



WHITE COUNTY BOARD OF COMMISSIONERS
COMBINED WORK SESSION & CALLED MEETING
MONDAY, FEBRUARY 26, 2024 AT 4:30 P.M.

AGENDA

1. Call to Order.

LAND USE ITEMS

NOTE: In reference to land use agenda item #2 & #5 – Georgia Zoning Procedures Law (O.C.G.A. 36-66-1, et seq.) requires a public hearing be advertised and held prior to any proposed zoning decision with a minimum of 10 minutes (per side) for both proponents and opponents to present data, evidence, and opinion. This requirement was met for the following item at the public hearing held at the Planning Commission Meeting on January 29, 2024. All information presented was then forwarded to the Board of Commissioners.

2. Consider the land use application filed by David Bristol to redistrict property located at 191 Garland Bristol Road Cleveland, Georgia from C-1, Community Commercial District to R-1, Residential Single-Family District. Tax map and parcel 071-116. Total acreage is 2.88.
3. Consider the land use application filed by David Bristol to redistrict property located at 0 (next to 191) Garland Bristol Road Cleveland, Georgia from C-1, Community Commercial District to R-1, Residential Single-Family District. Tax map and parcel 071-115. Total acreage is 2.10.
4. Consider the land use application filed by Keith Parker to redistrict property located at 9545 Duncan Bridge Road Cleveland, Georgia from R-1, Residential Single-Family District to A-1, Agriculture Forestry District. Tax map and parcel 090-045. Total acreage is 20.07.
5. Consider the land use application filed by Keith Parker to redistrict property located at 0 (next to 9545) Duncan Bridge Road Cleveland, Georgia from R-1, Residential Single-Family District to C-2, Highway Business District. Tax map and parcel 090-045. Total acreage is 1.00.

NEW BUSINESS

6. Consider adoption of the updated White County Bicycle Pedestrian Plan as a supplement to the White County Comprehensive Plan – County Resolution No. 2024-08.
7. Consider approval of Intergovernmental Agreements (IGA's) with agencies served by White County E911 for utilization of the mobile data application for the SSI system – including City of Cleveland, City of Helen, and White County EMS.
8. Consider approval for the addition of an employee position for Accountability Court Mental Health Coordinator to be funded by the grant received through the Council of Accountability Court Judges (CACJ).
9. Review the agenda for the March 4, 2024 Regular Meeting.
10. Adjourn.



WHITE COUNTY

Board of Commissioners

Item Title: Rezoning from C-1 to R-1 for David Bristol, 191 Garland Bristol Rd, Sautee

For Meeting Date: 2/26/2024

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Land Use Application

Submitted By: John Sell

Attachments: Yes **If yes, please list each file name below:**

1. 20525
2. Public Hearing Minutes 1/29/2024
3. Regular Meeting Minutes 2/5/2024

Purpose:

Consider the application of David Bristol to redistrict property located at 191 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-116. Total acreage is 2.88. Present zoning is C-1 Community Commercial District.

Background / Summary:

- Applicant is requesting to rezone property at 191 Garland Bristol Road from C-1 to R-1. Mr. Bristol said he did not realize it was zoned commercial until he got his tax bill. This property has been in his family for a hundred years and has always been residential. The vacant lot next door, which was split off for his father who has since passed, was also zoned commercial and he has no intentions of using either lot for anything other than residential. No one spoke for or against the application. The Planning Commission recommended approval and the motion passed by unanimous vote.

Department Recommendation:

Planning Commission recommended approval by unanimous vote.

Options:

- Uphold Planning Commission recommendation and approve the application
- Reverse Planning Commission recommendation and deny the application.
- Table the application for further review or to send back to Planning Commission

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

-

WHITE COUNTY CHANGE OF LAND USE DISTRICT APPLICATION

OFFICE USE ONLY	Land Use Application #: <u>20524</u>
Public Hearing Date: <u>1/29/2024</u>	Commission District: <u>4</u>
Fees Assessed: <u>\$250</u>	Paid via: <input type="checkbox"/> cash <input type="checkbox"/> credit card <input checked="" type="checkbox"/> check# <u>3039</u>

APPLICANT INFORMATION	
Status: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Option to Purchase	
Printed Name(s): <u>David Wayne Bristol</u>	
Address: <u>PO Box 323 / 191 Garland Bristol Rd Sautee, GA 30571</u>	
Phone Number: [REDACTED]	Alternate Contact Number:
Email: [REDACTED]	
Owner Information (if different from Applicant/Agent):	
Name:	Phone #:
PROPERTY INFORMATION	
Parcel ID: <u>071115</u>	Total acreage being changed: <u>2.10</u>
Address: <u>191 Garland Bristol Rd Sautee, GA</u>	
Directions to Property: <u>From Sautee Fire Station proceed east on Garland Bristol Rd first vacant lot / pasture on the Left past White House.</u>	
Current Use/Zoning of Property: <u>Residential (C1)</u> Type of Road Surface: <u>Paved</u>	
Any prior redistricting requests for property: <u>no</u> If yes, provide redistricting application #: _____	
SURROUNDING PROPERTY LAND USE CLASSIFICATION:	
North: <u>A1</u>	South: <u>C1</u> East: <u>R1</u> West: <u>C1</u>
REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply)	
<input checked="" type="checkbox"/>	Redistrict from district: <u>C1</u> Redistrict to district: <u>R1</u>
<input type="checkbox"/>	Conditional Use - specify:
<input type="checkbox"/>	Special Use - specify:
<input type="checkbox"/>	Land Use Variance from Code Section:
Proposed use if not listed above:	
Is this property part of a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, please list number of lots:	
Are there covenants? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there an active homeowner's association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Subdivision Name (if applicable): <u>n/a</u>	

Existing Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

Proposed Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

COMMERCIAL AND INDUSTRIAL REDISTRRICT INFORMATION

Building Area: _____ No. of Parking Spaces: _____

RESIDENTIAL REDISTRRICT INFORMATION

No. of Lots: _____ Minimum Lot Size in acres: _____ No. of Units: _____

Minimum Heated Floor Area (ft²): _____ Density/Acre: _____

Is an Amenity area proposed (specify if yes)? _____

Apartments Condominiums Townhomes Single Family

Rental Cabins Recreational Vehicle Park Other- Specify: _____

LIST OF ADJACENT PROPERTY OWNERS

It is the responsibility of the Applicant to provide a list of adjacent property owners that has property bordering your property or who has property directly across the street from your property (additional sheet may be included, if necessary).

PARCEL	PROPERTY OWNER NAME	MAILING ADDRESS
1 071111	Dan Windham	253 Garland Bristol Rd, Sautee, GA 30571
2 071075	Jesse Knaus	252 Garland Bristol Rd, Sautee, GA 30571
3 071074	Logans Corner Properties LLC	36 Garland Bristol Rd, Sautee, GA 30571
4 071025A	Bruce Nelson	1977 Hwy 17 Sautee, GA 30571
5		
6		
7		

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners meeting agendas.

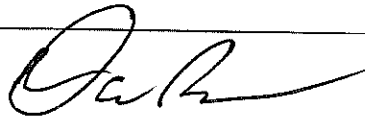
I understand that the Planning Department staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I understand that I may seek legal advice if I am not familiar with the land use requirements and procedures.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioners meetings and that I am required to be present or to be represented by someone able to present all facts and answer all questions. I understand that failure to appear at a meeting shall result in the postponement or denial of my application request. I further understand that it is my responsibility to be aware of relevant meeting dates and times regardless of notification from White County.

I hereby certify that I have read the above and that the above information, as well as the attached information, is true and correct.

Applicant Signature:



Date: 12/04/2023

2023 DEADLINES AND MEETING DATES

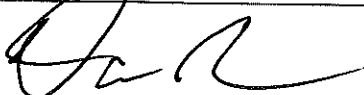
Submittal Date Planning Dept. Office 5:00 p.m. Deadline	Planning Commission Public Hearing 1239 Helen Hwy 6:00 p.m.	Planning Commission Regular Session 1239 Helen Hwy 6:00 p.m.	Board of Commissioners Work Session 1235 Helen Hwy 4:30 p.m.
Wednesday, January 4, 2023	Monday, January 30, 2023	Monday, February 6, 2023	Monday, February 27, 2023
Wednesday, February 1, 2023	Monday, February 27, 2023	Monday, March 6, 2023	Monday, March 27, 2023
Wednesday, March 1, 2023	Monday, March 27, 2023	Monday, April 3, 2023	Monday, April 24, 2023
Wednesday, March 29, 2023	Monday, April 24, 2023	Monday, May 1, 2023	TBA
Wednesday, May 3, 2023	TBA	Monday, June 5, 2023	Monday, June 26, 2023
Wednesday, May 31, 2023	Monday, June 26, 2023	Monday, July 3, 2023	Monday, July 31, 2023
Wednesday, June 14, 2023 *	Monday, July 31, 2023	Monday, August 7, 2023	Monday, August 28, 2023
Wednesday, July 12, 2023	Monday, August 28, 2023	TBA	Monday, September 25, 2023
Wednesday, August 9, 2023	Monday, September 25, 2023	Monday, October 2, 2023	Monday, October 30, 2023
Wednesday, September 13, 2023	Monday, October 30, 2023	Monday, November 6, 2023	Monday, November 27, 2023
Wednesday, October 11, 2023	Monday, November 27, 2023	Monday, December 4, 2023	TBA
Wednesday, November 8, 2023	TBA	TBA	Monday, January 29, 2024
Wednesday, December 13, 2023	Monday, January 29, 2024	Monday, February 5, 2024	Monday, February 26, 2024

*NEW DEADLINE DATES EFFECTIVE IN ORDER TO MEET ZPL UPDATES AS OF JULY 2023

NOTICE OF AGRICULTURAL DISTRICT ADJACENCY

Future abutting developers in non-agricultural land use districts shall be provided with this "Notice of Agricultural Adjacency" prior to administrative action on either land use district, the issuance of a building or occupancy permit or approval of a subdivision of property. Prior to administrative action, the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing, adjacent to his/her use, which can produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent Agricultural District uses, the applicant agrees by executing this form to waive any objection to those effects and understands that his/her district change and/or permits or other approvals are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the Agricultural District constitute a nuisance against the local government and adjoining land owners whose property is located in an Agricultural District. This waiver shall be provided and made applicable for subsequent purchasers and owners or heirs of his/her property. This notice and acknowledgement shall be public record.

Applicant Signature:



Date: 12/04/2023

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANTS AND REPRESENTATIVE(S) OF REQUESTED ACTION)**

Pursuant to O.C.G.A. Section 36-67 A-3.A, the disclosure of any campaign contributions aggregating \$250.00 or more to a local government official who will consider an application for re-classification or for a conditional use or special use permit is mandatory when an application or any representation of application for re-classification of district or for conditional use or special use permit has been made within two (2) years immediately preceding the filing of a request for reclassification or conditional use or special use permit by the same applicant and/or representative of said applicant. It shall be the duty of the applicant and/or any representatives of the applicant to file a disclosure with the governing authority of the respective local government to show the following:

Name of local official(s) to whom campaign contribution was made:

The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of this application for action for district re-classification, conditional use or special use permit.

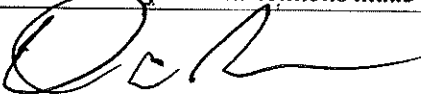
Amount \$:

Date:

Enumeration and description of each gift (when the total value of all gifts is \$250.00 or more) made to the local government official during the two (2) years immediately preceding the filing of this application. **Please attach additional sheets if needed.**

Check box if no contributions made

Applicant Signature:

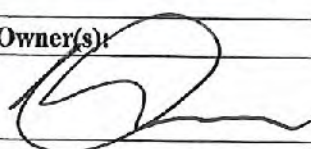


Date: 12/04/2023

PROPERTY OWNER AUTHORIZATION

To be completed by the property owner to certify ownership of subject property and to provide authorization for other person(s) to represent the owner on their behalf.

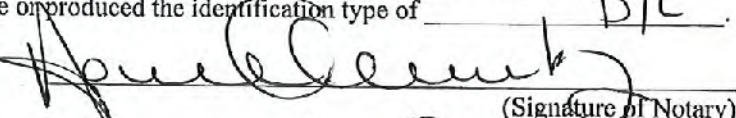
I/WE (print), David Wayne Bristol,
 hereby swear that I/we own the property for which this land use change application is being made.

Property Address and/or Parcel ID: Lot Beside 191 Garland Bristol Rd / 071115	
PROPERTY OWNER INFORMATION	
Printed Name of Owner(s): David Wayne Bristol	
Mailing Address: PO Box 323	
Sautee, GA 30571	
Phone Number: [REDACTED]	
Alternate Contact Number:	
Email: [REDACTED]	
I/we hereby authorize the person named below to act as the applicant or agent in the pursuit of the requested action on this property. I/we understand that any action granted and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The person named below is authorized to make this application. The person named below is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of the last action by the White County Board of Commissioners.	
Printed Name of applicant or agent(s):	<i>MARTHA BRISTOL</i> <i>DONNA CASEY TANKSLEY</i>
Signature of Owner(s):	Date Signed:
	12/04/2023

PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 2 day of Dec, 2023 by David wayne Bristol (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of D/L.

{Seal} APRIL A OWENBY
 NOTARY PUBLIC
 White County
 State of Georgia
 My Comm. Expires 10/2/2027


 (Signature of Notary)
April A Owenby
 (Name of Notary Typed, Stamped, or Printed)

SHORT TERM RENTAL CERTIFICATIONS

To be completed and notarized for any application where the proposed use is short term rental.

I/WE (print), _____,
hereby swear that I/we own/will own the property referenced below for which this land use change application is being made.

***Property Address and/or Parcel ID:**

PROPERTY OWNER AUTHORIZATION ACKNOWLEDGEMENT OF GUESTS

I acknowledge to keep the total number of guests to that number which can safely stay in the premises and may be subject to the State of Georgia's fire safety code regulations.

Signature of Owner/Future Owner(s):

PROPERTY OWNER AUTHORIZATION CERTIFIED BY OWNER OR THIRD PARTY INSPECTOR

I attest by owner or third party inspector that short term rentals meet applicable International Building Code, International Fire Code regulations and NFPA 101 Life Safety codes.

Signature of Owner/Future Owner(s):

PROPERTY OWNER AUTHORIZATION CERTIFIED DEED RESTRICTION

I certify that there are no deed restriction and/or covenants on the property that prohibits the use of the property as a short-term rental.

Signature of Owner/Future Owner(s):

PROPERTY OWNER AUTHORIZATION CERTIFIED SHORT-TERM RENTAL INSURANCE

I certify that the owner/future owner has commercial or specific short-term rental insurance for the property. If insurance *has not been obtained* at time of application, I certify that owner/future owner will obtain prior to renting if application approval is granted.

Signature of Owner/Future Owner(s):

OFFICIAL CODE OF WHITE COUNTY APPENDIX C/ARTICLE VII – SHORT TERM RENTALS & BUSINESS LICENSES NOTIFICATION

I certify that I have been informed of and provided a copy of Appendix C/Article VII - Short Term Rentals. I certify that I have also been informed that I will need to contact the White County Business Tax Office (706-865-2235) to obtain the proper business licensing, host licensing, and subsequent tax information prior to operation of my short-term rental.

Signature of Owner/Future Owner(s):

SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20____ by _____ (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of _____.

{Seal}

(Signature of Notary)

(Name of Notary Typed, Stamped, or Printed)


APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, David Wayne Bristol (print name) have been advised that I or someone to represent me must be in attendance when my application is before the White County Planning Commission and the White County Board of Commissioners or it will be tabled. I also acknowledge that I have been made aware of the below dates upon submission of my application.

Senior Center, 1239 Helen Hwy, Cleveland **6:00pm**
 Public Hearing Date (Planning Commission): 01/29/2024
 Regular Meeting Date (Planning Commission): 02/05/2024

Administration Building, 1235 Helen Hwy, Cleveland **4:30pm**
 Board of Commissioners Meeting Date: 02/26/2024

**Meeting dates are subject to change*


 Signature of Applicant or Authorized Agent
12/04/2023
 Date

<p><u>OFFICE USE ONLY</u></p> <p>Copy given to applicant: <u>12/5/23</u> (date)</p> <p>Staff Initials: <u>MD</u></p> <p>Flag (circle): <u>Y</u> N</p>
--

NOTE: Representatives of David Bristol will be either: **Martha Bristol** or **Donna Casey Tanksley** in the event that David Bristol is not able to attend meetings.

<p>WITHDRAWAL</p> <p><i>Notice: This section only to be completed if application is being withdrawn.</i></p>
<p>PART II - OFFICIAL CODE/APPENDIX C - LAND USE REGULATIONS/ARTICLE XVIII. AMENDMENT, APPLICATION AND PROCEDURAL REQUIREMENTS</p> <p><i>Section 1803. Withdrawal of amendment application. Any petition for an amendment to these regulations, official land use district map, conditional use approval, variance or special use permit may be withdrawn, at the discretion of the person or agency initiating such request, at any time prior to final action by the board of commissioners upon written notice to the planning director. Any required fees shall be forfeited</i></p>
<p>I hereby withdraw application #:</p>
<p>Applicant Signature: _____ Date: _____</p>

David Wayne Bristol
PO Box 323
191 Garland Bristol Rd
Sautee, GA 30571

12/04/2023

White County Planning Department
Attn: John Sell
1241 Helen Highway, Suite 200
Cleveland, GA 30528
(706) 865-6768

John,

As per our conversation today, I wish to rezone my two properties at:

191 Garland Bristol Rd
Sautee, GA 30571

Parcel 071115 & 071116

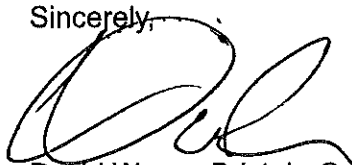
These properties have been continuously in my family for over 100 years and have always been residential use the entire time.

I did not know that my property had been rezoned commercial C1 until my property taxes tripled this year which led to further investigation and discovery of the Commercial "C1" status. I also notice that many of my neighbors were incorrectly zoned as C1. These are their residences as well.

I did not authorize the change nor do I agree with the Commercial status as I feel it was done in error.

Please accept my land use application and return my family property back to its original Residential R1 status.

Sincerely,



David Wayne Bristol - Owner



Public Health
Prevent. Promote. Protect.

White County Environmental Health

Zachary Taylor, M.D., M.S., Acting Health Director
1241 Helen Highway, Unit 210 • Cleveland, GA 30528
PH: 706-348-7698 • FAX: 706-348-1670 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

- | | | | |
|-------------------------------------|---|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Evaluation Applied For | <input type="checkbox"/> | Appropriate Permit Applied For |
| <input type="checkbox"/> | Appropriate Permit Issued to Applicant | <input checked="" type="checkbox"/> | Evaluation, Permit Not Applied For At This Time |

DATE: 12/5/2023

APPLICANT NAME: DAVID WAYNE BRISTOL

PROPERTY ADDRESS: 191 GARLAND BRISTOL RD
CLEVELAND, GA 30528

White County Planning Department:

In reference to a request for a change of zoning/land use or a building permit, application may need to be made for an existing system evaluation to determine:



- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that could adversely affect the functionality of the system.

Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval can be given.

If, based upon information submitted, no septic systems exist on the property, this zoning/land use change and/or building permit request should not affect the property with respect to septic use.

White County Environmental Health
District 2 Public Health

By signing below, I certify all information submitted is accurate and true to the best of my knowledge.

Applicant Signature



Georgia Department of Public Health On-Site Sewage Management System Performance Evaluation Report Form

APPLICANT NAME: DAVID WAYNE BRISTOL	PROPERTY/SYSTEM ADDRESS: 191 GARLAND BRISTOL RD SAUTEE NACOOCHEE, GA 30571	EVALUATION ID: 011032 <i>12/15/23</i>
APPLICANT PHONE: [REDACTED]	SUBDIVISION/LOT/BLOCK: //	COUNTY: White
APPLICANT EMAIL ADDRESS: [REDACTED]	REASON FOR EVALUATION: Structure Change of Use	
Inspection Records		
Yes	1. Inspection records exist for this septic system.	
✓	2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached.	
Maintenance Records (applicable copies are attached)		
X	3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years.	
MA	4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.	
MA	5. Systems with grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.	
System Assessment and Existing Site Conditions (applicable copies are attached)		
X	6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the absorption field cannot be verified since no initial inspection records exist.	
X	7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.	
✓	8. This site evaluation by the County Board of Health revealed no evidence of system failure.	
✓	9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.	
Addition to Property		
✓	10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.	
Relocation of Home or Change of Use		
✓	11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.	

(Commercial to Residential zoning)

See 2nd page for evaluation notes, disclaimer, and signature.

Performance Evaluation Report Form (continued)

PROPERTY/SYSTEM ADDRESS:
191 GARLAND BRISTOL RD SAUTEE NACOOCHEE, GA 30571

EVALUATION ID:
011032

SUBDIVISION/LOT/BLOCK:
//

Adverse Conditions (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health):

* The septic system appeared to be functioning @ the time of inspection.
* There did not appear to be any adverse conditions that would affect the septic system.

Additional Notes/Comments:

* This office has no issues w/this property being re-evaluated

Inspector:
Sean Sullivan

Signature:



Date:
12/05/2023

I verify the above information to be correct at the date and time of this evaluation only. Disclaimer: This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by system malfunction.

2 P.M.

PERMIT NUMBER
3822

White County Health Department
1241 Helen Hwy., Unit 210, Cleveland, GA 30528

BUILDING PERMIT NO.
RECEIPT NUMBER
9991

APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

ISSUED GIVEN

Subdivision, Street or Road
Cleveland Bristol Road

Property Location (Address, Block, Lot, Directions to Property)
75 North - Right on Hwy 17 - Left on
Cleveland Bristol Rd - on left

Property Owner's Name
Garland and Porter Bristol

MUST BE INSPECTED
CALL (706) 865-2191 BEFORE 9 AM

Date
7/10/96

Applicant's Address
191 Garland Bristol Rd - P.O. Box 21, Statesboro, GA

Phone No.
Phone No.

Use Facility (Residence, Church, Motel, Restaurant, etc.)

Water Supply
 Public Community Individual

Garbage Disposal
 Yes No

No. of Bedrooms or
No. of Calls Per Day
2

Site Size
5 Acs

Soil Conditions (Absorption Field)

Percolation Rate _____ Min./In; Water Table or Rock Depth _____ Feet; Soil Type _____

Storage Capacity
Septic Tank 1000 Gals.
Pumping Tank _____ Gals.
Inlet Trap _____ Gals.

Absorption Field Area
Total Sq. Ft. _____
Total Linear Ft. 168 or 88
Trench Width In. 36
Trench Depth In. 30"

Type System
Approx Chamber
168' 88'
14 units

Level of Plumbing Outlet
 Ground Level
 Split Level
 Basement

Field Layout Method
 Distribution Box Mound
 Level Field
 Serial Distribution
 Other (Explain below)

Applicant hereby apply for a construction permit to install an on-site sewage management system and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-25. I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover.

This permit is hereby granted to install or construct the on-site sewage management system described above. This permit is not valid unless properly signed below, and expires twelve (12) months from date of issue.

Experimental Yes No

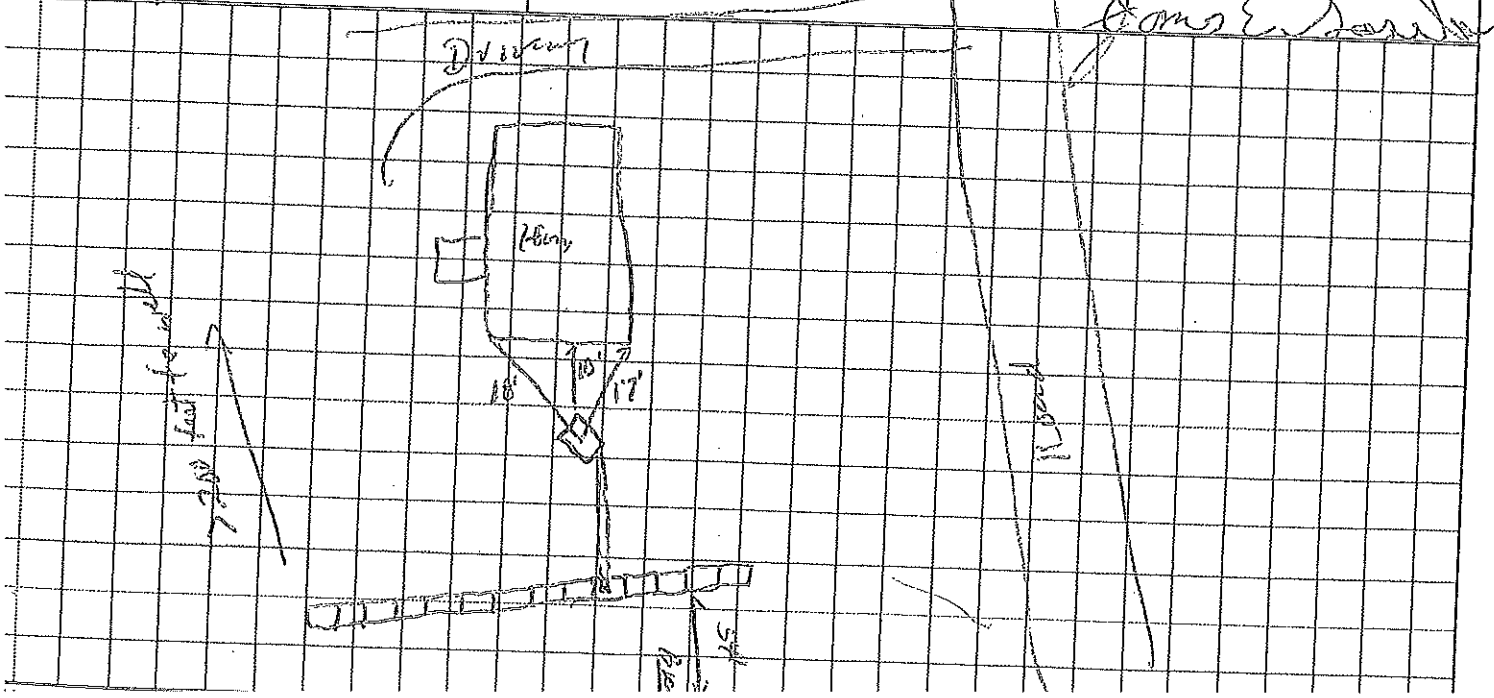
Applicant's acceptance of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the Georgia Department of Human Resources or County Department of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time, furthermore, said representatives do not by any action in giving compliance with these rules, assume any liability for damages which are caused, or may be caused, by the malfunction of such system.

ARE THERE ANY WELLS OR SPRINGS WITHIN 100' OR STREAMS WITHIN 50'?

Yes No

Signature (Owner or Applicant)

Remarks
Contractor
Thomas E. ...



FILED & RECORDED
DATE: 6/19/2018
TIME: 02:20PM
DEED BOOK: 1681
PAGE: 560-561
FILING FEES: 12.00
PT61: 1542018001174
TRANSFER TAX: 0.00
Dena Adams, C.S.C.
White County, GA



PLEASE RETURN TO:
CARL S. FREE
ATTORNEY AT LAW
P.O. BOX 884
CLEVELAND, GA 30528
FILE # 18-236A

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WHITE

This indenture, made the 14th day of June in the year of our Lord Two Thousand Eighteen (2018), between **Wayne Bristol a/k/a George Wayne Bristol**, Grantor, and **David Wayne Bristol**, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee.

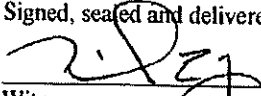
All that tract or parcel of land lying and being in Land Lot 54 of the 3rd Land District of White County, Georgia, containing 2.104 acres, more or less, and being more particularly described as follows: To locate the true point of beginning, begin at a nail found at the intersection center line of Shamrock Road and the edge of paving of Garland Bristol Road, and traversing from said point North 65° 17' East 233.91 feet to the TRUE POINT OF BEGINNING, thence running from said true point of beginning the following courses and distances: North 04° 09' West 416.02 feet to an iron pin set; thence along and with the property of now or formerly Windam the following courses and distances: South 76° 34' East 58.63 feet to an iron pin set; South 78° 35' East 48.96 feet to an iron pin set; South 79° 57' East 166.98 feet to a concrete monument found; South 00° 17' East 302.78 feet to an iron pin set on the right of way of Garland Bristol Road; thence along and with said right of way the following courses and distances: South 73° 52' West 80.03 feet; South 76° 26' West 88.48 feet; South 77° 54' West 79.72 feet to an iron pin set and the true point of beginning; as per plat of survey for David W. Bristol, by North Central Land Surveying, dated September 12, 1996, a copy of said plat being of record in the Office of the Clerk of Superior Court, White County, Georgia, in Plat Book 38, Page 294. The description as shown by said plat being incorporated herein by reference.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in FEE SIMPLE, and the said Grantor WARRANTS the title to same against the lawful claims of all persons whomsoever.

Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

In witness whereof, the Grantor has hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of:



Witness



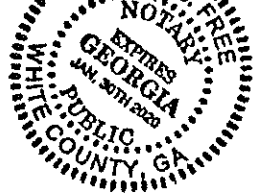
Notary Public

My Commission Expires: _____

Wayne Bristol by POA Martha Lovell Bristol
_____ (SEAL)

Wayne Bristol a/k/a George Wayne Bristol,
Grantor, by his attorney in fact,
Martha Lovell Bristol, pursuant to Durable
Financial Power of Attorney recorded in
Deed Book 1679, Pages 145-154,
White County, Georgia, deed records

*The Law Office of Carl S. Free was retained for purposes of Deed Preparation Only.
No Title Examination or Certification was rendered in conjunction with same.*





OFFICIAL TAX RECEIPT

White County Tax Commissioner

Cindy Cannon

P. O. Box 970

Cleveland GA 30528

Phone 17068652225 - Fax 17062190078

Email: wctc@whitecounty.net

OWNER

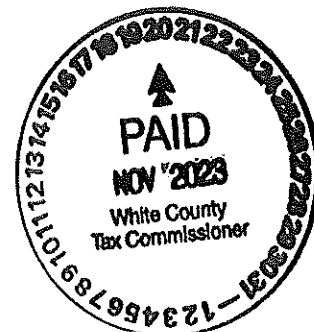
BRISTOL DAVID WAYNE

PO BOX 323

SAUTEE NACOOCHEE, GA 30571

PAID DATE			11/20/2023
RECEIPT PRINTED			11/20/2023 10:13:44 AM
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(s) CHARGE APPROVAL CODE
\$0.00	\$2,793.09	\$0.00	3049
REFUND AMOUNT			\$0.00
OVERPAY AMOUNT			\$0.00
CHANGE AMOUNT			\$0.00
REGISTER			5
CASHIER			
TOTAL PAID			\$2,793.09

Tax Year- Bill Number FMV Property ID	Property Description Property Address District Serial Number Decal Number	Due Date Original Due	Interest Penalty Other Fees	Previous Paid Amount	Current Amount Due	Amount Paid	Tax Bill New Balance	
2023-2186 FMV: 116500.00 071 115	LL54 LD3 GARLAND BRISTOL RD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2023 \$1,047.82	\$9.17 \$0.00 \$0.00	\$0.00	\$1,056.99	\$1,056.99	\$0.00	
Paid By: BRISTOL DAVID WAYNE 706-969-8853				Overpayment Amount: 0.00				
Check Number: 3049								
2023-2187 FMV: 189710.00 071 116	LL 54 LD 3 191 GARLAND BRISTOL RD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2023 \$1,721.04	\$16.08 \$0.00 \$0.00	\$0.00	\$1,736.10	\$1,736.10	\$0.00	
Paid By: BRISTOL DAVID WAYNE 706-969-8853				Overpayment Amount: 0.00				
Check Number: 3049								
Transaction(s): 40751 - 40752		Total(s):	\$2,788.86	\$24.23	\$0.00	\$2,793.09	\$2,793.09	\$0.00





Overview



Legend

- Roads
- Railroads
- Lakes
- Streams and Rivers
- City Labels

Parcel ID	071 115	Alternate ID	5166447	Owner Address	BRISTOL DAVID WAYNE
Sec/Twp/Rng	n/a	Class	C		PO BOX 323
Property Address	GARLAND BRISTOL RD	Acreege	2.1		SAUTEE NACOOCHEE GA 30571
	01				
District	01				
Brief Tax Description	LL54 LD3				
	(Note: Not to be used on legal documents)				

Date created: 12/4/2023
 Last Data Uploaded: 12/4/2023 5:23:53 AM

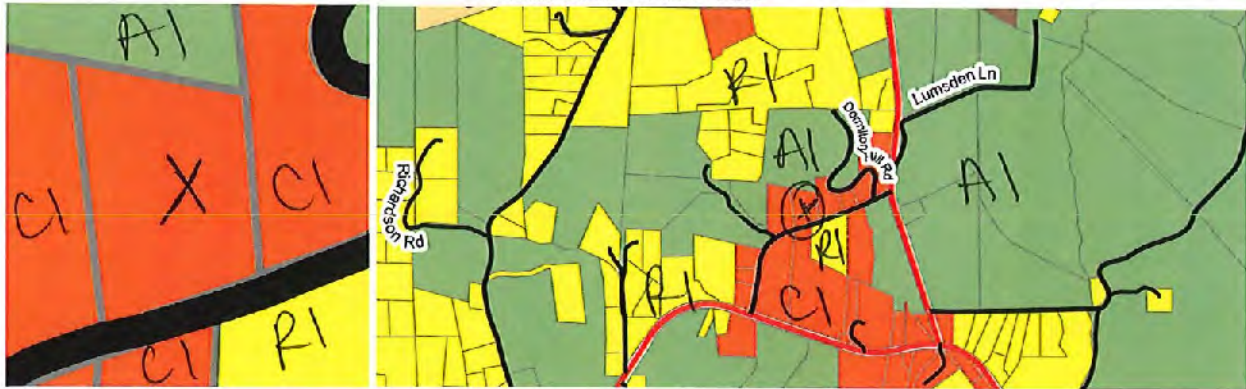
Developed by  Schneider
 GEOSPATIAL

**WHITE COUNTY PLANNING DEPARTMENT
STAFF COMMENT**

DAVID BRISTOL

- PROPERTY IS LOCATED AT 0 GARLAND BRISTOL RD IN SAUTEE NACOOCHEE. REQUEST IS TO REDISTRRICT FROM C-1 COMMUNITY COMMERCIAL DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL DISTRICT.
- PROPERTY ADJOINS TO THE SOUTH R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT; TO THE EAST, WEST, AND SOUTH C-1 COMMUNITY COMMERCIAL DISTRICT; TO THE NORTH A-1 AGRICULTURE FORESTRY DISTRICT.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES COMMUNITY COMMERCIAL.
- TOTAL ACREAGE IS 2.10.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

EXISTING LAND USE



FUTURE LAND USE



WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Monday, February 5th, 2024
6:00 pm

White County Senior Center
1239 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, R.K. Ackerman, Charlie Thomas, Linda Dixon, Brad Ash, and John Yarbrough. Staff members present were Tammy Carter, John Sell, and Mercedes Dodd.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation. No changes made to agenda. Motion to approve the minutes of December 27th, 2023 and January 2nd, 2024 made by Ms. Dixon and seconded by Mr. Freeman. Motion was unanimous.

