

Appendix



Housing Choices

Create a Housing Action Team

- Citizens
- Local government officials
- Local housing officials
- Financial institutions
- Businesses, industry, Chamber of Commerce
- Community service providers
- Neighboring college or university

Identify Barriers to Affordable Housing Success

- Development Costs - water, sewer, other infrastructure
- Land - cost and availability
- Restrictive Policies - lot size, minimum sq. footage, multifamily restrictions, other

Create Community Asset Maps for Housing

- Make a survey of every asset in your community that could make your housing effort a success

Define Goals and Set Priorities

Develop an Action Plan

How are you going to achieve your goals?

- Partners
- Policies
- Programs
- Funding

Identify Potential Resources

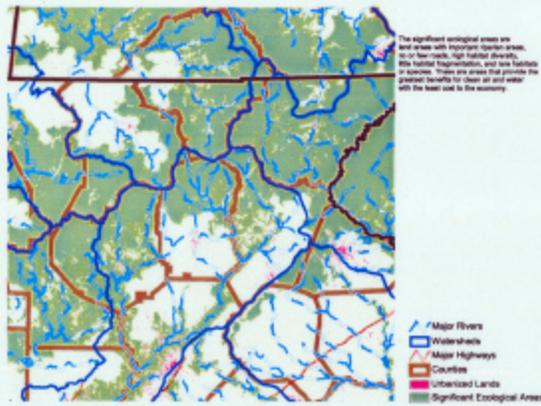
- CDBG & CHIP
- Tax Credits and HOME programs
- FHLB
- Local Government
- Foundations
- Housing Authority
- Private Sector



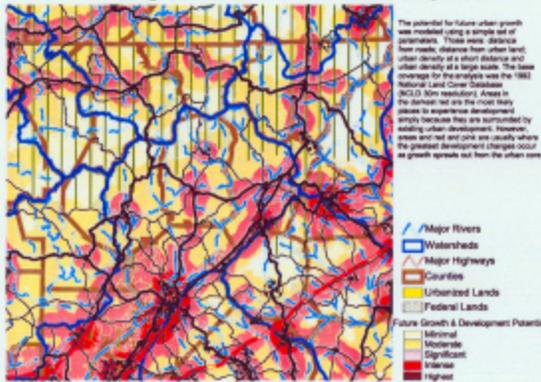
Ecological Threats

Growth-Related Threats to Significant Ecological Areas in White County

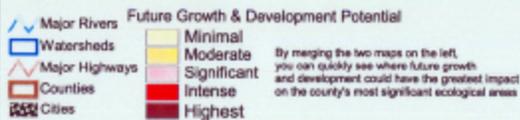
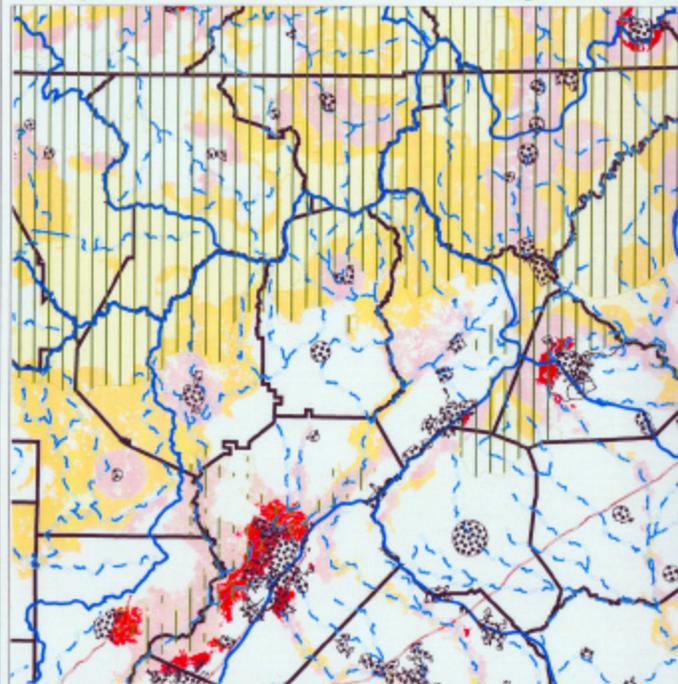
Significant Ecological Areas & Urban Areas



Areas of Projected Growth & Development



Ecological Areas Threatened by Potential Future Development





Sense of Place – Character Areas

Proposed Scenic Heritage Corridors

These roadways travel through the landscape and make White County memorable.

