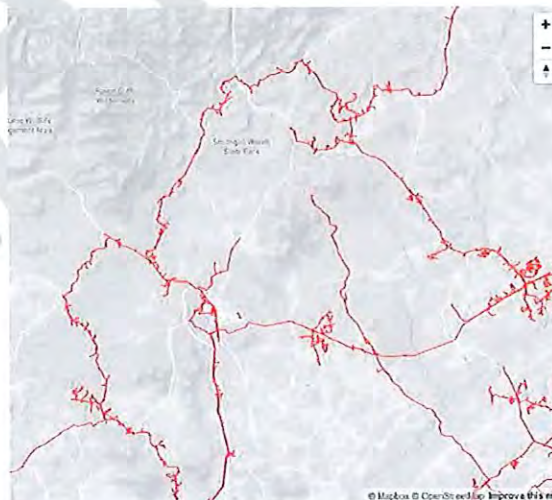
County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband.

Broadband data is provided by the various Internet Service Providers of Georgia.

Location data are from commercially available sources.



White County rates well in that they do have access to the North Georgia Network (NGN), an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN was conceived as part of visions for a more prosperous rural Georgia, with the knowledge that a fiber optic network that is fast, reliable, and affordable is vital to modern economic development. The NGN provides infrastructure that loops through the northeast Georgia mountains with 100 gigabit core line and connects to almost all the schools and colleges in the region as well as reaching many government structures and prominent business parks.



Priorities for Future Network Enhancements

- Ability to increase “last-mile” connections
- Higher-capacity trunk lines westward from NGN
- Expansion of NGN

As an additional reference White County were included in the 2014 Georgia Mountains Digital Economy Plan (DEP), one of several plans developed for each region across Georgia in accordance with standards defined by the Georgia Technology Authority (GTA). The DEP was designed to identify and coordinate the resources and efforts related to improving the region’s infrastructure in support of hi-tech



industries and economies. As each regional plan is completed, the State and its partners can begin directing their energy and resources with clearer focus and understanding of needs from every part of Georgia. While specific investment actions have not been identified as part of this initial process, the DEP provides a work scope that addresses key focus areas and recommendations that will help the GMRC, its member governments and regional stakeholders move forward with an understanding of the regional and state context for building network connectivity, improving educational resources and fostering technology hubs. With continued coordination and monitoring of progress, it is hoped these efforts will make the region a more effective and efficient place enabling all manners of business to realize their potential in accessing and utilizing electronic data.

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SWOC Assessment – GMRC Digital Economy Plan

	Strengths	Weaknesses	Opportunities	Challenges
Workforce/ Education	Higher Educational Institutions – University of North Georgia, Brenau, North Georgia Technical School, Lanier Technical School,	Limited existing hi-tech labor force	Economic and demographic growth of metro Atlanta	Attraction/ Retention of top technology talent
	Faster Business Start-up Time	Low family income	Job fairs held within the region by GMRC Workforce Development	Competition from other metro areas
	Dawson GigCenter – Business start-ups			
	GMRC Workforce Development			
Strong Development Authorities and Chamber offices to assist start-up businesses and industries				
Infrastructure	Cooperative EMC's that deliver good products	System Redundancy. Residents and Businesses need more choices for internet service.	Tourism/outdoor recreation related industry	Topographically the GMRC Region is difficult to traverse for aerial line installation
	North Georgia Network	Cost prohibitive		
	Access to metro Atlanta	Geographic isolation		
	Ga 400 – Technology Corridor			
	Residents ability to telecommute			
Local Government	GMRC fostering cooperation	Limited funding resources	Educating local government on importance of broadband access	Finding Grant funds for broadband projects
	Quality Development Authorities and Joint Development Authorities	State needs to put more emphasis on education		Need a better way to communicate to State Legislators what is going on in the GMRC Region regarding broadband needs, initiatives and projects
<p>Goal: <i>Ensure new telecommunication networks for needed accessibility and reliability to support the growth of the regional economy.</i></p> <p>Strategy: <i>Prepare to meet industry and business telecommunication needs by assisting with fiber optic network development.</i> The purpose of this strategy is to support, develop, and provide educational opportunities regarding telecommunication systems in the region.</p> <p>Strategy: <i>Promote and support the use of health information technology (IT).</i> The purpose of this strategy is to encourage local partnerships between health providers and local leaders in using telecommunications and other information technology to improve care to patients and lower health costs.</p>				

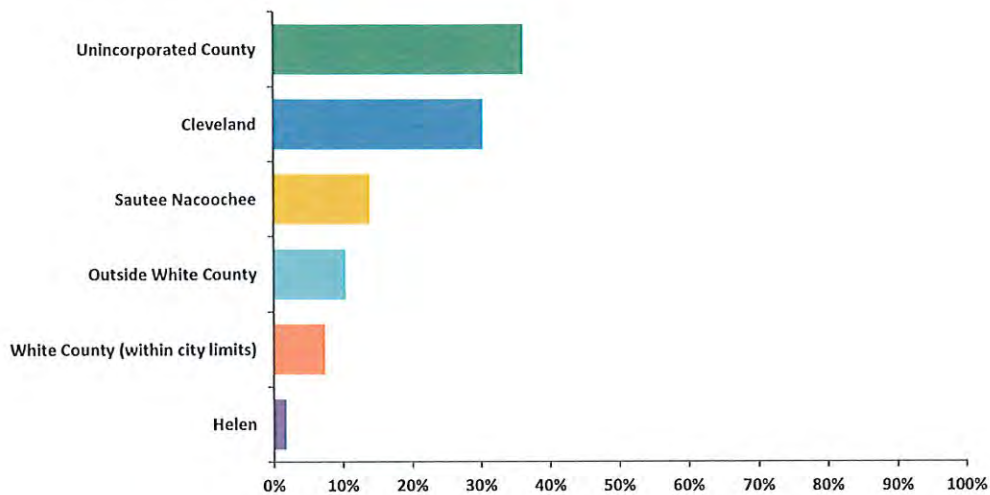


SUMMARY OF PUBLIC SURVEY

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Q1: Where is your primary residence?

Answered: 993 Skipped: 0

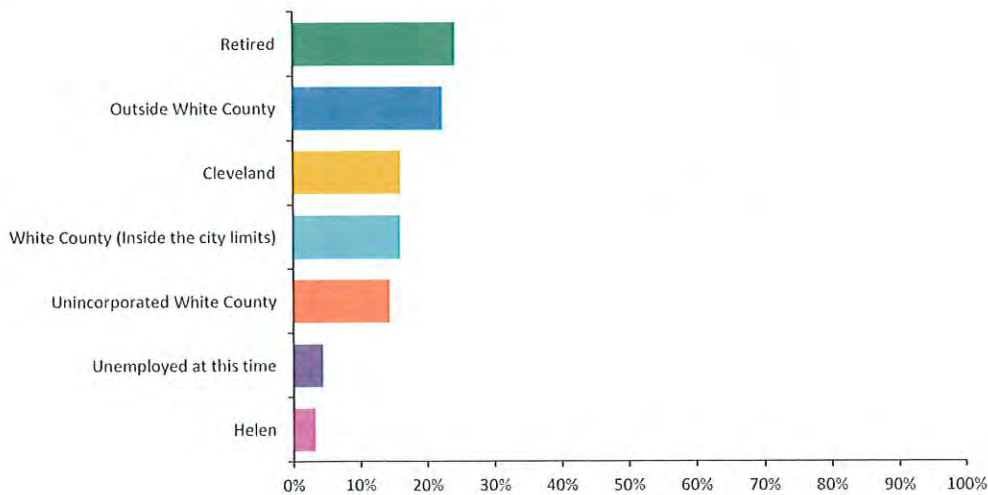


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1

Q2: Where do you work?

Answered: 993 Skipped: 0

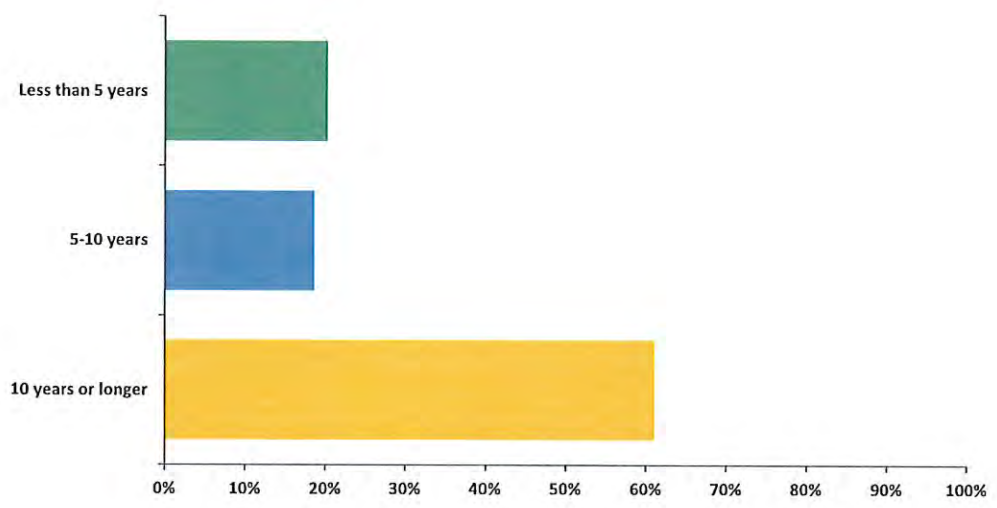


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2

Q3: How long have you been living or working in White County, Cleveland, or Helen?

Answered: 977 Skipped: 16

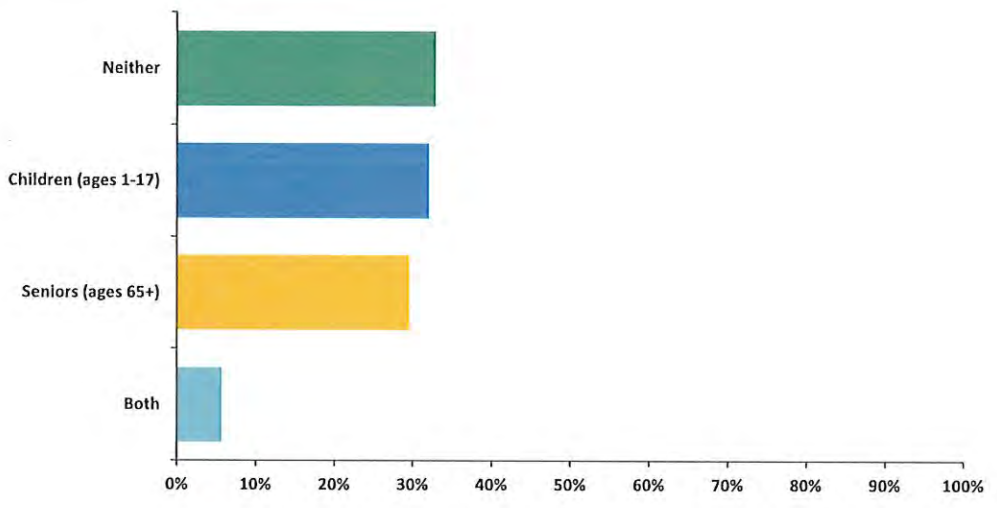


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3

Q4: Do you have any seniors or children in your household?