Application of Vicki Glover to request a variance for Section 14-133(k) RV Park Square Footage for a total of 580 square feet. Property is located at 123 Bridge Loop Drive, Cleveland, GA, 30528. Lot 221 in Paradise Valley. Tax map and parcel is 005E-221.

The applicant, Vicki Glover of 123 Bridge Loop Drive, was present. Ms. Carter gave a summary of the application. Ms. Glover explained the request was for extending the roof to add screening to the porch and to help keep the sun out.

Motion to approve the variance made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Ms. Glover asked if she owed more money, to which Chairman Thomas stated she would need to apply for a building permit.

Application of Ralph Hogan to request a variance from Section 601 Access. Property is located at 0 Gerrells Road, Cleveland, GA, 30528. Tax map and parcel is 076-065. Total acreage for variance is 1.41. A representative, Jarvis Adams on behalf of 0 Gerrells Road, was present. Ms. Carter gave a summary of the application. Mr. Adams explained he would be building a barn that would eventually have an apartment for he and his wife to live in, with the barn being used for storage as well.

Motion to approve the variance made by Mr. Yarbrough and seconded by Mr. Ash. Motion was unanimous. Ms. Carter advised the representative to contact her office the next day for plat approval.

Application of William Pardue to request a variance from Section 30-104(2) for impervious surface setbacks in Watershed Protection. Property is located at 61 Ray Pardue Road, Cleveland, GA, 30528. Tax map and parcel is 032-177. Total acreage for variance is 5.17.

The applicant, William Pardue of 316 Highway 75 Alternate, was present. Ms. Carter gave a summary of the application. Mr. Pardue explained there is a home on the property that is over 200 years old that will be torn down and he would like to build a new home but has limited area due to septic and drainage. He confirmed the proposed home would be built where the current power lines are, but added the power lines will be zigzagged to miss the home. He stated his request is to build 119 feet from the Cathey Creek bank and said he would not be within the 100-foot buffer. He said the septic would be outside of the 150 feet Impervious Surface setback. When asked if the county plans to pave the road, he said the road would need to be a 60-foot Right of Way that is not feasible. He said his soil work has not been done yet.

Motion to approve the variance made by Mr. Ackerman and seconded by Mr. Ash. Motion was unanimous.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of W.R. Clarke to request a variance for Section 14-133(k) RV Park Square Footage for a total of 744 square feet. Property is located at 145 Magnificent Way, Cleveland, GA, 30528. Lot 51 in Mountain Lakes. Tax map and parcel is 031E-086.

The applicants, William and Linda Clarke of 68 Nob Hill Drive, were present. Ms. Carter gave a summary of the application. Mr. Clarke explained he would like to place a pole barn style cover with a metal trellis over his trailer that would help prevent weather damage and provide shade. He said he does not live in the trailer, it is mostly used as a getaway for his wife.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous. Ms. Carter advised the applicant to come to her office to finalize anything that may be pending on their building permit application.

Application of Shaun and Kaitlyn York to request a variance from Section 601 Access. Property is located at 0 Ascension Trail, Cleveland, GA, 30528. Tax map and parcel is 005D-005. Total acreage for variance is 3.11.

The applicants, Shaun and Kaitlyn of 0 Ascension Trail, were present. Ms. Carter gave a summary of the application. Ms. York explained they plan to build their home on the property and have an approved percolation test, but needs the access approved.

Motion to approve the variance made by Mr. Ash and seconded by Ms. Dixon. Motion was unanimous. Ms. Carter advised the applicant to contact her office regarding plat approval.

Application of David Bristol to redistrict property located at 191 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-116. Total acreage is 2.88. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol Road, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained the property was zoned in 2015 to commercial without his knowledge and he found out through tax increases. He said the property has never been commercial and wants to keep it part of a peaceful neighborhood.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26th.

Application of David Bristol to redistrict property located at 0 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-115. Total acreage is 2.10. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol Road, was present. He said this property is the same situation as his other application. He said this property was split with his father then he re-inherited it after his father's passing and would like it to be zoned residential.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Yarbrough. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26th.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Keith Parker to redistrict property located at 9545 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to A-1 Agriculture Forestry District. Tax map and parcel 090-045. Total acreage is 20.07. Present zoning is R-1 Residential Single Family District. The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained this is his and his wife's retirement plan. He stated they plan on a small farm with small commercial out front but would like agricultural zoning on this parcel because of more flexibility from a farming standpoint.

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Mr. Freeman. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26th.

Application of Keith Parker to redistrict property located at 0 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to C-2 Highway Business District. Tax map and parcel 090-045. Total acreage is 1.00. Present zoning is R-1 Residential Single Family District. The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained the proposed use is for motorcycle salvage where he would purchase motorcycles from insurance auctions and sell to shops to be refurbished with the long-term plan to be able to fix the motorcycles himself. He stated C-2 would give him the ability to grow their business and since this is their home, they do not intend to have a junkyard. He said the motorcycles would only be on this one acre, which is being split from his home place acreage, and would be in an approximately 2500 square foot building. Chairman Thomas reminded the board of the option of placing a conditional use on the property for this use only.

Motion to recommend approval with condition that application go back before board for approval if the use changes was made by Mr. Ackerman and seconded by Ms. Dixon. Mr. Parker asked if he could speak, and Chairman Thomas opened the floor for discussion.

Mr. Parker explained he would like condition not to be placed because he plans to start with the motorcycle shop but may have other things to help enhance his business, such as a butcher shop in conjunction with their farm. He said he has no intentions for a salvage yard and explained the property is in a commercial corridor with other neighbors that do not have conditions. He said he eventually might want to lease the property if the motorcycle shop does not work out and explained that the small acreage places certain limitations on it through the county and GDOT as well.

Chairman Thomas noted that the zoning goes with the property if he decides to sell, to which Mr. Parker said he has no intentions of selling or a junkyard. He said he wants to have it as family property for generations and be buried there. He said his intent is not to leverage the commercial and sell off but feels that this will tie one hand behind his back from a business perspective if the market changes. Mr. Parker also noted the board just approved a variance for him to move his mother on the property, as well. Mr. Ackerman asked the Chairman if placing a condition on the property that if the property is sold, the new owner would have to have that rezoned, would accomplish both objectives. Chairman Thomas said certainly, he can make that recommendation, and Ms. Carter explained the applicant could come back to request for the condition be removed or revised.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Mr. Ackerman said he would like to amend his recommendation and asked the chairman if that would be appropriate. Chairman Thomas asked Ms. Dixon if she would be willing to withdraw her second, she said yes. He asked Mr. Ackerman if he would like to withdraw his motion, he said yes. Chairman Thomas opened the floor for a new motion.

Motion to recommend approval to the Board of Commissioners with the recommendation that if the applicant sells or gives away the property, that it does have to be reevaluated at that time, was made by Mr. Ackerman. Motion was seconded by Ms. Dixon. Motion carried by a 4-1 majority, with Mr. Ash opposed.

Chairman Thomas asked if there was any citizen comment.

James Allison of 175 Eagle Ridge Trail in Cleveland said the county is still facing a housing shortage and inquired about consideration of a variance for dirt road access on a major or minor subdivision in order to waive the pavement requirement. He said this is for a property on Highway 129 South that he is looking to divide into 38 to 45 lots and the quotes on pavement would kill the project for development of that property, and outlined the current regulations he would like consideration on. Chairman Thomas said to bring the plan and have them look at it through a variance request. Mr. Sell stated that Mr. Allison made the same request in front of the Board of Commissioners at their meeting just before and Chairman Turner requested a meeting be set up between Mr. Sell, Mr. Pittard, and Mr. Canupp to discuss. Chairman Thomas suggested that Mr. Allison see how that meeting goes and if he receives positive input, to then apply for consideration for a variance.

Motion to adjourn made by Ms. Dixon and Mr. Yarbrough. Motion was unanimous.

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Monday, January 29th, 2024
6:00 pm

White County Senior Center
1239 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, Charlie Thomas, Linda Dixon, and John Yarbrough. Staff members present were John Sell, Tammy Carter, and Mercedes Dodd.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation. No changes made to agenda.

Application of David Bristol to redistrict property located at 191 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-116. Total acreage is 2.88. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained he found out his property had been zoned commercial when he received his tax bill, which had tripled. He said he is not sure why it was zoned commercial in a residential area and was unaware the zoning took place. He stated he does not plan to change the use from residential and has no commercial ventures planned, but does plan to rebuild his workshop and hopes to keep the house as is.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of David Bristol to redistrict property located at 0 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-115. Total acreage is 2.10. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained this parcel is vacant and was split from the initial tract so he and his father could split ownership, and he inherited the property after his father's passing. He said he has no immediate plans on this parcel.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of Keith Parker to redistrict property located at 9545 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to A-1 Agriculture Forestry District. Tax map and parcel 090-045. Total acreage is 20.07. Present zoning is R-1 Residential Single Family District. The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained that his wife wants a farm with animals and his goal is to keep her happy. He said they plan to have a "micro farm" and still have to figure out what animals and crops they would like to have on that land.

Chairman Thomas asked if anyone would like to speak for the application.

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Dana Meier of 9447 Duncan Bridge Road said he is their adjoining neighbor and his property is zoned Agricultural. He said his goal of “micro farming” is in line with the applicant and they are like minded in this regard, so he is in favor.

Chairman Thomas asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of Keith Parker to redistrict property located at 0 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to C-2 Highway Business District. Tax map and parcel 090-045. Total acreage is 1.00. Present zoning is R-1 Residential Single Family District.

The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained the proposed use would be to split one acre from his twenty-one acre tract to construct a building, likely a red-iron building, for the purposed of a motorcycle salvage shop. He said he would act as a broker to sell the parts to other shops. When asked how this would differ from a car junk yard, Mr. Parker explained that his inventory would be inside and his focus would be on older bikes from 1940s to 1960s, which has a specific market segment and demographic. He said the majority of the business would be online, so he does not envision set hours, so it would be minimal traffic by appointment only. Mr. Parker explained there are commercial properties all around him, with agricultural adjoining him as well. When asked if he plans to have employees, he said he would likely have one employee with a mechanic background to see where the business goes.

Chairman Thomas asked staff if conditions could be placed to limit the uses in the C-2 zoning, to which Ms. Carter said yes. Mr. Freeman stated this is a commercial corridor and would be the area for C-2 zoning if approved. Mr. Parker explained he and his wife targeted this area because of the commercial corridor for his business, but also because it backs up to Buck Shoals for his agricultural purposes. He said if the motorcycle salvage does not work out, he would like to be able to lease the building out.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Motion to adjourn made by Mr. Yarbrough and seconded by Ms. Dixon. Motion was unanimous.



WHITE COUNTY

Board of Commissioners

Item Title: Rezoning from C-1 to R-1 for David Bristol, 0 (next to 191) Garland Bristol Rd, Sautee

For Meeting Date: 2/26/2024

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Land Use Application

Submitted By: John Sell

Attachments: Yes **If yes, please list each file name below:**

1. 20524
2. Public Hearing Minutes 1/29/2024
3. Regular Meeting Minutes 2/5/2024

Purpose:

Consider the application of David Bristol to redistrict property located at 0 (next to 191) Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-115. Total acreage is 2.10. Present zoning is C-1 Community Commercial District.

Background / Summary:

- Applicant is requesting to rezone property at 0 (next to 191) Garland Bristol Road from C-1 to R-1. Mr. Bristol said he did not realize it was zoned commercial until he got his tax bill. This property has been in his family for a hundred years and has always been residential. The lot was split off for his father who has since passed, and he has no intentions of using either lot for anything other than residential. No one spoke for or against the application. The Planning Commission recommended approval and the motion passed by unanimous vote.

Department Recommendation:

Planning Commission recommended approval by unanimous vote.

Options:

- Uphold Planning Commission recommendation and approve the application
- Reverse Planning Commission recommendation and deny the application.
- Table the application for further review or to send back to Planning Commission

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

-

WHITE COUNTY CHANGE OF LAND USE DISTRICT APPLICATION

OFFICE USE ONLY	Land Use Application #: <u>20525</u>
Public Hearing Date: <u>1/29/2024</u>	Commission District: <u>4</u>
Fees Assessed: <u>\$250</u>	Paid via: <input type="checkbox"/> cash <input type="checkbox"/> credit card <input checked="" type="checkbox"/> check# <u>3038</u>

APPLICANT INFORMATION	
Status: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Option to Purchase	
Printed Name(s): <u>David Wayne Bristol</u>	
Address: <u>PO Box 323 / 191 Garland Bristol Rd Sautee, GA 30571</u>	
Phone Number: <u>[REDACTED]</u>	Alternate Contact Number:
Email: <u>[REDACTED]</u>	
Owner Information (if different from Applicant/Agent):	
Name:	Phone #:
PROPERTY INFORMATION	
Parcel ID: <u>071116</u>	Total acreage being changed: <u>2.88</u>
Address: <u>191 Garland Bristol Rd Sautee, GA</u>	
Directions to Property: <u>From Sautee Fire Station proceed east on Garland Bristol Rd first house on the left side of road just before the vacant lot / pasture.</u>	
Current Use/Zoning of Property: <u>Residential (C1)</u> Type of Road Surface: <u>Paved</u>	
Any prior redistricting requests for property: <u>no</u> If yes, provide redistricting application #: _____	
SURROUNDING PROPERTY LAND USE CLASSIFICATION:	
North: <u>A1</u>	South: <u>C1</u> East: <u>C1</u> West: <u>A1</u>
REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply)	
<input checked="" type="checkbox"/>	Redistrict from district: <u>C1</u> Redistrict to district: <u>R1</u>
<input type="checkbox"/>	Conditional Use - specify:
<input type="checkbox"/>	Special Use - specify:
<input type="checkbox"/>	Land Use Variance from Code Section:
Proposed use if not listed above:	
Is this property part of a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, please list number of lots:	
Are there covenants? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there an active homeowner's association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Subdivision Name (if applicable): <u>n/a</u>	

Existing Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

Proposed Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

COMMERCIAL AND INDUSTRIAL REDISTRICKT INFORMATION

Building Area: _____ No. of Parking Spaces: _____

RESIDENTIAL REDISTRICKT INFORMATION

No. of Lots: _____ Minimum Lot Size in acres: _____ No. of Units: _____

Minimum Heated Floor Area (ft²): _____ Density/Acre: _____

Is an Amenity area proposed (specify if yes)?

Apartments Condominiums Townhomes Single Family

Rental Cabins Recreational Vehicle Park Other- Specify: _____

LIST OF ADJACENT PROPERTY OWNERS

It is the responsibility of the Applicant to provide a list of adjacent property owners that has property bordering your property or who has property directly across the street from your property (additional sheet may be included, if necessary).

PARCEL	PROPERTY OWNER NAME	MAILING ADDRESS
1 071111	Dan Windham	253 Garland Bristol Rd, Sautee, GA 30571
2 071135	Rodney Collins	1791 Hwy 17, Sautee, GA 30571
3 071074	Logans Corner Properties LLC	36 Garland Bristol Rd, Sautee, GA 30571
4 071025A	Bruce Nelson	1977 Hwy 17 Sautee, GA 30571
5 071075	Jesse Knaus	252 Garland Bristol Rd, Sautee, GA 30571
6		
7		

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners meeting agendas.

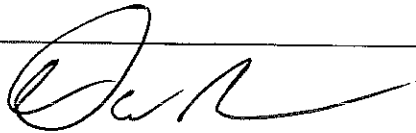
I understand that the Planning Department staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I understand that I may seek legal advice if I am not familiar with the land use requirements and procedures.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioners meetings and that I am required to be present or to be represented by someone able to present all facts and answer all questions. I understand that failure to appear at a meeting shall result in the postponement or denial of my application request. I further understand that it is my responsibility to be aware of relevant meeting dates and times regardless of notification from White County.

I hereby certify that I have read the above and that the above information, as well as the attached information, is true and correct.

Applicant Signature:



Date: 12/04/2023


2023 DEADLINES AND MEETING DATES

Submittal Date Planning Dept. Office 5:00 p.m. Deadline	Planning Commission Public Hearing 1239 Helen Hwy 6:00 p.m.	Planning Commission Regular Session 1239 Helen Hwy 6:00 p.m.	Board of Commissioners Work Session 1235 Helen Hwy 4:30 p.m.
Wednesday, January 4, 2023	Monday, January 30, 2023	Monday, February 6, 2023	Monday, February 27, 2023
Wednesday, February 1, 2023	Monday, February 27, 2023	Monday, March 6, 2023	Monday, March 27, 2023
Wednesday, March 1, 2023	Monday, March 27, 2023	Monday, April 3, 2023	Monday, April 24, 2023
Wednesday, March 29, 2023	Monday, April 24, 2023	Monday, May 1, 2023	TBA
Wednesday, May 3, 2023	TBA	Monday, June 5, 2023	Monday, June 26, 2023
Wednesday, May 31, 2023	Monday, June 26, 2023	Monday, July 3, 2023	Monday, July 31, 2023
Wednesday, June 14, 2023 *	Monday, July 31, 2023	Monday, August 7, 2023	Monday, August 28, 2023
Wednesday, July 12, 2023	Monday, August 28, 2023	TBA	Monday, September 25, 2023
Wednesday, August 9, 2023	Monday, September 25, 2023	Monday, October 2, 2023	Monday, October 30, 2023
Wednesday, September 13, 2023	Monday, October 30, 2023	Monday, November 6, 2023	Monday, November 27, 2023
Wednesday, October 11, 2023	Monday, November 27, 2023	Monday, December 4, 2023	TBA
Wednesday, November 8, 2023	TBA	TBA	Monday, January 29, 2024
Wednesday, December 13, 2023	Monday, January 29, 2024	Monday, February 5, 2024	Monday, February 26, 2024

*NEW DEADLINE DATES EFFECTIVE IN ORDER TO MEET ZPL UPDATES AS OF JULY 2023

NOTICE OF AGRICULTURAL DISTRICT ADJACENCY

Future abutting developers in non-agricultural land use districts shall be provided with this "Notice of Agricultural Adjacency" prior to administrative action on either land use district, the issuance of a building or occupancy permit or approval of a subdivision of property. Prior to administrative action, the applicant shall be required to sign this wavier which indicates that the applicant understands that a use is ongoing, adjacent to his/her use, which can produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent Agricultural District uses, the applicant agrees by executing this form to waive any objection to those effects and understands that his/her district change and/or permits or other approvals are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the Agricultural District constitute a nuisance against the local government and adjoining land owners whose property is located in an Agricultural District. This wavier shall be provided and made applicable for subsequent purchasers and owners or heirs of his/her property. This notice and acknowledgement shall be public record.

Applicant Signature:  **Date:** 12/04/2023

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANTS AND REPRESENTATIVE(S) OF REQUESTED ACTION)**

Pursuant to O.C.G.A. Section 36-67 A-3.A, the disclosure of any campaign contributions aggregating \$250.00 or more to a local government official who will consider an application for re-classification or for a conditional use or special use permit is mandatory when an application or any representation of application for re-classification of district or for conditional use or special use permit has been made within two (2) years immediately preceding the filing of a request for reclassification or conditional use or special use permit by the same applicant and/or representative of said applicant. It shall be the duty of the applicant and/or any representatives of the applicant to file a disclosure with the governing authority of the respective local government to show the following:

Name of local official(s) to whom campaign contribution was made:

The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of this application for action for district re-classification, conditional use or special use permit.

Amount \$: _____ **Date:** _____

Enumeration and description of each gift (when the total value of all gifts is \$250.00 or more) made to the local government official during the two (2) years immediately preceding the filing of this application. **Please attach additional sheets if needed.**

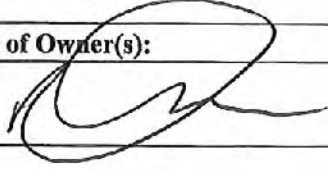
Check box if no contributions made

Applicant Signature:  **Date:** 12/04/2023

PROPERTY OWNER AUTHORIZATION

To be completed by the property owner to certify ownership of subject property and to provide authorization for other person(s) to represent the owner on their behalf.

I/WE (print), David Wayne Bristol,
 hereby swear that I/we own the property for which this land use change application is being made.

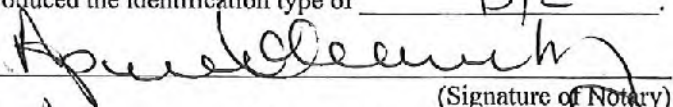
Property Address and/or Parcel ID: 191 Garland Bristol Rd / 071116	
PROPERTY OWNER INFORMATION	
Printed Name of Owner(s): David Wayne Bristol	
Mailing Address: PO Box 323	
Sautee, GA 30571	
Phone Number:	[REDACTED]
Alternate Contact Number:	
Email:	[REDACTED]
I/we hereby authorize the person named below to act as the applicant or agent in the pursuit of the requested action on this property. I/we understand that any action granted and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The person named below is authorized to make this application. The person named below is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of the last action by the White County Board of Commissioners.	
Printed Name of applicant or agent(s):	<u>MARTHA BRISTOL</u> <u>DONNA CASEY TANKSLEY</u>
Signature of Owner(s):	Date Signed:
	12/04/2023

PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 2 day of Dec, 2023 by David Wayne Bristol (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of D/L.

{Seal}

APRILA OWENBY
 NOTARY PUBLIC
 White County
 State of Georgia
 My Comm. Expires 10/2/2027


 (Signature of Notary)
April A Owenby
 (Name of Notary Typed, Stamped, or Printed)

SHORT TERM RENTAL CERTIFICATIONS

To be completed and notarized for any application where the proposed use is short term rental.

I/WE (print), _____,
hereby swear that I/we own/will own the property referenced below for which this land use change application is
being made.

***Property Address and/or Parcel ID:**

PROPERTY OWNER AUTHORIZATION ACKNOWLEDGEMENT OF GUESTS
I acknowledge to keep the total number of guests to that number which can safely stay in the premises and may be subject to the State of Georgia's fire safety code regulations.
Signature of Owner/Future Owner(s):
PROPERTY OWNER AUTHORIZATION CERTIFIED BY OWNER OR THIRD PARTY INSPECTOR
I attest by owner or third party inspector that short term rentals meet applicable International Building Code, International Fire Code regulations and NFPA 101 Life Safety codes.
Signature of Owner/Future Owner(s):
PROPERTY OWNER AUTHORIZATION CERTIFIED DEED RESTRICTION
I certify that there are no deed restriction and/or covenants on the property that prohibits the use of the property as a short-term rental.
Signature of Owner/Future Owner(s):
PROPERTY OWNER AUTHORIZATION CERTIFIED SHORT-TERM RENTAL INSURANCE
I certify that the owner/future owner has commercial or specific short-term rental insurance for the property. If insurance <i>has not been obtained</i> at time of application, I certify that owner/future owner will obtain prior to renting if application approval is granted.
Signature of Owner/Future Owner(s):
OFFICIAL CODE OF WHITE COUNTY APPENDIX C/ARTICLE VII – SHORT TERM RENTALS & BUSINESS LICENSES NOTIFICATION
I certify that I have been informed of and provided a copy of Appendix C/Article VII - Short Term Rentals. I certify that I have also been informed that I will need to contact the White County Business Tax Office (706-865-2235) to obtain the proper business licensing, host licensing, and subsequent tax information prior to operation of my short-term rental.
Signature of Owner/Future Owner(s):

SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this ____ day of _____, 20__ by
_____ (name of signer(s)). The
named signer(s) is/are personally known by me or produced the identification type of _____.

{Seal}

(Signature of Notary)

(Name of Notary Typed, Stamped, or Printed)


APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, David Wayne Bristol (print name) have been advised that I or someone to represent me must be in attendance when my application is before the White County Planning Commission and the White County Board of Commissioners or it will be tabled. I also acknowledge that I have been made aware of the below dates upon submission of my application.

Senior Center, 1239 Helen Hwy, Cleveland **6:00pm**
 Public Hearing Date (Planning Commission): 01/29/2024
 Regular Meeting Date (Planning Commission): 02/05/2024

Administration Building, 1235 Helen Hwy, Cleveland **4:30pm**
 Board of Commissioners Meeting Date: 02/26/2024

**Meeting dates are subject to change*


 Signature of Applicant or Authorized Agent
12/04/2023
 Date

<p><u>OFFICE USE ONLY</u></p> <p>Copy given to applicant: <u>12/5/23</u> (date)</p> <p>Staff Initials: <u>WDB</u></p> <p>Flag (circle): <input checked="" type="radio"/> Y <input type="radio"/> N</p>

NOTE: Representatives of David Bristol will be either: **Martha Bristol** or **Donna Casey Tanksley** in the event that David Bristol is not able to attend meetings.

<p>WITHDRAWAL</p> <p><i>Notice: This section only to be completed if application is being withdrawn.</i></p>
<p>PART II - OFFICIAL CODE/APPENDIX C - LAND USE REGULATIONS/ARTICLE XVIII. AMENDMENT, APPLICATION AND PROCEDURAL REQUIREMENTS</p> <p><i>Section 1803. Withdrawal of amendment application. Any petition for an amendment to these regulations, official land use district map, conditional use approval, variance or special use permit may be withdrawn, at the discretion of the person or agency initiating such request, at any time prior to final action by the board of commissioners upon written notice to the planning director. Any required fees shall be forfeited</i></p>
<p>I hereby withdraw application #:</p>
<p>Applicant Signature: _____ Date: _____</p>

David Wayne Bristol
PO Box 323
191 Garland Bristol Rd
Sautee, GA 30571
[REDACTED]

12/04/2023

White County Planning Department
Attn: John Sell
1241 Helen Highway, Suite 200
Cleveland, GA 30528
(706) 865-6768

John,

As per our conversation today, I wish to rezone my two properties at:

191 Garland Bristol Rd
Sautee, GA 30571

Parcel 071115 & 071116

These properties have been continuously in my family for over 100 years and have always been residential use the entire time.

I did not know that my property had been rezoned commercial C1 until my property taxes tripled this year which led to further investigation and discovery of the Commercial "C1" status. I also notice that many of my neighbors were incorrectly zoned as C1. These are their residences as well.

I did not authorize the change nor do I agree with the Commercial status as I feel it was done in error.

Please accept my land use application and return my family property back to its original Residential R1 status.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Bristol', with a long horizontal flourish extending to the right.

David Wayne Bristol - Owner



Public Health
Prevent. Promote. Protect.

White County Environmental Health

Zachary Taylor, M.D., M.S., Acting Health Director

1241 Helen Highway, Unit 210 • Cleveland, GA 30528

PH: 706-348-7698 • FAX: 706-348-1670 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties



Evaluation Applied For



Appropriate Permit Applied For



Appropriate Permit Issued to Applicant



Evaluation, Permit Not Applied For At This Time

DATE: 12/5/2023

APPLICANT NAME: DAVID WAYNE BRISTOL

PROPERTY ADDRESS: 191 GARLAND BRISTOL RD
CLEVELAND, GA 30528

White County Planning Department:

In reference to a request for a change of zoning/land use or a building permit, application may need to be made for an existing system evaluation to determine:

- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that could adversely affect the functionality of the system.

Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval can be given.

If, based upon information submitted, no septic systems exist on the property, this zoning/land use change and/or building permit request should not affect the property with respect to septic use.

White County Environmental Health
District 2 Public Health

By signing below, I certify all information submitted is accurate and true to the best of my knowledge.

Applicant Signature



Georgia Department of Public Health On-Site Sewage Management System Performance Evaluation Report Form

APPLICANT NAME: DAVID WAYNE BRISTOL	PROPERTY/SYSTEM ADDRESS: 191 GARLAND BRISTOL RD SAUTEE NACOOCHEE, GA 30571	EVALUATION ID: 011032 <i>12/5/23</i>
APPLICANT PHONE: _____	SUBDIVISION/LOT/BLOCK: //	COUNTY: White
APPLICANT EMAIL ADDRESS: _____	REASON FOR EVALUATION: Structure Change of Use	
Inspection Records		
<i>Yes</i>	1. Inspection records exist for this septic system.	
<input checked="" type="checkbox"/>	2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached.	
Maintenance Records (applicable copies are attached)		
<i>X</i>	3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years.	
<i>N/A</i>	4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.	
<i>N/A</i>	5. Systems with grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.	
System Assessment and Existing Site Conditions (applicable copies are attached)		
<i>X</i>	6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the absorption field cannot be verified since no initial inspection records exist.	
<i>X</i>	7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.	
<input checked="" type="checkbox"/>	8. This site evaluation by the County Board of Health revealed no evidence of system failure.	
<input checked="" type="checkbox"/>	9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.	
Addition to Property		
<input checked="" type="checkbox"/>	10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.	
Relocation of Home or Change of Use		
<input checked="" type="checkbox"/>	11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.	

(Commercial to Residential zoning)

See 2nd page for evaluation notes, disclaimer, and signature.

Performance Evaluation Report Form (continued)

PROPERTY/SYSTEM ADDRESS: 191 GARLAND BRISTOL RD SAUTEE NACOOCHEE, GA 30571	EVALUATION ID: 011032
	SUBDIVISION/LOT/BLOCK: //

Adverse Conditions (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health):

* The septic system appeared to be functioning @ the time of inspection.
* There did not appear to be any adverse conditions that would affect the septic system.

Additional Notes/Comments:

* This office has no issues w/this property being re-inspected.

Inspector:
Sean Sullivan

Signature:



Date:
12/05/2023

I verify the above information to be correct at the date and time of this evaluation only. Disclaimer: This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by system malfunction.

