

# White Plains Comprehensive Plan

2018 Update

*Amended June 14, 2021*

Developed by the Planning & Government Services Division of the  
**Northeast Georgia Regional Commission**



## Acknowledgements

### **Siloam, Union Point, and White Plains Steering Committee**

Karen Hill, Siloam Mayor

Edith Jefferson, Siloam Councilmember

Lanier Rhodes, Union Point Mayor

Jill Rhodes, Union Point DDA

Russ Moore, White Plains Mayor

Marvin Bell, White Plains Councilmember

Sam Young, Greene Co. Economic Development Director

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### **Northeast Georgia Regional Commission**

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# Chapter 1

## Introduction & Overview

### Purpose

This comprehensive plan serves as a decision-making guide for local government officials and community leaders. Based on input from the public and a steering committee, the plan identifies needs and opportunities, goals and policies, land use practices, and an implementation framework for key elements.

### Process

The comprehensive plan process follows the rules of the Georgia Department of Community Affairs (DCA), Minimum Standards and Procedures for Local Comprehensive Planning, effective 3/1/2014.

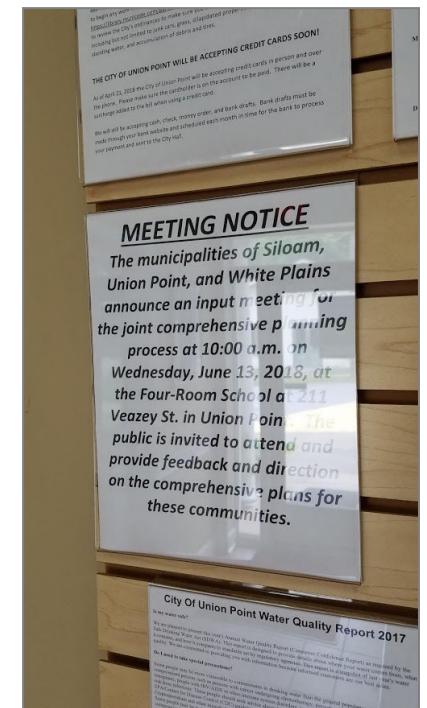
### Public Involvement

#### Public Input & Steering Committee

The joint Siloam/Union Point/White Plains planning process began with a public hearing and was followed by a series of community input sessions during which the public and a local steering committee were invited to discuss local trends and aspirations. The availability of steering committee members to take questions and comments throughout the process (as presented at the first public hearing) provided additional feedback opportunities. A final public hearing was held before submittal of the plan to the DCA for review.

#### NEGRC's Role

The Northeast Georgia Regional Commission's (NEGRC) Planning & Government Services Division oversaw the development of this plan, including facilitating public and steering committee meetings.



# Chapter 2

## Needs & Opportunities

The following list of needs and opportunities results from a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted at the first input meeting, with both steering committee and public in attendance, as well as professional analysis of relevant data.

*\*italicized entries indicate high priorities (with STWP project number in parentheses)*

### Population, Community, and Governance

White Plains has grown from a population of 284 in 2010 to an estimated 302 in 2018. The city projects to grow by 1.1% through 2022 (ESRI BAO). The town's median age of 42 years is above the state average (37) and those aged 55+ compose 34% of the population (ESRI BAO). *Given projected growth rates and the age of the population, White Plains should develop a senior service delivery strategy. (3)*

### Planning, Land Use, and Housing

The city of White Plains is entirely rural, and the geographic axis of the community is State Route 15. There is a cluster of development around the intersection of Main St. and SR 15, but a "downtown" commercial corridor does not yet exist. Should demand for commerce increase, undeveloped parcels could develop into small-scale shops with the right regulatory structure.

The housing stock in White Plains is exclusively single-family detached and mobile homes. Median home value, at \$171,329, is higher than surrounding areas, with 60% of homes being valued at \$200,000 or less. *A basic housing audit and needs assessment would benefit the city. (8)*

### Transportation

The overwhelming majority of White Plains workers commute by car, including 28.7% who leave Greene County to work. Major employment centers in Greene County include Lake Oconee and Greensboro. In the short term, *White Plains has the opportunity to increase connections with Greene County's rural transit service*, while encouraging long-term growth of local businesses to offer more localized employment and reduce work trips outside of the county. (1)

## Natural & Cultural Resources

White Plains has recreation space in the form of an aging ballpark. *A basic recreation plan is needed. (5)*

## Community Facilities & Services

*Leadership has identified the need for a second well. (4)*

## Intergovernmental Coordination

State Route 15 is the backbone of White Plains. Therefore, any development and maintenance issues will need to be addressed in cooperation with Greene County, which operates other roads in the town, and GDOT.

*Project candidates for future SPLOST and TSPLLOST campaigns should be identified. (6)*

## Economic Development

White Plains has open land and a location close to I-20 that could be attractive to industry and additional development could provide the opportunity to grow local businesses. *A development strategy will need to be formed to identify a vision for the area, strengths to build on, and a promotion plan. (7)*



# Chapter 3

## Vision

White Plains envisions a quiet, rural “hometown” community with a quality local recreation, safe and attractive streets and centers, and a neighborly atmosphere that welcomes residents of all ages.

## Goals & Policies

1. Identify and develop multi-modal transportation opportunities
2. Create a livable city in which residents can age in place
3. Plan and develop community facilities, including infrastructure and recreation
4. Coordinate service delivery and capital improvements with state and local partners
5. Create opportunities for community-supportive economic development

# Chapter 4

## Community Work Program

The Short-Term Work Program (2018-2022), updated every five years, provides a list of specific activities that the community plans to address as immediate priorities. A Report of Plan Accomplishments, which provides status commentary on the previous work plan (2013-2017), follows.