Answered: 993 Skipped: 0

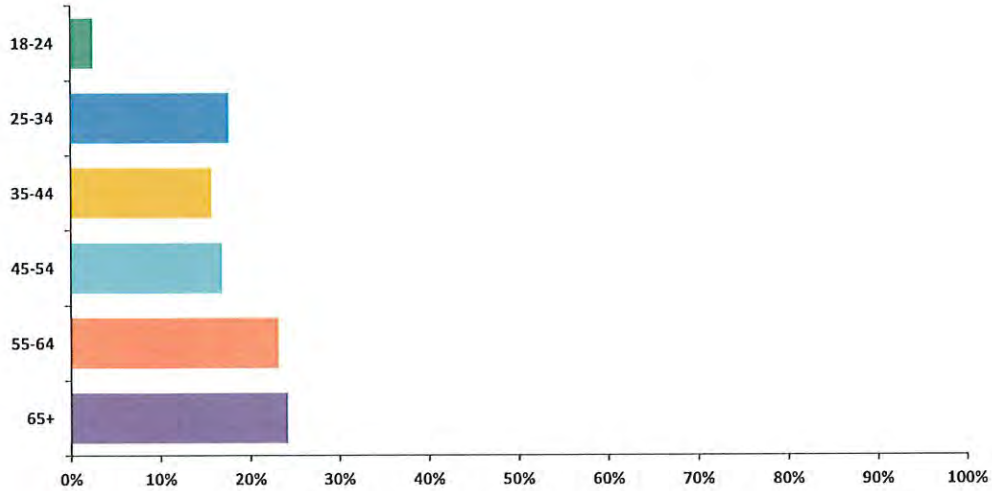


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Q5: What is your age range? (Area high school-age youth should take the survey specifically designed for them.)

Answered: 993 Skipped: 0

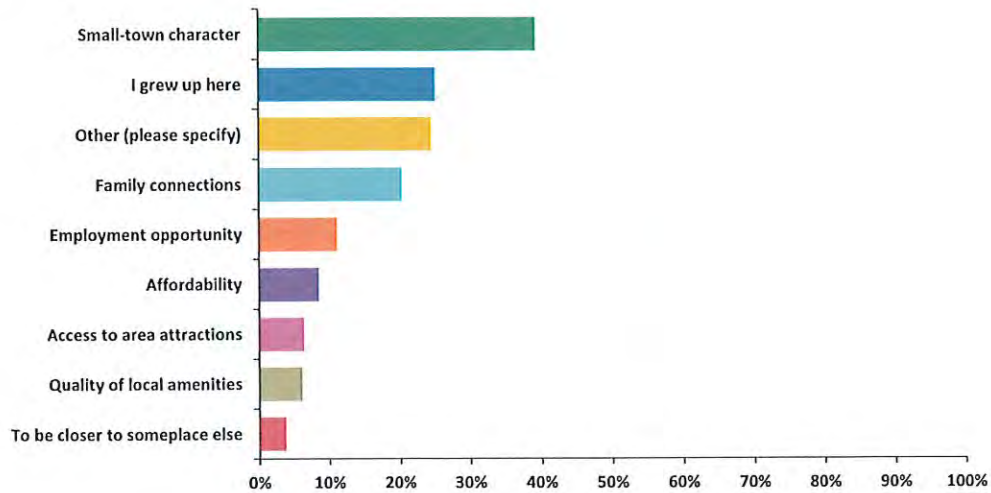


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5

Q6: If you moved to White County, Cleveland, or Helen from somewhere outside the area, what was the main reason for your move.

Answered: 846 Skipped: 147

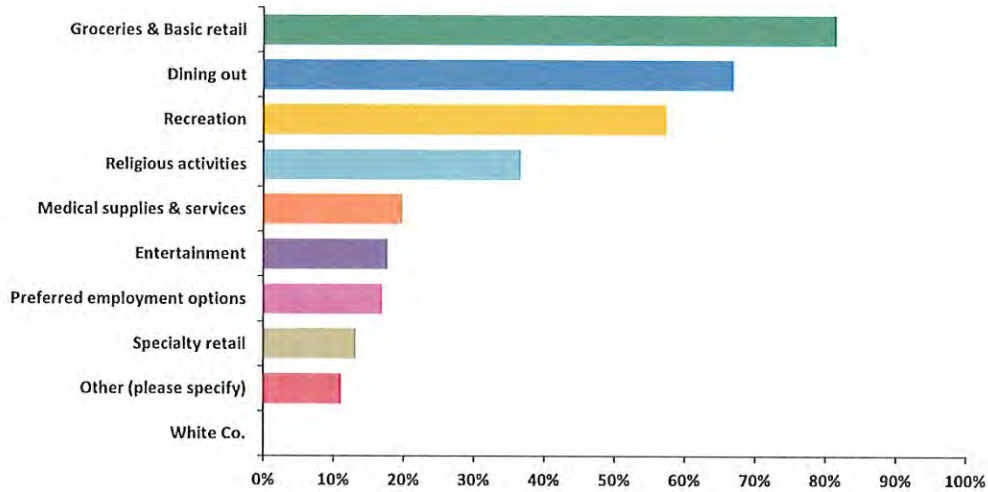


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6

Q7: Which of the following activities do you do mostly in White County, Cleveland, or Helen (Choose all that apply)

Answered: 993 Skipped: 0

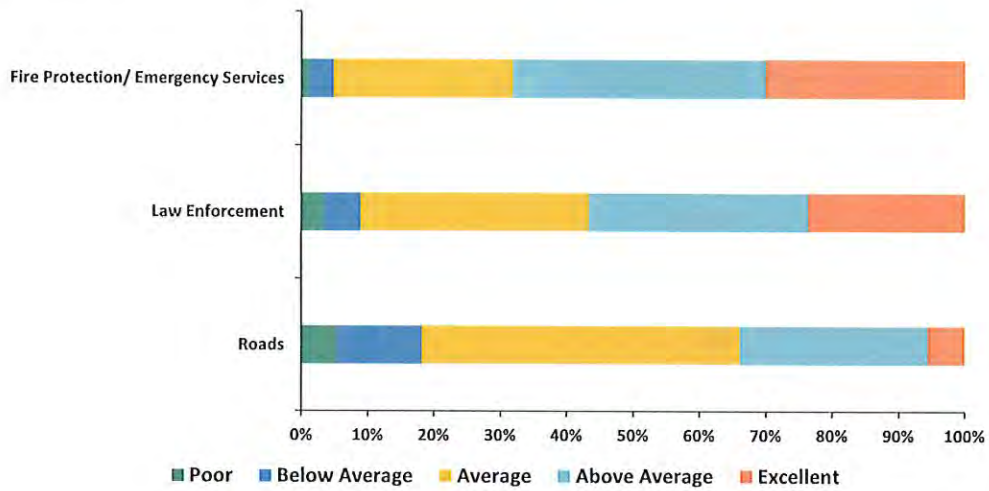


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7

Q8: On a scale of 1 (Very Poor) to 5 (Excellent), please rate your current level of satisfaction with the following services:

Answered: 668 Skipped: 325

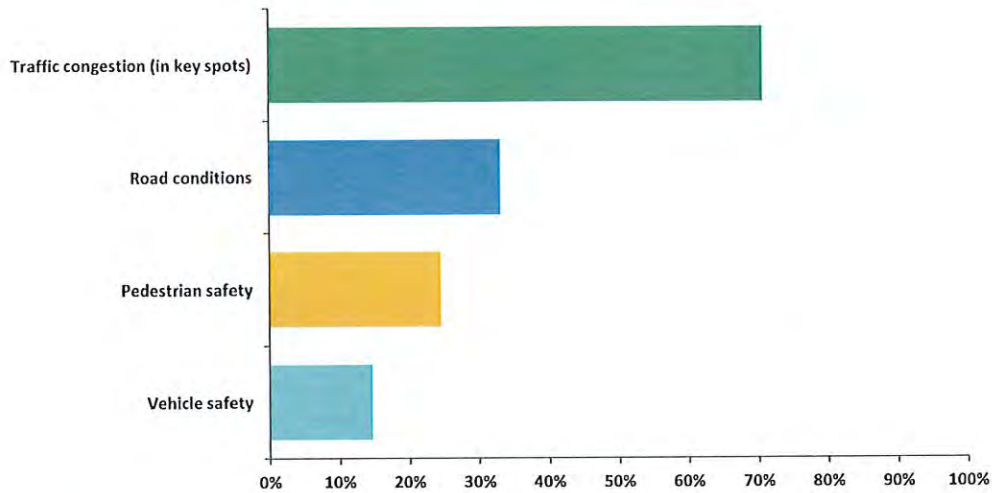


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8

Q9: What do you consider the foremost problem for roadways in White County, Cleveland, or Helen? Please check all that apply.

Answered: 668 Skipped: 325

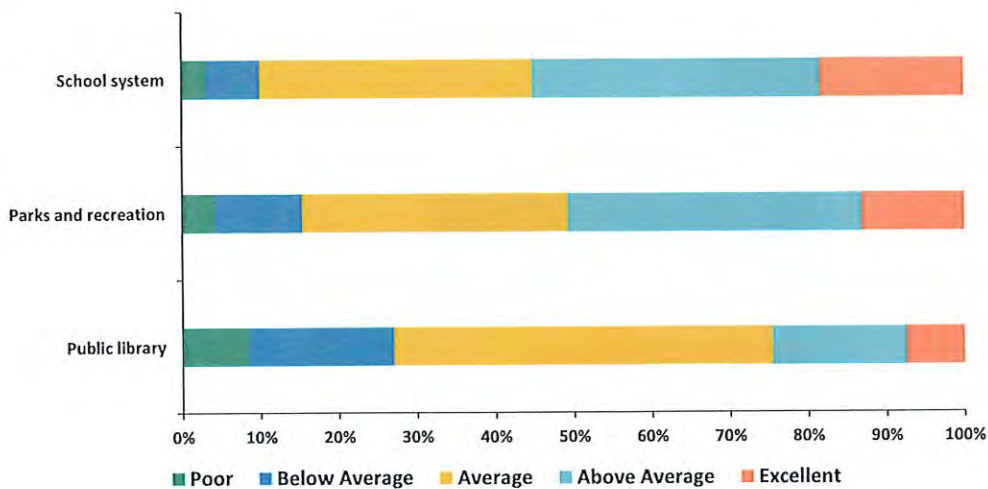


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9

With the following public facilities or services are some of the essential services provided to residents. On a scale of 1 (Very Poor) to 5 (Excellent), please rate your current level of satisfaction with these resources.