2 Pw

White County Health Department
1241 Helen Hwy., Unit 210, Cleveland, GA 30528

BUILDING PERMIT NO.
RECEIPT NUMBER 9991

PERMIT NUMBER 3822

APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

DATE 7/10/96

Subdivision, Street or Road Cleveland Bristol Road

Property Location (Address, Block, Lot, Directions to Property) 75 North - Right on Hwy 17 - Left on Cleveland Bristol Rd - on left

Property Owner's Name Garland and Porter Bristol	MUST BE INSPECTED CALL (706) 865-2191 BEFORE 9 AM	Date 7/10/96
---	--	-----------------

Permitter's Address 191 GARLAND BRISTOL RD - P.O. Box 21 - State of Georgia, GA	Phone No.
--	-----------

Use Facility (Residence, Church, Motel, Restaurant, etc.)	Water Supply <input type="checkbox"/> Public <input type="checkbox"/> Community <input checked="" type="checkbox"/> Individual	Garbage Disposal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No. of Bedrooms or No. of Cattle Per Day 2
---	---	---	--

Size 5 Acs	Soil Conditions (Absorption Field) Percolation Rate _____ Min./In; Water Table or Rock Depth _____ Feet; Soil Type _____
Field Capacity	Absorption Field Area
Septic Tank 1000 Gals.	Total Sq. Ft. _____
Soil Tank _____ Gals.	Total Linear Ft. 168 or 88
House Trap _____ Gals.	Trench Width In. 36
	Trench Depth In. 30"
	Type System Aggregate Chamber 168' 88' 14 units
	Level of Plumbing Outlet <input checked="" type="checkbox"/> Ground Level <input type="checkbox"/> Split Level <input type="checkbox"/> Basement
	Field Layout Method <input type="checkbox"/> Distribution Box <input type="checkbox"/> Mound <input type="checkbox"/> Level Field <input checked="" type="checkbox"/> Serial Distribution <input type="checkbox"/> Other (Explain below)

Permitter hereby apply for a construction permit to install an on-site sewage management system and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-25. I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover.

A permit is hereby granted to install or construct the on-site sewage management system described above. This permit is not valid unless properly signed below, and expires twelve (12) months from date of issue.

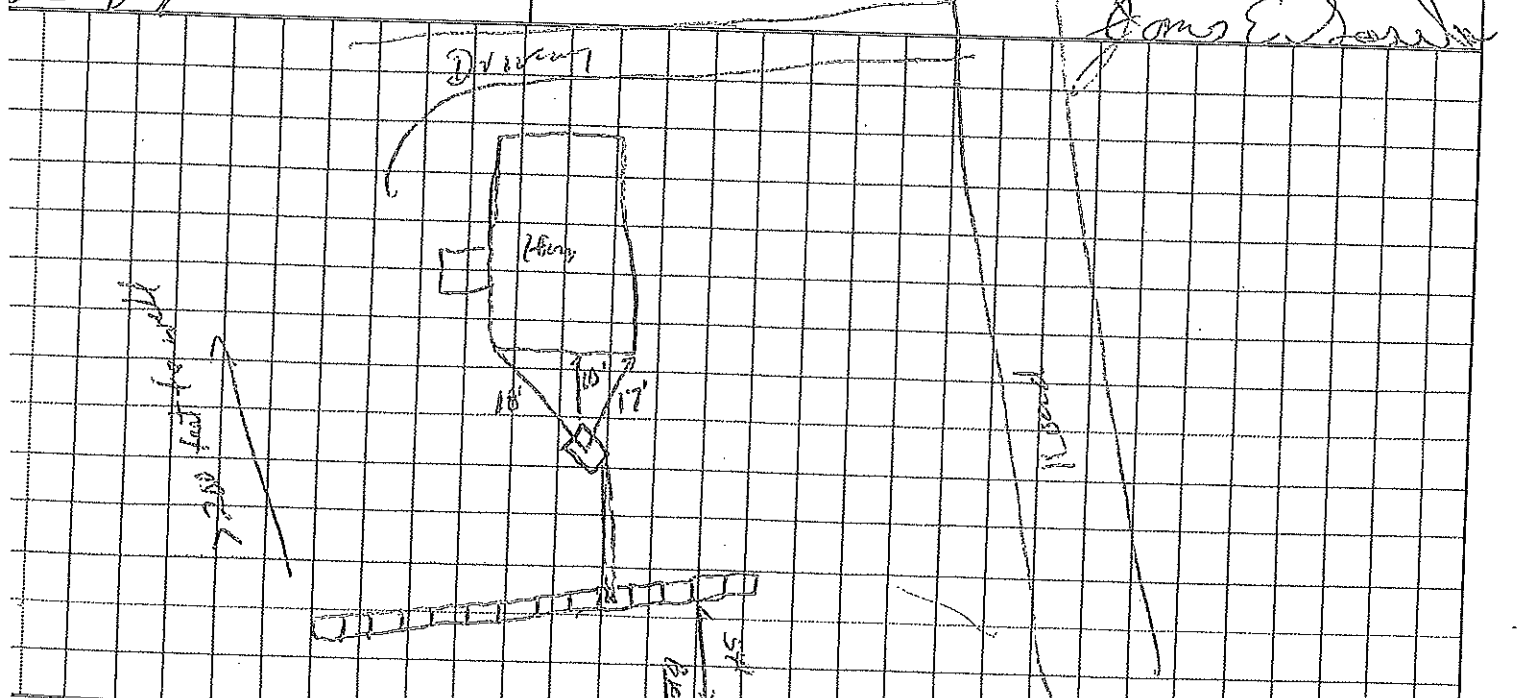
Experimental Yes No

ARE THERE ANY WELLS OR SPRINGS WITHIN 100' OR STREAMS WITHIN 50'?


Yes No

Notice of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the Georgia Department of Human Resources or County Department of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time, furthermore, said representatives do not by any action in granting compliance with these rules, assume any liability for damages which are caused, or may be caused, by the malfunction of such system.

Signature (Owner or Applicant) [Signature]	Remarks Contractor Tom E. [Signature]
---	---



FILED & RECORDED
 DATE: 6/19/2018
 TIME: 02:20PM
 DEED BOOK: 1681
 PAGE: 567-568
 FILING FEES: 12.00
 PT61: 1542018001175
 TRANSFER TAX: 55.00
 Dana Adams, C.S.C.
 White County, GA



PLEASE RETURN TO:
 CARL S. FREE
 ATTORNEY AT LAW
 P.O. BOX 884
 CLEVELAND, GA 30528
 FILE # 18-236

WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF WHITE

This indenture, made the 14th day of June in the year of our Lord Two Thousand Eighteen (2018), between **Wayne Bristol a/k/a George Wayne Bristol**, Grantor, and **David Wayne Bristol**, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee.

All that tract or parcel of land, lying and being in Land Lot 54 of the 3rd Land District of White County, Georgia, containing 2.876 acres, more or less, and being more particularly described as follows:

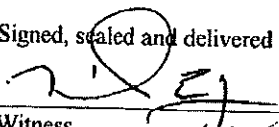
TO locate the true point of beginning, begin at a nail found at the intersection center line of Shamrock Road and the edge of paving of Garland Bristol Road, and traversing from said point North 35° 10' West 16.56 feet to the TRUE POINT OF BEGINNING; thence running from said true point of beginning the following courses and distances: North 62° 07' West 82.72 feet; North 40° 03' West 19.69 feet to an iron pin found; North 08° 01' East a distance of 494.25 feet to a concrete monument found; thence along and with the property of now or formerly Windham the following courses and distances: South 78° 59' East 98.88 feet to an iron pin set; South 77° 28' East 99.02 feet to an iron pin set; South 76° 34' East 15.58 feet to an iron pin set; thence along and with the property of now or formerly Bristol: South 04° 09' East a distance of 416.02 feet to an iron pin set on the right of way of Garland Bristol Road; thence along and with said right of way the following courses and distances: South 77° 54' West 32.17 feet; South 75° 53' West 50.14 feet; South 70° 19' West 53.79 feet; South 64° 27' West 49.54 feet; South 61° 02' West 53.26 feet to the true point of beginning; as per plat of survey for Wayne Bristol, by North Central Land Surveying, dated September 12, 1996, a copy of said plat being of record in the Office of the Clerk of Superior Court, White County, Georgia, in Plat Book 38, Page 295. The description as shown by said plat being incorporated herein by reference.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in FEE SIMPLE, and the said Grantor WARRANTS the title to same against the lawful claims of all persons whomsoever.

Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

In witness whereof, the Grantor has herunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of:




Witness



Notary Public
My Commission Expires: _____

Wayne Bristol a/k/a George Wayne Bristol
Wayne Bristol a/k/a George Wayne Bristol,
(SEAL)
Grantor, by his attorney in fact,
Martha Lovell Bristol, pursuant to Durable
Financial Power of Attorney recorded in
Deed Book 1679, Pages 145-154,
White County, Georgia, deed records


The ~~same~~ Office of Carl S. Free was retained for purposes of Deed Preparation Only.
No Title Examination or Certification was rendered in conjunction with same.



OFFICIAL TAX RECEIPT

White County Tax Commissioner

Cindy Cannon

P. O. Box 970

Cleveland GA 30528

Phone 17068652225 - Fax 17062190078

Email: wctc@whitecounty.net

OWNER

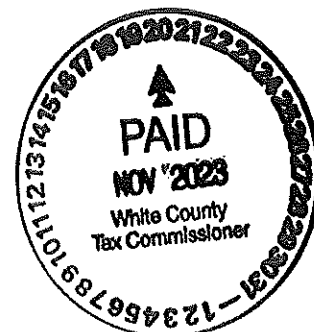
BRISTOL DAVID WAYNE

PO BOX 323

SAUTEE NACOOCHEE, GA 30571

PAID DATE			11/20/2023
RECEIPT PRINTED			11/20/2023 10:13:44 AM
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(s) CHARGE APPROVAL CODE
\$0.00	\$2,793.09	\$0.00	3049
REFUND AMOUNT			\$0.00
OVERPAY AMOUNT			\$0.00
CHANGE AMOUNT			\$0.00
REGISTER			5
CASHIER			
TOTAL PAID			\$2,793.09

Tax Year- Bill Number FMV Property ID	Property Description Property Address District Serial Number Decal Number	Due Date Original Due	Interest Penalty Other Fees	Previous Paid Amount	Current Amount Due	Amount Paid	Tax Bill New Balance	
2023-2186 FMV: 115500.00 071 115	LL54 LD3 GARLAND BRISTOL RD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2023 \$1,047.82	\$9.17 \$0.00 \$0.00	\$0.00	\$1,056.99	\$1,056.99	\$0.00	
Paid By: BRISTOL DAVID WAYNE 706-969-8853				Overpayment Amount: 0.00				
Check Number: 3049								
2023-2167 FMV: 189710.00 071 116	LL 54 LD 3 191 GARLAND BRISTOL RD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2023 \$1,721.04	\$15.06 \$0.00 \$0.00	\$0.00	\$1,736.10	\$1,736.10	\$0.00	
Paid By: BRISTOL DAVID WAYNE 706-969-8853				Overpayment Amount: 0.00				
Check Number: 3049								
Transaction(s): 40751 - 40752		Total(s):	\$2,768.86	\$24.23	\$0.00	\$2,793.09	\$2,793.09	\$0.00





Overview



Legend

- Roads
- Railroads
- Lakes
- Streams and Rivers
- City Labels

Parcel ID	071 116	Alternate ID	5166448	Owner Address	BRISTOL DAVID WAYNE
Sec/Twp/Rng	n/a	Class	C		PO BOX 323
Property Address	191 GARLAND BRISTOL RD	Acreage	2.88		SAUTEE NACOOCHEE GA 30571

District 01
 Brief Tax Description LL 54 LD 3

(Note: Not to be used on legal documents)

Date created: 12/4/2023
 Last Data Uploaded: 12/4/2023 5:23:53 AM

**WHITE COUNTY PLANNING DEPARTMENT
STAFF COMMENT**

DAVID BRISTOL

- PROPERTY IS LOCATED AT 191 GARLAND BRISTOL RD IN SAUTEE NACOOCHEE. REQUEST IS TO REDISTRICIT FROM C-1 COMMUNITY COMMERCIAL DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL DISTRICT.
- PROPERTY ADJOINS TO THE SOUTH R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT; TO THE EAST AND SOUTH C-1 COMMUNITY COMMERCIAL DISTRICT; TO THE WEST AND NORTH A-1 AGRICULTURE FORESTRY DISTRICT.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES COMMUNITY COMMERCIAL.
- TOTAL ACREAGE IS 2.88.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

EXISTING LAND USE



FUTURE LAND USE



WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Monday, February 5th, 2024
6:00 pm

White County Senior Center
1239 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, R.K. Ackerman, Charlie Thomas, Linda Dixon, Brad Ash, and John Yarbrough. Staff members present were Tammy Carter, John Sell, and Mercedes Dodd.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation. No changes made to agenda. Motion to approve the minutes of December 27th, 2023 and January 2nd, 2024 made by Ms. Dixon and seconded by Mr. Freeman. Motion was unanimous.

Application of Vicki Glover to request a variance for Section 14-133(k) RV Park Square Footage for a total of 580 square feet. Property is located at 123 Bridge Loop Drive, Cleveland, GA, 30528. Lot 221 in Paradise Valley. Tax map and parcel is 005E-221.

The applicant, Vicki Glover of 123 Bridge Loop Drive, was present. Ms. Carter gave a summary of the application. Ms. Glover explained the request was for extending the roof to add screening to the porch and to help keep the sun out.

Motion to approve the variance made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Ms. Glover asked if she owed more money, to which Chairman Thomas stated she would need to apply for a building permit.

Application of Ralph Hogan to request a variance from Section 601 Access. Property is located at 0 Gerrells Road, Cleveland, GA, 30528. Tax map and parcel is 076-065. Total acreage for variance is 1.41. A representative, Jarvis Adams on behalf of 0 Gerrells Road, was present. Ms. Carter gave a summary of the application. Mr. Adams explained he would be building a barn that would eventually have an apartment for he and his wife to live in, with the barn being used for storage as well.

Motion to approve the variance made by Mr. Yarbrough and seconded by Mr. Ash. Motion was unanimous. Ms. Carter advised the representative to contact her office the next day for plat approval.

Application of William Pardue to request a variance from Section 30-104(2) for impervious surface setbacks in Watershed Protection. Property is located at 61 Ray Pardue Road, Cleveland, GA, 30528. Tax map and parcel is 032-177. Total acreage for variance is 5.17.

The applicant, William Pardue of 316 Highway 75 Alternate, was present. Ms. Carter gave a summary of the application. Mr. Pardue explained there is a home on the property that is over 200 years old that will be torn down and he would like to build a new home but has limited area due to septic and drainage. He confirmed the proposed home would be built where the current power lines are, but added the power lines will be zigzagged to miss the home. He stated his request is to build 119 feet from the Cathey Creek bank and said he would not be within the 100-foot buffer. He said the septic would be outside of the 150 feet Impervious Surface setback. When asked if the county plans to pave the road, he said the road would need to be a 60-foot Right of Way that is not feasible. He said his soil work has not been done yet.

Motion to approve the variance made by Mr. Ackerman and seconded by Mr. Ash. Motion was unanimous.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of W.R. Clarke to request a variance for Section 14-133(k) RV Park Square Footage for a total of 744 square feet. Property is located at 145 Magnificent Way, Cleveland, GA, 30528. Lot 51 in Mountain Lakes. Tax map and parcel is 031E-086.

The applicants, William and Linda Clarke of 68 Nob Hill Drive, were present. Ms. Carter gave a summary of the application. Mr. Clarke explained he would like to place a pole barn style cover with a metal trellis over his trailer that would help prevent weather damage and provide shade. He said he does not live in the trailer, it is mostly used as a getaway for his wife.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous. Ms. Carter advised the applicant to come to her office to finalize anything that may be pending on their building permit application.

Application of Shaun and Kaitlyn York to request a variance from Section 601 Access. Property is located at 0 Ascension Trail, Cleveland, GA, 30528. Tax map and parcel is 005D-005. Total acreage for variance is 3.11.

The applicants, Shaun and Kaitlyn of 0 Ascension Trail, were present. Ms. Carter gave a summary of the application. Ms. York explained they plan to build their home on the property and have an approved percolation test, but needs the access approved.

Motion to approve the variance made by Mr. Ash and seconded by Ms. Dixon. Motion was unanimous. Ms. Carter advised the applicant to contact her office regarding plat approval.

Application of David Bristol to redistrict property located at 191 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-116. Total acreage is 2.88. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol Road, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained the property was zoned in 2015 to commercial without his knowledge and he found out through tax increases. He said the property has never been commercial and wants to keep it part of a peaceful neighborhood.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26th.

Application of David Bristol to redistrict property located at 0 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-115. Total acreage is 2.10. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol Road, was present. He said this property is the same situation as his other application. He said this property was split with his father then he re-inherited it after his father's passing and would like it to be zoned residential.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Yarbrough. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26th.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Keith Parker to redistrict property located at 9545 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to A-1 Agriculture Forestry District. Tax map and parcel 090-045. Total acreage is 20.07. Present zoning is R-1 Residential Single Family District. The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained this is his and his wife's retirement plan. He stated they plan on a small farm with small commercial out front but would like agricultural zoning on this parcel because of more flexibility from a farming standpoint.

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Mr. Freeman. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26th.

Application of Keith Parker to redistrict property located at 0 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to C-2 Highway Business District. Tax map and parcel 090-045. Total acreage is 1.00. Present zoning is R-1 Residential Single Family District. The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained the proposed use is for motorcycle salvage where he would purchase motorcycles from insurance auctions and sell to shops to be refurbished with the long-term plan to be able to fix the motorcycles himself. He stated C-2 would give him the ability to grow their business and since this is their home, they do not intend to have a junkyard. He said the motorcycles would only be on this one acre, which is being split from his home place acreage, and would be in an approximately 2500 square foot building. Chairman Thomas reminded the board of the option of placing a conditional use on the property for this use only.

Motion to recommend approval with condition that application go back before board for approval if the use changes was made by Mr. Ackerman and seconded by Ms. Dixon. Mr. Parker asked if he could speak, and Chairman Thomas opened the floor for discussion.

Mr. Parker explained he would like condition not to be placed because he plans to start with the motorcycle shop but may have other things to help enhance his business, such as a butcher shop in conjunction with their farm. He said he has no intentions for a salvage yard and explained the property is in a commercial corridor with other neighbors that do not have conditions. He said he eventually might want to lease the property if the motorcycle shop does not work out and explained that the small acreage places certain limitations on it through the county and GDOT as well.

Chairman Thomas noted that the zoning goes with the property if he decides to sell, to which Mr. Parker said he has no intentions of selling or a junkyard. He said he wants to have it as family property for generations and be buried there. He said his intent is not to leverage the commercial and sell off but feels that this will tie one hand behind his back from a business perspective if the market changes. Mr. Parker also noted the board just approved a variance for him to move his mother on the property, as well. Mr. Ackerman asked the Chairman if placing a condition on the property that if the property is sold, the new owner would have to have that rezoned, would accomplish both objectives. Chairman Thomas said certainly, he can make that recommendation, and Ms. Carter explained the applicant could come back to request for the condition be removed or revised.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Mr. Ackerman said he would like to amend his recommendation and asked the chairman if that would be appropriate. Chairman Thomas asked Ms. Dixon if she would be willing to withdraw her second, she said yes. He asked Mr. Ackerman if he would like to withdraw his motion, he said yes. Chairman Thomas opened the floor for a new motion.

Motion to recommend approval to the Board of Commissioners with the recommendation that if the applicant sells or gives away the property, that it does have to be reevaluated at that time, was made by Mr. Ackerman. Motion was seconded by Ms. Dixon. Motion carried by a 4-1 majority, with Mr. Ash opposed.

Chairman Thomas asked if there was any citizen comment.

James Allison of 175 Eagle Ridge Trail in Cleveland said the county is still facing a housing shortage and inquired about consideration of a variance for dirt road access on a major or minor subdivision in order to waive the pavement requirement. He said this is for a property on Highway 129 South that he is looking to divide into 38 to 45 lots and the quotes on pavement would kill the project for development of that property, and outlined the current regulations he would like consideration on. Chairman Thomas said to bring the plan and have them look at it at through a variance request. Mr. Sell stated that Mr. Allison made the same request in front of the Board of Commissioners at their meeting just before and Chairman Turner requested a meeting be set up between Mr. Sell, Mr. Pittard, and Mr. Canupp to discuss. Chairman Thomas suggested that Mr. Allison see how that meeting goes and if he receives positive input, to then apply for consideration for a variance.

Motion to adjourn made by Ms. Dixon and Mr. Yarbrough. Motion was unanimous.

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Monday, January 29th, 2024
6:00 pm

White County Senior Center
1239 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, Charlie Thomas, Linda Dixon, and John Yarbrough. Staff members present were John Sell, Tammy Carter, and Mercedes Dodd.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation. No changes made to agenda.

Application of David Bristol to redistrict property located at 191 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-116. Total acreage is 2.88. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained he found out his property had been zoned commercial when he received his tax bill, which had tripled. He said he is not sure why it was zoned commercial in a residential area and was unaware the zoning took place. He stated he does not plan to change the use from residential and has no commercial ventures planned, but does plan to rebuild his workshop and hopes to keep the house as is.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of David Bristol to redistrict property located at 0 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-115. Total acreage is 2.10. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained this parcel is vacant and was split from the initial tract so he and his father could split ownership, and he inherited the property after his father's passing. He said he has no immediate plans on this parcel.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of Keith Parker to redistrict property located at 9545 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to A-1 Agriculture Forestry District. Tax map and parcel 090-045. Total acreage is 20.07. Present zoning is R-1 Residential Single Family District. The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained that his wife wants a farm with animals and his goal is to keep her happy. He said they plan to have a "micro farm" and still have to figure out what animals and crops they would like to have on that land.

Chairman Thomas asked if anyone would like to speak for the application.

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Dana Meier of 9447 Duncan Bridge Road said he is their adjoining neighbor and his property is zoned Agricultural. He said his goal of “micro farming” is in line with the applicant and they are like minded in this regard, so he is in favor.

Chairman Thomas asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of Keith Parker to redistrict property located at 0 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to C-2 Highway Business District. Tax map and parcel 090-045. Total acreage is 1.00. Present zoning is R-1 Residential Single Family District.

The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained the proposed use would be to split one acre from his twenty-one acre tract to construct a building, likely a red-iron building, for the purposed of a motorcycle salvage shop. He said he would act as a broker to sell the parts to other shops. When asked how this would differ from a car junk yard, Mr. Parker explained that his inventory would be inside and his focus would be on older bikes from 1940s to 1960s, which has a specific market segment and demographic. He said the majority of the business would be online, so he does not envision set hours, so it would be minimal traffic by appointment only. Mr. Parker explained there are commercial properties all around him, with agricultural adjoining him as well. When asked if he plans to have employees, he said he would likely have one employee with a mechanic background to see where the business goes.

Chairman Thomas asked staff if conditions could be placed to limit the uses in the C-2 zoning, to which Ms. Carter said yes. Mr. Freeman stated this is a commercial corridor and would be the area for C-2 zoning if approved. Mr. Parker explained he and his wife targeted this area because of the commercial corridor for his business, but also because it backs up to Buck Shoals for his agricultural purposes. He said if the motorcycle salvage does not work out, he would like to be able to lease the building out.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Motion to adjourn made by Mr. Yarbrough and seconded by Ms. Dixon. Motion was unanimous.



WHITE COUNTY

Board of Commissioners

Item Title: Rezoning from R-1 to A-1 for Keith Parker, 9545 Duncan Bridge Road, Cleveland

For Meeting Date: 2/26/2024

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Land Use Application

Submitted By: John Sell

Attachments: Yes **If yes, please list each file name below:**

1. 20541
2. Public Hearing Minutes 1/29/2024
3. Regular Meeting Minutes 2/5/2024

Purpose:

Consider the application of Keith Parker to redistrict property located at 9545 Duncan Bridge Road, Cleveland, Georgia, 30528 from to R-1 Residential Single Family District to A-1 Agriculture Forestry District. Tax map and parcel 090-045. Total acreage is 20.07. Present zoning is R-1 Residential Single Family District.

Background / Summary:

- Applicant is requesting to rezone property at 9545 Duncan Bridge Road from R-1 to A-1. The 20 plus acre lot qualifies for A-1 (larger than 10 acres.) Mr. Parker explained that his wife wants a farm with animals and his goal is to keep her happy. He said they plan to have a “micro farm” and still have to figure out what animals and crops they would like to have on that land. Dana Meier of 9447 Duncan Bridge Road said he is their adjoining neighbor and his property is zoned Agricultural. He said his goal of “micro farming” is in line with the applicant and they are like minded in this regard, so he is in favor. No one spoke against the application. The Planning Commission recommended approval and the motion passed by unanimous vote.

Department Recommendation:

Planning Commission recommended approval by unanimous vote.

Options:

- Uphold Planning Commission recommendation and approve the application
- Reverse Planning Commission recommendation and deny the application.
- Table the application for further review or to send back to Planning Commission

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

-

WHITE COUNTY CHANGE OF LAND USE DISTRICT APPLICATION

OFFICE USE ONLY	Land Use Application #: <u>20541</u>
Public Hearing Date: <u>1/29/2024</u>	Commission District: <u>2</u>
Fees Assessed: <u>\$250</u>	Paid via: <input type="checkbox"/> cash <input checked="" type="checkbox"/> credit card <input type="checkbox"/> check# _____

APPLICANT INFORMATION	
Status: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Option to Purchase	
Printed Name(s): <u>Keith Parker</u>	
Address: <u>9545 Duncan Bridge Rd Cleveland GA 30528</u>	
Phone Number: _____	Alternate Contact Number: _____
Email: _____	

Owner Information (if different from Applicant/Agent):	
Name: _____	Phone #: _____

PROPERTY INFORMATION	
Parcel ID: <u>090045</u>	Total acreage being changed: <u>20.07</u>
Address: <u>9545 Duncan Bridge Rd Cleveland GA 30528</u>	
Direction of Property: <u>Turn right off 115 onto Duncan bridge rd driveway is on left just before American water</u>	

Current Use/Zoning of Property: <u>R1</u>	Type of Road Surface: <u>paved</u>
Any prior redistricting requests for property: <u>No</u> If yes, provide redistricting application #: _____	

SURROUNDING PROPERTY LAND USE CLASSIFICATION:			
North: <u>R1</u>	South: <u>C2, R1</u>	East: <u>Public</u>	West: <u>C2</u>

REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply)	
Redistrict from district: <u>R1</u>	Redistrict to district: <u>R1</u>
Conditional Use - specify: _____	
Special Use - specify: _____	
Land Use Variance from Code Section: _____	

Proposed use if not listed above: <u>Farm</u>	
Is this property part of a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, please list number of lots: _____	
Are there covenants? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there an active homeowner's association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Subdivision Name (if applicable): _____	

Existing Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

Proposed Utilities (check all that apply):
 County or City Water Well Septic Gas Electric Broadband

COMMERCIAL AND INDUSTRIAL REDISTRICKT INFORMATION

Building Area: _____ No. of Parking Spaces: _____

RESIDENTIAL REDISTRICKT INFORMATION

No. of Lots: _____ Minimum Lot Size in acres: _____ No. of Units: _____

Minimum Heated Floor Area (ft²): _____ Density/Acre: _____

Is an Amenity area proposed (specify if yes)? _____

Apartments Condominiums Townhomes Single Family

Rental Cabins Recreational Vehicle Park Other- Specify: _____

LIST OF ADJACENT PROPERTY OWNERS

It is the responsibility of the Applicant to provide a list of adjacent property owners that has property bordering your property or who has property directly across the street from your property (additional sheet may be included, if necessary).

PARCEL	PROPERTY OWNER NAME	MAILING ADDRESS
1 090045A	Dana Meier	9447 Duncan Bridge Rd Cleveland GA 30528
2 090046	Green tree forever LLC	9607 Duncan Bridge Rd Cleveland GA 30528
3 090036F	Charles Dyer	7677 Salem Rd Lewis Berg OHIO 45338
4 090043	state of GA	clover leaf rd Cleveland GA 30528
5 090015	Larry Freeman	9607 Duncan Bridge Rd Cleveland GA 30528
6 090013	Larry Freeman	40 Venture LN Cleveland GA 30528
7 090048	River Road properties	clover leaf rd, 9607 Duncan Bridge Rd Cleveland GA 30528

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners meeting agendas.

I understand that the Planning Department staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I understand that I may seek legal advice if I am not familiar with the land use requirements and procedures.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioners meetings and that I am required to be present or to be represented by someone able to present all facts and answer all questions. I understand that failure to appear at a meeting shall result in the postponement or denial of my application request. I further understand that it is my responsibility to be aware of relevant meeting dates and times regardless of notification from White County.

I hereby certify that I have read the above and that the above information, as well as the attached information, is true and correct.

Applicant Signature: 

Date: 12/12/23

2023 DEADLINES AND MEETING DATES

Submittal Date Planning Dept. Office 5:00 p.m. Deadline	Planning Commission Public Hearing 1239 Helen Hwy 6:00 p.m.	Planning Commission Regular Session 1239 Helen Hwy 6:00 p.m.	Board of Commissioners Work Session 1235 Helen Hwy 4:30 p.m.
Wednesday, January 4, 2023	Monday, January 30, 2023	Monday, February 6, 2023	Monday, February 27, 2023
Wednesday, February 1, 2023	Monday, February 27, 2023	Monday, March 6, 2023	Monday, March 27, 2023
Wednesday, March 1, 2023	Monday, March 27, 2023	Monday, April 3, 2023	Monday, April 24, 2023
Wednesday, March 29, 2023	Monday, April 24, 2023	Monday, May 1, 2023	TBA
Wednesday, May 3, 2023	TBA	Monday, June 5, 2023	Monday, June 26, 2023
Wednesday, May 31, 2023	Monday, June 26, 2023	Monday, July 3, 2023	Monday, July 31, 2023
Wednesday, June 14, 2023 *	Monday, July 31, 2023	Monday, August 7, 2023	Monday, August 28, 2023
Wednesday, July 12, 2023	Monday, August 28, 2023	TBA	Monday, September 25, 2023
Wednesday, August 9, 2023	Monday, September 25, 2023	Monday, October 2, 2023	Monday, October 30, 2023
Wednesday, September 13, 2023	Monday, October 30, 2023	Monday, November 6, 2023	Monday, November 27, 2023
Wednesday, October 11, 2023	Monday, November 27, 2023	Monday, December 4, 2023	TBA
Wednesday, November 8, 2023	TBA	TBA	Monday, January 29, 2024
Wednesday, December 13, 2023	Monday, January 29, 2024	Monday, February 5, 2024	Monday, February 26, 2024

*NEW DEADLINE DATES EFFECTIVE IN ORDER TO MEET ZPL UPDATES AS OF JULY 2023

NOTICE OF AGRICULTURAL DISTRICT ADJACENCY

Future abutting developers in non-agricultural land use districts shall be provided with this "Notice of Agricultural Adjacency" prior to administrative action on either land use district, the issuance of a building or occupancy permit or approval of a subdivision of property. Prior to administrative action, the applicant shall be required to sign this wavier which indicates that the applicant understands that a use is ongoing, adjacent to his/her use, which can produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent Agricultural District uses, the applicant agrees by executing this form to waive any objection to those effects and understands that his/her district change and/or permits or other approvals are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the Agricultural District constitute a nuisance against the local government and adjoining land owners whose property is located in an Agricultural District. This wavier shall be provided and made applicable for subsequent purchasers and owners or heirs of his/her property. This notice and acknowledgement shall be public record.

Applicant Signature: *Keith Parker*

Date: *12/12/23*

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANTS AND REPRESENTATIVE(S) OF REQUESTED ACTION)**

Pursuant to O.C.G.A. Section 36-67 A-3.A, the disclosure of any campaign contributions aggregating \$250.00 or more to a local government official who will consider an application for re-classification or for a conditional use or special use permit is mandatory when an application or any representation of application for re-classification of district or for conditional use or special use permit has been made within two (2) years immediately preceding the filing of a request for reclassification or conditional use or special use permit by the same applicant and/or representative of said applicant. It shall be the duty of the applicant and/or any representatives of the applicant to file a disclosure with the governing authority of the respective local government to show the following:

Name of local official(s) to whom campaign contribution was made: *N/A*

The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of this application for action for district re-classification, conditional use or special use permit.