To the south, Route 254, 284, and old 75 travel through agricultural pasture lands. Along 254, the county's cultural and artistic heritage is on display with pottery and other local art outposts located here.

Highway 384 - Duncan Bridge Road travels northwest through the county crossing other state roads in a rural setting. Marketed as a "shortcut" to Helen. This roadway character needs protection by creating a wooded buffer and by developing rural retail villages at the crossroads of 254, 115, and 255. These village crossroads areas are intended to provide neighborhood retail in a manner consistent with rural and mountain character.

Highway 75 traveling north from Cleveland provides residents and tourists with stunning views of wooded hills and mountains in the distance. As this is a major commercial corridor in Helen and near the Cleveland city limits, the stretch from Hulsey Road through Nacoochee Village should be maintained as a scenic corridor.

The Sautee-Nacoochee historic area follows along Highways 17 and 255. This scenic area is home to historic barns and agricultural valleys with gorgeous views of the surrounding mountains. The corner of 17 and 255 embodies the concept of the village crossroads.

Highway 356 travels northeast of Helen through deep woods and mountain lakes. This scenic area is home to resorts and serves as a gateway to Unicoi State Park.

In the western portion of the county as North 129 travels out of Cleveland, past the High School and Middle School. The area is bordered by the Chattahoochee National Forest and should maintain its mountain character.

Proposed Retail/Commercial Corridors

Highway 129 heading North into Cleveland and Highway 115 headed into Cleveland from the East have been identified as revitalization corridors where a denser mix of commercial, employment and some residential should be relocated. Develop architectural guidelines for development along the 129 and 115 commercial/retail corridors. Buildings should be consistent with the look of developments in revitalized downtown Cleveland and the rest of the county. Creates a sense of order in the county. Prevents scattered development that increases traffic, infrastructure costs and environmental damage. Allows people to easily access resources and encourages them to spend money within the county. Attractive design encourages people to stop while on their way to another location.

Protected Forest and Mountain Corridors

North 75 out of Helen and Tray Mountain Road are classic mountain roads that bring travelers into the mountain regions of the county.

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Town Centers

These are the existing incorporated towns of Cleveland and Helen and the unincorporated area of Roberstown. Development should be encouraged to locate in these areas where infrastructure is already present. This development should enhance the livability, character, and walkability of these areas. New development should provide a variety of housing choices, appropriate neighborhood retail, and an opportunity to walk to destinations.

School-Centered Villages

These areas are proposed around the four schools in White County. Clustered, compact residential areas and new recreational opportunities (such as parks, amphitheaters, and tennis courts) should be located here with appropriate neighborhood retail. This will assist the county with the goal of creating community-centered schools and will center development in infrastructure-rich areas of the county. It is intended that these developments will contain a variety of housing types that support all ages.

Bypass Corridor

Georgia DOT has proposed a bypass along the western edge of Cleveland connecting North 75 and South 129. Development along this corridor should be controlled through access management. Continue to encourage light industrial development near existing NOK facility and other similar facilities. Bring more moderate density residential and commercial areas along controlled exits.

Clustered, Moderate Density Subdivision

Promote more compact, clustered commercial, very light industrial and residential development within and around Cleveland. Development can become less compact the further it moves away from the Cleveland area and the suburban ring. This area includes 3 of the county's 4 schools and the proposed bypass area. The area also includes the node of Old 75 and N129 which could also be developed as a development node.

Village Cross Roads

Promote the development of village crossroads along 384 where it intersects with 254, 115, and 255. Other crossroads areas should be identified by the county. Development should be very unique and reflect rural and mountain character. This helps to promote a strong sense of community by limiting trashy, strip development that looks like any other place in the state. Reflects the heritage and sense of place that attract people to White County. Enhances tourism industry. The shops at the intersection of 17 and 255 in Sautee exemplify this concept.

Light Industrial Areas

Light industrial development should continue to be located along the southern portion of 129N and along Hulsey Road where the existing manufacturing is located. These areas will be in proximity to planned moderate density residential developments.

Agricultural Areas

In the southern portion of the county and along Route 255, pasture and agricultural lands add to the unique scenic character. These areas should be preserved as they contribute to the county's unique sense of place.