Answered: 668 Skipped: 325

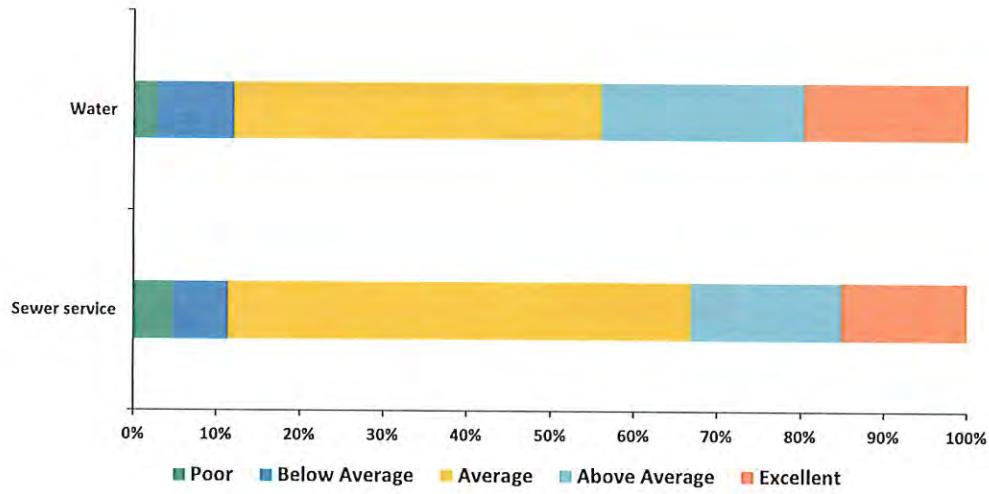


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10

Q12: If you have water and/or sewer service, please rate your current level of satisfaction with the service:

Answered: 350 Skipped: 643

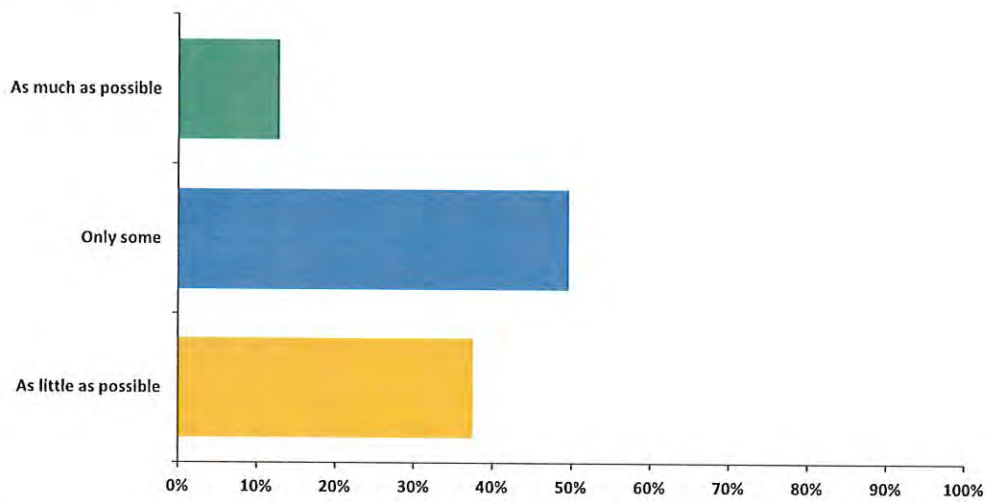


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11

Q19: How much new growth and development should be welcomed inside or immediately around White County, Cleveland, or Helen? (Choose one)

Answered: 624 Skipped: 369

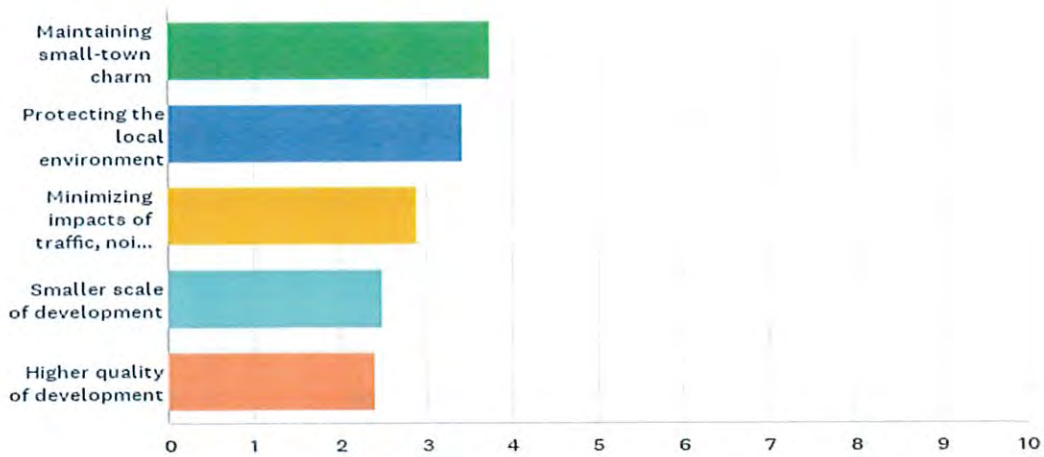


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12

Q20: Prank the following issues in terms of what you consider the highest priority, with #1 being the most important.

Answered: 624 Skipped: 369

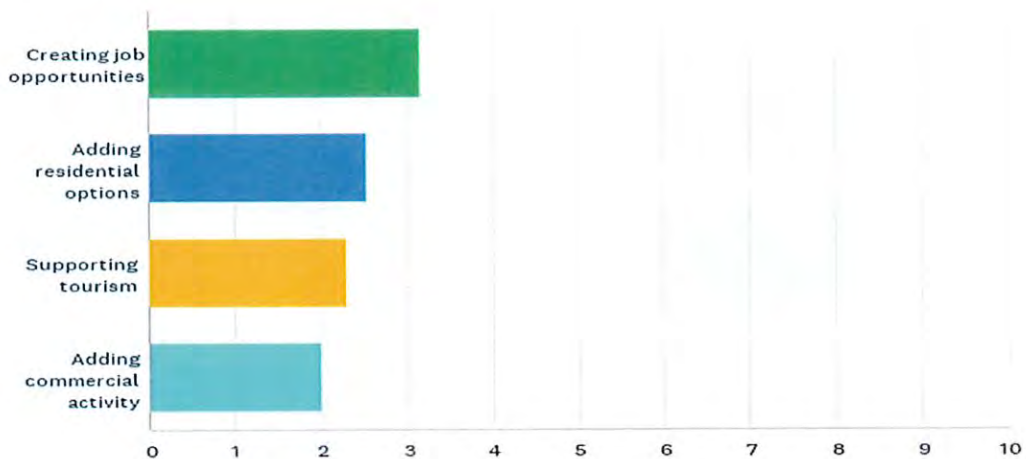


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13

Q21: Please rank the following issues in terms of what you consider the highest priority, with #1 being the most important.

Answered: 624 Skipped: 369

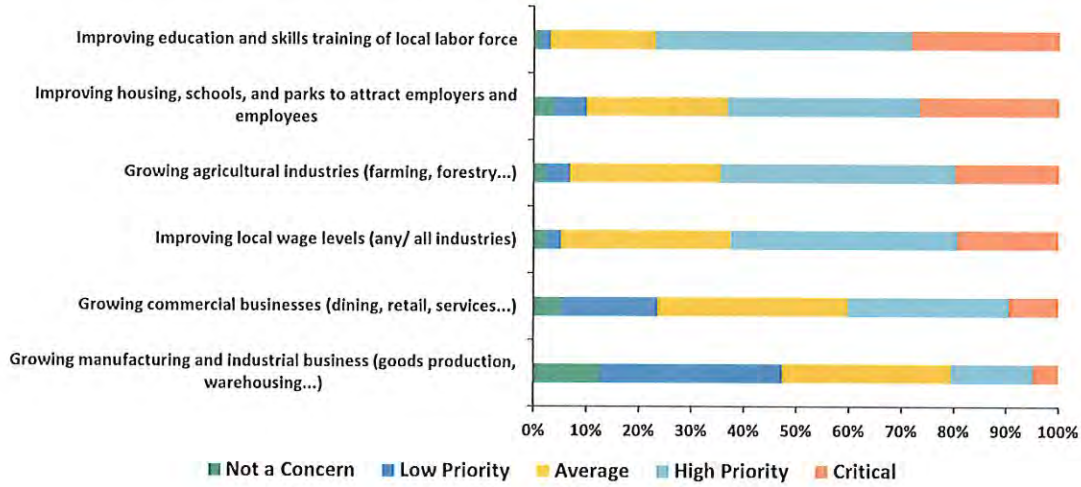


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14

Q22: Please rate the following as economic development priorities for White County, Cleveland, or Helen.

Answered: 624 Skipped: 369

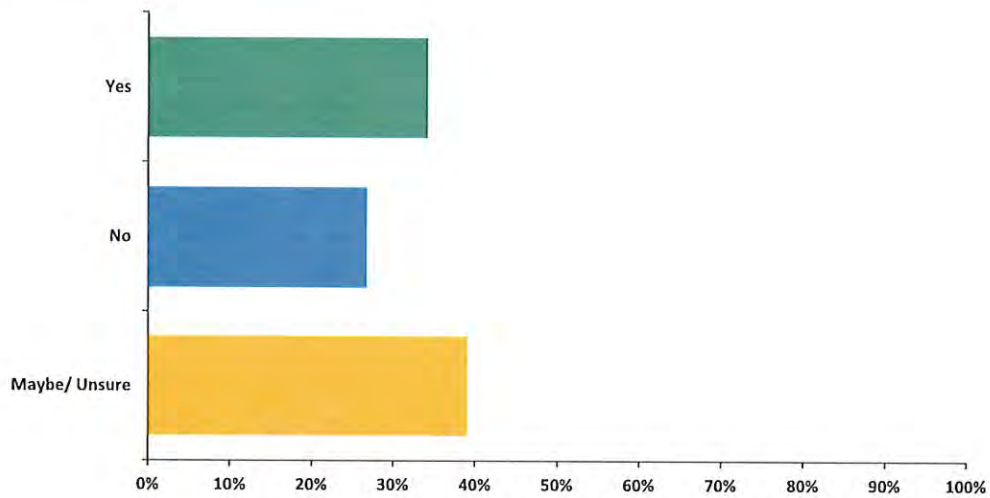


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15

Q24: Would you favor pursuing new commercial and/ or industrial development to strengthen the property tax base and help fund capital improvements?