Amount \$: *N/A* Date: *N/A*

Enumeration and description of each gift (when the total value of all gifts is \$250.00 or more) made to the local government official during the two (2) years immediately preceding the filing of this application. **Please attach additional sheets if needed.**

Check box if no contributions made

Applicant Signature: *Keith Parker*

Date: *12/12/23*

PROPERTY OWNER AUTHORIZATION

To be completed by the property owner to certify ownership of subject property and to provide authorization for other person(s) to represent the owner on their behalf.

I/WE (print), Keith Parker,
hereby swear that I/we own the property for which this land use change application is being made.

Property Address and/or Parcel ID: 090045

PROPERTY OWNER INFORMATION

Printed Name of Owner(s): Keith Parker

Mailing Address: 9545 Duncan bridge Rd
Cleveland GA 30528

Phone Number: [REDACTED]

Alternate Contact Number:

Email: [REDACTED]

I/we hereby authorize the person named below to act as the applicant or agent in the pursuit of the requested action on this property. I/we understand that any action granted and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The person named below is authorized to make this application. The person named below is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of the last action by the White County Board of Commissioners.

Printed Name of applicant or agent(s): Karen Parker

Signature of Owner(s): Keith Parker Date Signed: 12/12/23

PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 12 day of December, 2024 by Keith Parker (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of DL.

{Seal} Mercedes Dodd
NOTARY PUBLIC
White County, GEORGIA
My Commission Expires 06/02/2026

Mercedes Dodd
(Signature of Notary)

(Name of Notary Typed, Stamped, or Printed)

SHORT TERM RENTAL CERTIFICATIONS

To be completed and notarized for any application where the proposed use is short term rental.

I/WE (print), _____, hereby swear that I/we own/will own the property referenced below for which this land use change application is being made.

*Property Address and/or Parcel ID:

PROPERTY OWNER AUTHORIZATION ACKNOWLEDGEMENT OF GUESTS

I acknowledge to keep the total number of guests to that number which can safely stay in the premises and may be subject to the State of Georgia's fire safety code regulations.

Signature of Owner/Future Owner(s):

PROPERTY OWNER AUTHORIZATION CERTIFIED BY OWNER OR THIRD PARTY INSPECTOR

I attest by owner or third party inspector that short term rentals meet applicable International Building Code, International Fire Code regulations and NFPA 101 Life Safety codes.

Signature of Owner/Future Owner(s):

PROPERTY OWNER AUTHORIZATION CERTIFIED DEED RESTRICTION

I certify that there are no deed restriction and/or covenants on the property that prohibits the use of the property as a short-term rental.

Signature of Owner/Future Owner(s):

PROPERTY OWNER AUTHORIZATION CERTIFIED SHORT-TERM RENTAL INSURANCE

I certify that the owner/future owner has commercial or specific short-term rental insurance for the property. If insurance *has not been obtained* at time of application, I certify that owner/future owner will obtain prior to renting if application approval is granted.

Signature of Owner/Future Owner(s):

OFFICIAL CODE OF WHITE COUNTY APPENDIX C/ARTICLE VII – SHORT TERM RENTALS & BUSINESS LICENSES NOTIFICATION

I certify that I have been informed of and provided a copy of Appendix C/Article VII - Short Term Rentals. I certify that I have also been informed that I will need to contact the White County Business Tax Office (706-865-2235) to obtain the proper business licensing, host licensing, and subsequent tax information prior to operation of my short-term rental.

Signature of Owner/Future Owner(s):

SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this ____ day of _____, 20__ by _____ (name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of _____.

{Seal}

(Signature of Notary)

(Name of Notary Typed, Stamped, or Printed)

APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Keith Parker (print name) have been advised that I or someone to represent me must be in attendance when my application is before the White County Planning Commission and the White County Board of Commissioners or it will be tabled. I also acknowledge that I have been made aware of the below dates upon submission of my application.

Senior Center, 1239 Helen Hwy, Cleveland 6:00pm

Public Hearing Date (Planning Commission): 1/29/2024

Regular Meeting Date (Planning Commission): 2/5/2024

Administration Building, 1235 Helen Hwy, Cleveland 4:30pm

Board of Commissioners Meeting Date: 2/26/2024

**Meeting dates are subject to change*



Signature of Applicant or Authorized Agent

12/12/23
Date

<u>OFFICE USE ONLY</u>	
Copy given to applicant:	<u>12/12/23</u> (date)
Staff Initials:	<u>MP</u>
Flag (circle):	<input checked="" type="radio"/> Y <input type="radio"/> N

WITHDRAWAL	
<i>Notice: This section only to be completed if application is being withdrawn.</i>	
PART II - OFFICIAL CODE/APPENDIX C - LAND USE REGULATIONS/ARTICLE XVIII. AMENDMENT, APPLICATION AND PROCEDURAL REQUIREMENTS	
<i>Section 1803. Withdrawal of amendment application. Any petition for an amendment to these regulations, official land use district map, conditional use approval, variance or special use permit may be withdrawn, at the discretion of the person or agency initiating such request, at any time prior to final action by the board of commissioners upon written notice to the planning director. Any required fees shall be forfeited</i>	
I hereby withdraw application #:	
Applicant Signature:	Date:

Letter of Intent (R1-A1)
Planning Department, Land Use Application
9545 Duncan Bridge Rd, Cleveland GA 30528

Intended use:

- Intended use agriculture rezoning of approx. 20.07 acres to establish a micro farm. Still developing business plan to include livestock and crops that can be supported. Tract 1

My wife and I purchased this property with the intent to build a business specifically farm and motorcycle salvage, that we can live on and work from. Reason for request is to re-zone 20.07 acres from R1 to A1 to support and be used for family farm.

Respectfully,

A handwritten signature in black ink that reads "Keith Parker". The signature is written in a cursive style and is positioned above a horizontal line that extends to the right.

Keith Parker



Public Health
Prevent. Promote. Protect.

White County Environmental Health

Zachary Taylor, M.D., M.S., Acting Health Director

1241 Helen Highway, Unit 210 • Cleveland, GA 30528

PH: 706-348-7698 • FAX: 706-348-1670 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties



Evaluation Applied For



Appropriate Permit Applied For



Appropriate Permit Issued to Applicant



Evaluation, Permit Not Applied
For At This Time

DATE: 12/12/2023

APPLICANT NAME: KEITH PARKER

PROPERTY ADDRESS: 9545 DUNCAN BRIDGE RD
CLEVELAND, GA 30528

White County Planning Department:

In reference to a request for a change of zoning/land use or a building permit, application may need to be made for an existing system evaluation to determine:

- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that could adversely affect the functionality of the system.

Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval can be given.

If, based upon information submitted, no septic systems exist on the property, this zoning/land use change and/or building permit request should not affect the property with respect to septic use.

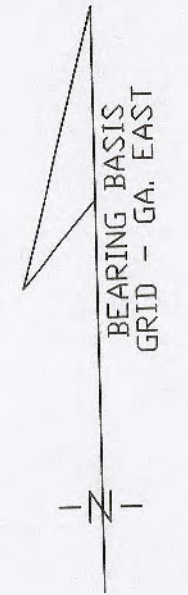
White County Environmental Health
District 2 Public Health

By signing below, I certify all information submitted is accurate and true to the best of my knowledge.



Keith Parker 12/12/23
Applicant Signature

BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

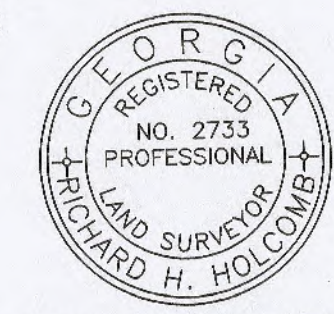
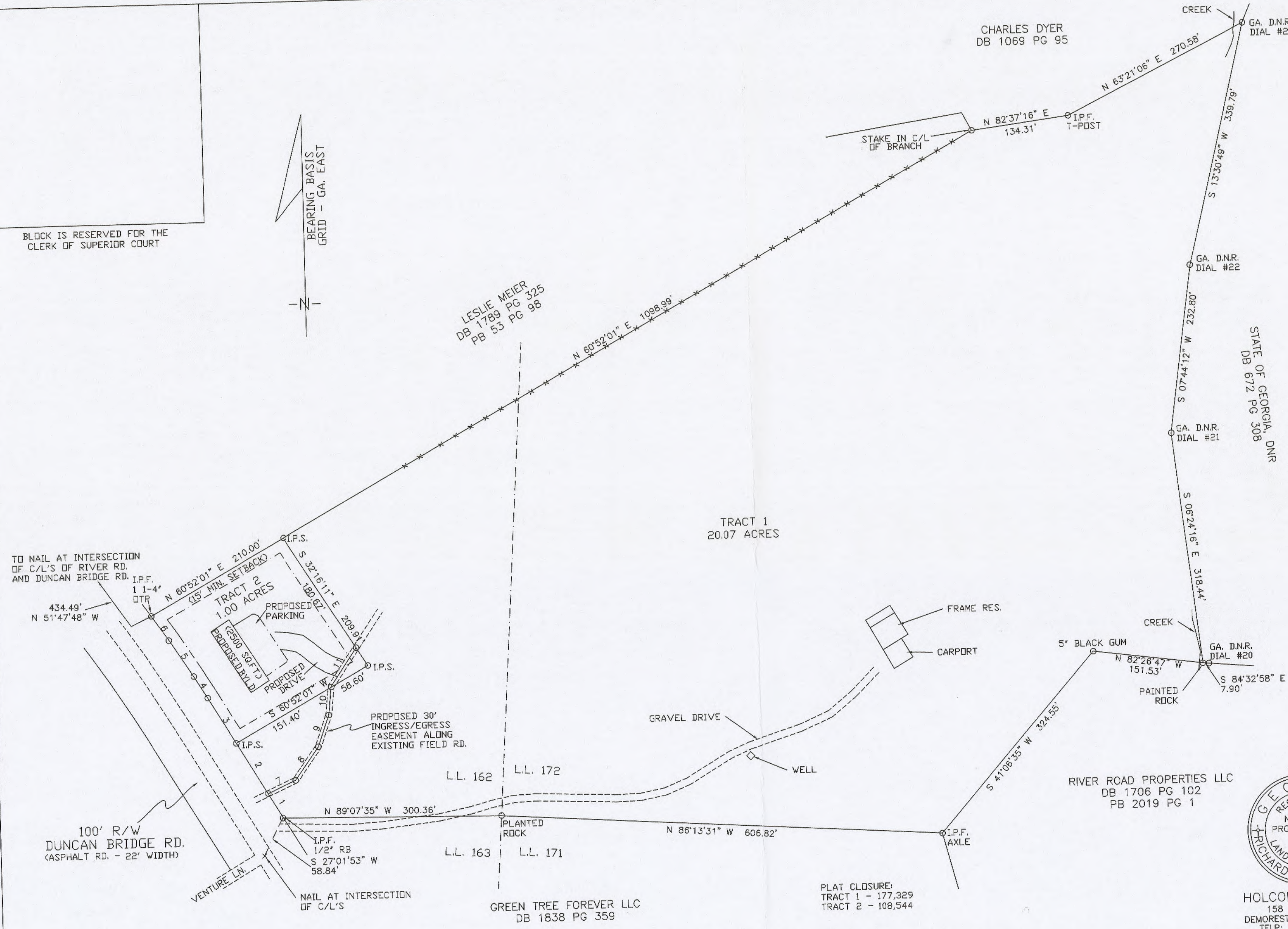


- LEGEND:
- I.P.F. IRON PIN FOUND
 - I.P.S. IRON PIN SET (1/2" RB)
 - RB REBAR
 - P/L PROPERTY LINE
 - C/L CENTERLINE
 - INT. INTERSECTION
 - R/W RIGHT OF WAY
 - BYLD BUILDING
 - E POWER LINE
 - x FENCE
 - OTP OPEN TOP PIPE
 - CTP CLOSED TOP PIPE
 - CONC. CONCRETE
 - D.N.R. DEPARTMENT OF NATURAL RESOURCES

FIELD WORK COMPLETED: 11/13/2023

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

1	N 29°50'00" W	39.29'
2	N 31°00'18" W	81.83'
3	N 30°54'18" W	74.00'
4	N 31°30'47" W	35.01'
5	N 32°53'35" W	59.89'
6	N 34°27'56" W	41.06'
7	N 65°25'37" E	42.07'
8	N 35°46'14" E	55.46'
9	N 19°20'23" E	46.26'
10	N 06°12'10" E	37.92'
11	N 33°44'57" E	64.04'



HOLCOMB SURVEYING
158 HOLCOMB CIR.
DEMOREST, GEORGIA 30535
TELP: 706-754-1875

DIVISION OF PARENT TRACT
SURVEY FOR:
KEITH PARKER

OWNER
KEITH PARKER
9545 DUNCAN BRIDGE ROAD
CLEVELAND, GA 30528
702-812-5574

PROPERTY TO HAVE A DRILLED WELL AND A INDIVIDUAL SETPTIC SYSTEM.

THERE IS TO BE 1.00 ACRES IN DISTURBED AREA FOR THE PROPOSED BUILDING AND PARKING ON TRACT 2.

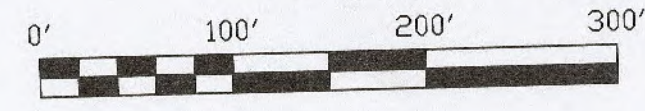
THERE IS ALSO TO BE 1,500 SQ. FT. IN DISTURBED AREA FOR THE PROPOSED HOME TO BE BUILT ON TRACT 1.

THIS PLAT WAS CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT _____ FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING TOPCON HYPER XT BASE AND ROVER GPS RECEIVERS AND CARLSON SURVSE. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE LESS THAN OR EQUAL TO 0.04' HORIZONTAL AND 0.06' VERTICAL AT THE 95% CONFIDENCE LEVEL.

As required by subsection(d) of O.C.G.A., this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum standards of property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. section 15-6-67.

LOCATED IN:
LAND LOT 162 & 172 2ND DISTRICT
WHITE COUNTY, GEORGIA
DATE: 11/13/2023
SCALE: ONE INCH = 100 FEET



RICHARD H. HOLCOMB RGLS # 2733

DATE:



OFFICIAL TAX RECEIPT

White County Tax Commissioner

Cindy Cannon

P. O. Box 970

Cleveland GA 30528

Phone 17068652225 - Fax 17062190078

Email: wctc@whitecounty.net

OWNER

PARKER KEITH

9545 DUNCAN BRIDGE ROAD

CLEVELAND, GA 30528

PAID DATE			10/31/2023
RECEIPT PRINTED			12/11/2023 9:46:26 AM
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(S) CHARGE APPROVAL CODE
\$0.00	\$0.00	\$0.00	
REFUND AMOUNT			\$0.00
OVERPAY AMOUNT			\$0.00
CHANGE AMOUNT			\$0.00
REGISTER			9
CASHIER			
TOTAL PAID			\$4,251.78

Tax Year- Bill Number FMV Property ID	Property Description Property Address District Serial Number Decal Number	Due Date Original Due	Interest Penalty Other Fees	Previous Paid Amount	Current Amount Due	Amount Paid	Tax Bill New Balance
2023-13358 FMV: 468670.00 090 045	LL162&172 LD2 9545 DUNCAN BRIDGE RD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2023 \$4,251.78	\$0.00 \$0.00 \$0.00	\$0.00	\$4,251.78	\$0.00	\$0.00

Paid By: CORELOGIC for bill_no 13358

Overpayment Amount: 0.00

Transaction(s): 5492 - 5492	Total(s):	\$4,251.78	\$0.00	\$0.00	\$4,251.78	\$4,251.78	\$0.00
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.023 Property Tax Statement

Cindy Cannon

White County Tax Commissioner

P. O. Box 970

Cleveland, GA 30528

Phone 1 (706) 865-2225 - Fax 1 (706) 219-0078

wctc@whitecounty.net

BILL NO.	PRINTED	LAST PAYMENT MADE ON	PAYMENT GOOD THROUGH	DUE DATE	TOTAL DUE
2023-13358	12/11/2023	10/31/2023	12/11/2023	11/15/2023	0.00
PID		LOCATION			
090 045		9545 DUNCAN BRIDGE RD			

MAKE CHECK OR MONEY ORDER PAYABLE TO:
White County Tax Commissioner

This is your 2023 Ad Valorem Property Tax Statement. This bill must be paid in full by due date shown above in order to avoid interest and penalty charges. Interest and penalties are governed by Georgia Code. If payment is made after the due date, please call the office for the current amount due. State law requires all bills be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the new owner and notify our office. Please note that your Tax Commissioner is responsible for billing and collections and is not responsible for the property value on your bill or the millage rate. Thank you for the privilege of serving you as your Tax Commissioner. Cindy Cannon



PARKER KEITH
9545 DUNCAN BRIDGE ROAD
CLEVELAND, GA 30528

RETURN THIS PORTION WITH PAYMENT (Interest will be added per month if not paid by due date)



2023

Property Tax Statement

Cindy Cannon

White County Tax Commissioner

P. O. Box 970

Cleveland, GA 30528

Phone 1 (706) 865-2225 - Fax 1 (706) 219-0078

Email: wctc@whitecounty.net

PROPERTY OWNER(S)	PARKER KEITH
PID	090 045 REAL
DESCRIPTION	LL162&172 LD2
LOCATION	9545 DUNCAN BRIDGE RD
BILL NUMBER	2023-13358
DISTRICT	001 WHITE COUNTY UNINCORPORATED
PRINTED ON	12/11/2023

BUILDING VALUE	LAND VALUE	ACRES/LOTS	TOTAL FAIR MARKET VALUE	DUE DATE	BILLING DATE	PAYMENT GOOD THROUGH	EXEMPTIONS
304,860.00	163,810.00	21.1100	468,670.00	11/15/2023		12/11/2023	

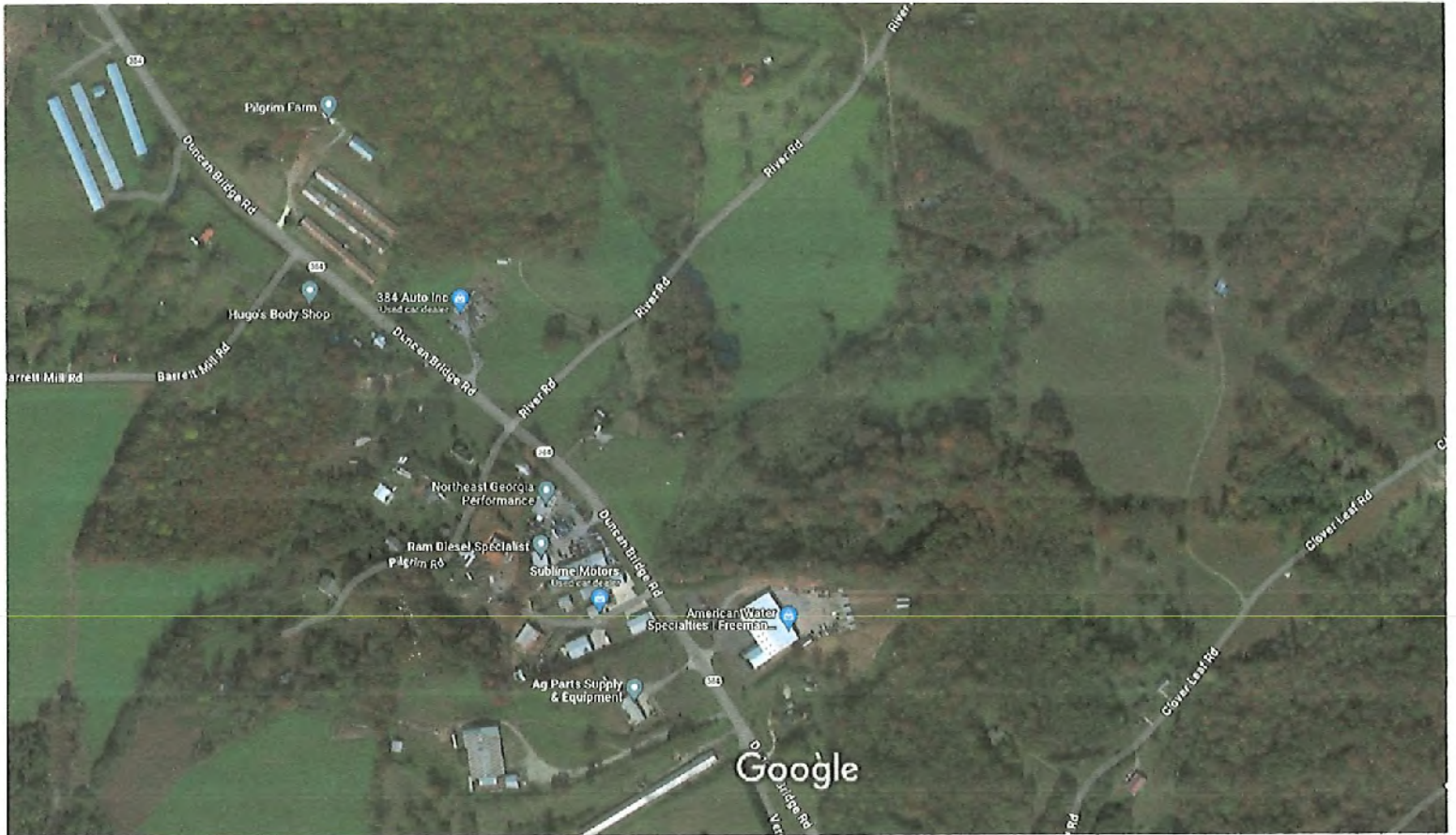
FIRST NOTICE	ENTITY	ADJUSTED FAIR MARKET VALUE	NET ASSESSMENT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	CREDIT TAX AMT	NET TAX AMT
	COUNTY M&O	468,670.00	187,468.00		187,468.00	12.8610	2,411.03		1,781.89
	SALES TAX ROLLBACK				187,468.00	-3.3560		-629.14	
	SCHOOL M&O	468,670.00	187,468.00		187,468.00	13.1750	2,469.89		2,469.89
	TOTALS					22.6800	4,880.92	-629.14	4,251.78

If your mortgage company pays your bill, please forward a copy of this bill to them.

Each resident of White County is eligible for a Homestead Exemption on the property they own and occupy as their permanent residence on January 1st of the taxable year. Homestead Exemption applications are accepted year round by the White County Assessors office however, your application must be made before April 1st to apply to the taxable year. All tax returns are filed with the White County Assessors office between January 1st and April 1st of the taxable year. For questions about your Homestead Exemption or filing a tax return, you may reach the Assessors office at (706) 865-5328. Thanks



CURRENT DUE	4251.78
+ PENALTY	0.00
+ INTEREST	0.00
+ OTHER FEES	0.00
PREVIOUS PAYMENTS	4251.78
+ BACK TAXES	0.00
= Total Due	0.00



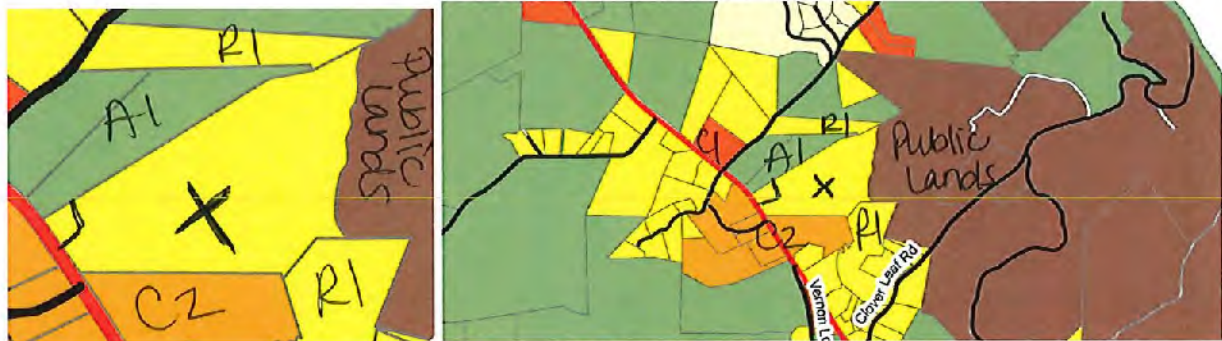
Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 200 ft

**WHITE COUNTY PLANNING DEPARTMENT
STAFF COMMENT**

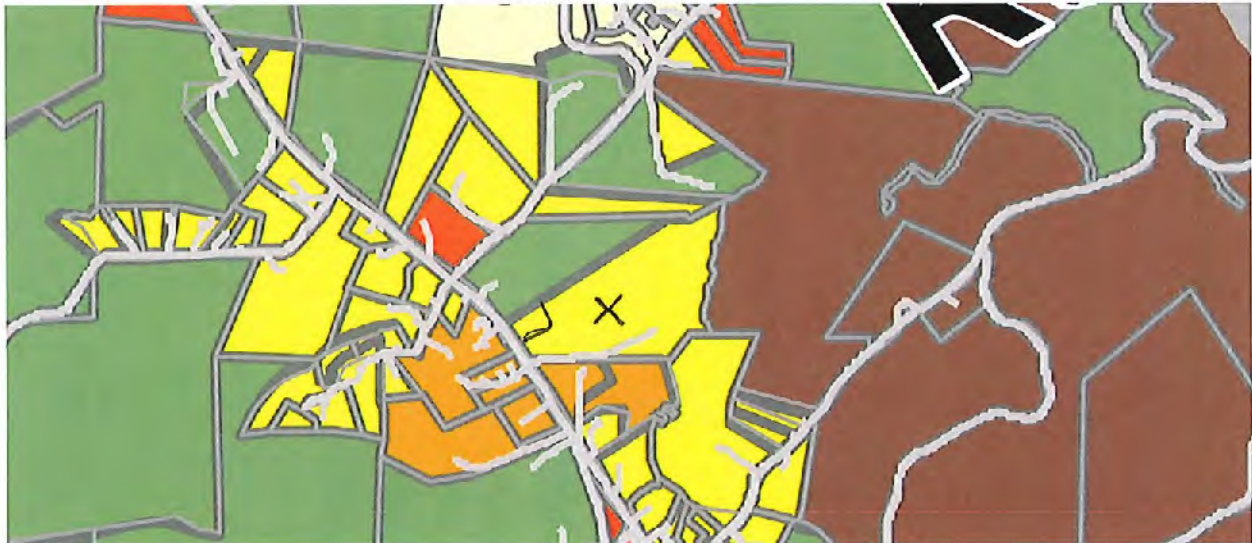
KEITH PARKER

- PROPERTY IS LOCATED AT 9545 DUNCAN BRIDGE ROAD IN CLEVELAND. REQUEST IS TO REDISTRICIT FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO A-1 AGRICULTURE FORESTRY DISTRICT.
- PROPERTY ADJOINS TO THE NORTH AND SOUTH R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT; TO THE WEST AND SOUTH C-2 HIGHWAY BUSINESS DISTRICT; TO THE EAST PUBLIC LANDS.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES RESIDENTIAL SINGLE FAMILY.
- TOTAL ACREAGE IS 20.07.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

EXISTING LAND USE



FUTURE LAND USE



WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Monday, February 5th, 2024
6:00 pm

White County Senior Center
1239 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, R.K. Ackerman, Charlie Thomas, Linda Dixon, Brad Ash, and John Yarbrough. Staff members present were Tammy Carter, John Sell, and Mercedes Dodd.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation. No changes made to agenda. Motion to approve the minutes of December 27th, 2023 and January 2nd, 2024 made by Ms. Dixon and seconded by Mr. Freeman. Motion was unanimous.

Application of Vicki Glover to request a variance for Section 14-133(k) RV Park Square Footage for a total of 580 square feet. Property is located at 123 Bridge Loop Drive, Cleveland, GA, 30528. Lot 221 in Paradise Valley. Tax map and parcel is 005E-221.

The applicant, Vicki Glover of 123 Bridge Loop Drive, was present. Ms. Carter gave a summary of the application. Ms. Glover explained the request was for extending the roof to add screening to the porch and to help keep the sun out.

Motion to approve the variance made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Ms. Glover asked if she owed more money, to which Chairman Thomas stated she would need to apply for a building permit.

Application of Ralph Hogan to request a variance from Section 601 Access. Property is located at 0 Gerrells Road, Cleveland, GA, 30528. Tax map and parcel is 076-065. Total acreage for variance is 1.41. A representative, Jarvis Adams on behalf of 0 Gerrells Road, was present. Ms. Carter gave a summary of the application. Mr. Adams explained he would be building a barn that would eventually have an apartment for he and his wife to live in, with the barn being used for storage as well.

Motion to approve the variance made by Mr. Yarbrough and seconded by Mr. Ash. Motion was unanimous. Ms. Carter advised the representative to contact her office the next day for plat approval.

Application of William Pardue to request a variance from Section 30-104(2) for impervious surface setbacks in Watershed Protection. Property is located at 61 Ray Pardue Road, Cleveland, GA, 30528. Tax map and parcel is 032-177. Total acreage for variance is 5.17.

The applicant, William Pardue of 316 Highway 75 Alternate, was present. Ms. Carter gave a summary of the application. Mr. Pardue explained there is a home on the property that is over 200 years old that will be torn down and he would like to build a new home but has limited area due to septic and drainage. He confirmed the proposed home would be built where the current power lines are, but added the power lines will be zigzagged to miss the home. He stated his request is to build 119 feet from the Cathey Creek bank and said he would not be within the 100-foot buffer. He said the septic would be outside of the 150 feet Impervious Surface setback. When asked if the county plans to pave the road, he said the road would need to be a 60-foot Right of Way that is not feasible. He said his soil work has not been done yet.

Motion to approve the variance made by Mr. Ackerman and seconded by Mr. Ash. Motion was unanimous.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of W.R. Clarke to request a variance for Section 14-133(k) RV Park Square Footage for a total of 744 square feet. Property is located at 145 Magnificent Way, Cleveland, GA, 30528. Lot 51 in Mountain Lakes. Tax map and parcel is 031E-086.

The applicants, William and Linda Clarke of 68 Nob Hill Drive, were present. Ms. Carter gave a summary of the application. Mr. Clarke explained he would like to place a pole barn style cover with a metal trellis over his trailer that would help prevent weather damage and provide shade. He said he does not live in the trailer, it is mostly used as a getaway for his wife.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous. Ms. Carter advised the applicant to come to her office to finalize anything that may be pending on their building permit application.

Application of Shaun and Kaitlyn York to request a variance from Section 601 Access. Property is located at 0 Ascension Trail, Cleveland, GA, 30528. Tax map and parcel is 005D-005. Total acreage for variance is 3.11.

The applicants, Shaun and Kaitlyn of 0 Ascension Trail, were present. Ms. Carter gave a summary of the application. Ms. York explained they plan to build their home on the property and have an approved percolation test, but needs the access approved.

Motion to approve the variance made by Mr. Ash and seconded by Ms. Dixon. Motion was unanimous. Ms. Carter advised the applicant to contact her office regarding plat approval.

Application of David Bristol to redistrict property located at 191 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-116. Total acreage is 2.88. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol Road, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained the property was zoned in 2015 to commercial without his knowledge and he found out through tax increases. He said the property has never been commercial and wants to keep it part of a peaceful neighborhood.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26th.

Application of David Bristol to redistrict property located at 0 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-115. Total acreage is 2.10. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol Road, was present. He said this property is the same situation as his other application. He said this property was split with his father then he re-inherited it after his father's passing and would like it to be zoned residential.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Yarbrough. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26th.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Keith Parker to redistrict property located at 9545 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to A-1 Agriculture Forestry District. Tax map and parcel 090-045. Total acreage is 20.07. Present zoning is R-1 Residential Single Family District. The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained this is his and his wife's retirement plan. He stated they plan on a small farm with small commercial out front but would like agricultural zoning on this parcel because of more flexibility from a farming standpoint.

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Mr. Freeman. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26th.

Application of Keith Parker to redistrict property located at 0 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to C-2 Highway Business District. Tax map and parcel 090-045. Total acreage is 1.00. Present zoning is R-1 Residential Single Family District. The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained the proposed use is for motorcycle salvage where he would purchase motorcycles from insurance auctions and sell to shops to be refurbished with the long-term plan to be able to fix the motorcycles himself. He stated C-2 would give him the ability to grow their business and since this is their home, they do not intend to have a junkyard. He said the motorcycles would only be on this one acre, which is being split from his home place acreage, and would be in an approximately 2500 square foot building. Chairman Thomas reminded the board of the option of placing a conditional use on the property for this use only.