Mountain/Conservation Areas

Throughout the county there are woodlands and mountainous areas that should be protected from future development. These areas truly define the county's natural character and are a huge draw for tourists and residents alike.



Viewshed Protection

Identify and Protect Scenic Vistas and Viewsheds

Americans are blessed with an abundance of natural beauty and distinctive communities. While scenery is important to the overall quality of our communities, scenic vistas and viewsheds are often destroyed during rapid change, especially in natural or open space settings. Identification and protection of these assets is an important component of smart growth and scenic stewardship.

Scenic areas endow communities with substantial benefits, such as higher property values and increased tourism revenue. Protecting scenic vistas and viewsheds from the effects of haphazard development allows a community to preserve its unique charm, build civic pride, and attract positive growth to the area.

Strategies For Protecting Scenic Vistas and Viewsheds

The following strategies can help your community anticipate development, and ensure the protection and management of your scenic vistas and viewsheds. Community Education

Conducting a visual assessment is one of the best ways to begin to identify what is at risk in your community, so you can protect it from loss, and better manage growth. Encourage private citizens, school groups, local leaders, and business owners to participate in a visual assessment to identify the community's assets and liabilities. This will provide the basis for identifying and discussing the future of your most treasured visual assets.

Following the visual assessment, use the information you have gathered to develop activities such as community walks, photographic exhibitions, or slide presentations to inform citizens of the importance of scenic vistas and viewsheds to your community's quality of life, and to encourage voluntary protection of scenic areas. Incentives

Incentives can provide significant motivation for preserving scenic vistas and viewsheds. Grants to community groups to conduct education programs for local landowners on the benefits of viewshed protection or to establish a local land trust, can help preserve scenic quality. Other strategies include providing tax breaks for property owners who donate land or easements, and establishing an awards program to honor successful scenic conservation efforts. Land or Easement Purchase

Although purchasing parcels of land or easements is among the most expensive options, outright purchase is sometimes the only way to permanently protect scenic vistas and viewsheds from development. One method of accomplishing this is to establish a land trust. Land trusts are private organizations at the local, state, or regional level that hold land and partial interests in land for the benefit of the public. Some land trusts use "revolving" funds to purchase threatened land and then resell it at cost to buyers who agree to specific land use restrictions. Land trusts also use their resources to educate property owners on the benefits of voluntary land or easement donations. Transfer of Development Rights

Transfer of Development Rights (TDR) is an alternative strategy to purchasing land for local governments. TDRs preserve scenic areas by transferring, or "sending," development rights from sensitive lands to "receiving" areas marked for growth. Most TDR programs offer incentives such as increased density, faster permit processing, less stringent design review, or tax breaks to encourage developers and landowners to take advantage of the program. Monterey County, CA and Burlington County, NJ are just two of the more than 50 areas nationwide that have successfully used TDR programs to protect their unique character from the development pressure of nearby cities. Regulatory Measures

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Establish design guidelines and design review that limit the impact of development on scenic vistas and viewsheds. Clear design guidelines and design review gives communities a chance to decide how development will affect their neighborhoods and countryside. Responsible control of elements such as height, bulk, design, materials, color, landscaping, and siting helps a project blend with its surroundings.

Implement zoning and land use ordinances for view protection. Zoning laws that limit the height of buildings based on their proximity to a designated viewshed are an effective way of preserving scenic vistas. Other types of legislative protection include overlay zoning and the creation of view corridors. Overlay zoning places additional restrictions on zoned areas and is often used to control density, grading, ridge line development, and vegetation. View corridors are planned openings in the built environment that allow views of scenic vistas and viewsheds.

Pass legislation to establish a greenbelt. Greenbelts are open tracts of land that create a scenic buffer between developed areas and the surrounding countryside. Most greenbelt ordinances allow only agricultural activities on designated lands, eliminating land speculation and development pressure. Enact strict billboard controls. Billboards, also known as off-premise signs, block out scenic beauty and blight the countryside. Banning billboards ensures that the unique beauty of scenic vistas and viewsheds remains unmarred by intrusive and unnecessary signs.



Community Economic Development Readiness Assessment

Report is separate.



Firewise Program Materials

Report is separate.



Septic Education Program

Report is separate.



Tree Protection Plan

Report is separate.

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