Answered: 624 Skipped: 369

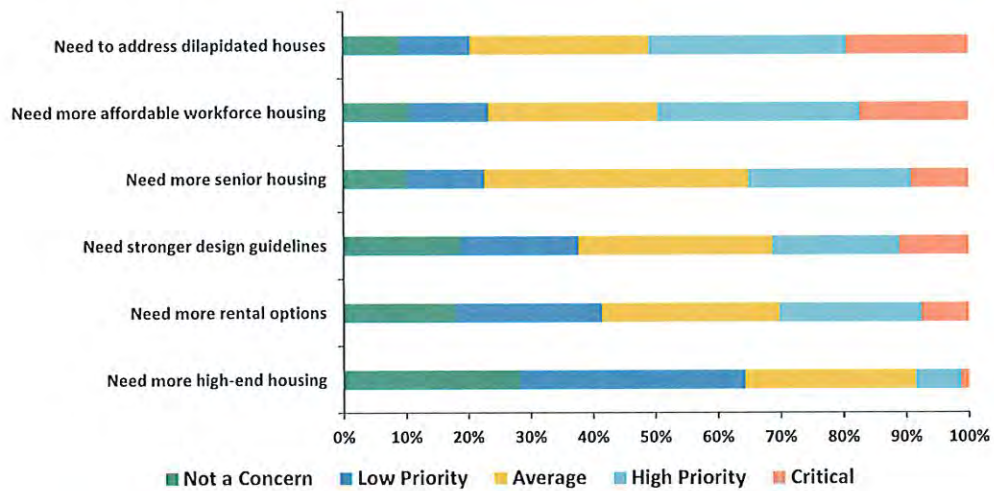


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16

Q25: RHow strongly you feel any of the following issues applies to White County, Cleveland, or Helen.

Answered: 624 Skipped: 369



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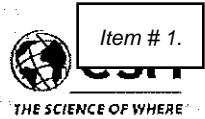


CLEVELAND DEMOGRAPHIC PROFILE

DRAFT

Community Profile

Cleveland City, GA
 Cleveland City, GA (1316824)
 Geography: Place



Population Summary Cleveland cit...


2010 Total Population	3,408
2020 Total Population	3,514
2020 Group Quarters	526
2025 Total Population	3,665
2025 Group Quarters	488
2030 Total Population	3,753
2025-2030 Annual Rate	0.48%
2025 Total Daytime Population	5,573
Workers	3,754
Residents	1,819

Household Summary

2010 Total Households	1,303
2010 Average Household Size	2.46
2020 Total Households	1,226
2020 Average Household Size	2.44
2025 Total Households	1,271
2025 Average Household Size	2.50
2030 Total Households	1,297
2030 Average Household Size	2.52
2025-2030 Annual Rate	0.41%
2025 Families	752
2025 Average Family Size	3.37
2030 Families	803
2030 Average Family Size	3.30
2025-2030 Growth Rate	1.3%

Median Household Income

2025	\$62,717
2030	\$65,455

 **Source:** Esri forecasts for 2025 and 2030, U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income

Cleveland cit...

2025	\$24,474
2030	\$26,272

2025 Households by Income

Household Income Base	
<\$10,000	7.4%
\$10,000-14,999	3.3%
\$15,000-19,999	5.2%
\$20,000-24,999	3.1%
\$25,000-29,999	6.8%
\$30,000-34,999	0.5%
\$35,000-39,999	1.2%
\$40,000-44,999	6.7%
\$45,000-49,999	5.3%
\$50,000-59,999	6.8%
\$60,000-74,999	16.4%
\$75,000-99,999	19.0%
\$100,000-124,999	10.1%
\$125,000-149,999	2.6%
\$150,000-199,999	4.9%
\$200,000-249,999	0.5%
\$250,000-299,999	0.2%
\$300,000-399,999	0.1%
\$400,000-499,999	0.0%
\$500,000+	0.1%
Average Household Income	\$69,583

2025 Affordability, Mortgage and Wealth

Housing Affordability Index	78
Percent of Income for Mortgage	30.2%
Wealth Index	43

Median Home Value

2025	\$302,826
2030	\$315,927



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Home Value**Cleveland cit...**

Total Owner Occupied Housing Units	729
<\$50,000	0.6%
\$50,000 - \$99,999	0.6%
\$100,000 - \$149,999	4.4%
\$150,000 - \$199,999	12.3%
\$200,000 - \$249,999	14.4%
\$250,000 - \$299,999	16.9%
\$300,000 - \$399,999	31.6%
\$400,000 - \$499,999	12.8%
\$500,000 - \$749,999	3.4%
\$750,000 - \$999,999	0.1%
\$1,000,000 - \$1,499,999	1.6%
\$1,500,000 - \$1,999,999	0.7%
\$2,000,000 +	0.7%
Average Home Value	\$344,410

Housing Unit Summary

2010 Total Housing Units	1,339
Owner Occupied Housing Units	45.4%
Renter Occupied Housing Units	54.6%
Vacant Housing Units	20.5%
2020 Housing Units	1,347
Owner Occupied Housing Units	45.3%
Renter Occupied Housing Units	54.7%
Vacant Housing Units	9.0%
2025 Housing Units	1,389
Owner Occupied Housing Units	57.4%
Renter Occupied Housing Units	42.6%
Vacant Housing Units	8.5%
2030 Total Housing Units	1,411
Owner Occupied Housing Units	60.7%
Renter Occupied Housing Units	39.3%
Vacant Housing Units	8.1%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Population by Sex

Cleveland cit...

Males	1,717
Females	1,948

Median Age

2010	31.5
2020	29.4
2025	31.0
2030	31.7

2025 Population by Age

Total	3,665
0 - 4	5.6%
5 - 9	5.9%
10 - 14	5.0%
15 - 24	25.7%
25 - 34	12.9%
35 - 44	10.0%
45 - 54	10.2%
55 - 64	9.5%
65 - 74	7.4%
75 - 84	6.0%
85 +	1.7%
18 +	79.8%

2025 Population 15+ by Marital Status

Total	3,062
Never Married	36.1%
Married	40.7%
Widowed	6.9%
Divorced	16.3%

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Pop 25+ by Educational Attainment

Cleveland cit...

Total	2,120
Less than 9th Grade	4.1%
9th - 12th Grade, No Diploma	14.6%
High School Graduate	28.2%
GED/Alternative Credential	9.1%
Some College, No Degree	18.9%
Associate Degree	4.6%
Bachelor's Degree	10.0%
Graduate/Professional Degree	10.7%

2020 Population by Race/Ethnicity

Total	3,514
White Alone	81.2%
Black Alone	7.6%
American Indian Alone	0.8%
Asian Alone	0.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.9%
Two or More Races	2.9%
Hispanic Origin	5.1%
Diversity Index	39.4

2025 Population by Race/Ethnicity

Total	3,665
White Alone	80.0%
Black Alone	8.0%
American Indian Alone	0.8%
Asian Alone	0.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.3%
Two or More Races	6.8%
Hispanic Origin	6.1%
Diversity Index	42.2

① **Source:** Esri forecasts for 2025 and 2030, U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Employed Pop 16+ by Occupation

Cleveland cit...

Total	1,899
White Collar	44.3%
Management/Business/Financial	8.1%
Professional	17.5%
Sales	8.2%
Administrative Support	10.5%
Services	35.0%

2025 Employed Pop 16+ by Occupation

Total	1,899
Blue Collar	20.7%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	5.0%
Installation/Maintenance/Repair	2.5%
Production	5.4%
Transportation/Material Moving	7.8%
White Collar	44.3%
Management/Business/Financial	8.1%
Professional	17.5%
Sales	8.2%
Administrative Support	10.5%
Services	35.0%

2025 Civilian Population 16+ in Labor Force

Civilian Population 16+	1,899
Population 16+ Employed	99.8%
Population 16+ Unemployment rate	0.2%
Population 16-24 Employed	34.5%
Population 16-24 Unemployment rate	0.6%
Population 25-54 Employed	50.8%
Population 25-54 Unemployment rate	0.0%
Population 55-64 Employed	13%
Population 55-64 Unemployment rate	0.0%
Population 65+ Employed	2%
Population 65+ Unemployment rate	0.0%

Source: Esri forecasts for 2025 and 2030, U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Employed Population 16+ by Industry

Cleveland cit...

Total	1,895
Agriculture/Mining	0.0%
Construction	4.5%
Manufacturing	8.7%
Wholesale Trade	1.6%
Retail Trade	10.6%
Transportation/Utilities	4.8%
Information	1%
Finance/Insurance/Real Estate	2.0%
Services	56.4%
Public Administration	10.1%

2025 Consumer Spending

Apparel & Services: Total \$	\$1,939,529
Average Spent	\$1,525.99
Spending Potential Index	62
Education: Total \$	\$1,272,152
Average Spent	\$1,000.91
Spending Potential Index	56
Entertainment/Recreation: Total \$	\$3,141,727
Average Spent	\$2,471.85
Spending Potential Index	60
Food at Home: Total \$	\$5,998,804
Average Spent	\$4,719.75
Spending Potential Index	63
Food Away from Home: Total \$	\$3,231,805
Average Spent	\$2,542.73
Spending Potential Index	62
Health Care: Total \$	\$6,031,680
Average Spent	\$4,745.62
Spending Potential Index	61
HH Furnishings & Equipment: Total \$	\$2,244,344
Average Spent	\$1,765.81
Spending Potential Index	61
Personal Care Products & Services: Total \$	\$821,700
Average Spent	\$646.50
Spending Potential Index	62

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Consumer Spending

Cleveland cit...

Shelter: Total \$	\$20,475,230
Average Spent	\$16,109.54
Spending Potential Index	61
Support Payments/Gifts in Kind: Total \$	\$2,518,279
Average Spent	\$1,981.34
Spending Potential Index	60
Travel: Total \$	\$2,632,774
Average Spent	\$2,071.42
Spending Potential Index	57
Vehicle Maintenance & Repairs: Total \$	\$1,083,503
Average Spent	\$852.48
Spending Potential Index	63

Top Tapestry Segment

Cleveland cit...

Rural Versatility (E5):

This segment is characterized by rural areas with car-dependent homeowners.


[Learn more about this segment...](#)

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

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.



HELEN DEMOGRAPHIC PROFILE

DRAFT

Community Profile

Helen City, GA
Helen City, GA (1337788)
Geography: Place

Population Summary


	Helen city, G...
2010 Total Population	523
2020 Total Population	531
2020 Group Quarters	0
2025 Total Population	527
2025 Group Quarters	0
2030 Total Population	533
2025-2030 Annual Rate	0.23%
2025 Total Daytime Population	1,412
Workers	1,080
Residents	332

Household Summary

2010 Total Households	256
2010 Average Household Size	2.04
2020 Total Households	247
2020 Average Household Size	2.15
2025 Total Households	240
2025 Average Household Size	2.20
2030 Total Households	238
2030 Average Household Size	2.24
2025-2030 Annual Rate	-0.17%
2025 Families	149
2025 Average Family Size	2.77
2030 Families	156
2030 Average Family Size	2.72
2025-2030 Growth Rate	0.9%

Median Household Income

2025	\$44,313
2030	\$61,996

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income

Helen city, G...