Motion to recommend approval with condition that application go back before board for approval if the use changes was made by Mr. Ackerman and seconded by Ms. Dixon. Mr. Parker asked if he could speak, and Chairman Thomas opened the floor for discussion.

Mr. Parker explained he would like condition not to be placed because he plans to start with the motorcycle shop but may have other things to help enhance his business, such as a butcher shop in conjunction with their farm. He said he has no intentions for a salvage yard and explained the property is in a commercial corridor with other neighbors that do not have conditions. He said he eventually might want to lease the property if the motorcycle shop does not work out and explained that the small acreage places certain limitations on it through the county and GDOT as well.

Chairman Thomas noted that the zoning goes with the property if he decides to sell, to which Mr. Parker said he has no intentions of selling or a junkyard. He said he wants to have it as family property for generations and be buried there. He said his intent is not to leverage the commercial and sell off but feels that this will tie one hand behind his back from a business perspective if the market changes. Mr. Parker also noted the board just approved a variance for him to move his mother on the property, as well. Mr. Ackerman asked the Chairman if placing a condition on the property that if the property is sold, the new owner would have to have that rezoned, would accomplish both objectives. Chairman Thomas said certainly, he can make that recommendation, and Ms. Carter explained the applicant could come back to request for the condition be removed or revised.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Mr. Ackerman said he would like to amend his recommendation and asked the chairman if that would be appropriate. Chairman Thomas asked Ms. Dixon if she would be willing to withdraw her second, she said yes. He asked Mr. Ackerman if he would like to withdraw his motion, he said yes. Chairman Thomas opened the floor for a new motion.

Motion to recommend approval to the Board of Commissioners with the recommendation that if the applicant sells or gives away the property, that it does have to be reevaluated at that time, was made by Mr. Ackerman. Motion was seconded by Ms. Dixon. Motion carried by a 4-1 majority, with Mr. Ash opposed.

Chairman Thomas asked if there was any citizen comment.

James Allison of 175 Eagle Ridge Trail in Cleveland said the county is still facing a housing shortage and inquired about consideration of a variance for dirt road access on a major or minor subdivision in order to waive the pavement requirement. He said this is for a property on Highway 129 South that he is looking to divide into 38 to 45 lots and the quotes on pavement would kill the project for development of that property, and outlined the current regulations he would like consideration on. Chairman Thomas said to bring the plan and have them look at it through a variance request. Mr. Sell stated that Mr. Allison made the same request in front of the Board of Commissioners at their meeting just before and Chairman Turner requested a meeting be set up between Mr. Sell, Mr. Pittard, and Mr. Canupp to discuss. Chairman Thomas suggested that Mr. Allison see how that meeting goes and if he receives positive input, to then apply for consideration for a variance.

Motion to adjourn made by Ms. Dixon and Mr. Yarbrough. Motion was unanimous.

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Monday, January 29th, 2024
6:00 pm

White County Senior Center
1239 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, Charlie Thomas, Linda Dixon, and John Yarbrough. Staff members present were John Sell, Tammy Carter, and Mercedes Dodd.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation. No changes made to agenda.

Application of David Bristol to redistrict property located at 191 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-116. Total acreage is 2.88. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained he found out his property had been zoned commercial when he received his tax bill, which had tripled. He said he is not sure why it was zoned commercial in a residential area and was unaware the zoning took place. He stated he does not plan to change the use from residential and has no commercial ventures planned, but does plan to rebuild his workshop and hopes to keep the house as is.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of David Bristol to redistrict property located at 0 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-115. Total acreage is 2.10. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained this parcel is vacant and was split from the initial tract so he and his father could split ownership, and he inherited the property after his father's passing. He said he has no immediate plans on this parcel.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of Keith Parker to redistrict property located at 9545 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to A-1 Agriculture Forestry District. Tax map and parcel 090-045. Total acreage is 20.07. Present zoning is R-1 Residential Single Family District. The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained that his wife wants a farm with animals and his goal is to keep her happy. He said they plan to have a "micro farm" and still have to figure out what animals and crops they would like to have on that land.

Chairman Thomas asked if anyone would like to speak for the application.

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Dana Meier of 9447 Duncan Bridge Road said he is their adjoining neighbor and his property is zoned Agricultural. He said his goal of “micro farming” is in line with the applicant and they are like minded in this regard, so he is in favor.

Chairman Thomas asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of Keith Parker to redistrict property located at 0 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to C-2 Highway Business District. Tax map and parcel 090-045. Total acreage is 1.00. Present zoning is R-1 Residential Single Family District.

The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained the proposed use would be to split one acre from his twenty-one acre tract to construct a building, likely a red-iron building, for the purposed of a motorcycle salvage shop. He said he would act as a broker to sell the parts to other shops. When asked how this would differ from a car junk yard, Mr. Parker explained that his inventory would be inside and his focus would be on older bikes from 1940s to 1960s, which has a specific market segment and demographic. He said the majority of the business would be online, so he does not envision set hours, so it would be minimal traffic by appointment only. Mr. Parker explained there are commercial properties all around him, with agricultural adjoining him as well. When asked if he plans to have employees, he said he would likely have one employee with a mechanic background to see where the business goes.

Chairman Thomas asked staff if conditions could be placed to limit the uses in the C-2 zoning, to which Ms. Carter said yes. Mr. Freeman stated this is a commercial corridor and would be the area for C-2 zoning if approved. Mr. Parker explained he and his wife targeted this area because of the commercial corridor for his business, but also because it backs up to Buck Shoals for his agricultural purposes. He said if the motorcycle salvage does not work out, he would like to be able to lease the building out.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Motion to adjourn made by Mr. Yarbrough and seconded by Ms. Dixon. Motion was unanimous.



WHITE COUNTY

Board of Commissioners

Item Title: Rezoning from R-1 to C-2 for Keith Parker, 0 (next to 9545) Duncan Bridge Road, Cleveland

For Meeting Date: 2/26/2024

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Land Use Application

Submitted By: John Sell

Attachments: Yes **If yes, please list each file name below:**

1. 20542
2. Public Hearing Minutes 1/29/2024
3. Regular Meeting Minutes 2/5/2024

Purpose:

Consider the application of Keith Parker to redistrict property located at 0 (next to 9545) Duncan Bridge Road, Cleveland, Georgia, 30528 from to R-1 Residential Single Family District to C-2 Highway Business District. Tax map and parcel 090-045. Total acreage is 1.00. Present zoning is R-1 Residential Single Family District.

Background / Summary:

- Applicant is requesting to rezone property at 0 (next to 9545) Duncan Bridge Road from R-1 to C-2. The 1 acre parcel has been cut off of a 21-acre tract and sits in a commercial corridor on Duncan Bridge Road. Several of the surrounding properties are zoned C-2. Mr. Parker explained that he would like a motorcycle salvage shop but all the parts would be kept inside the 2500 square foot metal building. He would have one employee. The business would operate mostly on-line with appointments required to visit. The business would specialize in late model motorcycles with parts being sold to other repair shops. No one spoke or against the application. The Planning Commission was concerned about allowing unlimited usage of C-2 zoning and had a discussion about conditions. Mr. Parker asked to not put conditions on the property as he might want to add other businesses depending on the success of the bike parts shop. The Planning Commission recommended approval with a condition that if the property changed hands the usage would have to be revisited by the Planning Commission and the motion passed by unanimous vote.

Department Recommendation:

Planning Commission recommended approval by unanimous vote.

Options:

- Uphold Planning Commission recommendation and approve the application
- Reverse Planning Commission recommendation and deny the application.
- Table the application for further review or to send back to Planning Commission

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

-

WHITE COUNTY CHANGE OF LAND USE DISTRICT APPLICATION

OFFICE USE ONLY	Land Use Application #: <u>20542</u>
Public Hearing Date: <u>1/29/2024</u>	Commission District: <u>2</u>
Fees Assessed: <u>\$250</u>	Paid via: <input type="checkbox"/> cash <input checked="" type="checkbox"/> credit card <input type="checkbox"/> check# _____

APPLICANT INFORMATION

Status: Owner Authorized Agent Lessee Option to Purchase

Printed Name(s): Keith Parker

Address: 9545 Duncan Bridge Rd Cleveland GA 30528

Phone Number: _____ Alternate Contact Number: _____

Email: _____

Owner Information (if different from Applicant/Agent):

Name: _____ Phone #: _____

PROPERTY INFORMATION

Parcel ID: 090045 Total acreage being changed: 1 ac.

Address: 9545 Duncan Bridge Rd Cleveland GA 30528

Directions to Property: coming from Cleveland 115 E turn (R) right on Duncan Bridge Rd house is on left just before American Water

Current Use/Zoning of Property: R1 Type of Road Surface: paved

Any prior redistricting requests for property: _____ If yes, provide redistricting application #: _____

SURROUNDING PROPERTY LAND USE CLASSIFICATION:

North: R1 South: C2, R1 East: public West: C2

REQUESTED ACTION AND DETAILS OF PROPOSED USE (check all that apply)

Redistrict from district: <u>R1</u>	Redistrict to district: <u>C2</u>
Conditional Use - specify: _____	
Special Use - specify: _____	
Land Use Variance from Code Section: _____	

Proposed use if not listed above: motorcycle salvage & store front

Is this property part of a subdivision? Yes No If so, please list number of lots: _____

Are there covenants? Yes No Is there an active homeowner's association? Yes No

Subdivision Name (if applicable): _____

Existing Utilities (check all that apply):

County or City Water Well Septic Gas Electric Broadband

Proposed Utilities (check all that apply):

County or City Water Well Septic Gas Electric Broadband

COMMERCIAL AND INDUSTRIAL REDISTRICK INFORMATION

Building Area: 2,500 No. of Parking Spaces: 10

RESIDENTIAL REDISTRICK INFORMATION

No. of Lots: Minimum Lot Size in acres: No. of Units:

Minimum Heated Floor Area (ft²): Density/Acre:

Is an Amenity area proposed (specify if yes)?

Apartments Condominiums Townhomes Single Family

Rental Cabins Recreational Vehicle Park Other- Specify:

LIST OF ADJACENT PROPERTY OWNERS

It is the responsibility of the Applicant to provide a list of adjacent property owners that has property bordering your property or who has property directly across the street from your property (additional sheet may be included, if necessary).

PARCEL	PROPERTY OWNER NAME	MAILING ADDRESS
¹ 090045A	Nana Meier	9447 Duncan Bridge Rd Cleveland GA 30528
² 090046	Green Tree Forever LLC	9607 Duncan Bridge Rd Cleveland GA 30528
³ 090036F	Charles Dyer	7677 Salem Rd Lewis Berg Ohio 43338
⁴ 090043	State of GA	Cloverleaf Rd Cleveland GA 30528
⁵ 090015	Larry Freeman	9607 Duncan Bridge Rd Cleveland GA 30528
⁶ 090013	Larry Freeman	40 Venture Ln Cleveland GA 30528
⁷ 090048	River Road properties	9607 Duncan Bridge Rd Cleveland GA 30528

APPLICANT CERTIFICATION


I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners meeting agendas.

I understand that the Planning Department staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I understand that I may seek legal advice if I am not familiar with the land use requirements and procedures.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioners meetings and that I am required to be present or to be represented by someone able to present all facts and answer all questions. I understand that failure to appear at a meeting shall result in the postponement or denial of my application request. I further understand that it is my responsibility to be aware of relevant meeting dates and times regardless of notification from White County.

I hereby certify that I have read the above and that the above information, as well as the attached information, is true and correct.

Applicant Signature: 

Date: 12/12/23

2023 DEADLINES AND MEETING DATES

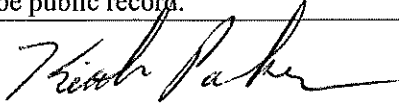
Submittal Date Planning Dept. Office 5:00 p.m. Deadline	Planning Commission Public Hearing 1239 Helen Hwy 6:00 p.m.	Planning Commission Regular Session 1239 Helen Hwy 6:00 p.m.	Board of Commissioners Work Session 1235 Helen Hwy 4:30 p.m.
Wednesday, January 4, 2023	Monday, January 30, 2023	Monday, February 6, 2023	Monday, February 27, 2023
Wednesday, February 1, 2023	Monday, February 27, 2023	Monday, March 6, 2023	Monday, March 27, 2023
Wednesday, March 1, 2023	Monday, March 27, 2023	Monday, April 3, 2023	Monday, April 24, 2023
Wednesday, March 29, 2023	Monday, April 24, 2023	Monday, May 1, 2023	TBA
Wednesday, May 3, 2023	TBA	Monday, June 5, 2023	Monday, June 26, 2023
Wednesday, May 31, 2023	Monday, June 26, 2023	Monday, July 3, 2023	Monday, July 31, 2023
Wednesday, June 14, 2023 *	Monday, July 31, 2023	Monday, August 7, 2023	Monday, August 28, 2023
Wednesday, July 12, 2023	Monday, August 28, 2023	TBA	Monday, September 25, 2023
Wednesday, August 9, 2023	Monday, September 25, 2023	Monday, October 2, 2023	Monday, October 30, 2023
Wednesday, September 13, 2023	Monday, October 30, 2023	Monday, November 6, 2023	Monday, November 27, 2023
Wednesday, October 11, 2023	Monday, November 27, 2023	Monday, December 4, 2023	TBA
Wednesday, November 8, 2023	TBA	TBA	Monday, January 29, 2024
Wednesday, December 13, 2023	Monday, January 29, 2024	Monday, February 5, 2024	Monday, February 26, 2024

*NEW DEADLINE DATES EFFECTIVE IN ORDER TO MEET ZPL UPDATES AS OF JULY 2023

NOTICE OF AGRICULTURAL DISTRICT ADJACENCY

Future abutting developers in non-agricultural land use districts shall be provided with this "Notice of Agricultural Adjacency" prior to administrative action on either land use district, the issuance of a building or occupancy permit or approval of a subdivision of property. Prior to administrative action, the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing, adjacent to his/her use, which can produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent Agricultural District uses, the applicant agrees by executing this form to waive any objection to those effects and understands that his/her district change and/or permits or other approvals are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the Agricultural District constitute a nuisance against the local government and adjoining land owners whose property is located in an Agricultural District. This waiver shall be provided and made applicable for subsequent purchasers and owners or heirs of his/her property. This notice and acknowledgement shall be public record.

Applicant Signature:



Date:

12/12/23

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANTS AND REPRESENTATIVE(S) OF REQUESTED ACTION)**

Pursuant to O.C.G.A. Section 36-67 A-3.A, the disclosure of any campaign contributions aggregating \$250.00 or more to a local government official who will consider an application for re-classification or for a conditional use or special use permit is mandatory when an application or any representation of application for re-classification of district or for conditional use or special use permit has been made within two (2) years immediately preceding the filing of a request for reclassification or conditional use or special use permit by the same applicant and/or representative of said applicant. It shall be the duty of the applicant and/or any representatives of the applicant to file a disclosure with the governing authority of the respective local government to show the following:

Name of local official(s) to whom campaign contribution was made:

The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of this application for action for district re-classification, conditional use or special use permit.

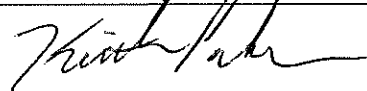
Amount \$:

Date:

Enumeration and description of each gift (when the total value of all gifts is \$250.00 or more) made to the local government official during the two (2) years immediately preceding the filing of this application. **Please attach additional sheets if needed.**

Check box if no contributions made

Applicant Signature:



Date:

12/12/23

PROPERTY OWNER AUTHORIZATION

To be completed by the property owner to certify ownership of subject property and to provide authorization for other person(s) to represent the owner on their behalf.

I/WE (print), Keith Parker,
hereby swear that I/we own the property for which this land use change application is being made.

Property Address and/or Parcel ID:

PROPERTY OWNER INFORMATION

Printed Name of Owner(s):
Keith Parker

Mailing Address: 9545 Duncan Bridge Rd
Cleveland GA 30528

Phone Number: [Redacted]

Alternate Contact Number:

Email: [Redacted]

I/we hereby authorize the person named below to act as the applicant or agent in the pursuit of the requested action on this property. I/we understand that any action granted and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The person named below is authorized to make this application. The person named below is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of the last action by the White County Board of Commissioners.

Printed Name of applicant or agent(s): Karen Parker

Signature of Owner(s):
Keith Parker

Date Signed:
12/12/23

PROPERTY OWNER AUTHORIZATION DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this 12 day of December, 2024 by
Keith Parker (name of signer(s)). The
named signer(s) is/are personally known by me or produced the identification type of DL.

{Seal}

Mercedes Dodd
(Signature of Notary)

Mercedes Dodd
NOTARY PUBLIC
White County, GEORGIA
My Commission Expires 06/02/2026

(Name of Notary Typed, Stamped, or Printed)

SHORT TERM RENTAL CERTIFICATIONS

To be completed and notarized for any application where the proposed use is short term rental.

I/WE (print), _____
hereby swear that I/we own/will own the property referenced below for which this land use change application is being made.

***Property Address and/or Parcel ID:** _____

PROPERTY OWNER AUTHORIZATION ACKNOWLEDGEMENT OF GUESTS

I acknowledge to keep the total number of guests to that number which can safely stay in the premises and may be subject to the State of Georgia's fire safety code regulations.

Signature of Owner/Future Owner(s): _____

PROPERTY OWNER AUTHORIZATION CERTIFIED BY OWNER OR THIRD PARTY INSPECTOR

I attest by owner or third party inspector that short term rentals meet applicable International Building Code, International Fire Code regulations and NFPA 101 Life Safety codes.

Signature of Owner/Future Owner(s): _____

PROPERTY OWNER AUTHORIZATION CERTIFIED DEED RESTRICTION

I certify that there are no deed restriction and/or covenants on the property that prohibits the use of the property as a short-term rental.

Signature of Owner/Future Owner(s): _____

PROPERTY OWNER AUTHORIZATION CERTIFIED SHORT-TERM RENTAL INSURANCE

I certify that the owner/future owner has commercial or specific short-term rental insurance for the property. If insurance *has not been obtained* at time of application, I certify that owner/future owner will obtain prior to renting if application approval is granted.

Signature of Owner/Future Owner(s): _____

OFFICIAL CODE OF WHITE COUNTY APPENDIX C/ARTICLE VII – SHORT TERM RENTALS & BUSINESS LICENSES NOTIFICATION

I certify that I have been informed of and provided a copy of Appendix C/Article VII - Short Term Rentals. I certify that I have also been informed that I will need to contact the White County Business Tax Office (706-865-2235) to obtain the proper business licensing, host licensing, and subsequent tax information prior to operation of my short-term rental.

Signature of Owner/Future Owner(s): _____

SHORT TERM RENTAL CERTIFICATIONS DOCUMENT: NOTARY ACKNOWLEDGEMENT

Sworn to (or affirmed) and subscribed before me this ____ day of _____, 20____ by _____
(name of signer(s)). The named signer(s) is/are personally known by me or produced the identification type of _____.

{Seal}

(Signature of Notary)

(Name of Notary Typed, Stamped, or Printed)

APPLICANT ACKNOWLEDGEMENT OF MEETING DATES

I, Keith Parker (print name) have been advised that I or someone to represent me must be in attendance when my application is before the White County Planning Commission and the White County Board of Commissioners or it will be tabled. I also acknowledge that I have been made aware of the below dates upon submission of my application.

Senior Center, 1239 Helen Hwy, Cleveland 6:00pm

Public Hearing Date (Planning Commission): 1/29/2024

Regular Meeting Date (Planning Commission): 2/5/2024

Administration Building, 1235 Helen Hwy, Cleveland 4:30pm

Board of Commissioners Meeting Date: 2/26/2024

**Meeting dates are subject to change*

Keith Parker

Signature of Applicant or Authorized Agent

12/12/23

Date

<u>OFFICE USE ONLY</u>
Copy given to applicant: <u>12/12/23</u> (date)
Staff Initials: <u>MP</u>
Flag (circle): <u>(Y)</u> N

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

PART II - OFFICIAL CODE/APPENDIX C - LAND USE REGULATIONS/ARTICLE XVIII. AMENDMENT, APPLICATION AND PROCEDURAL REQUIREMENTS

Section 1803. Withdrawal of amendment application. Any petition for an amendment to these regulations, official land use district map, conditional use approval, variance or special use permit may be withdrawn, at the discretion of the person or agency initiating such request, at any time prior to final action by the board of commissioners upon written notice to the planning director. Any required fees shall be forfeited

I hereby withdraw application #:

Applicant Signature:

Date:

Letter of Intent (R1-C2)
Planning Department, Land Use Application
9545 Duncan Bridge Rd, Cleveland GA 30528

Intended use:

- Intended use C2 rezoning of 1 acre to establish a motorcycle salvage business to be ran from building. Still developing business plan to purchase salvage motorcycles & motorcycle parts from auctions and private owners, to be dismantled and sold online and from Warehouse. Tract 2

My wife and I purchased this property with the intent to build a business specifically motorcycle salvage and farm, that we can live on and work from. Reason for request is to re-zone 1 acre from R1 to C2 that will support and be used for motorcycle salvage business.

Respectfully,

A handwritten signature in black ink that reads "Keith Parker". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Keith Parker



Public Health
Prevent. Promote. Protect.

White County Environmental Health

Zachary Taylor, M.D., M.S., Acting Health Director

1241 Helen Highway, Unit 210 • Cleveland, GA 30528

PH: 706-348-7698 • FAX: 706-348-1670 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties



Evaluation Applied For



Appropriate Permit Applied For



Appropriate Permit Issued to Applicant



Evaluation, Permit Not Applied
For At This Time

DATE: 12/12/2023

APPLICANT NAME: KEITH PARKER

PROPERTY ADDRESS: 9545 DUNCAN BRIDGE RD
CLEVELAND, GA 30528

White County Planning Department:

In reference to a request for a change of zoning/land use or a building permit, application may need to be made for an existing system evaluation to determine:

- that the permit on file is the correct permit for the property in question;
- that there is no evidence of system failure;
- that the septic system is appropriately sized for the current and proposed use;
- that there is adequate repair after the proposed addition;
- that there are no conditions that could adversely affect the functionality of the system.

Please note that this is NOT an all-inclusive list. Based upon the information submitted and/or the outcome of the evaluation, it may be determined that a septic system needs additional capacity or upgrade. If so, the appropriate permit will need to be obtained and the work completed before an approval can be given.

If, based upon information submitted, no septic systems exist on the property, this zoning/land use change and/or building permit request should not affect the property with respect to septic use.

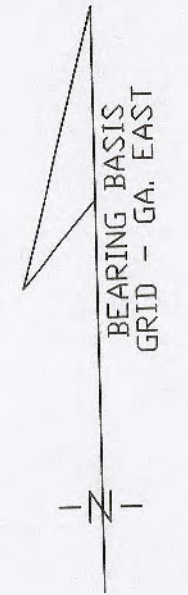
White County Environmental Health
District 2 Public Health

By signing below, I certify all information submitted is accurate and true to the best of my knowledge.



Keith Parker 12/12/23
Applicant Signature

BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

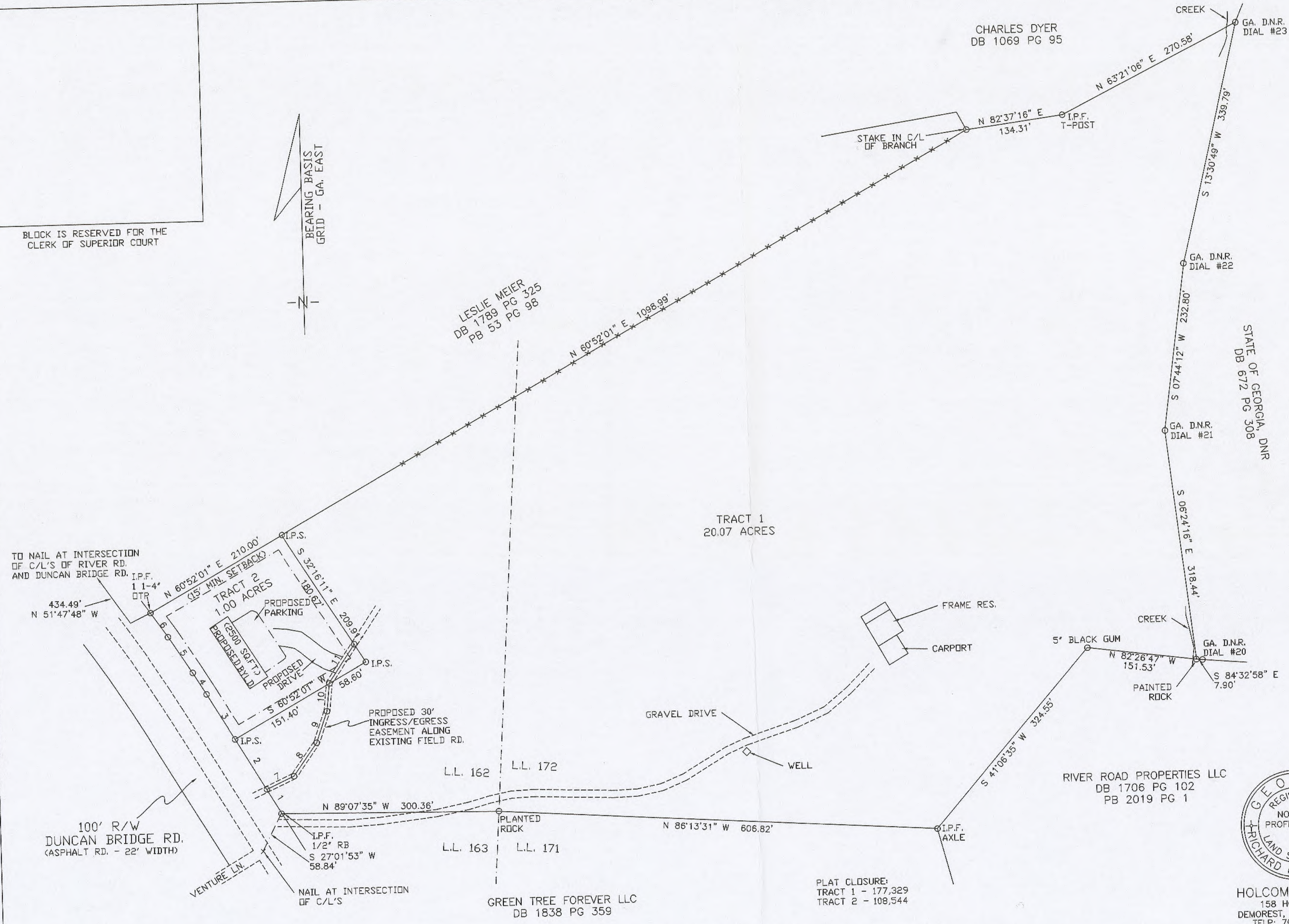


- LEGEND:
- I.P.F. IRON PIN FOUND
 - I.P.S. IRON PIN SET (1/2" RB)
 - RB REBAR
 - P/L PROPERTY LINE
 - C/L CENTERLINE
 - INT. INTERSECTION
 - R/W RIGHT OF WAY
 - BYLD BUILDING
 - E POWER LINE
 - x FENCE
 - OTP OPEN TOP PIPE
 - CTP CLOSED TOP PIPE
 - CONC. CONCRETE
 - D.N.R. DEPARTMENT OF NATURAL RESOURCES

FIELD WORK COMPLETED: 11/13/2023

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

1	N 29°50'00" W	39.29'
2	N 31°00'18" W	81.83'
3	N 30°54'18" W	74.00'
4	N 31°30'47" W	35.01'
5	N 32°53'35" W	59.89'
6	N 34°27'56" W	41.06'
7	N 65°25'37" E	42.07'
8	N 35°46'14" E	55.46'
9	N 19°20'23" E	46.26'
10	N 06°12'10" E	37.92'
11	N 33°44'57" E	64.04'



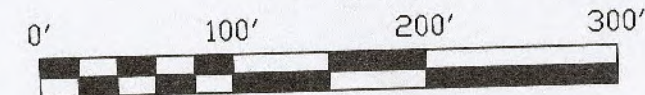
TO NAIL AT INTERSECTION OF C/L'S OF RIVER RD. AND DUNCAN BRIDGE RD.

100' R/W DUNCAN BRIDGE RD. (ASPHALT RD. - 22' WIDTH)

DIVISION OF PARENT TRACT SURVEY FOR: **KEITH PARKER**

OWNER
KEITH PARKER
9545 DUNCAN BRIDGE ROAD
CLEVELAND, GA 30528
702-812-5574

LOCATED IN: LAND LOT 162 & 172 2ND DISTRICT
WHITE COUNTY, GEORGIA
DATE: 11/13/2023
SCALE: ONE INCH = 100 FEET



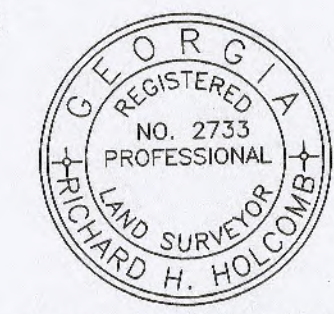
PROPERTY TO HAVE A DRILLED WELL AND A INDIVIDUAL SEPTIC SYSTEM.

THERE IS TO BE 1.00 ACRES IN DISTURBED AREA FOR THE PROPOSED BUILDING AND PARKING ON TRACT 2.

THERE IS ALSO TO BE 1,500 SQ. FT. IN DISTURBED AREA FOR THE PROPOSED HOME TO BE BUILT ON TRACT 1.

THIS PLAT WAS CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT _____ FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING TOPCON HYPER XT BASE AND ROVER GPS RECEIVERS AND CARLSON SURVSE. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE LESS THAN OR EQUAL TO 0.04" HORIZONTAL AND 0.06" VERTICAL AT THE 95% CONFIDENCE LEVEL.



HOLCOMB SURVEYING
158 HOLCOMB CIR.
DEMOREST, GEORGIA 30535
TELP: 706-754-1875

RICHARD H. HOLCOMB RGLS # 2733

DATE:



OFFICIAL TAX RECEIPT

White County Tax Commissioner

Cindy Cannon

P. O. Box 970

Cleveland GA 30528

Phone 17068652225 - Fax 17062190078

Email: wctc@whitecounty.net

OWNER

PARKER KEITH

9545 DUNCAN BRIDGE ROAD

CLEVELAND, GA 30528

PAID DATE			10/31/2023
RECEIPT PRINTED			12/11/2023 9:46:26 AM
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(s) CHARGE APPROVAL CODE
\$0.00	\$0.00	\$0.00	
REFUND AMOUNT			\$0.00
OVERPAY AMOUNT			\$0.00
CHANGE AMOUNT			\$0.00
REGISTER			9
CASHIER			
TOTAL PAID			\$4,251.78

Tax Year- Bill Number FMV Property ID	Property Description Property Address District Serial Number Decal Number	Due Date Original Due	Interest Penalty Other Fees	Previous Paid Amount	Current Amount Due	Amount Paid	Tax Bill New Balance
2023-13358 FMV: 468670.00 090 045	LL162&172 LD2 9545 DUNCAN BRIDGE RD DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2023 \$4,251.78	\$0.00 \$0.00 \$0.00	\$0.00	\$4,251.78	\$0.00	\$0.00

Paid By: CORELOGIC for bill_no 13358

Overpayment Amount: 0.00

Transaction(s): 5492 - 5492	Total(s):	\$4,251.78	\$0.00	\$0.00	\$4,251.78	\$4,251.78	\$0.00
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2023 Property Tax Statement

Cindy Cannon

White County Tax Commissioner

P. O. Box 970

Cleveland, GA 30528

Phone 1 (706) 865-2225 - Fax 1 (706) 219-0078

wctc@whitecounty.net

BILL NO.	PRINTED	LAST PAYMENT MADE ON	PAYMENT GOOD THROUGH	DUE DATE	TOTAL DUE
2023-13358	12/11/2023	10/31/2023	12/11/2023	11/15/2023	0.00
PID		LOCATION			
090 045		9545 DUNCAN BRIDGE RD			

MAKE CHECK OR MONEY ORDER PAYABLE TO:

White County Tax Commissioner

This is your 2023 Ad Valorem Property Tax Statement. This bill must be paid in full by due date shown above in order to avoid interest and penalty charges. Interest and penalties are governed by Georgia Code. If payment is made after the due date, please call the office for the current amount due. State law requires all bills be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the new owner and notify our office. Please note that your Tax Commissioner is responsible for billing and collections and is not responsible for the property value on your bill or the millage rate. Thank you for the privilege of serving you as your Tax Commissioner. Cindy Cannon



PARKER KEITH
9545 DUNCAN BRIDGE ROAD
CLEVELAND, GA 30528

RETURN THIS PORTION WITH PAYMENT (Interest will be added per month if not paid by due date)



2023

Property Tax Statement

Cindy Cannon

White County Tax Commissioner

P. O. Box 970

Cleveland, GA 30528

Phone 1 (706) 865-2225 - Fax 1 (706) 219-0078

Email: wctc@whitecounty.net

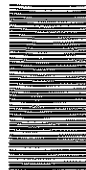
PROPERTY OWNER(S)	PARKER KEITH
PID	090 045 REAL
DESCRIPTION	LL162&172 LD2
LOCATION	9545 DUNCAN BRIDGE RD
BILL NUMBER	2023-13358
DISTRICT	001 WHITE COUNTY UNINCORPORATED
PRINTED ON	12/11/2023

BUILDING VALUE	LAND VALUE	ACRES/LOTS	TOTAL FAIR MARKET VALUE	DUE DATE	BILLING DATE	PAYMENT GOOD THROUGH	EXEMPTIONS
304,860.00	163,810.00	21.1100	468,670.00	11/15/2023		12/11/2023	

FIRST NOTICE	ENTITY	ADJUSTED FAIR MARKET VALUE	NET ASSESSMENT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	CREDIT TAX AMT	NET TAX AMT
		COUNTY M&O	468,670.00	187,468.00		187,468.00	12.8610	2,411.03	
	SALES TAX ROLLBACK				187,468.00	-3.3560		-629.14	
	SCHOOL M&O	468,670.00	187,468.00		187,468.00	13.1750	2,469.89		2,469.89
	TOTALS					22.6800	4,880.92	-629.14	4,251.78

If your mortgage company pays your bill, please forward a copy of this bill to them.