**Short-Term Work Program, 2018-2022***[Amended June 14, 2021]*

(\*carryover from the previous STWP)

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
1	Publish fact-sheet or conduct other similar informational activity to make residents aware of Greene County public transportation	2018-2019	Mayor & Council; Clerk	Minimal	GDOT
2	Adopt complete streets and trails plan	2020-2022	Mayor & Council; Clerk	\$500	GDOT, General Fund
3	Create strategy for senior service delivery	2019	Mayor & Council	Minimal	General Fund
4	Construct second well	2018-2022	Mayor & Council	\$50,000	General Fund
5	Develop a basic recreation plan	2019-2021	Mayor & Council	\$1,000	DCA, General Fund
6	Develop projects list for potential SPLOST and TSPLOST funding	2018	Mayor & Council	None	NA
7	Create economic development strategy for low-impact industry and local business expansion	2019	Mayor & Council	Minimal	DCA, General Fund
8	Develop basic housing audit and needs assessment	2018-2020	Mayor & Council; Clerk	\$500	DCA, General Fund
9	Identify regulatory tools to guide development and protect community character, including potential development and adoption of a zoning code	2021-2022	Mayor & Council	\$8,500	DCA, General Fund

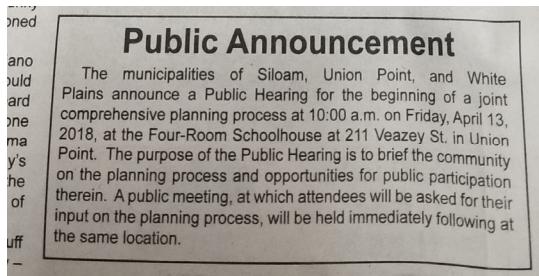
## Report of Plan Accomplishments, 2013-2017

#	Activity	Status	Notes
1	Seek economic development opportunities and participate in strategy development	Ongoing	Will not be carried over to work program
2	Compile comprehensive digital inventory of natural and cultural resources	Ongoing	Will not be carried over to work program
3	Utilize Future Land Use Map to encourage new development in appropriate areas serviced by necessary infrastructure	Ongoing	Will not be carried over to work program
4	Evaluate the Future Land Use Map every two years to ensure it reflects current development vision	Ongoing	Will not be carried over to work program
5	Develop/Revise new disaster mitigation strategy	Abandoned	No longer a priority
6	Locate and drill additional well sites (up to 2) and tie into existing water system	Underway	2022 completion (see STWP element #4)

# Appendix

## Appendix: Participation Records

Public Hearings: 4/13/18 & 8/8/18



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**NEGRC**  
NORTHEAST GEORGIA  
REGIONAL COMMISSION

Siloam, Union Point, and White Plains: Comprehensive Plan Update  
Public Hearing #1: April 13, 2018 – 10:00 a.m.  
Union Point Four-Room School

NAME	TITLE	ADDRESS	EMAIL
Leah Rose	Mayor	610 Bryan	Mayoral@rocks.org
Maren S. Yee	Mayor	P.O. Box 79	Kahill30@windstream.net
Linda W. Farward	Councilperson	Siloam 30665	laurahard@gmail.com
Jill Rhodes	DDA	P.O. Box 26, Siloam 30665	jillrhodes1@gmail.com
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Robert Cost	Chief of Police	107 Scott Street	rcost@unionpointga.org

**NEGRC**  
NORTHEAST GEORGIA  
REGIONAL COMMISSION

Siloam, Union Point, Woodville Comprehensive Plan Update  
Public Hearing #2: Wednesday, August 8, 2018 – 10:00 a.m.  
Union Point Four-Room School

NAME	TITLE	ADDRESS	EMAIL
Lanier Rhoads	Mayor	Union Point, GA 30665	mayor@rocks.org
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Linda W. Farward	Council person	P.O. Box 26, Siloam 30665	laurahard@gmail.com
Karen N.Y.H.	Mayor	P.O. Box 79 Siloam, 30665	Kahill30@windstream.net
Jill Rhodes	D	Union Point 30665	jillrhodes1@gmail.com

Input Meetings: 4/13/18 & 6/13/18



Siloam, Union Point, and White Plains: Comprehensive Plan Update  
Input Meeting #1: April 13, 2018 – 10:15 a.m.  
Union Point Four-Room School

NAME	TITLE	ADDRESS	EMAIL
Lane Price	Mayor	City of Bryan	mayor1@bryancityga.org
Karen S. Niel	Mayor	Po Box 79 Siloam, GA 30638	Kehill30@windstream.net
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Jill Miller	DDA	610 Bryan Ave Union Point, GA 30642	jillmiller@gmail.com
Dawn Young	Economic Dev. Director	1034 Silver Dr. Gboro, GA 30642	syang@greenecountyga.gov
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Brittany Finch	Clerk-Treasurer	P.O. Box 233 Union Point	bfinch@unionpointga.org
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Robert Cast	Chief of Police	10350 1st Street	rcast@unionpointga.org



Siloam, Union Point, White Plains: Comprehensive Plan Update  
Input Meeting #2: June 13, 2018 – 10:00 a.m.  
Union Point Four-Room School

NAME	TITLE	ADDRESS	EMAIL
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Marvin Bell	Council	City of White Plains	m.bell@WPfire.com