2025	\$36,729
2030	\$39,670

2025 Households by Income

Household Income Base	240
<\$10,000	2.5%
\$10,000-14,999	1.3%
\$15,000-19,999	4.2%
\$20,000-24,999	4.6%
\$25,000-29,999	2.1%
\$30,000-34,999	0.8%
\$35,000-39,999	10.0%
\$40,000-44,999	27.5%
\$45,000-49,999	5.0%
\$50,000-59,999	1.3%
\$60,000-74,999	6.3%
\$75000-99999	10.4%
\$100,000-124,999	12.1%
\$125,000-149,999	5.0%
\$150000-199999	1.7%
\$200,000-249,999	0.8%
\$250,000-299,999	1.7%
\$300,000-399,999	1.3%
\$400,000-499,999	0.0%
\$500,000+	1.7%
Average Household Income	\$80,651

2025 Affordability, Mortgage and Wealth

Housing Affordability Index	46
Percent of Income for Mortgage	50.8%
Wealth Index	87

Median Home Value

2025	\$359,211
2030	\$338,571

2025 Home Value	Helen city, G...
Total Owner Occupied Housing Units	181
<\$50,000	2.8%
\$50,000 - \$99,999	5.5%
\$100,000 - \$149,999	2.8%
\$150,000 - \$199,999	11.6%
\$200,000 - \$249,999	8.8%
\$250,000 - \$299,999	6.1%
\$300,000 - \$399,999	21.0%
\$400,000 - \$499,999	19.3%
\$500,000 - \$749,999	11.6%
\$750,000 - \$999,999	9.9%
\$1,000,000 - \$1,499,999	0.6%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$393,149

Housing Unit Summary

2010 Total Housing Units	844
Owner Occupied Housing Units	52.0%
Renter Occupied Housing Units	48.0%
Vacant Housing Units	69.7%
2020 Housing Units	646
Owner Occupied Housing Units	58.7%
Renter Occupied Housing Units	41.3%
Vacant Housing Units	61.8%
2025 Housing Units	625
Owner Occupied Housing Units	75.4%
Renter Occupied Housing Units	24.6%
Vacant Housing Units	61.6%
2030 Total Housing Units	625
Owner Occupied Housing Units	79.4%
Renter Occupied Housing Units	20.6%
Vacant Housing Units	61.9%

i **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Population by Sex

Helen city, G...

Males	259
Females	268

Median Age

2010	52.5
2020	56.5
2025	55.7
2030	54.9

2025 Population by Age

Total	527
0 - 4	4.2%
5 - 9	4.9%
10 - 14	3.8%
15 - 24	5.3%
25 - 34	9.5%
35 - 44	9.3%
45 - 54	12.1%
55 - 64	13.3%
65 - 74	23.0%
75 - 84	12.1%
85 +	2.3%
18 +	85.0%

2025 Population 15+ by Marital Status

Total	459
Never Married	24.0%
Married	61.0%
Widowed	4.1%
Divorced	10.9%

2025 Pop 25+ by Educational Attainment

Helen city, G...


Total	431
Less than 9th Grade	7.9%
9th - 12th Grade, No Diploma	0.2%
High School Graduate	14.2%
GED/Alternative Credential	8.1%
Some College, No Degree	30.6%
Associate Degree	10.7%
Bachelor's Degree	16.9%
Graduate/Professional Degree	11.4%

2020 Population by Race/Ethnicity

Total	531
White Alone	89.3%
Black Alone	0.8%
American Indian Alone	0.0%
Asian Alone	3.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.6%
Two or More Races	0.6%
Hispanic Origin	2.1%
Diversity Index	23.1

2025 Population by Race/Ethnicity

Total	527
White Alone	89.8%
Black Alone	3.6%
American Indian Alone	0.0%
Asian Alone	1.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.0%
Two or More Races	4.9%
Hispanic Origin	1.5%
Diversity Index	21.5

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Employed Pop 16+ by Occupation

Helen city, G...


Total	196
White Collar	59.6%
Management/Business/Financial	17.0%
Professional	24.5%
Sales	5.8%
Administrative Support	12.2%
Services	19.7%

2025 Employed Pop 16+ by Occupation

Total	196
Blue Collar	20.8%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	2.7%
Installation/Maintenance/Repair	2.1%
Production	3.2%
Transportation/Material Moving	12.8%
White Collar	59.6%
Management/Business/Financial	17.0%
Professional	24.5%
Sales	5.8%
Administrative Support	12.2%
Services	19.7%

2025 Civilian Population 16+ in Labor Force

Civilian Population 16+	196
Population 16+ Employed	95.9%
Population 16+ Unemployment rate	4.1%
Population 16-24 Employed	8.2%
Population 16-24 Unemployment rate	27.3%
Population 25-54 Employed	66.8%
Population 25-54 Unemployment rate	0.0%
Population 55-64 Employed	13%
Population 55-64 Unemployment rate	3.7%
Population 65+ Employed	8%
Population 65+ Unemployment rate	6.3%

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Employed Population 16+ by Industry

Helen city, G...

Total	188
Agriculture/Mining	5.3%
Construction	5.8%
Manufacturing	13.3%
Wholesale Trade	1.6%
Retail Trade	10.1%
Transportation/Utilities	0.0%
Information	3%
Finance/Insurance/Real Estate	1.6%
Services	39.4%
Public Administration	20.2%

2025 Consumer Spending

Apparel & Services: Total \$	\$369,204
Average Spent	\$1,538.35
Spending Potential Index	63
Education: Total \$	\$211,720
Average Spent	\$882.17
Spending Potential Index	49
Entertainment/Recreation: Total \$	\$771,750
Average Spent	\$3,215.63
Spending Potential Index	78
Food at Home: Total \$	\$1,336,820
Average Spent	\$5,570.08
Spending Potential Index	75
Food Away from Home: Total \$	\$622,845
Average Spent	\$2,595.19
Spending Potential Index	63
Health Care: Total \$	\$1,642,724
Average Spent	\$6,844.68
Spending Potential Index	88
HH Furnishings & Equipment: Total \$	\$524,734
Average Spent	\$2,186.39
Spending Potential Index	75
Personal Care Products & Services: Total \$	\$159,032
Average Spent	\$662.63
Spending Potential Index	63

i **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Consumer Spending	Helen city, G...
Shelter: Total \$	\$4,387,612
Average Spent	\$18,281.72
Spending Potential Index	69
Support Payments/Gifts in Kind: Total \$	\$675,011
Average Spent	\$2,812.55
Spending Potential Index	85
Travel: Total \$	\$611,850
Average Spent	\$2,549.38
Spending Potential Index	71
Vehicle Maintenance & Repairs: Total \$	\$269,419
Average Spent	\$1,122.58
Spending Potential Index	83

Top Tapestry Segment

Helen city, G...

Rural Resort Dwellers (I5):

This segment is characterized by rural areas with seasonal homes and seniors with skilled jobs.

[Learn more about this segment...](#)

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

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.



WHITE COUNTY DEMOGRAPHIC PROFILE

DRAFT

Community Profile

White County, GA 3
White County, GA (13311)
Geography: County

Population Summary

	White County,...
2010 Total Population	27,144
2020 Total Population	28,003
2020 Group Quarters	720
2025 Total Population	29,629
2025 Group Quarters	668
2030 Total Population	30,442
2025-2030 Annual Rate	0.54%
2025 Total Daytime Population	26,762
Workers	10,443
Residents	16,319

Household Summary

2010 Total Households	10,646
2010 Average Household Size	2.52
2020 Total Households	10,942
2020 Average Household Size	2.49
2025 Total Households	11,363
2025 Average Household Size	2.55
2030 Total Households	11,587
2030 Average Household Size	2.57
2025-2030 Annual Rate	0.39%
2025 Families	7,818
2025 Average Family Size	3.02
2030 Families	7,906
2030 Average Family Size	3.06
2025-2030 Growth Rate	0.2%

Housing Unit Summary

2010 Total Housing Units	16,062
Owner Occupied Housing Units	74.5%
Renter Occupied Housing Units	25.5%
Vacant Housing Units	33.7%
2020 Housing Units	13,535
Owner Occupied Housing Units	75.7%
Renter Occupied Housing Units	24.3%
Vacant Housing Units	19.2%
2025 Housing Units	13,973
Owner Occupied Housing Units	78.0%
Renter Occupied Housing Units	22.0%
Vacant Housing Units	18.7%
2030 Total Housing Units	14,189
Owner Occupied Housing Units	80.0%
Renter Occupied Housing Units	20.0%
Vacant Housing Units	18.3%

Median Household Income

White County,...


2025	\$72,844
2030	\$78,957

Per Capita Income

2025	\$33,774
2030	\$36,264

2025 Households by Income

Household Income Base	11,363
<\$15,000	6.8%
\$15,000 - \$24,999	5.9%
\$25,000 - \$34,999	7.6%
\$35,000 - \$49,999	15.3%
\$50,000 - \$74,999	15.3%
\$75,000 - \$99,999	17.3%
\$100,000 - \$149,999	18.4%
\$150,000 - \$199,999	8.1%
\$200,000+	5.3%
Average Household Income	\$87,901

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Affordability, Mortgage and Wealth

Housing Affordability Index	85
Percent of Income for Mortgage	27.7%
Wealth Index	78

Median Home Value

2025	\$322,291
2030	\$338,216

2025 Home Value

White County,...

Total Owner Occupied Housing Units	8,868
<\$50,000	2.5%
\$50,000 - \$99,999	4.6%
\$100,000 - \$149,999	5.8%
\$150,000 - \$199,999	8.4%
\$200,000 - \$249,999	10.4%
\$250,000 - \$299,999	12.6%
\$300,000 - \$399,999	25.4%
\$400,000 - \$499,999	15.2%
\$500,000 - \$749,999	11.1%
\$750,000 - \$999,999	1.8%
\$1,000,000 - \$1,499,999	1.9%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.2%
Average Home Value	\$356,158

2025 Population by Sex

Males	14,626
Females	15,003

Median Age

2010	42.2
2020	45.9
2025	45.7
2030	45.6

2025 Population by Age


	White County,...
Total	29,629
0 - 4	4.8%
5 - 9	5.3%
10 - 14	5.2%
15 - 24	12.1%
25 - 34	11.3%
35 - 44	10.6%
45 - 54	10.8%
55 - 64	14.2%
65 - 74	13.9%
75 - 84	8.7%
85 +	2.3%
18 +	81.4%

2025 Pop 25+ by Educational Attainment

Total	21,511
Less than 9th Grade	4.5%
9th - 12th Grade, No Diploma	9.4%
High School Graduate	23.4%
GED/Alternative Credential	7.8%
Some College, No Degree	20.5%
Associate Degree	7.9%
Bachelor's Degree	14.5%
Graduate/Professional Degree	11.9%

2025 Population 15+ by Marital Status


Total	25,104
Never Married	25.4%
Married	57.2%
Widowed	6.0%
Divorced	11.5%

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2020 Population by Race/Ethnicity	White County,...
Total	28,003
White Alone	90.2%
Black Alone	1.7%
American Indian Alone	0.5%
Asian Alone	0.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.2%
Two or More Races	1.2%
Hispanic Origin	3.3%
Diversity Index	23.4