Each resident of White County is eligible for a Homestead Exemption on the property they own and occupy as their permanent residence on January 1st of the taxable year. Homestead Exemption applications are accepted year round by the White County Assessors office however, your application must be made before April 1st to apply to the taxable year. All tax returns are filed with the White County Assessors office between January 1st and April 1st of the taxable year. For questions about your Homestead Exemption or filing a tax return, you may reach the Assessors office at (706) 865-5328. Thanks



CURRENT DUE	4251.78
+ PENALTY	0.00
+ INTEREST	0.00
+ OTHER FEES	0.00
PREVIOUS PAYMENTS	4251.78
+ BACK TAXES	0.00
= Total Due	0.00



Overview



Legend

- Parcels
- Roads
- Railroads
- Lakes
- Streams and Rivers
- City Labels

Parcel ID	090 045	Alternate ID	5171171	Owner Address	PARKER KEITH
Sec/Twp/Rng	n/a	Class	V		9545 DUNCAN BRIDGE ROAD
Property Address	9545 DUNCAN BRIDGE RD	Acreage	21.11		CLEVELAND GA 30528
	01				
District	01				
Brief Tax Description	LL162&172 LD2				
	(Note: Not to be used on legal documents)				

Date created: 12/11/2023
 Last Data Uploaded: 12/11/2023 5:23:00 AM

Developed by Schneider
 GEOSPATIAL

**WHITE COUNTY PLANNING DEPARTMENT
STAFF COMMENT**

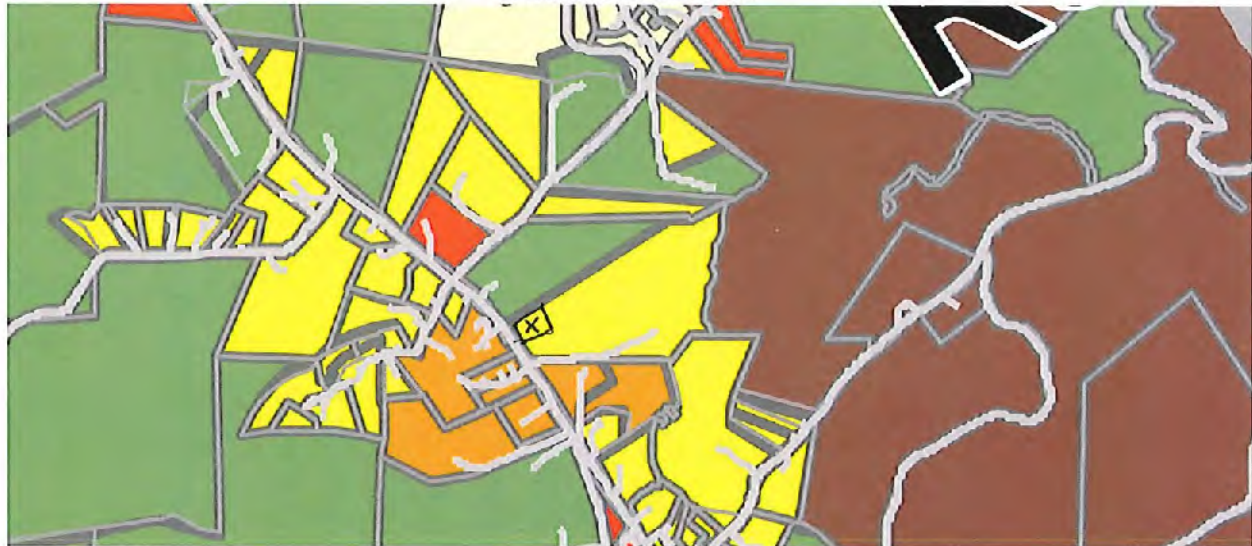
KEITH PARKER

- PROPERTY IS LOCATED AT 0 DUNCAN BRIDGE ROAD IN CLEVELAND. REQUEST IS TO REDISTRRICT FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-2 HIGHWAY BUSINESS DISTRICT.
- PROPERTY ADJOINS TO SOUTH AND EAST R-1 RESIDENTIAL SINGLE FAMILY DISTRICT; THE WEST C-2 HIGHWAY BUSINESS DISTRICT; TO THE NORTH A-1 AGRICULTURE FORESTRY DISTRICT.
- THE WHITE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP INDICATES RESIDENTIAL SINGLE FAMILY.
- TOTAL ACREAGE IS 1.00.
- PROPERTY SUPPLIED BY WELL AND SEPTIC.

EXISTING LAND USE



FUTURE LAND USE



WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Monday, February 5th, 2024
6:00 pm

White County Senior Center
1239 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, R.K. Ackerman, Charlie Thomas, Linda Dixon, Brad Ash, and John Yarbrough. Staff members present were Tammy Carter, John Sell, and Mercedes Dodd.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation. No changes made to agenda. Motion to approve the minutes of December 27th, 2023 and January 2nd, 2024 made by Ms. Dixon and seconded by Mr. Freeman. Motion was unanimous.

Application of Vicki Glover to request a variance for Section 14-133(k) RV Park Square Footage for a total of 580 square feet. Property is located at 123 Bridge Loop Drive, Cleveland, GA, 30528. Lot 221 in Paradise Valley. Tax map and parcel is 005E-221.

The applicant, Vicki Glover of 123 Bridge Loop Drive, was present. Ms. Carter gave a summary of the application. Ms. Glover explained the request was for extending the roof to add screening to the porch and to help keep the sun out.

Motion to approve the variance made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Ms. Glover asked if she owed more money, to which Chairman Thomas stated she would need to apply for a building permit.

Application of Ralph Hogan to request a variance from Section 601 Access. Property is located at 0 Gerrells Road, Cleveland, GA, 30528. Tax map and parcel is 076-065. Total acreage for variance is 1.41. A representative, Jarvis Adams on behalf of 0 Gerrells Road, was present. Ms. Carter gave a summary of the application. Mr. Adams explained he would be building a barn that would eventually have an apartment for he and his wife to live in, with the barn being used for storage as well.

Motion to approve the variance made by Mr. Yarbrough and seconded by Mr. Ash. Motion was unanimous. Ms. Carter advised the representative to contact her office the next day for plat approval.

Application of William Pardue to request a variance from Section 30-104(2) for impervious surface setbacks in Watershed Protection. Property is located at 61 Ray Pardue Road, Cleveland, GA, 30528. Tax map and parcel is 032-177. Total acreage for variance is 5.17.

The applicant, William Pardue of 316 Highway 75 Alternate, was present. Ms. Carter gave a summary of the application. Mr. Pardue explained there is a home on the property that is over 200 years old that will be torn down and he would like to build a new home but has limited area due to septic and drainage. He confirmed the proposed home would be built where the current power lines are, but added the power lines will be zigzagged to miss the home. He stated his request is to build 119 feet from the Cathey Creek bank and said he would not be within the 100-foot buffer. He said the septic would be outside of the 150 feet Impervious Surface setback. When asked if the county plans to pave the road, he said the road would need to be a 60-foot Right of Way that is not feasible. He said his soil work has not been done yet.

Motion to approve the variance made by Mr. Ackerman and seconded by Mr. Ash. Motion was unanimous.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of W.R. Clarke to request a variance for Section 14-133(k) RV Park Square Footage for a total of 744 square feet. Property is located at 145 Magnificent Way, Cleveland, GA, 30528. Lot 51 in Mountain Lakes. Tax map and parcel is 031E-086.

The applicants, William and Linda Clarke of 68 Nob Hill Drive, were present. Ms. Carter gave a summary of the application. Mr. Clarke explained he would like to place a pole barn style cover with a metal trellis over his trailer that would help prevent weather damage and provide shade. He said he does not live in the trailer, it is mostly used as a getaway for his wife.

Motion to approve the variance made by Ms. Dixon and seconded by Mr. Ackerman. Motion was unanimous. Ms. Carter advised the applicant to come to her office to finalize anything that may be pending on their building permit application.

Application of Shaun and Kaitlyn York to request a variance from Section 601 Access. Property is located at 0 Ascension Trail, Cleveland, GA, 30528. Tax map and parcel is 005D-005. Total acreage for variance is 3.11.

The applicants, Shaun and Kaitlyn of 0 Ascension Trail, were present. Ms. Carter gave a summary of the application. Ms. York explained they plan to build their home on the property and have an approved percolation test, but needs the access approved.

Motion to approve the variance made by Mr. Ash and seconded by Ms. Dixon. Motion was unanimous. Ms. Carter advised the applicant to contact her office regarding plat approval.

Application of David Bristol to redistrict property located at 191 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-116. Total acreage is 2.88. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol Road, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained the property was zoned in 2015 to commercial without his knowledge and he found out through tax increases. He said the property has never been commercial and wants to keep it part of a peaceful neighborhood.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Ms. Dixon. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26th.

Application of David Bristol to redistrict property located at 0 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-115. Total acreage is 2.10. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol Road, was present. He said this property is the same situation as his other application. He said this property was split with his father then he re-inherited it after his father's passing and would like it to be zoned residential.

Motion to recommend approval to the Board of Commissioners made by Mr. Ackerman and seconded by Mr. Yarbrough. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26th.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Application of Keith Parker to redistrict property located at 9545 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to A-1 Agriculture Forestry District. Tax map and parcel 090-045. Total acreage is 20.07. Present zoning is R-1 Residential Single Family District. The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained this is his and his wife's retirement plan. He stated they plan on a small farm with small commercial out front but would like agricultural zoning on this parcel because of more flexibility from a farming standpoint.

Motion to recommend approval to the Board of Commissioners made by Ms. Dixon and seconded by Mr. Freeman. Motion was unanimous. Ms. Carter advised the applicant of the next meeting on February 26th.

Application of Keith Parker to redistrict property located at 0 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to C-2 Highway Business District. Tax map and parcel 090-045. Total acreage is 1.00. Present zoning is R-1 Residential Single Family District. The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained the proposed use is for motorcycle salvage where he would purchase motorcycles from insurance auctions and sell to shops to be refurbished with the long-term plan to be able to fix the motorcycles himself. He stated C-2 would give him the ability to grow their business and since this is their home, they do not intend to have a junkyard. He said the motorcycles would only be on this one acre, which is being split from his home place acreage, and would be in an approximately 2500 square foot building. Chairman Thomas reminded the board of the option of placing a conditional use on the property for this use only.

Motion to recommend approval with condition that application go back before board for approval if the use changes was made by Mr. Ackerman and seconded by Ms. Dixon. Mr. Parker asked if he could speak, and Chairman Thomas opened the floor for discussion.

Mr. Parker explained he would like condition not to be placed because he plans to start with the motorcycle shop but may have other things to help enhance his business, such as a butcher shop in conjunction with their farm. He said he has no intentions for a salvage yard and explained the property is in a commercial corridor with other neighbors that do not have conditions. He said he eventually might want to lease the property if the motorcycle shop does not work out and explained that the small acreage places certain limitations on it through the county and GDOT as well.

Chairman Thomas noted that the zoning goes with the property if he decides to sell, to which Mr. Parker said he has no intentions of selling or a junkyard. He said he wants to have it as family property for generations and be buried there. He said his intent is not to leverage the commercial and sell off but feels that this will tie one hand behind his back from a business perspective if the market changes. Mr. Parker also noted the board just approved a variance for him to move his mother on the property, as well. Mr. Ackerman asked the Chairman if placing a condition on the property that if the property is sold, the new owner would have to have that rezoned, would accomplish both objectives. Chairman Thomas said certainly, he can make that recommendation, and Ms. Carter explained the applicant could come back to request for the condition be removed or revised.

WHITE COUNTY PLANNING COMMISSION MINUTES
REGULAR SESSION

Mr. Ackerman said he would like to amend his recommendation and asked the chairman if that would be appropriate. Chairman Thomas asked Ms. Dixon if she would be willing to withdraw her second, she said yes. He asked Mr. Ackerman if he would like to withdraw his motion, he said yes. Chairman Thomas opened the floor for a new motion.

Motion to recommend approval to the Board of Commissioners with the recommendation that if the applicant sells or gives away the property, that it does have to be reevaluated at that time, was made by Mr. Ackerman. Motion was seconded by Ms. Dixon. Motion carried by a 4-1 majority, with Mr. Ash opposed.

Chairman Thomas asked if there was any citizen comment.

James Allison of 175 Eagle Ridge Trail in Cleveland said the county is still facing a housing shortage and inquired about consideration of a variance for dirt road access on a major or minor subdivision in order to waive the pavement requirement. He said this is for a property on Highway 129 South that he is looking to divide into 38 to 45 lots and the quotes on pavement would kill the project for development of that property, and outlined the current regulations he would like consideration on. Chairman Thomas said to bring the plan and have them look at it through a variance request. Mr. Sell stated that Mr. Allison made the same request in front of the Board of Commissioners at their meeting just before and Chairman Turner requested a meeting be set up between Mr. Sell, Mr. Pittard, and Mr. Canupp to discuss. Chairman Thomas suggested that Mr. Allison see how that meeting goes and if he receives positive input, to then apply for consideration for a variance.

Motion to adjourn made by Ms. Dixon and Mr. Yarbrough. Motion was unanimous.

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Monday, January 29th, 2024
6:00 pm

White County Senior Center
1239 Helen Hwy, Cleveland, Ga. 30528

Those present were Larry Freeman, Charlie Thomas, Linda Dixon, and John Yarbrough. Staff members present were John Sell, Tammy Carter, and Mercedes Dodd.

Chairman Thomas called the meeting to order. Mr. Yarbrough gave the invocation. No changes made to agenda.

Application of David Bristol to redistrict property located at 191 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-116. Total acreage is 2.88. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained he found out his property had been zoned commercial when he received his tax bill, which had tripled. He said he is not sure why it was zoned commercial in a residential area and was unaware the zoning took place. He stated he does not plan to change the use from residential and has no commercial ventures planned, but does plan to rebuild his workshop and hopes to keep the house as is.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of David Bristol to redistrict property located at 0 Garland Bristol Road, Cleveland, Georgia, 30528 from C-1 Community Commercial District to R-1 Residential Single Family District. Tax map and parcel 071-115. Total acreage is 2.10. Present zoning is C-1 Community Commercial District. The applicant, David Bristol of 191 Garland Bristol, was present. Ms. Carter gave a summary of the application. Mr. Bristol explained this parcel is vacant and was split from the initial tract so he and his father could split ownership, and he inherited the property after his father's passing. He said he has no immediate plans on this parcel.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of Keith Parker to redistrict property located at 9545 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to A-1 Agriculture Forestry District. Tax map and parcel 090-045. Total acreage is 20.07. Present zoning is R-1 Residential Single Family District. The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained that his wife wants a farm with animals and his goal is to keep her happy. He said they plan to have a "micro farm" and still have to figure out what animals and crops they would like to have on that land.

Chairman Thomas asked if anyone would like to speak for the application.

WHITE COUNTY PLANNING COMMISSION MINUTES
PUBLIC HEARING: LAND USE REGULATION

Dana Meier of 9447 Duncan Bridge Road said he is their adjoining neighbor and his property is zoned Agricultural. He said his goal of “micro farming” is in line with the applicant and they are like minded in this regard, so he is in favor.

Chairman Thomas asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Application of Keith Parker to redistrict property located at 0 Duncan Bridge Road, Cleveland, Georgia, 30528 from R-1 Residential Single Family District to C-2 Highway Business District. Tax map and parcel 090-045. Total acreage is 1.00. Present zoning is R-1 Residential Single Family District.

The applicant, Keith Parker of 9545 Duncan Bridge Road, was present. Ms. Carter gave a summary of the application. Mr. Parker explained the proposed use would be to split one acre from his twenty-one acre tract to construct a building, likely a red-iron building, for the purposed of a motorcycle salvage shop. He said he would act as a broker to sell the parts to other shops. When asked how this would differ from a car junk yard, Mr. Parker explained that his inventory would be inside and his focus would be on older bikes from 1940s to 1960s, which has a specific market segment and demographic. He said the majority of the business would be online, so he does not envision set hours, so it would be minimal traffic by appointment only. Mr. Parker explained there are commercial properties all around him, with agricultural adjoining him as well. When asked if he plans to have employees, he said he would likely have one employee with a mechanic background to see where the business goes.

Chairman Thomas asked staff if conditions could be placed to limit the uses in the C-2 zoning, to which Ms. Carter said yes. Mr. Freeman stated this is a commercial corridor and would be the area for C-2 zoning if approved. Mr. Parker explained he and his wife targeted this area because of the commercial corridor for his business, but also because it backs up to Buck Shoals for his agricultural purposes. He said if the motorcycle salvage does not work out, he would like to be able to lease the building out.

Chairman Thomas asked if anyone would like to speak for the application, there was no response. He asked if anyone would like to speak against the application, there was no response. Chairman Thomas closed the hearing. Ms. Carter advised the applicant of the next meeting on February 5th.

Motion to adjourn made by Mr. Yarbrough and seconded by Ms. Dixon. Motion was unanimous.



WHITE COUNTY

Board of Commissioners

Item Title: Review and consideration of adoption of the White County Bike Pedestrian Plan update

For Meeting Date: 2/26/2024

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Other

Submitted By: John Sell

Attachments: Yes **If yes, please list each file name below:**

1. White County Bike Pedestrian Plan
2. Appendices to WC Bike Ped Plan
3. WC Recreation Routes Map
4. Greenway/Blueway Map
- 5.

Purpose:

Consider adoption of the updated White County Bike Pedestrian Plan as a supplement to the White County Comprehensive Plan. The update of the plan was written by Joe Rothwell with the Georgia Mountain Regional Commission after working with a committee that included representatives of the City of Cleveland, Georgia DNR, SORBA, and a citizen of Sautee Nacoochee.

Background / Summary:

- White County developed a Bike Pedestrian Plan in 2011 to encourage the building of walking/biking trails and connectivity in the county. Among the successes of that plan was its usage to apply for grants that developed into the Yonah Preserve Trails that are part of the White County Parks and Recreation Department. The updated plan that was completed in 2023 lays out a vision for future trails that can provide connectivity across the county that will link together the numerous trails that are currently available. The new plan also calls for the adoption of a blueway or paddle trail that will lay the groundwork for future access points to the Chattahoochee River. The plan will also be presented to the City of Cleveland for their approval.

Department Recommendation:

Community and Economic Development recommend approval of the Bike Pedestrian and Paddle Plan for use as a planning document to be used for future development of trails and as part of potential grants to fund those projects.

Options:

- Adopt the plan.
- Refer the plan back to GMRC and the committee for amendments/revisions.
- Table the application for further review by the BOC.

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

-

County Manager Comments:

-

WHITE COUNTY BOARD OF COMMISSIONERS

RESOLUTION NO. 2024-

**A RESOLUTION AUTHORIZING THE ADOPTION OF AND INCLUSION
OF THE UPDATED WHITE COUNTY BICYCLE AND PEDESTRIAN
PLAN AS A SUPPLEMENT TO THE WHITE COUNTY
COMPREHENSIVE PLAN SHORT TERM WORK PROGRAM**

WHEREAS, the White County Bicycle and Pedestrian Plan identifies a comprehensive system of bicycle/pedestrian facilities designed to serve a variety of users, integrate the system with the overall transportation systems, and identify design standards, specific projects, and potential funding sources. The plan will be integrated with other future transportation improvements and is regularly reviewed and updated; and

WHEREAS, the White County Board of Commissioners authorize the adoption of the updated White County Bicycle and Pedestrian Plan as submitted; and

WHEREAS, the White County Board of Commissioners authorize the updated White County Bicycle and Pedestrian Plan be included as a supplement for the White County Comprehensive Plan.

NOW, THEREFORE, the Board of Commissioners does hereby adopt the updated White County Bicycle and Pedestrian Plan dated May 2023.

RESOLVED, this 26th day of February, 2024.

WHITE COUNTY BOARD OF COMMISSIONERS

By: _____
Travis C. Turner, Chairman

ATTEST:

Shanda Murphy, County Clerk

GREENWAYS AND BLUEWAYS: BICYCLE, PEDESTRIAN, & PADDLE PLAN

White County, Georgia



May 2023

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
A. THE PLANNING PROCESS	4
1. PUBLIC OUTREACH AND INVOLVEMENT	5
B. ASSESSMENT	8
1. COMMUNITY PROFILES	8
2. ISSUES AND OPPORTUNITIES	11
3. EXISTING FACILITIES AND RESOURCES	12
C. ESTABLISHING THE VISION	39
1. GOALS AND OBJECTIVES	39
2. MASTER PLAN	44
3. IMPLEMENTATION	45
D. APPENDICES	
1: Maps	
A: White County Bicycle and Pedestrian Plan Base Maps	
B: White County Bicycle and Pedestrian Plan Activity Routes	
C: White County Greenspace & Trail Plan Map	
D: City of Cleveland Sidewalk Map	
E: City of Helen Sidewalk Map	
2: Stakeholder Meeting Information and Public Outreach	
A: Stakeholder Committee Meeting Sign- In Sheets	
B: 2023 Bicycle and Pedestrian Public Comment Survey Results	
C: 2011 Survey Results	
3: Design Standards	
4: Bicycle and Pedestrian Network Projects	

Produced by:



EXECUTIVE SUMMARY

As both a land and a community, White County, Georgia, is shaped by the Appalachian Mountains and foothills. The intricate valleys, dells, and waterways nestled between steep slopes and national forests have forged not only tight-knit communities of people but also endeared residents and visitors alike to seek an outdoor lifestyle, enjoying the scenic vistas and recreational opportunities ***“where Mother Nature comes to play!”***

To this end, White County, together with the Cities of Cleveland and Helen, routinely work together to bring about public facilities and infrastructure in support of this active lifestyle and public desire to celebrate the natural amenities that abound in the area. This document, the ***White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan***, represents a part of that broader effort by helping the governments and other partners organize their actions and strategies regarding all outdoor recreational activities on land and water for roads, trails, sidewalks, and along rivers and streams in a fashion that maximizes accessibility, allowing people to walk, bike, run, and paddle across many parts of the county and connecting with various amenities and destinations.



Figure 1. Yonah Preserve Creek Trail



Figure 2. Smithgall Woods ADA Trail

This 2023 edition of the plan represents an update of the original 2011 document, done to reflect the latest conditions and resources available to the communities as well as revising select goals and opportunities. It builds upon previous planning processes to identify/ratify a comprehensive system of bicycle, pedestrian, and paddle routes and facilities designed to serve a variety of users, integrate this system with the overall transportation systems, and identify design standards, specific projects, and potential funding sources. This Plan will serve as the guide for each local government and partnering agencies to ensure

coordination, maximization of resources, and the highest degree of connectivity possible for all White County.

A. THE PLANNING PROCESS



Citizens and visitors participate in active outdoor recreation each year. These people spend money, create jobs, and support the White County economic sector. Simple, healthy outdoor activities such as hiking, biking, paddling, camping, or wildlife viewing generate enormous economic power and fuel ripple effects throughout the County. Many people do not realize that having fun and staying healthy outdoors is essential to the continued growth of our economy. To thrive, this industry needs to be recognized, stimulated, and supported. This plan will explain how the impact of the Active Outdoor Recreation Economy is determined, how it interacts with the economy and the impact to the enhancement of the quality of life for White County residents and visitors.

Economic impact studies have been conducted by several non-profit agencies such as the Bikes Belong Foundation and the Rails to Trails Conservancy. These studies show how the presence of bicycle and pedestrian facilities increase business revenues, housing values, tourist traffic, and new residents in the area. Bicycle and pedestrian facilities become destination points for on and off-road cyclists.

Sporting events enhance tourism, enhance lifestyle, promote outdoor recreation, i.e. the **Hogpen Hill Climb** (annual foot race since 1979), **Gone Riding Georgia State Championship Series** Mountain Bike Racing (since 2006, www.goneriding.com), **TNGA** Trans North Georgia Adventure (since 2013, <http://ridetoextraordinary.com> self-supported bike adventure over a 350-mile mountain bike route through the mountains of North GA on trails, forest roads and paved roads featuring challenging terrain, beautiful scenery, and approximately 56,000 feet of climbing), and the Tour of Georgia Gran Fondo (in Helen since 2017, www.granfondonationalsseries.com).

The county is unique in the fact that visitors and residents can navigate from one end of the county to the other utilizing all these recreational modes of travel. Paddling the Chattahoochee River, cycling through Yonah Preserve, hiking along the Hardman trail or through Smithgall Woods, a visitor's imagination and amount of time is the only impediment to how much they want to explore and

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

discover through the county's scenic wonders during a day, weekend, or weeklong visit. When these tourists visit the facility or park they are also spending money at local businesses for lodging, food, and souvenirs. Plus, individuals and families looking to relocate value the presence of bicycle and pedestrian facilities and paddle launch sites for recreational and alternative transportation values.

The ***White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan***, provides an overall vision and specific actions for supporting policies of the development of a countywide recreation system. This plan also identifies a comprehensive network of bicycle and pedestrian facilities, and existing and proposed paddle launch sites designed to serve the growing outdoor recreational demand of these activities, with supporting policies, programs, and projects, as well as specific design standards and actions for implementation.

The specific goals of the updated Plan are:

- Updating the goals and objectives for future bicycle, pedestrian, and water/paddle mobility using a comprehensive public involvement program
- Confirmation of design standards for consistent and safe design of facilities
- Identification of a comprehensive system of bicycle/pedestrian/water routes and facilities to serve a variety of users
- Maintaining a project implementation and funding timeline
- Identification of funding sources can include but is not limited to:
GOSP: Georgia Outdoor Stewardship Program
Recreational Trails Grant Program
LWCF: Land and Water Conservation Fund
SPLOST: Special Purpose Local Option Sales Tax

1. PUBLIC OUTREACH AND INVOLVEMENT

The planning process for this project is designed to incorporate multiple levels of input from a variety of stakeholders, ensuring that the updated Plan reflects the concerns and ambitions of White County stakeholders. It will feature multiple opportunities for direct public comment, as well as various measures designed to engage core stakeholder groups as identified by the County and Cities.

Advisory Committee

In October 2021, an Advisory Committee of several key local representatives and stakeholders was formed and tasked with helping to oversee the general planning process, providing GMRC and County staff with comments, questions, and guidance in assembling information and shaping the discussion of priorities and objectives. This group meets monthly to discuss the project and will continue doing so through the completion of the document and project in the first half of 2023. Their input also shaped how the process would seek out public involvement, with suggestions on where, when, and how to solicit comments. Meetings with the stakeholders focused on developing the final document, updating the survey for public feedback, and developing the maps that focused on existing and future activity corridors and their related points of interest.

Online Survey

An online survey was created in March 2022 to provide the public with an opportunity to rank priorities, identify key routes and destinations for improvements, and to provide other suggestions on how to improve pedestrian connectivity across the county. The survey was promoted via web

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan White County, Georgia

sites and email alerts for the local government, the Chamber of Commerce, and the Convention and Visitors Bureau. **163 responses** were received **from March 2022 through May 2023 during the survey period**. This has far surpassed the thirty-eight responses received through public comment surveys in 2011. (These results from 2011 and a breakdown of the current survey are in Appendix B.) The following page underscores feedback for the project encompassing all White County and beyond.

White County Pedestrian and Bicycle Activity Survey

2022 White County Bicycle and Pedestrian Plan Update

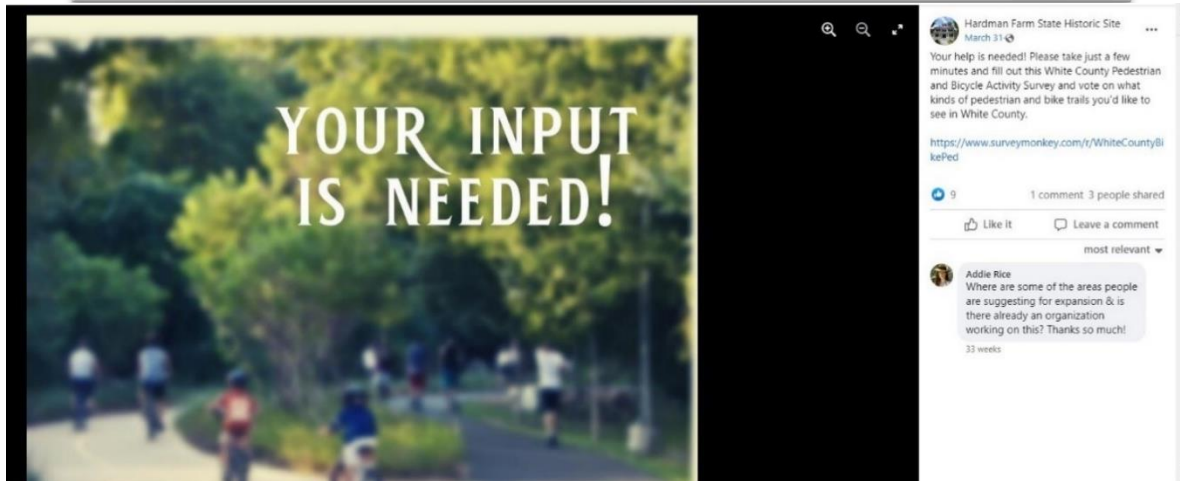
In 2011 the county and cities created a plan to assist stakeholders and planning officials to identify a comprehensive system of bicycle/pedestrian facilities designed to serve a variety of users, integrate this system within the overall transportation systems, and identify design standards, specific projects, and potential funding sources. The resulting plan was integrated with other planning efforts to aid future transportation improvements.


This plan is now being updated to ensure that it still adequately addresses the future needs of these user groups who frequent the county and cities pedestrian and bicycle networks, parks, trails, forest lands, and waterways.

Please answer the following questions so that we can ensure that White County and it's cities continue to develop these outdoor recreation systems for the benefit and enjoyment of its residents and visitors.'

<https://www.surveymonkey.com/r/WhiteCountyBikePed>

Thank you for your time and caring about your outdoors!



 **White County Government**
30·Mapt ·

In 2011 the county and cities created a plan to assist stakeholders and planning officials to identify a comprehensive system of bicycle/pedestrian facilities designed to serve a variety of users, integrate this system within the overall transportation systems, and identify design standards, specific projects, and potential funding sources. The resulting plan was integrated with other planning efforts to aid future transportation improvements.

This plan is now being updated to ensure that it still adequately addresses the future needs of these user groups who frequent the county and cities pedestrian and bicycle networks, parks, trails, forest lands, and waterways.