2025 Population by Race/Ethnicity	
Total	29,629
White Alone	89.2%
Black Alone	1.9%
American Indian Alone	0.5%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.4%
Two or More Races	6.3%
Hispanic Origin	3.9%
Diversity Index	25.9

2025 Employed Pop 16+ by Occupation	
Total	13,902
White Collar	57.3%
Management/Business/Financial	14.0%
Professional	22.8%
Sales	9.1%
Administrative Support	11.4%
Services	18.4%

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2025 Employed Pop 16+ by Occupation

	White County,...
Total	13,902
Blue Collar	24.3%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	3.3%
Installation/Maintenance/Repair	7.2%
Production	6.1%
Transportation/Material Moving	7.5%

2025 Civilian Population 16+ in Labor Force

Civilian Population 16+	13,902
Population 16+ Employed	96.7%
Population 16+ Unemployment rate	3.3%
Population 16-24 Employed	14.9%
Population 16-24 Unemployment rate	8.8%
Population 25-54 Employed	55.3%
Population 25-54 Unemployment rate	2.3%
Population 55-64 Employed	19%
Population 55-64 Unemployment rate	0.5%
Population 65+ Employed	8%
Population 65+ Unemployment rate	5.8%

2025 Employed Population 16+ by Industry

Total	13,448
Agriculture/Mining	1.5%
Construction	7.4%
Manufacturing	10.6%
Wholesale Trade	1.7%
Retail Trade	14.1%
Transportation/Utilities	5.4%
Information	1%
Finance/Insurance/Real Estate	3.3%
Services	48.5%
Public Administration	6.3%

2025 Consumer Spending	White County,...
Apparel & Services: Total \$	\$20,322,205
Average Spent	\$1,788.45
Spending Potential Index	73
Education: Total \$	\$12,797,630
Average Spent	\$1,126.25
Spending Potential Index	63
Entertainment/Recreation: Total \$	\$36,871,465
Average Spent	\$3,244.87
Spending Potential Index	79
Food at Home: Total \$	\$68,015,704
Average Spent	\$5,985.72
Spending Potential Index	80
Food Away from Home: Total \$	\$34,842,545
Average Spent	\$3,066.32
Spending Potential Index	74
Health Care: Total \$	\$76,966,884
Average Spent	\$6,773.47
Spending Potential Index	88
HH Furnishings & Equipment: Total \$	\$26,164,020
Average Spent	\$2,302.56
Spending Potential Index	79
Personal Care Products & Services: Total \$	\$8,926,192
Average Spent	\$785.55
Spending Potential Index	75
Shelter: Total \$	\$218,249,986
Average Spent	\$19,207.07
Spending Potential Index	72
Support Payments/Gifts in Kind: Total \$	\$33,074,880
Average Spent	\$2,910.75
Spending Potential Index	88

2025 Consumer Spending

White County,...

Travel: Total \$	\$30,191,144
Average Spent	\$2,656.97
Spending Potential Index	74
Vehicle Maintenance & Repairs: Total \$	\$12,694,616
Average Spent	\$1,117.19
Spending Potential Index	83

Top Tapestry Segment

White County,...

Southern Satellites (I6):

This segment is characterized by suburban, low-cost areas with long commutes and diverse ages.

[Learn more about this segment...](#)

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

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Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.





WHITE COUNTY AREA LABOR PROFILE

DRAFT



White

County



Area Labor Profile

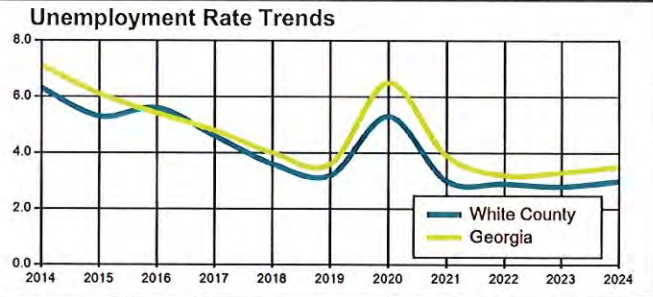
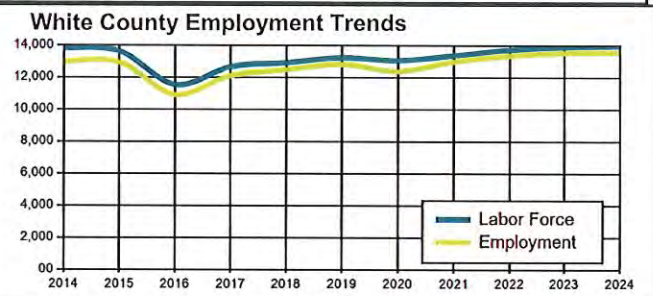
Updated: Aug 2025

Labor Force Activity

	July 2025			
	Labor Force	Employed	Unemployed	Rate
White	14,006	13,580	426	3.0%
Habersham	22,247	21,550	697	3.1%
Hall	108,702	105,421	3,281	3.0%
Lumpkin	16,671	16,003	668	4.0%
Towns	5,172	4,987	185	3.6%
Union	9,654	9,293	361	3.7%
White Area	176,452	170,834	5,618	3.2%
Georgia	5,385,528	5,190,979	194,549	3.6%
United States	171,646,000	163,799,000	7,847,000	4.6%

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

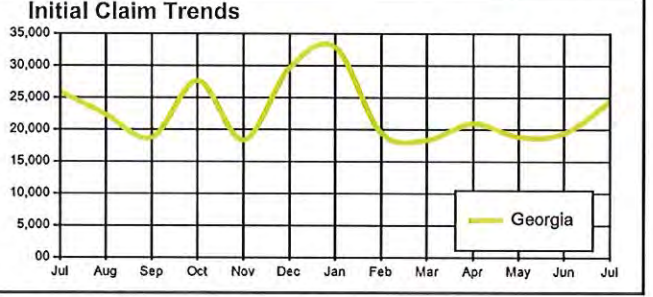
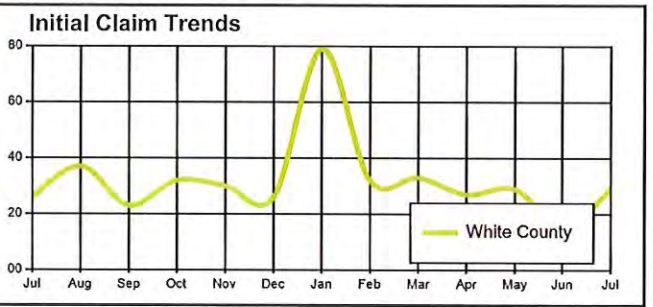
Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.



Initial Claims Activity

	July 2025	June 2025	May 2025	Total
White	29	15	29	73
Habersham	47	54	39	140
Hall	428	374	299	1,101
Lumpkin	28	26	32	86
Towns	11	10	6	27
Union	16	18	16	50
White Area	559	497	421	1,477

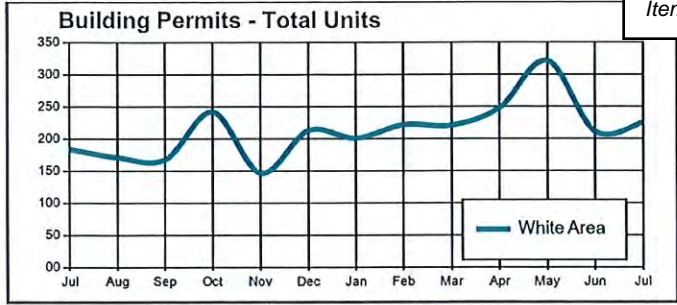
Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.



Building Permit Construction Activity

	July 2025	June 2025	May 2025	Total
Totals	225	211	321	757
Family residential	208	211	302	721
Multi family resident	17	0	19	36

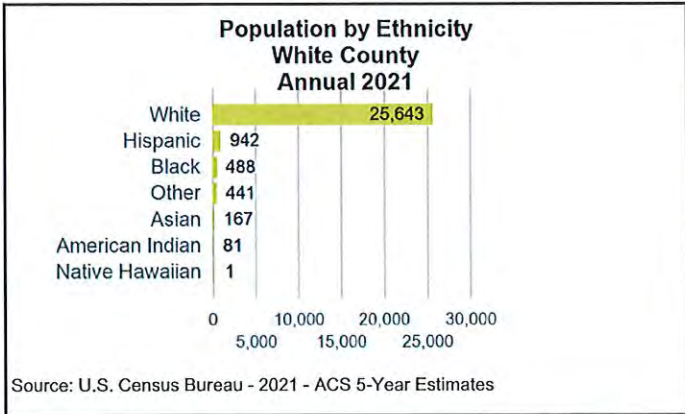
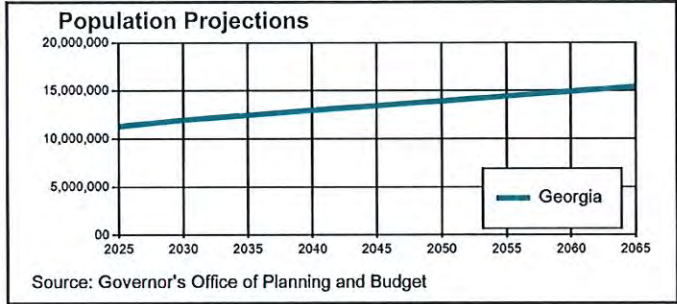
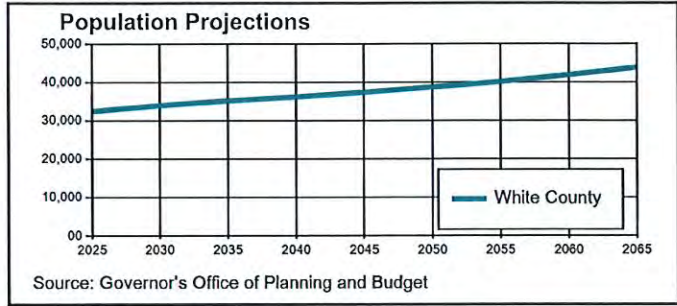
Source: U.S. Census Bureau.



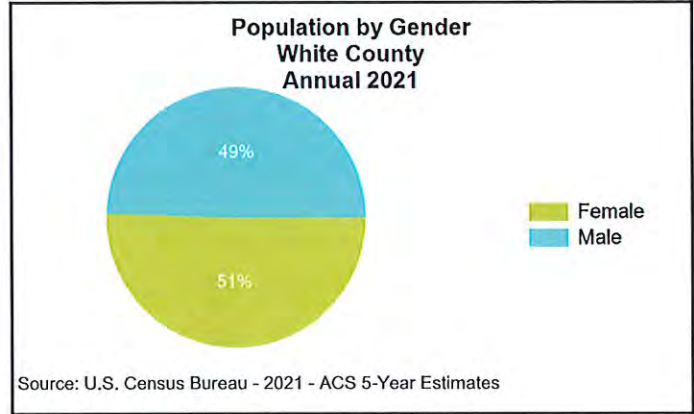
Population Activity

	Annual 2023	Annual 2022	Difference
White	29,026	28,806	220
Habersham	48,757	47,475	1,282
Hall	217,267	212,692	4,575
Lumpkin	35,258	34,796	462
Towns	13,035	12,972	63
Union	27,124	26,388	736
White Area	370,467	363,129	7,338
Georgia	11,029,227	10,912,876	116,351
United States	334,914,895	333,287,557	1,627,338

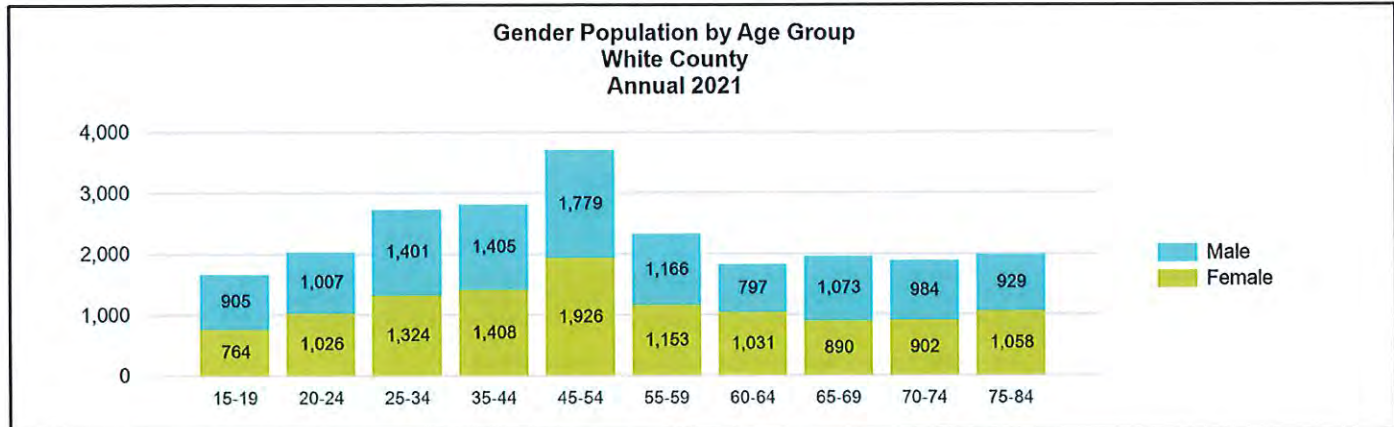
Source: Georgia Department of Labor; U.S. Census Bureau.



Source: U.S. Census Bureau - 2021 - ACS 5-Year Estimates



Source: U.S. Census Bureau - 2021 - ACS 5-Year Estimates



Industry Mix - 1st Quarter of 2025

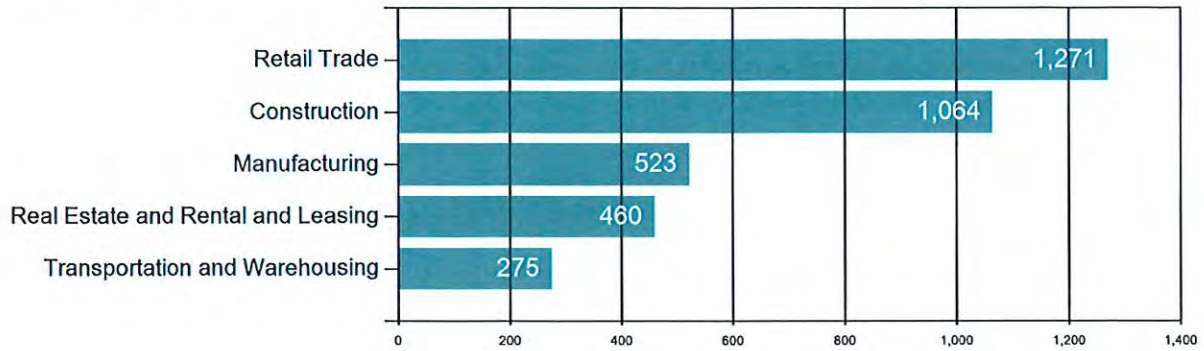
INDUSTRY	White				White Area			
	NUMBER	EMPLOYMENT		WEEKLY	NUMBER	EMPLOYMENT		WEEKLY
	OF FIRMS	NUMBER	PERCENT	WAGE	OF FIRMS	NUMBER	PERCENT	WAGE
Goods-Producing	156	1,470	16.2	1,360	1,670	39,869	27.2	1,259
Agriculture, Forestry, Fishing and Hunting	16	180	2.0	1,183	77	825	0.6	1,158
Mining, Quarrying, and Oil and Gas Extraction	0	0	0.0	0	6	126	0.1	1,525
Construction	97	633	7.0	1,622	1,064	7,766	5.3	1,467
Manufacturing	43	657	7.2	1,156	523	31,152	21.2	1,209
Food	6	28	0.3	448	78	15,890	10.8	1,074
Beverage and Tobacco Product	6	58	0.6	618	31	572	0.4	1,125
Wood Product	5	66	0.7	973	24	310	0.2	951
Printing and Related Support Activities	2	*	*	*	32	294	0.2	1,110
Chemical	1	*	*	*	29	944	0.6	1,917
Plastics and Rubber Products	2	*	*	*	22	1,079	0.7	1,226
Nonmetallic Mineral Product	2	*	*	*	23	244	0.2	1,177
Fabricated Metal Product	5	26	0.3	1,108	74	2,061	1.4	1,509
Machinery	1	*	*	*	36	2,985	2.0	1,368
Transportation Equipment	4	*	*	*	21	3,327	2.3	1,090
Furniture and Related Product	1	*	*	*	27	189	0.1	986
Miscellaneous	8	26	0.3	705	58	1,452	1.0	1,764
Petroleum and Coal Products	0	0	0.0	0	4	*	*	*
Paper	0	0	0.0	0	5	35	0.0	1,022
Textile Mills	0	0	0.0	0	6	308	0.2	1,145
Apparel	0	0	0.0	0	7	*	*	*
Textile Product Mills	0	0	0.0	0	7	55	0.0	587
Primary Metal	0	0	0.0	0	7	527	0.4	1,541
Computer and Electronic Product	0	0	0.0	0	14	120	0.1	1,148
Electrical Equipment, Appliance, and Component	0	0	0.0	0	18	596	0.4	1,244
Service-Providing	634	6,266	69.1	631	7,418	86,370	58.9	1,147
Utilities	1	*	*	*	23	741	0.5	1,931
Wholesale Trade	17	70	0.8	1,315	417	5,488	3.7	1,528
Retail Trade	147	1,504	16.6	660	1,271	15,920	10.9	701
Transportation and Warehousing	11	64	0.7	572	275	5,576	3.8	1,274
Information	11	67	0.7	1,236	143	984	0.7	1,881
Finance and Insurance	33	160	1.8	1,625	527	2,680	1.8	1,765
Real Estate and Rental and Leasing	34	105	1.2	690	460	1,199	0.8	990
Professional, Scientific, and Technical Services	65	177	2.0	1,431	877	3,947	2.7	1,529
Management of Companies and Enterprises	1	*	*	*	37	1,782	1.2	1,678
Administrative and Support and Waste Management and Remediation Services	49	195	2.2	699	601	6,646	4.5	822
Educational Services	13	1,239	13.7	331	91	3,301	2.3	628
Health Care and Social Assistance	52	654	7.2	866	1,018	20,157	13.7	1,511
Arts, Entertainment, and Recreation	19	147	1.6	355	146	1,384	0.9	5,406
Accommodation and Food Services	121	1,616	17.8	498	873	13,753	9.4	460
Other Services (except Public Administration)	60	250	2.8	667	659	2,812	1.9	850
Unclassified - industry not assigned	44	38	0.4	837	601	327	0.2	1,222
Total - Private Sector	834	7,774	85.7	770	9,689	126,566	86.3	1,183
Total - Government	29	1,289	14.2	978	276	20,112	13.7	1,051
Federal Government	3	50	0.6	1,368	47	839	0.6	1,682
State Government	13	290	3.2	980	106	5,060	3.4	1,036
Local Government	13	949	10.5	957	123	14,213	9.7	1,019
ALL INDUSTRIES	863	9,066	100.0	800	9,965	146,685	100.0	1,165
ALL INDUSTRIES - Georgia					395,004	4,850,208		1,491

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 1st Quarter of 2025.

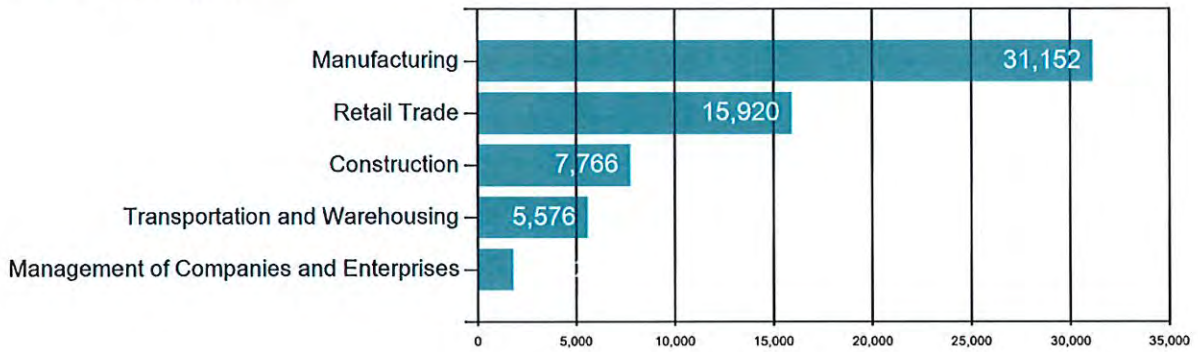
Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

White Area

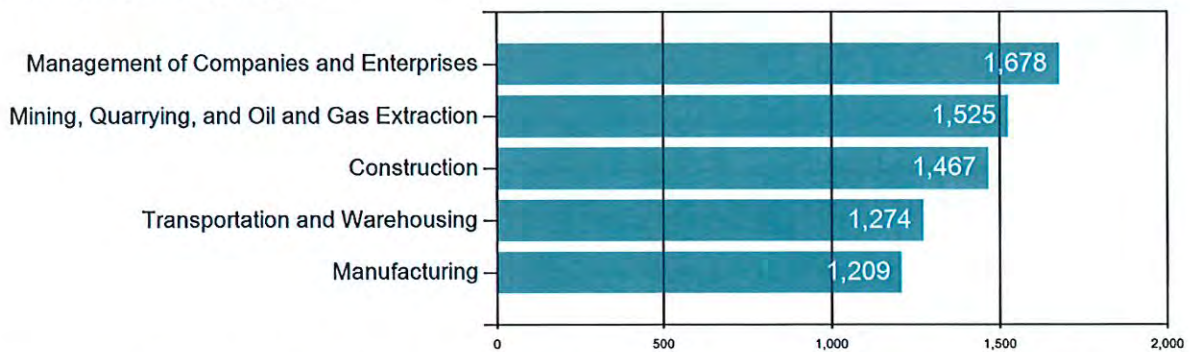
Top Industries by Firms



Top Industries by Employment



Top Industries by Weekly Wages



Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

Technical College Certificate Graduates - 2024

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2022	2023	2024	2022-2023	2023-2024
Welding Technology/Welder	155	365	484	135.5	32.6
Automobile/Automotive Mechanics Technology/Technician	161	273	338	69.6	23.8
Cosmetology/Cosmetologist, General	160	275	326	71.9	18.5
Business Administration and Management, General	145	162	248	11.7	53.1
Child Care Provider/Assistant	170	252	201	48.2	-20.2
Nursing Assistant/Aide and Patient Care Assistant/Aide	107	176	147	64.5	-16.5
Industrial Mechanics and Maintenance Technology	124	145	142	16.9	-2.1
Truck and Bus Driver/Commercial Vehicle Operator and Instructor	42	89	99	111.9	11.2
Electrician	69	105	95	52.2	-9.5
Lineworker	76	58	84	-23.7	44.8

Source: Technical College System of Georgia

Note: Please visit TCSG website for any college configuration changes.