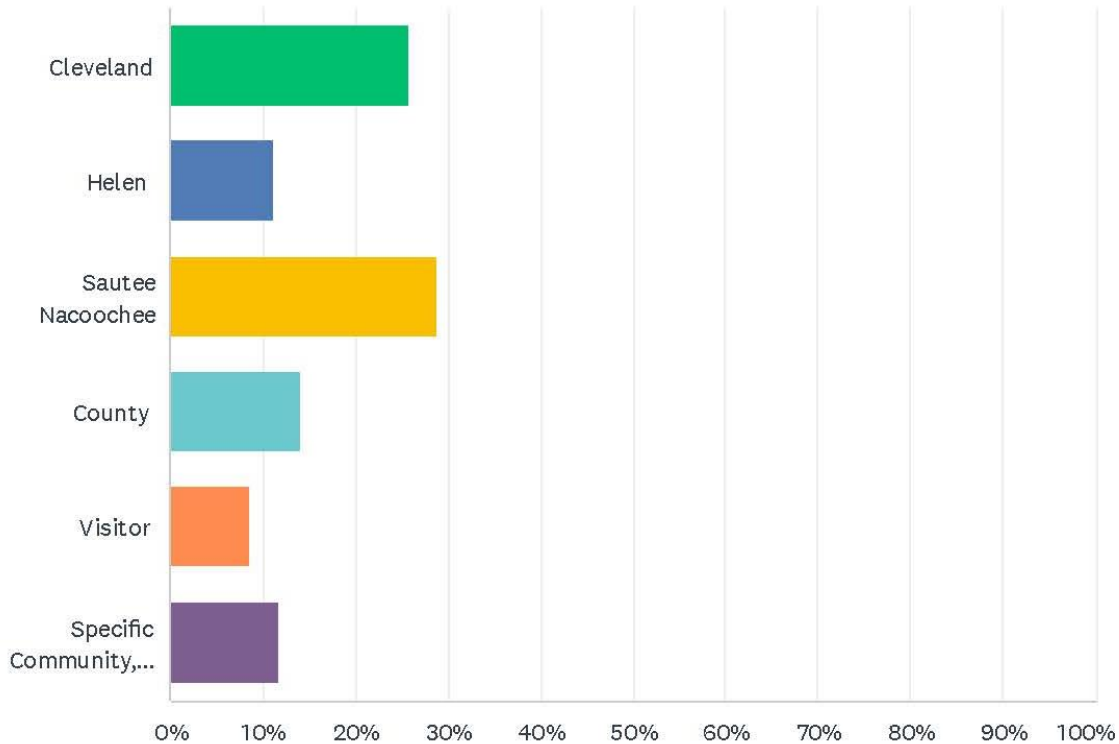
Please follow the link below and answer the following questions so that we can ensure that White County and it's cities continue to develop these outdoor recreation systems for the benefit and enjoyment of its residents and visitors.



White County Pedestrian and Bicycle Activity Survey

Q1 I am submitting comments as a resident of:

Answered: 163 Skipped: 1



Respondents to the 2022 – 2023 survey were received from:

- Cleveland, Sautee Nacoochee, Helen, and White County.

Individual communities/locations were represented near and far from more than **thirty areas** including:

- Town Creek, Clermont, Hall County, Hiawassee, Skylake, Elkmont, Habersham County, Clarkesville, Scorpion Hollow, Fannin County, Skits Mountain, the Sweetwater subdivision, Black Bear Ridge/Yonah Mountain, Cedar Hollow, Innsbruck, Kellum Valley, Rustic Ridge, Cornelia, Duncan Bridge/Whisperwood Way, Dahlonega, Laceola, Blairsville, Teel Mountain, Gwinnett County, Miner’s Mountain, Mt Yonah Scenic Estates, Towns County, Gainesville, Alto, Adair Mill, Fairview, Lumpkin County, Jennys Cove, Swiss Colony, Toccoa, and North Hall County.

Project Web Site/Social Media

In 2011 a webpage was created on the White County government website dedicated to the planning process. The page was used as a home for announcing events, posting records of past events, and including draft materials for people to review. The page also included contact information for GMRC staff so that anyone could submit comments and questions at any time.

The current update for 2021 – 2023 has transitioned to having these announcements and public comment surveys regarding the plan on social media and through Survey Monkey. Sample slides from outreach can be seen on page 6.

Public Forums

Forums are planned for 2023 once the draft of the document and maps are completed to discuss the document and recommendations. It is anticipated that there will at least be a minimum of two public forums inviting anyone to come and review materials, see proposals, and offer comments and questions about issues and opportunities related to sidewalks and trails in White County.

B. ASSESSMENT

The first task in preparing the update to the plan included having the stakeholder committee review the 2011 document to analyze what had been accomplished and what new priorities had become imperative to achieve so that the county could have a robust outdoor network of trails and facilities for citizens and visitors alike. Subsequent actions included gathering, reviewing, and inventorying existing conditions that may impact outdoor mobility for bicycle, pedestrian, and paddle usage, including community needs, issues, and desires, as well as policies, plans, ordinances, and state statutes. This information provides the foundation for projects and aids in the identification of relevant policies and strategies. This section provides an overview of existing conditions and a baseline or snapshot of the area from which to build future recommendations.

1. COMMUNITY PROFILES

Household Income and Commutes to School and Work

Household income can correlate with the propensity to use alternate modes of transportation, such as bicycling, walking, or transit. Residents with lower household incomes have fewer resources available for operating and maintaining private automobiles and are therefore more likely to meet their transportation needs through alternate modes. Although single-occupancy vehicles clearly dominate White County commutes, there is evidence of bicycle and pedestrian work-related travel, indicating a need for facilities. Income levels in the City of Cleveland are significantly lower than the rest of the county. One fourth of the children under age 18 in Cleveland live below the poverty level. Increased bicycle and pedestrian facilities throughout White County would benefit the sector of the population who have historically had limited access to personal transportation. Any additional assistance in reaching employment or educational destinations could decrease the number of people living at or below the poverty level. White County currently has and will continue to have a considerable number of young and elderly persons who are likely to rely on walking or cycling.

Greenspace Preservation

White County does not currently have an official greenspace program to identify potential land acquisitions for green space preservation, parks, or potential stream green space corridors. In 2007 White County adopted conservation subdivision regulations to encourage the preservation of farmland and natural resources, contributing to an interconnected network of permanent open space in the community. These regulations provide the opportunity for developers to concentrate buildings in specific areas on the development site, allowing the remaining land to be used for common open space as well as passive and active recreation, including hiking trails and nature preserves. The information in this plan will help to identify desired locations for conservation subdivisions that can incorporate multiuse trails and origins/destinations for future recreational users.

AFFECTED POPULATIONS/POTENTIAL SYSTEM USERS

Survey material as seen on page 6 highlights that Individual communities/locations were represented near and far and expressed an interest in greater options for bicycle, pedestrian, and paddle recreation and connectivity.

- **29%** of the respondents were from Sautee Nacoochee, **26%** were from Cleveland, **13%** from the County, **11%** were from Helen, **9%** were visitors, and **12%** covered thirty specific communities as seen in the bullet below.
- Town Creek, Clermont, Hall County, Hiawassee, Skylake, Elkmont, Habersham County, Clarkesville, Scorpion Hollow, Fannin County, Skits Mountain, the Sweetwater subdivision, Black Bear Ridge/Yonah Mountain, Cedar Hollow, Innsbruck, Kellum Valley, Rustic Ridge, Cornelia, Duncan Bridge/Whisperwood Way, Dahlonega, Laceola, Blairsville, Teel Mountain, Gwinnett County, Miner's Mountain, Mt Yonah Scenic Estates, Towns County, Gainesville, Alto, Adair Mill, Fairview, Lumpkin County, Jennys Cove, Swiss Colony, Toccoa, and North Hall County.

In 2011 an additional assessment identified four affected populations or system users that can benefit from bicycle and pedestrian improvements at and around White County High School and Tesnatee Gap Elementary School can be identified based on their trip origin and primary route to the destination. These populations include the Sunset Vista/Sunset Valley users, Tesnatee Gap Valley/Jenny's Cove users, the City of Cleveland users, and White County's Cross-Country Teams. This assessment and information from that time for the 2011 document is still important to consider since these population groups connected to the High School will always desire greater transportation and recreation alternatives.

Sunset Vista/Sunset Valley is a residential node located along Georgia Highway 75 Alternate at Barker Trail. This origin for bicycle and pedestrian use falls slightly within the outer most extent of the High School and Tesnatee Gap Elementary School's functional bicycle and pedestrian service area. This route travels south along Georgia Highway 75 Alternate to US Highway 129, continuing south to the High School and Tesnatee Gap Elementary School. Bike lanes and/or wide shoulders should be placed along this route to provide a safe environment for bicycle and pedestrian users. This route is entirely managed by State and Federal agencies so construction of these facilities should occur in cooperation with the Georgia Department of Transportation. All bicycle and pedestrian facilities installed along this route should meet or exceed safety standards established by the appropriate design guidelines.

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

Residents of the Tesnatee Gap Valley/Jenny’s Cove area are more apt to use bicycle and pedestrian facilities due to their proximity to both the High School and Tesnatee. Bicycle and pedestrian facilities such as bike safe lanes and wide shoulders should be placed along the full extent of Tesnatee Gap Valley Road at the entrance to the Tesnatee Gap Elementary School and across US Highway 129 at the intersection of US Highway 129 and Eugene Road to provide a linkage between the High School and the Tesnatee Gap Valley area. Due to heavy traffic volumes and high rate of vehicular speed associated with US Highway 129, a dedicated pedestrian bridge may be required to provide a safe crossing point of US Highway 129 to link the High School with Eugene Road.

Due to its high residential population density and existence of sidewalks within city limits, the City of Cleveland is a natural source for students prone to use bicycle and pedestrian facilities. Jess Hunt Road and Claude Sims Road provide excellent access from Cleveland to both the High School and Tesnatee Gap Elementary School due to the directness of the route, low traffic volumes (a result of a section of closed road along Claude Sims Road), and relatively slow speed limits on these roads. Proposed facilities should include the extension of sidewalks along Jess Hunt Road, bike safe lanes, wide shoulders, and/or sidewalks along Claude Sims Road, the construction of a connector from the Sports Complex to Claude Sims Road, and potentially the installation of additional traffic calming devices such as table breaks along both Claude Sims Road and Jess Hunt Road to ensure vehicular speed is limited to posted limits. These improvements will also provide ancillary benefits of providing bicycle and pedestrian access to the White County Head Start.

School Cross County Training Routes
Virgil Hunt Road
Town Creek Road from Virgil Hunt Road to Charlie Thomas Road
Charlie Thomas Road
Tesnatee Gap Valley Road
Sports Complex Entrance
Claude Sims Road
Jess Hunt Road
Twin Lakes Road
Albert Reid Road
Yonah Preserve
Unicoi State Park
Lynch Mtn. Rd.
ABC Drive
Poplar Stump Rd.

The White County Cross Country Teams are pedestrian users that require additional discussion. Cross Country Teams exist for both White County High School and White County Middle School. These teams provide numerous benefits to the participants and the community and should be supported to the full extent possible. Currently these teams use a variety of training formats, including training on the school’s track and on surrounding surface roads. In White County the use of surface roads are integral parts of the cross-country training process as the roads provide the only cost-effective means to achieve the needed exercise duration for long distance training. Typically, training occurs on surface streets located within the three-mile radius of either the High School or Middle School. As such, any proposed bicycle and pedestrian routes discussed above serve the dual purposes as student access to and from school and provision of a safe training facility for cross country runners.

However, cross country athletes have needs beyond those requirements described above. From a safety standpoint, cross country training can be accomplished on any pedestrian facility that meets appropriate design standards. However, from a physical standpoint, dirt and gravel surfaces provide increased shock absorption and decreases wear and tear on runners’ joints, muscles, and ligaments. Currently, cross country runners are frequently forced to run on narrow and uneven road shoulders

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

constructed of dirt. Finally, cross country runners use the road system in a different manner than students commuting to school. The primary difference is that commuting students have a separate origin and destination and consistently use the same route. Cross country runners use the school as both the origin and destination but require a variety of training routes to reduce burnout from repetition. Similarly, these routes should provide connectivity to one another to provide a variety of trip lengths and difficulty levels. The following routes should, at a minimum, be modified through shoulder improvements to provide an adequate running surface for cross country teams and provide routing to acquire the needed training distances and connectivity for a variety of loop options. Additional bicycle and pedestrian facilities may be placed along these routes in the future as supplementary funding mechanisms become available.

Providing bicycle and pedestrian connectivity between the multiuse, natural surface trail loop at the High School and the Tesnatee Valley Nature Trail at the Tesnatee Gap Elementary School would offer the cross-country runners a substantial off-road trail network that could be incorporated into training exercises. High School students would also gain access to the nature trail's stream and wetland areas, providing a natural classroom setting for biology students.

2. ISSUES AND OPPORTUNITIES

Assessing issues and opportunities is an initial step in identifying barriers and/or constraints that must be overcome and potential avenues for implementation. It is critical to identify what the community sees as issues, barriers, and potential opportunities. The original plan in 2011 was assembled through community wide public meetings and specialized stakeholder meetings, several issues and/or barriers as well as potential outcomes for the bicycle and pedestrian plan were identified. In 2023 public forums will be held to continue the public outreach and data gained through the more than **163 surveys received from March 2022 to May 2023**.

The community identified user safety as a primary issue to be addressed by the plan in 2011 and 2022. Specifically, the community noted the existing conflict between pedestrians/bicyclists and vehicles caused by a lack of facilities, the limited separation of sidewalks from roadways, and a limited awareness of both bicyclists and drivers as to the rights of bicyclists on roadways. The community stated that the plan should address these issues by providing safe facilities and educating pedestrian/bicycle network users and drivers on the safe use of facilities and the rights of users of all systems.

The community also identified funding as a key issue in 2011. Limited funding is available to address problems with the existing network, including roads and existing bicycle/pedestrian facilities. As stated on page 4, there are specific funding sources available to aid in achieving some of the plan's priorities. These include: **GOSP**: Georgia Outdoor Stewardship Program; **Recreational Trails Grant Program**; **LWCF**: Land and Water Conservation Fund; and **SPLOST**: Special Purpose Local Option Sales Tax, **BOLT**: Biking on Long-Distance Trails Act (federal legislation proposed but not approved/enacted yet).

The plan needs to clearly identify how bicycle and pedestrian facilities will help to alleviate current transportation problems as well as how to leverage existing funding and new avenues for funding. This could help obtain community support and understanding regarding the need, desire, and

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

usefulness of a bicycle and pedestrian system. In addition, the community identified maintenance as a funding issue, because inadequate funding for maintenance will result in deteriorated facilities, thus inhibiting use.

The presence of physical barriers of White County includes moderate to steep slopes and water bodies, therefore placing severe limitations, challenges, and costs on development opportunities. Associated with steep slopes are shallow and sensitive soils placing additional limitations on development opportunities.

White County's natural resources are the native conditions and elements that contribute to the local character and livelihood. As the rivers and lakes supplying public water, mineral deposits that support local industry or a scenic park serving locals and tourists alike, these resources can serve a community's health, culture, and economy when effectively managed. Because these sites and conditions are highly susceptible to disturbance from human activity, they are regarded environmentally sensitive and need to be preserved for public benefit.

Agriculture and tourism are the two largest contributors to the local economy, with Helen being the tourism center. Additional tourism opportunities are emerging through heritage tourism venues and agricultural related tourism venues. The county and cities should develop programs to enhance these venues and promote them. Promotion of this plan will help keep tourism active, valuable, and contributing to the local economy. Both cities should continue to plan and update their public facilities to serve and concentrate on development of the document in appropriate designated areas.

The community identified a lack of facilities in key areas, including the downtown areas as a major issue to be addressed. The community stated that identifying a comprehensive network of facilities that connects key origins/destinations will help those areas already in need of these facilities and will help to promote future use. In addition, new facilities should be prioritized for areas where they would benefit existing economic development efforts.

3. EXISTING FACILITIES AND RESOURCES

User Connectivity Routes and Points of Interest

The result of the ***White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan*** is the identification and selection of outdoor activity projects and routes for user connectivity to Points of Interest (POI's), solutions to issues and opportunities, best practice policies, and programs that support a regional bicycle and pedestrian system as well as a water-based recreation program. Existing conditions provide a base from which to start identifying needed projects, programs, and policies. Following this section identifies the community's goals and objectives for future recreational mobility opportunities, demand for facility types and locations, and preferences for those programs that will support an interconnected network throughout the county.

Identifying the most appropriate networks to meet the goals and objectives identified above and the need for White County is dependent on a variety of elements. A sidewalk network provides access for short trips, usually less than ¼ mile in length. Therefore, most facilities radiate from specific origins/destinations and/or districts and usually connect to other travel modes (i.e., the bicycle

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

and/or the car). A single sidewalk network does not necessarily have to connect to other sidewalk networks. A bicycle network, on the other hand, provides access for longer trips, is more comprehensive in nature, and radiates from a single trunk line. White County's bicycle network is currently better connected than the pedestrian network on a county-wide scale since unlike pedestrians, bicyclists are permitted to use travel lanes on all public surface streets. Appropriately designed canoe and kayak launch facilities allow users to access the county's waterways.

A variety of considerations were factored into creating project evaluation criteria to select and prioritize projects for the network in the following pages, these include predominant user types in White County, conditions along existing roadways and waterways, and facility type.

USER CONNECTIVITY NETWORK

A network of routes both existing and proposed weaves its way throughout the county as greenways and blueways. They have the potential to link users to both natural and historical points of interest with Cleveland, Helen, Sautee Nacoochee and beyond the county. Map of this route network available in Appendix 1B.

- A. Gainesville Northwestern RR:** This 37-mile abandoned railway line went from Gainesville to North Helen and was built between 1912-1914. It went through these towns: New Holland, Clark, Autry, Dewberry, Brookton, Clermont, County Line, Campground, Meldean, Cleveland, Asbestos, Mt. Yonah, Yonah, Nacoochee, and Helen. The line was abandoned in 1932 - 1933.



The historic rail bed of the Gainesville and Northwestern Railroad is currently being researched as future rails to trails project. This rail bed stretches from Downtown Gainesville to Robertstown, north of Helen. The creation of this trail project could create a regional bicycle and pedestrian facility, adding to the options for cyclists and pedestrians in White County. The rail bed follows US Highway 129 closely and leaves Hall County in the Clermont area and enters White County, going through Cleveland and Helen, terminating in Robertstown. The linear nature and extended reach of this facility would create an ideal trunk line through Hall and White Counties. Existing and future routes could branch from this facility, creating an ideal central location for parking, restrooms, and other trail head amenities.

*White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia*

GAINESVILLE & NORTHWESTERN RAILROAD COMPANY.				
"THE NACOOCHEE VALLEY ROUTE."				
R. M. McCOMBS, President,				St. Louis, Mo.
C. D. MATTHEWS, Jr., Vice-President and Treas.,				Sikeston, Mo.
B. S. BARKER, Vice-Prest. and Gen. Manager,				Gainesville, Ga.
A. R. BYRD, Jr., Secretary,				St. Louis, Mo.
S. B. JEFFERIES, General Counsel,				"
T. H. BURNS, Auditor and Car Accountant,				Gainesville, Ga.
H. C. ERWIN, General Freight and Passenger Agent,				"
TIME-TABLE.—Effective July 22, 1917.				
<i>(Eastern time.)</i>				
	MIs	No. 4	No. 2	
[LEAVE]				
Gainesville!	0	*4 25 P.M.	\$9 25 A.M.	
Gainesville! (Bradford St.)	...	4 30 "	9 30 "	
New Holland Junction	2	4 34 "	9 34 "	
Clark	7	4 45 "	9 45 "	
Dewberry	11	4 58 "	9 59 "	
Brookton	14	5 11 "	10 11 "	
Clermont	16	5 20 "	10 20 "	
County Line	18	5 29 "	10 29 "	
Meldean	22	5 43 "	10 43 "	
Cleveland	26	5 57 "	10 57 "	
Asbestos	30	6 09 "	11 09 "	
Nacoochee	34	6 25 "	11 25 "	
Helen	36	6 32 "	11 32 "	
Robertstown	arr.	6 40 P.M.	11 40 A.M.	
STATIONS.				
	MIs	No. 1	No. 3	
[LEAVE]				
Robertstown	0	*7 10 A.M.	\$2 10 P.M.	
Helen	1	7 15 "	2 15 "	
Nacoochee	3	7 23 "	2 23 "	
Asbestos	7	7 36 "	2 36 "	
Cleveland	11	7 49 "	2 49 "	
Meldean	15	8 02 "	3 02 "	
County Line	19	8 20 "	3 20 "	
Brookton	21	8 27 "	3 27 "	
Brookton	23	8 34 "	3 34 "	
Dewberry	26	8 42 "	3 42 "	
Clark	30	8 55 "	3 55 "	
New Holland Junction	35	9 10 "	4 10 "	
Gainesville (Bradford St.)	...	9 15 "	4 15 "	
Gainesville	arr.	9 20 A.M.	4 20 P.M.	

T train No. 2 connects with So. Ry. train No. 12 at Bradford St. and waits thirty minutes for connection in event Southern train No. 12 is late; and that train No. 4 connects at Bradford St. with So. Ry. No. 39, and waits thirty minutes for connection when necessary.

Trains marked * run daily; § Sunday only.

Connections.—¹With Southern Ry. and Gainesville Midland Ry.



Figure 3. Gainesville & Northwestern Railroad Trestle at the Chattahoochee River, 1928

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

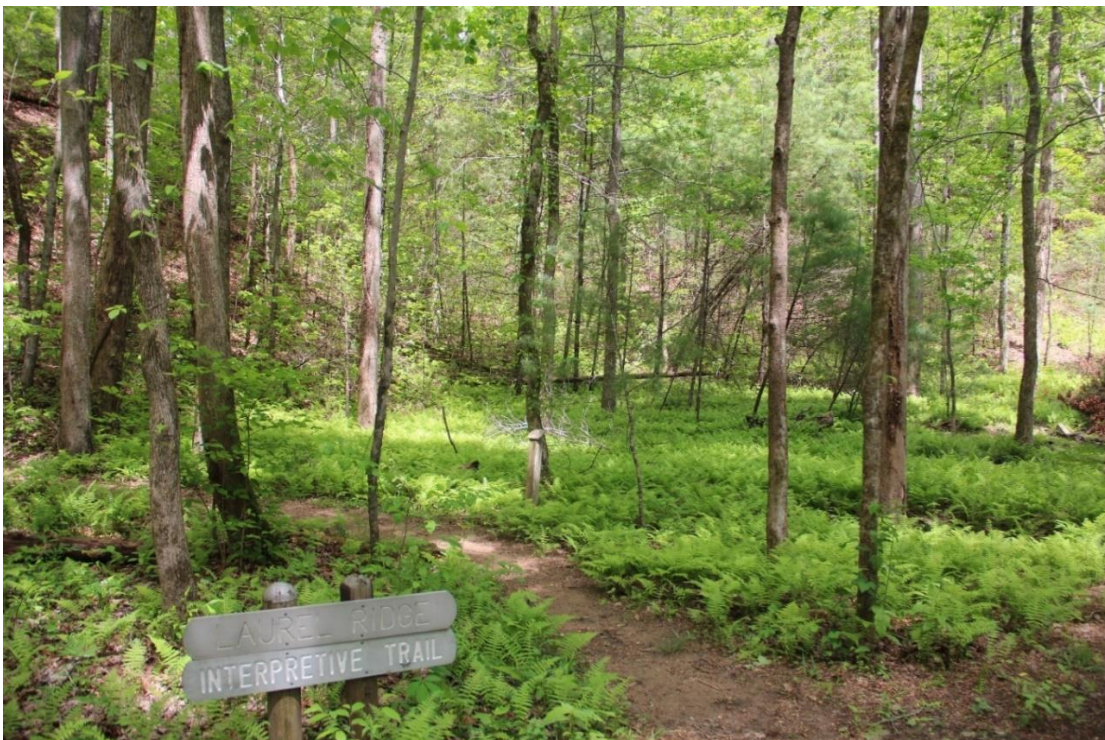
B. Helen Hwy: Currently Helen Highway has bike/turn lanes to Asbestos Road. The opportunity is available to continue the right of way for bike lanes and a more pedestrian friendly network in future traffic management phases with a right-of-way center turn lane.

C. Smithgall Woods State Park: Smithgall Woods has a considerable trail system open to both bicycle and pedestrian users. The existing trail system covers a wide variety of terrain and difficulty levels, but modifications will need to be incorporated if these trails are to become part of a county-wide bicycle and pedestrian network.



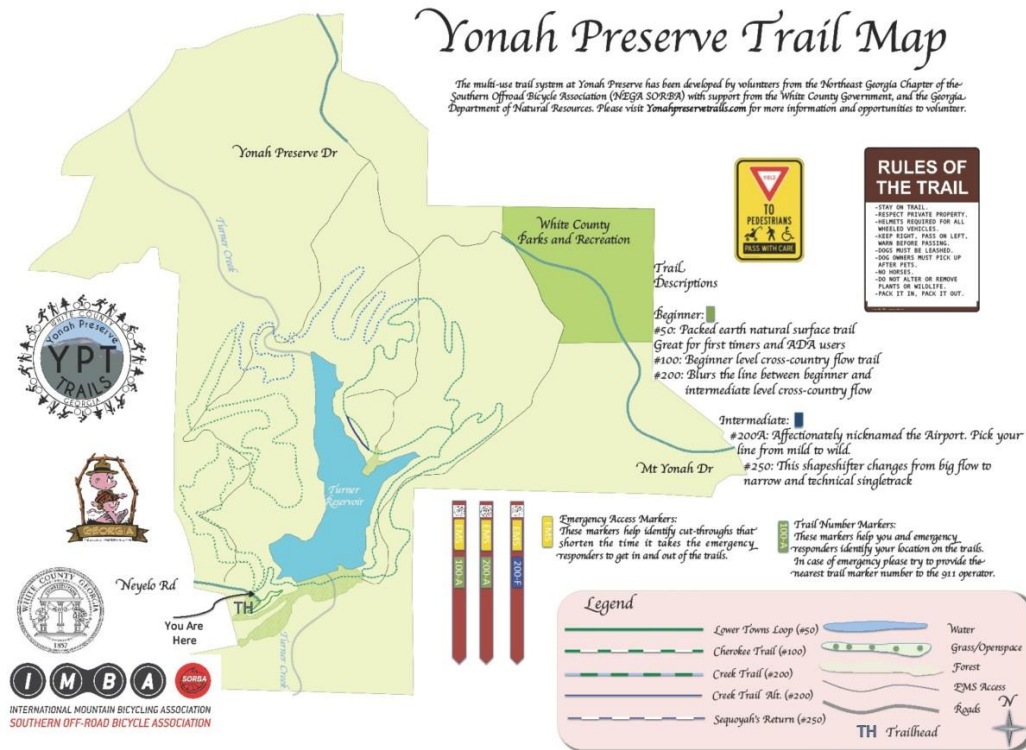
The existing trail system covers a wide variety of terrain and difficulty levels, but modifications will need to be incorporated if these trails are to become part of a county-wide bicycle and pedestrian network.

This state managed conservation area also covers approximately 5,664 acres of north central White County. The area contains twenty-three miles of roads and trails open to both bicycles and pedestrians. The trails range from easy to difficult. There are natural trails and also paved trails that are ADA accessible. Trails are maintained by park maintenance crews and Friends of Smithgall Woods.

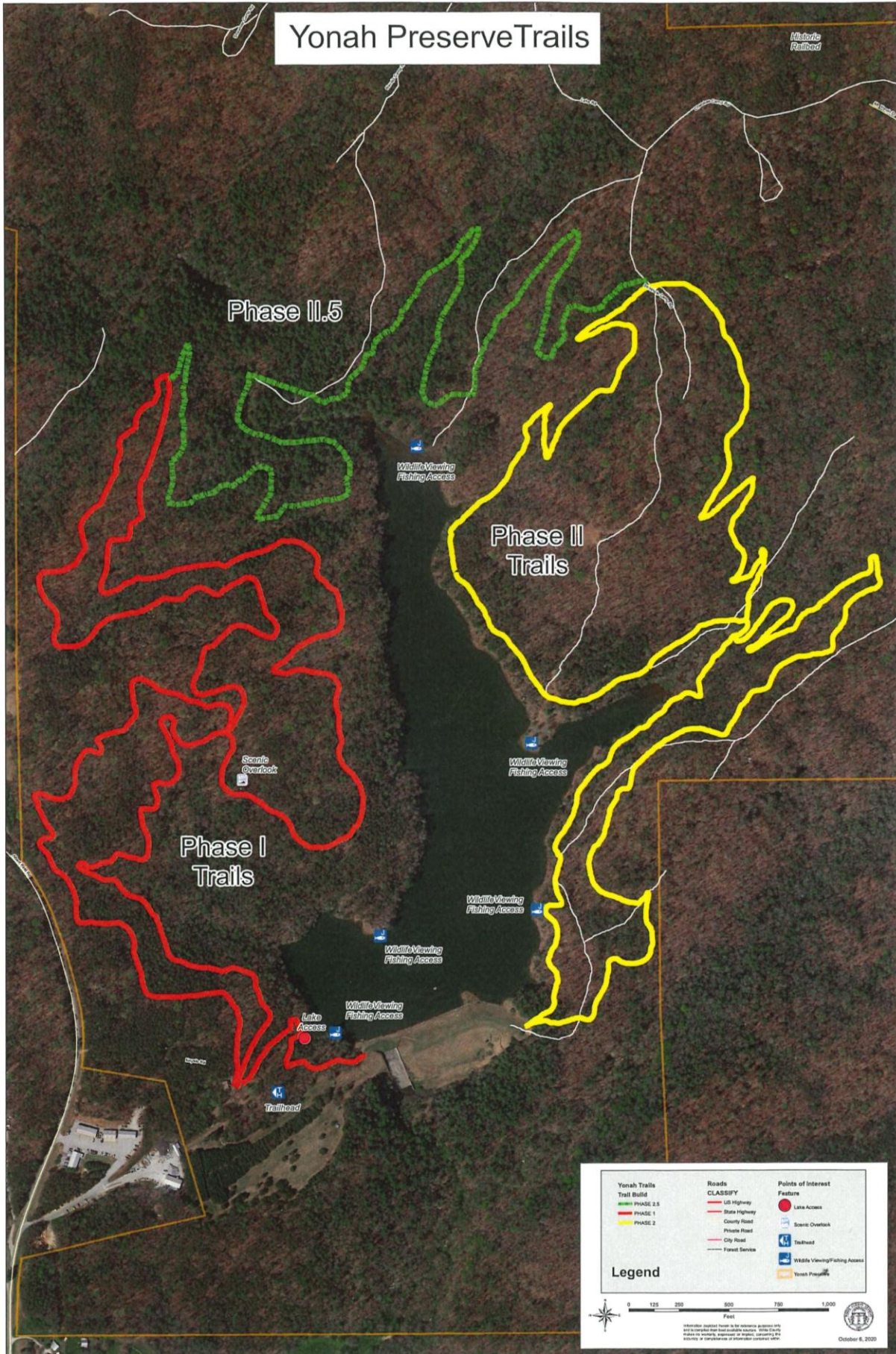


White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan White County, Georgia

D. Yonah Preserve/ Yonah Preserve Trails (YPT): Yonah Preserve Trails are a multi-use trail system for mountain biking, hiking, trail running, and dog walking situated on a 1000-acre tract in White County. The trails have been designed by IMBA Trail Solutions and the first two phases have been completed. The first two phases were built by Flowmotion Trail Builders from Anniston, AL with funding from grants received through the Georgia RTP program, along with many other private grants and fundraising efforts by the local members of Northeast Georgia SORBA.