Technical College Diploma Graduates - 2024

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2022	2023	2024	2022-2023	2023-2024
Cosmetology/Cosmetologist, General	72	102	100	41.7	-2.0
Licensed Practical/Vocational Nurse Training	63	51	72	-19.0	41.2
Welding Technology/Welder	43	64	65	48.8	1.6
Medical/Clinical Assistant	67	59	54	-11.9	-8.5
Business Administration and Management, General	39	24	49	-38.5	104.2
Electrician	29	47	33	62.1	-29.8
Industrial Mechanics and Maintenance Technology	23	20	24	-13.0	20.0
Automobile/Automotive Mechanics Technology/Technician	10	14	21	40.0	50.0
Emergency Medical Technology/Technician (EMT Paramedic)	24	24	17	0.0	-29.2
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/	28	18	17	-35.7	-5.6

Source: Technical College System of Georgia

Note: Please visit TCSG website for any college configuration changes.

Technical College Degree Graduates - 2024

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2022	2023	2024	2022-2023	2023-2024
Business Administration and Management, General	47	41	60	-12.8	46.3
Accounting Technology/Technician and Bookkeeping	35	40	32	14.3	-20.0
Criminal Justice/Safety Studies	26	22	24	-15.4	9.1
Industrial Mechanics and Maintenance Technology	36	23	24	-36.1	4.3
Radiologic Technology/Science - Radiographer	17	18	22	5.9	22.2
Computer and Information Systems Security	4	8	16	100.0	100.0
Network and System Administration/Administrator	17	10	14	-41.2	40.0
Administrative Assistant and Secretarial Science, General	18	15	13	-16.7	-13.3
Early Childhood Education and Teaching	15	14	12	-6.7	-14.3
Automobile/Automotive Mechanics Technology/Technician	9	13	11	44.4	-15.4

Source: Technical College System of Georgia

Note: Please visit TCSG website for any college configuration changes.

Top Ten Largest Employers - 2025*

White County

Black Bear Treatment Center, LLC
 Chick-Fil-A
 Cobb Vantress, Inc.
 Freudenberg-NOK General Partnership
 Gateway Health & Rehab, LLC
 Ingles Markets, Inc.
 John Megel Ford, LLC
 Mountain Education Center, Inc.
 Truett-McConnell College
 Walmart

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the First Quarter of 2025. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

White Area

	<u>COUNTY</u>
Cottrell, Inc.	Hall
Fieldale Farms Corporation	Hall
Fieldale Farms Corporation	Habersham
Gold Creek Processing, LLC	Hall
Kubota Manufacturing of America Corporation	Hall
Northeast Georgia Medical Center, Inc.	Hall
Northeast Georgia Physicians Group	Hall
Pilgrim's Pride Corporation	Hall
Soulshine Farms, LLC	Hall
University of North Georgia	Lumpkin

Education of the Labor Force

White Area

PERCENT DISTRIBUTION BY AGE

	PERCENT					
	OF TOTAL	18-24	25-34	35-44	45-64	65+
Elementary	7.9%	3.4%	6.7%	13.2%	8.7%	6.6%
Some High School	9.0%	10.7%	9.3%	11.9%	6.9%	8.8%
High School Grad/GED	30.9%	39.4%	32.4%	26.4%	29.8%	29.5%
Some College	22.6%	35.3%	21.9%	18.2%	22.1%	19.4%
College Grad 2 Yr	6.9%	5.8%	8.4%	6.9%	7.0%	6.3%
College Grad 4 Yr	14.1%	4.9%	16.1%	13.7%	15.6%	16.1%
Post Graduate Studies	8.7%	0.5%	5.2%	9.6%	10.0%	13.3%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents workers with some

Source: U.S. Census Bureau - 2021: ACS 5-Year Estimates.

Georgia Department of Labor Location(s)

Career Center(s)

2756 Atlanta Hwy
 Gainesville, GA 30504
 Phone: (770) 535 - 5484 Fax: (770) 531 - 5699

For copies of Area Labor Profiles, please visit our website at: <http://dol.georgia.gov> or contact Workforce Statistics Division, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@gdol.ga.gov

BÁRBARA RIVERA HOLMES - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
 Equal Opportunity Employer/Program
 Auxillary Aids and Services Available upon Request to Individuals with Disabilities
 Workforce Statistics Division; E-mail: Workforce_Info@gdol.ga.gov Phone: (404) 232-3875



SAMPLES OF PUBLIC NOTIFICATIONS/ INVOLVEMENT

DRAFT

WHITE COUNTY
JOINT COMPREHENSIVE PLAN – Organizational Mtg.
County Offices ~ 3/24/25

Please Sign In

Name

Name

John Sell - White County

Derick Casuff - White Co.

Shanda Murphy - White Co.

Mayor Josh Turner - Cleveland

Travis Turner - Chairman

Tom O'Bryant - Cleveland

Kevin Harris - Cleveland

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 Se.li
Neil K McLEAM
Dean Oyer
Robby Crowe
Angelo Lombro
Paola Lombro
Lexi Martin
Beth Truelove
Mike Meuse
Terry Goodner
JOHN ERBELL
LINDA
Ridley Kinsey
Garnet J Taylor
Mike Grubbs
Stephens & Adams Coddard
PAT GUSSON
Cari Kline
Kevin Harris

Christy Traylor
Deena Siggekkow
ED Siggekkow
T. B. S.
Sherril Finley
Johnna Tuttle
Bryce Barrett, WCBOC
Tom O'Bryant, City of Cleveland
James Sweeney Santee
Dennis Cines
Lyle Hearn
Dennis W. Hendrix - WCNews
Renee Allen
Tessa Umstien
Diane Winston
Kari Hays

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

Margaret H. McRea
Lindsay D. Underwood, White Co. BOE

WHITE COUNTY JOINT COMPREHENSIVE PLAN
PUBLIC COMMENT MEETING
WHITE COUNTY COMMUNITY CENTER

Tuesday September 9, 2025

Sign In Sheet

Name

Russell Sank

Eric Miller

Jason Hogan

Danny Hendrix

Ward Gann

Terry Goodrich

Larry Turner

John Sell

**WHITE COUNTY JOINT COMPREHENSIVE PLAN
STAKEHOLDER MEETING
WHITE COUNTY ADMINISTRATION BUILDING**

2:30 – 4:30 PM - Thursday September 18, 2025

Sign In Sheet

Name

Ward Gann
Jonathan Hilly
Jason Hogan
Derick Canuff
Mercedes Dodd



WHITE COUNTY JOINT COMPREHENSIVE PLAN
PUBLIC COMMENT MEETING
HELEN CITY HALL

Monday September 29, 2025

Sign In Sheet

Name

Gloria Seymour
 Jonathan Berry
 Michaela. Mays
 Andrea Irvin andrea.stewart.irvin@gmail.com ^{Ppt}
 Steve Town
 Axel Jones
 Mercedes Dodd
 Cliff Itard

**WHITE COUNTY JOINT COMPREHENSIVE PLAN
PUBLIC COMMENT MEETING
OAK SPRINGS POLICE DEPARTMENT**

4:00 – 6:00 PM - Tuesday October 14, 2025

Sign In Sheet

Name

Beth True Love

WHITE COUNTY JOINT COMPREHENSIVE PLAN
STAKEHOLDER MEETING
WHITE COUNTY ADMINISTRATION BUILDING

2:00 – 4:00 PM - Thursday October 16, 2025

Sign In Sheet

Name

Ward Gann
Jonathan Stubling
Jason Hogan
Eric Miller
John Sell staff
Mercedes Doolal staff

WHITE COUNTY JOINT COMPREHENSIVE PLAN
STAKEHOLDER MEETING
OAK SPRINGS POLICE DEPARTMENT

4:00 – 6:00 PM - Wednesday October 29, 2025

Sign In Sheet

Name

Jerry Goodger

Tom O'Bryant

Danny Hendrix

WACY Turner

Beth Truelove

Please Sign In

10-20

Item # 1.

Michael A. Mays

JOHN ERBELE

Michael Yarbrough - Mary

John Sell

Bith Truelove

Ben Moul + 1

~~Er~~

Jamy Freeman

Jonathan Berry

~~W. D. Jones~~

Axel Jones

White Co
Plan Mtg
→ cut a path
to new
leaders



WHITE COUNTY JOINT COMPREHENSIVE PLAN

Open House Forums

County Recreation Center ~ 11/11/25

Please Sign In

Name

Name

Beth Truelove

John Sell

Debora Palmer

Jahna Tuttle

JOHN ERBELE

Holly Atwine

Michael A. Mays

Linda Erbele

WHITE COUNTY JOINT COMPREHENSIVE PLAN

Open House Forums

County Recreation Center ~ 11/11/25

Please Sign In

Name

Name

Cathy Chadwick

Tom O'Bryen

Jason Hagan

PAUL BARNINGTON

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

**WHITE COUNTY JOINT COMPREHENSIVE PLAN
STAKEHOLDER MEETING
OAK SPRINGS POLICE DEPARTMENT**

4:00 – 6:00 PM - Wednesday November 12, 2025

Sign In Sheet

Name

Beth Truelow

Danny Hendrix

Tom O'Bryen

Way Turner

**WHITE COUNTY JOINT COMPREHENSIVE PLAN
STAKEHOLDER MEETING
OAK SPRINGS POLICE DEPARTMENT**

4:00 – 6:00 PM - Wednesday December 3, 2025

Sign In Sheet

Name

Beth Trullone	WC Chamber
Tom O'Bryant	Cleveland
Terry Goodger	TMU
Danny Hendrix	

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 issues 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:
Adam Hazell, Planning Director
770.538.2617 | ahazell@gmrc.ga.gov

Take the Public Survey!

www.surveymonkey.com/r/WhiteCounty2025