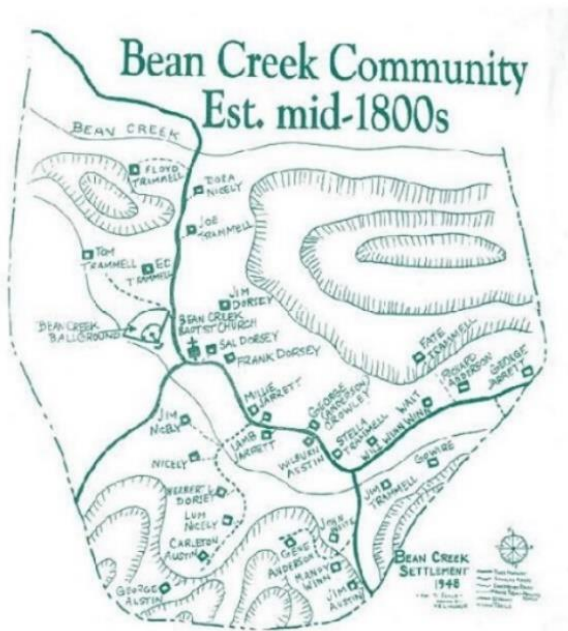


White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia



**White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia**

- E. Hardman Rd:** Hardman Road is the connector road to Bean Creek Road and was historically called Old Bean Creek Road.
- F. Bean Creek Rd:** Bean Creek Road is a paved/gravel road. Historically workers from the Bean Creek Community used this road to walk from their homes to work at Hardman Farm. Further information regarding the community is available in the July 2006 Georgia African American Historic Preservation Network/ GA State Historic Preservation publication: Reflections and titled: "Interpreting African American Life in the Sautee-Nacoochee Valley: The Bean Creek Historic Project".



This 1948 map identifies landmarks that are significant to the Bean Creek community and the places where family residences are located. Map reprinted courtesy of the Bean Creek History Project.



This photo shows Andy Allen's great-grandmother, Mary Ann Nicely (left) who was born enslaved in the Sautee-Nacoochee Valley. She is pictured in front of a log cabin with Allen's grandmother and grandfather, Lessie and Ed Nicely. Photo courtesy of Andy Allen



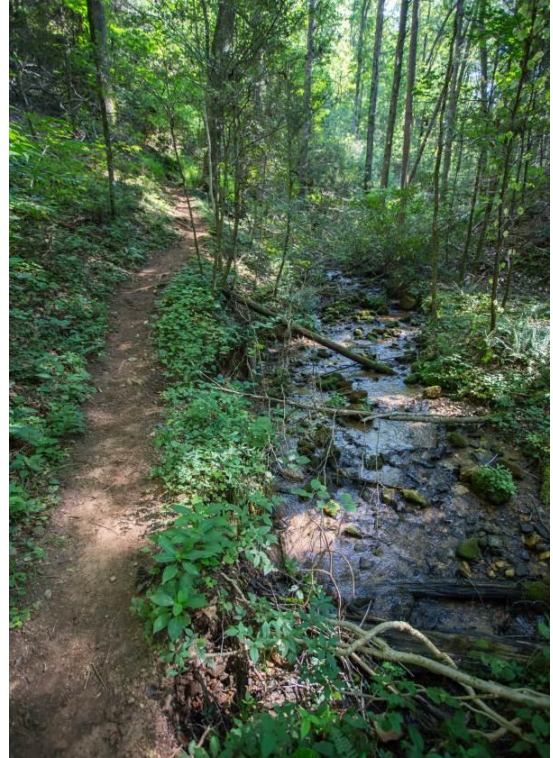
Bean Creek Missionary Baptist Church is a landmark in the African American community. The Old Bean Creek Cemetery is located on the hillside surrounding the church. The cemetery is the final resting place for generations of Bean Creek families. Photo by Jeanne Cyriaque



This photo shows the slave cabin resting on the original rock piers in its new home at the Nacoochee Valley African American Heritage Site & Nature Preserve. Stone mason David Vandiver will reassemble the rock chimney and hearth. Photo by Jeanne Cyriaque

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

- G. Smith Creek Trail:** The Smith Creek Trail spans just under 9 miles, round trip, following the Sautee Ditch, a historic gold mining waterway, from Unicoi State Park to Anna Ruby Falls.



White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

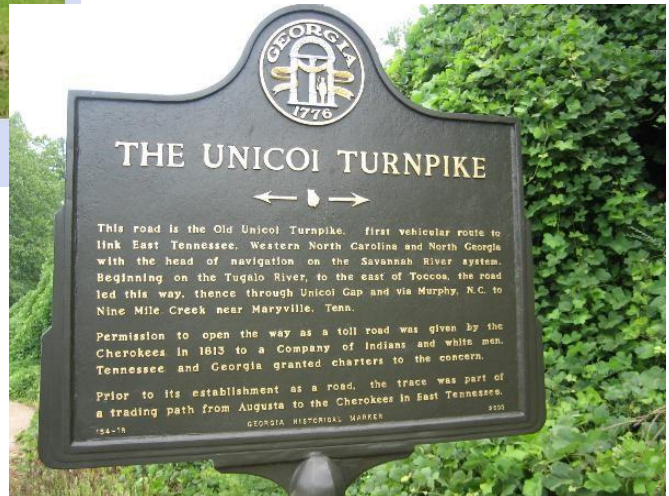
H. Unicoi Turnpike: The Unicoi Turnpike was used as a Native American highway and was the only trail across the Great Smoky Mountains between northeastern Georgia and the French Broad River Gorge. A portion of the old trail runs northwest across White County, coming out of Habersham County along GA Highway 17, through Helen, and into Towns County along GA Highway 75 North. Preliminary investigations have discovered portions of the trail preserved within the forest. Complete or partial restoration of this historic trail would provide additional facilities for cyclists and hikers, preserving an historic resource in the process.



Old Unicoi Turnpike
historic photo



roadbed of Unicoi Turnpike
on Hardman farm today



“This road is the Old Unicoi Turnpike, first vehicular route to link East Tennessee, Western North Carolina, and North Georgia with the head of navigation on the Savannah River System. Beginning on the Tugalo River, to the east of Toccoa, the road led this way, thence through Unicoi Gap and via Murphy, N.C. to Nine Mile Creek near Maryville, Tenn.

Permission to open the way as a toll road was given by the Cherokees in 1813 to a Company of Indians and white men. Tennessee and Georgia granted charters to the concern.

Prior to its establishment as a road, the trace was part of a trading path from Augusta to the Cherokees in East Tennessee.”

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

I. Chattahoochee River/Paddle Launch Sites: Canoe paddle launch locations are located along the Chattahoochee River.

UPPER CHATTAHOOCHEE RIVER Water Trail

The Upper Chattahoochee River Water Trail is a 36.2-mile section of waterway in the foothills of the Blue Ridge Mountains. The goal of the water trail is to create recreational boating opportunities along the Chattahoochee while promoting land stewardship and conservation. This paddle card provides information pertaining to the boating sections of the Upper Chattahoochee River Water Trail.

CHATTAHOOCHEE RIVERKEEPER®
 Keeping Watch Over Our Waters
www.chattahoochee.org

Wildwood Outfitters
www.wildwoodoutfitters.com

UPPER CHATTAHOOCHEE RIVER Water Trail

- 1** PUT IN: Sautee Creek Bridge on Lynch Mountain Road
 TAKE OUT: Hwy 255 Bridge
 DISTANCE: 5.8 miles CLASSIFICATION: Class I
 DESCRIPTION / FEATURES: Starts in Sautee Valley on Sautee Creek, beautiful scenery; lively mountain stream with several Class I rapids.
- 2** PUT IN: Hwy 255 Bridge TAKE OUT: Hwy 115 Bridge
 DISTANCE: 4.2 miles CLASSIFICATION: Class I (II)
 DESCRIPTION / FEATURES: Mainly Class I rapids, pools and flat water. Smith Island Shoals (3 1/2 miles downstream) is the only Class II rapid.
- 3** PUT IN: Hwy 115 Bridge
 TAKE OUT: Wildwood Outfitters on Duncan Bridge Rd.
 DISTANCE: 4 miles CLASSIFICATION: Class II (III)
 DESCRIPTION / FEATURES: Whitewater section; the most popular route on the Upper Chattahoochee. This section features three class II (III) rapids. Buck Shoals State Park offers riverside camping with permit.
- 4** PUT IN: Wildwood Outfitters on Duncan Bridge Rd. (Hwy 384)
 TAKE OUT: Belton Bridge
 DISTANCE: 10.2 miles CLASSIFICATION: Class I (II)
 DESCRIPTION / FEATURES: Mainly flatwater paddling with class I (II) rapids. Mossy Creek State Park offers a put in/take out option just below the cascades of Mossy Creek at the 5 mile mark of this section.
- 5** PUT IN: Belton Bridge TAKE OUT: Lula Park Bridge (Hwy 52)
 DISTANCE: 3.2 miles CLASSIFICATION: Lake to Flat River
 DESCRIPTION / FEATURES: All flat water; river flow begins to slow down as Lake Lanier's backflow becomes present.
- 6** PUT IN: Lula Park Bridge TAKE OUT: Clarks Bridge (Hwy 284)
 DISTANCE: 8.8 miles CLASSIFICATION: Lake to Flat River
 DESCRIPTION / FEATURES: This entire section is on Lake Lanier in Northern Hall County. Take out is at the Clarks Bridge Olympic Rowing Center. Camping is available at Don Carter State Park at the 3.5 mile mark of this section.

THINGS TO REMEMBER

- The Upper Chattahoochee River Water Trail offers superb paddling for kayakers and canoeists, however, some experience is advisable in attempting Sections 2 and 3.
- Respect private property rights; the only access points open to the public are at the road crossings and parks shown on this map.
- Always wear a PFD (Personal Flotation Device) and a helmet (if in a kayak).
- Travel with a buddy - or at least inform someone of your paddling plans.
- Know about current river conditions and water levels - information and reference gages can be found on <http://ga.water.usgs.gov>.
- Carry food and water as necessary.

For more information contact WILDWOOD OUTFITTERS: (706) 865-4451

The above pamphlet details efforts in 2012 after the initial 2011 Bike/Ped plan to outline blueways and paddle opportunities on the Chattahoochee River. It is now recommended to utilize the 2023 maps from this document for the most updated information on proposed and existing putin locations.

DESTINATIONS/POINTS OF INTEREST

Chattahoochee National Forest



Hiking and mountain biking trails can be found in the northern portion of White County, where approximately 41,000 acres of the Chattahoochee National Forest are located. Here elevations and terrain provide a more challenging environment than other areas of the county. These forest lands are managed through directives identified within the Land and Resource Management Plan (Forest Plan) and include habitat conservation, watershed management, wood product management, aesthetic quality, and recreation opportunities.

The Appalachian Trail follows the northern border of White County from Cowrock Mountain to Tray Mountain. The Appalachian Trail is directly accessible in White County at Richard Russell Scenic Highway, Highway 75N, and Tray Mountain Road. The Logan Turnpike and Andrews Cove hiking trails, located at lower elevations in White County, provide indirect access to the Appalachian Trail. In all, White County contains approximately thirty miles of hiking trails maintained by the Chattahoochee National Forest. Some of these include Raven Cliffs Trail, Dukes Creek Falls Trail, Whitley Gap Shelter Trail, Horse Trough Falls Trail, Anna Ruby Falls Trail, Smith Creek Trail, and the newly created Mt. Yonah Trail.

The White County portion of the Chattahoochee National Forest does not contain any official bicycle routes, but there are plenty of areas where bicycling is allowed. The Forest Plan states that, unless otherwise marked, bicycle users can ride on all open and closed roads. Approximately sixty miles of open and closed forest service roads exist within White County that can be traversed by bicycle. These routes are primarily gravel surfaced roads that have elevation changes of several hundred feet to several thousand feet and are therefore only suited for dedicated mountain bikes and riders in excellent physical condition. Currently these Forest Service routes are under used due to a combination of the challenging terrain, general preference for single track trails, public awareness of the trail's existence, and confusion concerning Forest Service policy regarding where and when bicycles are allowed on Forest Service Roads.

Unicoi State Park

Unicoi State Park is located between the City of Helen and the Chattahoochee National Forest, covering an area of approximately 1,063 acres. The park contains 4 hiking trails and one mountain biking trail, equaling 12 total miles of trails. These trails provide excellent coverage of the park and bicycle and pedestrian linkages from the City of Helen to Highway 356, the Chattahoochee National Forest, and Anna Ruby Falls Scenic Area. The hiking trails range from easy to moderate in difficulty. The mountain biking trail was designed primarily for competitions and is rated difficult. All the trails are maintained through a combination of park maintenance crews, Friends of Unicoi State Park, and SORBA.



Figure 4. Pedestrian Trail at Anna Ruby Falls.

OTP-Appalachian Wilderness Camp

OTP-Appalachian Wilderness Camp, a Georgia Department of Human Resources facility, served troubled youths from 1974 until it closed in 2010. That 1,000-acre plot of land is located in north central White County on Albert Reid Road and includes a 53-acre Lake. The White County Government eventually leased this property from DNR with the stipulation that the County shall create a multi-use recreational playground. In 2013, SORBA/IMBA made a formal presentation to the County proposing a network of Multi-Use Trails on the “OTP Land,” approximately 20 miles of trail. That 1,000-acre plot of land is Yonah Preserve Trails, 1054 Albert Reid Road, Cleveland, GA, and was officially opened in June 2018. To date, some 10-miles of trail serves hikers, runners, cyclists, dog walkers; the 53-acre lake offers fishing and non-motorized boating; the Pavilion offers picnic tables, restrooms, and water fountain. Hundreds of citizens and tourists visit Yonah Preserve Trails every day. In May 2019, White County dedicated the new Yonah Preserve ball fields, a part of White County Park and Recreation.



***White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia***



Buck Shoals State Park



Buck Shoals State Park is located along the Chattahoochee River in southeast White County. The site has recently been acquired by the Georgia Department of Natural Resources and encompasses approximately six hundred acres. Occasional visitation is allowed via guided tours provided by staff from Smithgall Woods, but the area has not yet been opened to the public.

This property was formerly a private residence with accompanying agricultural and forestry lands, creating a system of existing roads and trails across the property. If these resources are utilized, additional trails and amenities could be created on the property. The beautiful setting, complex topography, and moderate elevation change within the park provides a variety of environments well suited for diverse recreational experiences. To date, only preliminary discussions with park officials regarding the true feasibility of developing a trail system have occurred. The initial concept identifies the possibility for as many as ten miles of trails to be placed within the park boundaries.

Chattahoochee National Forest

One of the primary goals White County hopes to achieve with completion of this bicycle and pedestrian plan is to develop the area as a regional ride center. Final implementation of the regional ride center concept may include using lands managed by the US Forest Service to provide additional off-road cycling activities within White County. Ideally, these trails would be within proximity to the City of Helen, providing linkages to a county-wide cycling network. These plans are currently preliminary at best and collaboration with the US Forest Service on trail locations has yet to begin.



Figure 5. Dangerous Conditions for cyclists.

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

Tray Mountain

Tray Mountain Loop is one of the most popular off-road cycling routes in White County. Riders often begin their trip at Unicoi State Park and travel the long single-track grade to Tray Mountain Road. The loop continues to climb, passing near the summit of Tray Mountain, before descending Tray Mountain Road's gravel double track to GA Highway 75 North. To complete the loop from the intersection of Tray Mountain Road to Unicoi State Park, riders must travel approximately 2.5 miles on GA Highway 75 North and GA Highway 356, heavily traveled roads that lack bike lanes or shoulders because of close guardrails and rocky outcroppings. This creates a dangerous situation which cannot be remedied due to the rugged topography. The safest and most cost-effective solution is to construct a 0.5-mile single track route linking the lower reaches of Tray Mountain Road with the eastern portion of Unicoi State Park. This trail would allow riders to bypass both GA Highway 75 North and GA Highway 356. Due to the overwhelming safety issues along these roads, one of the recommendations of this plan is for White County to pursue this connector trail with the cooperation of the USDA Forest Service, Unicoi State Park, and SORBA. Other safety issues in this area are terrain damage from an August 2005 tornado and erosion from a nearby spray field operation. These hazards may be so severe in areas that re-routing the trail path may be in order.

Babyland General

Babyland General, home of the famous Cabbage Patch Kids, is Cleveland's most significant tourist attraction. To accommodate more visitors, a new facility was constructed in 2009 on five hundred acres north of the city. Plans for the remainder of the 500-acre site include development of a tourism and recreation hub. Multiuse trails on the site would serve both Babyland General and the community due to the site's setting and orientation. The site has direct access to several important transportation corridors, including US Highway 129, Albert Reid Road, and Hulsey Road. Due to the large size of the tract, numerous multiuse trails can be constructed on the property. The provision of a linkage from US Highway 129 and Albert Reid Road to Nok Drive would be a critical part of a county wide system. The Gainesville and Northwestern Historic Rail Bed also runs through the Babyland General property. Constructing a multiuse trail along this property would not only serve citizens of White County as a recreational facility, but it could also serve as an additional tourist attraction linking various sites throughout the county.

Hardman Farm Trail

Provides bicycle and pedestrian access to the Hardman Farm and is a great opportunity for Helen to diversify its leisure offerings and increase the city's recreational and educational appeal. An abandoned roadbed and bridge serve as the bicycle and pedestrian route. This scenic route begins in Helen at the southernmost intersection of Edleweisse Strasse and Brucken Strasse and travels along the banks of the Chattahoochee River for 0.8 miles, terminating on the old Hardman Road at Hardman Farm. The Hardman Farm has been



White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan ***White County, Georgia***

restored and serves as a high quality interactive educational facility with historically themed interpretive tours, trade demonstrations, and other attractions.

Private Facilities

A limited number of designated, privately maintained hiking and biking facilities do exist in White County. Sky Lake Subdivision, located in northeast White County, has the most substantial privately maintained trail network. The subdivision was developed in the 1970's and includes almost six hundred lots with approximately three hundred acres of greenspace. Within this greenspace approximately 6 miles of hiking, walking, and mountain biking trails have been constructed. The trails vary in difficulty from moderate to strenuous.

Educational Institutions

Providing a safe environment for the school age population of White County is a primary concern of this plan. Schools in White County require special attention due to the increasing combination of bicycle, pedestrian, and vehicular traffic at all campuses. As such, providing a safe environment for all three user types is paramount. Bicycle and pedestrian use associated with schools falls within a two-mile radius of the campus. This two-mile boundary marks the general area where bicycle and pedestrian improvements are most effective in creating a safer biking and walking environment for children and parents.

- ***White County High School/ Tesnatee Gap Elementary School*** - Existing bicycle and pedestrian facilities at White County High School consist of a 1.5-mile multiuse, natural surface trail surrounding the campus. This trail was built by school staff and originally used as a mountain biking loop. This facility has also been used by members of the White County Cross Country Team and as an outdoor classroom for such courses as botany and biology. Due to inconsistent maintenance, the trail has fallen into disrepair.

The Tesnatee Valley Nature Trail is located at the Tesnatee Gap Elementary School. This facility is a network of natural surface trails, approximately 3,000 linear feet in length for hikers, walkers, etc. The trail system was originally designed for fitness activities along with historic and environmental education, but the system has never been completed. The completed portions of the trail have fallen into a state of moderate disrepair.

Because the White County High School multiuse trail and the Tesnatee Valley Nature Trails are both managed by the White County Board of Education and are located within proximity to one another, development and implementation of a joint maintenance schedule is recommended. This schedule would ensure the trails receive regular maintenance and reach their full potential as a community resource. Due to funding limitations of the White County Board of Education, labor and additional funding could be obtained through agreements with the Boy Scouts of America, White County High School Construction Department, and other community organizations.

- ***White County 9th Grade Academy, White County Middle School, Jack P. Nix Primary School*** - The 9th Grade Academy, Middle School, and Primary School are all located within the City of Cleveland. The city currently has an extensive sidewalk network that provides

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

connectivity to all three educational facilities as well as to the surrounding city. Continued maintenance and expansion, if necessary, is recommended for these facilities.

White County High School and Tesnatee Gap Elementary School

Improving bicycle and pedestrian facilities surrounding White County High School and Tesnatee Gap Elementary School should be a high priority since there are no existing alternative transportation facilities that currently serve these schools. High school students are especially prone to use these facilities and travel a great distance on them due to the high level of independence associated with this age group. Although bicycle and pedestrian facilities are needed, the installation of these facilities at both schools poses some unique challenges. Primarily these challenges include the schools' rural settings which make a cost-effective cost solution to the proposed regional system difficult. Also, the heavily trafficked US Highway 129 poses additional difficulty as it is the most direct route to most residential areas surrounding the schools as well as the most direct route to Cleveland. Therefore, any bicycle and pedestrian facilities placed along this highway should be well thought out and designed due to the route's inherent dangers. With these considerations in mind, plan implementers should strongly focus attention to the prioritization of bicycle and pedestrian facilities in direct connection to the goals of the project and student needs. Multiuse trails and bicycle lanes may serve as the best solution to the safety issue by separating cyclists and pedestrians from vehicular traffic.

Mossy Creek Elementary School

Mossy Creek Elementary School is in southern White County near the intersection of US Highway 129 and Westmoreland Road. This location is rural and is not located within proximity to a large population center. Nonetheless, three corridors have been identified that would enhance bicycle and pedestrian access and mobility to Mossy Creek Elementary School from surrounding population nodes. These corridors include Westmorland Road, Tommy Coward/Partin Road, and Collins Road.

Westmoreland Road serves as a primary east to west connector route in White County. To achieve maximum effectiveness for Mossy Creek Elementary School, bicycle and pedestrian facilities should be placed along Westmoreland Road from Maypop Circle to GA Highway 75 South. As with White County High School, the crossing of US Highway 129 at Westmoreland Road poses a serious safety concern, and a pedestrian bridge may be required to provide adequate access to both sides of US Highway 129. This section of Westmoreland Road should include sidewalks along both sides and be identified as a bicycle safe route. The eastern extent of Westmoreland Road's bicycle and pedestrian facilities will terminate at GA Highway 75 South, but will provide county-wide linkages via the Appalachian Gateway Trail, Georgia State Bicycle Route 55, passing through Gainesville and Cleveland on a northward track from Suwanee to Robertstown.

From a county-wide standpoint, US Highway 129 poses a safety concern for all bicycle and pedestrian users. Due to this concern, parallel routes that have lower traffic volumes have been identified within this plan to serve as the host for bicycle and pedestrian facilities. Tommy Cowart Road and Partin Road are parallel routes to US Highway 129 South and provide a measure of connectivity to the City of Cleveland and Mossy Creek Elementary School. This route is also important as it supplies a source of alternative transportation for low to moderate income families located along US Highway 129 South. The three-mile service area for bicycle and pedestrian facilities extends beyond the northern terminus of Tommy Cowart Road. Therefore, it is recommended that these facilities extend from the northern most section of Tommy Cowart Road, at its terminus with US Highway 129, south along

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

Partin Road, and then south along a short section of US Highway 129 to provide connectivity with the proposed Westmoreland Road bicycle and pedestrian facilities. Bicycle and pedestrian facilities along this route should include sidewalks and bicycle lanes or extended paved shoulders.

Rolling Meadows subdivision and Brookwood Village subdivision are both served by Collins Road. Because of the high housing density of these neighborhoods and proximity to Mossy Creek Elementary School, Collins Road should be fitted with sidewalks and bicycle lanes from the intersection of Tow Road to the intersection of Westmoreland Road.

Mount Yonah Elementary School

Mount Yonah Elementary School is located on Duncan Bridge Road, GA Highway 384, near Helen Highway. This location is near several large neighborhoods including Swiss Colony, Sky Mountain Estates, Yonah Mountain Lake gated community, Bakers Fjord, Alpine Terrace, and Panorama Estates. To take advantage of this high density of residential housing, sidewalks should be placed along Duncan Bridge Road from Sonny's Circle to Glenns Drive. Proper timing for this improvement is important as GDOT has proposed several alignment and grade modifications to Duncan Bridge Road. Collaboration with GDOT to incorporate the necessary bicycle and pedestrian upgrades should be made to coincide with existing upgrades planned by GDOT for Duncan Bridge Road. Duncan Bridge Road is a primary route to connect Buck Shoals State Park with Smithgall Woods Conservation Area and the Hardman Farm property. Therefore, Duncan Bridge Road from Buck Shoals State Park to Helen Highway needs bicycle lanes. Further, homeowner associations in neighboring subdivisions to Mount Yonah Elementary School should be encouraged to install bicycle and pedestrian facilities within their respective subdivisions as necessary to provide students safe passage to Duncan Bridge Road and Mount Yonah Elementary School.

These safety improvements are the focus of the Safe Routes to Schools Program. The purpose of SRTS is to enable and encourage children to walk and bike to school. To accomplish these goals, SRTS to school focuses on pedestrian and bike safety, encouragement of a healthy lifestyle from an early age, and the planning, development, and implementation of projects and activities that improve safety, reduce traffic, and reduce air pollution in the vicinity of schools.

Funding is provided for infrastructure such as sidewalks, bike lanes, crosswalks, and lighting that increase the safety of children as they walk or bike to and from school. The project being funded must be within a 2-mile radius of the school. Upon being awarded SRTS funding, the project is completed via a Georgia Department of Transportation (GDOT) consultant.

The Georgia Safe Routes to School Resource Center provides guidance and assistance to communities who are interested in promoting pedestrian and cycling activities within their school districts. The Resource Center focuses on non-infrastructure activities such as education, enforcement, encouragement, and evaluation. The Resource Center has divided the state into six regions with an outreach coordinator assigned to each region. The Georgia Mountains Region is included in the Northeast Region and the outreach coordinator assigned to this region is available for technical assistance. This technical assistance includes writing travel plans for your school and providing free educational and promotional materials for your school's pedestrian or cycling events.

School systems and individual schools can gain the most benefits from the Resource Center by becoming a Friend or Partner of the Georgia Safe Routes to School Resource Center. Within the Georgia Mountains Region there are a total of twenty-one schools signed up as Partners. Friends of

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

the Georgia Safe Routes to Schools Resource Center serve in a supportive role to those schools that are Partners. Friends in the Georgia Mountains Region include the Georgia Mountains Regional Commission and the White County Child Safety Committee.

Jack P. Nix Elementary School

Jack P. Nix Elementary School is located at 342 West Kyle Street in Cleveland. The elementary school is popular for fitness due to the close proximity to downtown and parking at the school. Fitness opportunities include utilizing the one-mile loop route at ABC Drive/Warrior Path towards the White County Middle School (parking also available at the middle school where the cross-country team utilizes this route as well) and playground facilities at the elementary school. Sidewalks along GA Hwy 115/W. Kyle Street are also available for a safe bike/ped environment.

Truett McConnell University

Truett McConnell features a network of activity paths for exercise and recreation but note that currently this is for students only.

White County



Figure 6. 1957 Centennial Celebration at Historic White County Courthouse

The extent of bicycle and pedestrian facilities within White County is limited. Until 2010 the White County Recreation Department operated a 40-acre facility on Asbestos Road containing fields for baseball, softball, and soccer, a basketball court, and a swimming pool. The area also includes picnic areas, a trail, and a sports complex near the intersection of Tesnatee Gap Valley Road and Highway 129 N, adjacent to the Tesnatee Gap Elementary School. White County has contracted with a nonprofit organization to run the facilities while the county maintains ownership. This allows the programs to be more efficiently managed and provides additional resources for expansion and improvement such as one mile fitness trails.

White County has a limited network of bicycle and pedestrian facilities. Dedicated bicycle lanes and sidewalks by GDOT are along both sides of GA Highway 75/Helen Highway north of Cleveland. These facilities extend for 1.5 miles. No additional bicycle or pedestrian facilities are in the unincorporated portion of White County that are maintained by GDOT or White County.



Figure 7. Bike Lanes and Sidewalks along GA Hwy 75

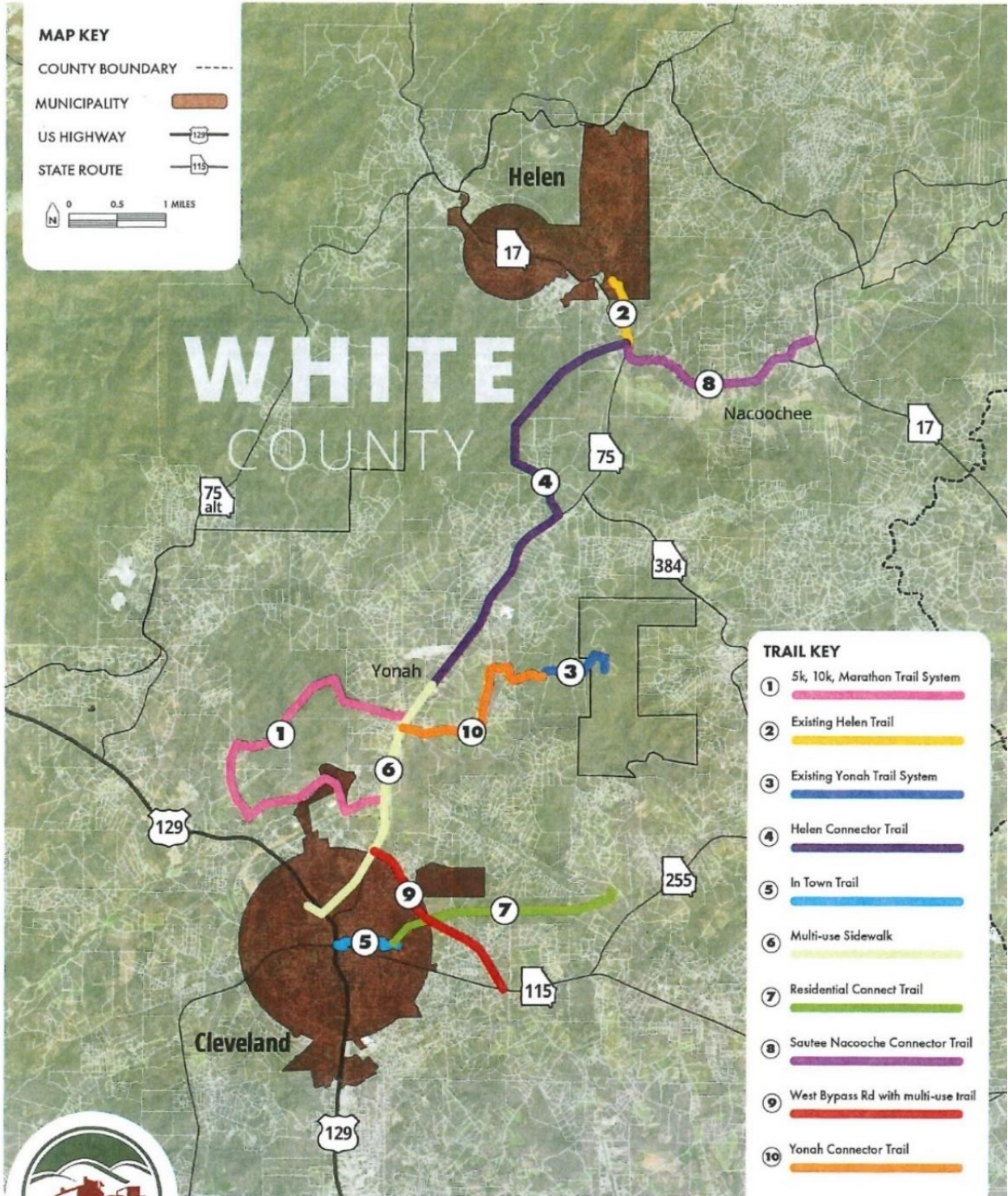
In 2021, White County completed an update to the Comprehensive Plan. Each county and city in Georgia are required to have a current

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

Comprehensive Plan and completely update this plan every ten years. A community's Comprehensive Plan is used to guide quality growth, devise effective strategies, and make implementation decisions. The implementation portion of the Comprehensive Plan includes a Short-Term Work Program detailing the specific actions a community will take to implement the policies and goals of the plan. This Short-Term Work Program must be updated on an annual basis. The county also updates its Economic Development Plan frequently to focus on new projects to improve these systems.

In 2022, White County completed a Greenspace & Trail Plan to guide development of these amenities.

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
 White County, Georgia



GREENSPACE & TRAIL PLAN
 WHITE COUNTY | GEORGIA
 MAY 10, 2022



City of Cleveland



Proposed extensions to the existing sidewalk system in Cleveland will link key residential areas and recreation facilities while improving safety for pedestrians in critical areas of the city. Cleveland is one of the oldest cities in the region. During development, narrow streets were constructed making cyclists unsafe when attempting to share the road with vehicular traffic. Retrofitting city streets with bicycle lanes and widened shoulders is usually restricted due to narrow rights-of-way. Existing utility easements, including water and sewer rights- of-way, do not include provisions for recreational uses. The establishment of future easements and rights-of-way should include provisions of bicycle and pedestrian facilities. An additional recommendation is for the City of Cleveland to implement a series of bicycle routes within the city limits. The routes would facilitate bicycle use on existing roads using lower speed limits, traffic calming devices, and improved signage.

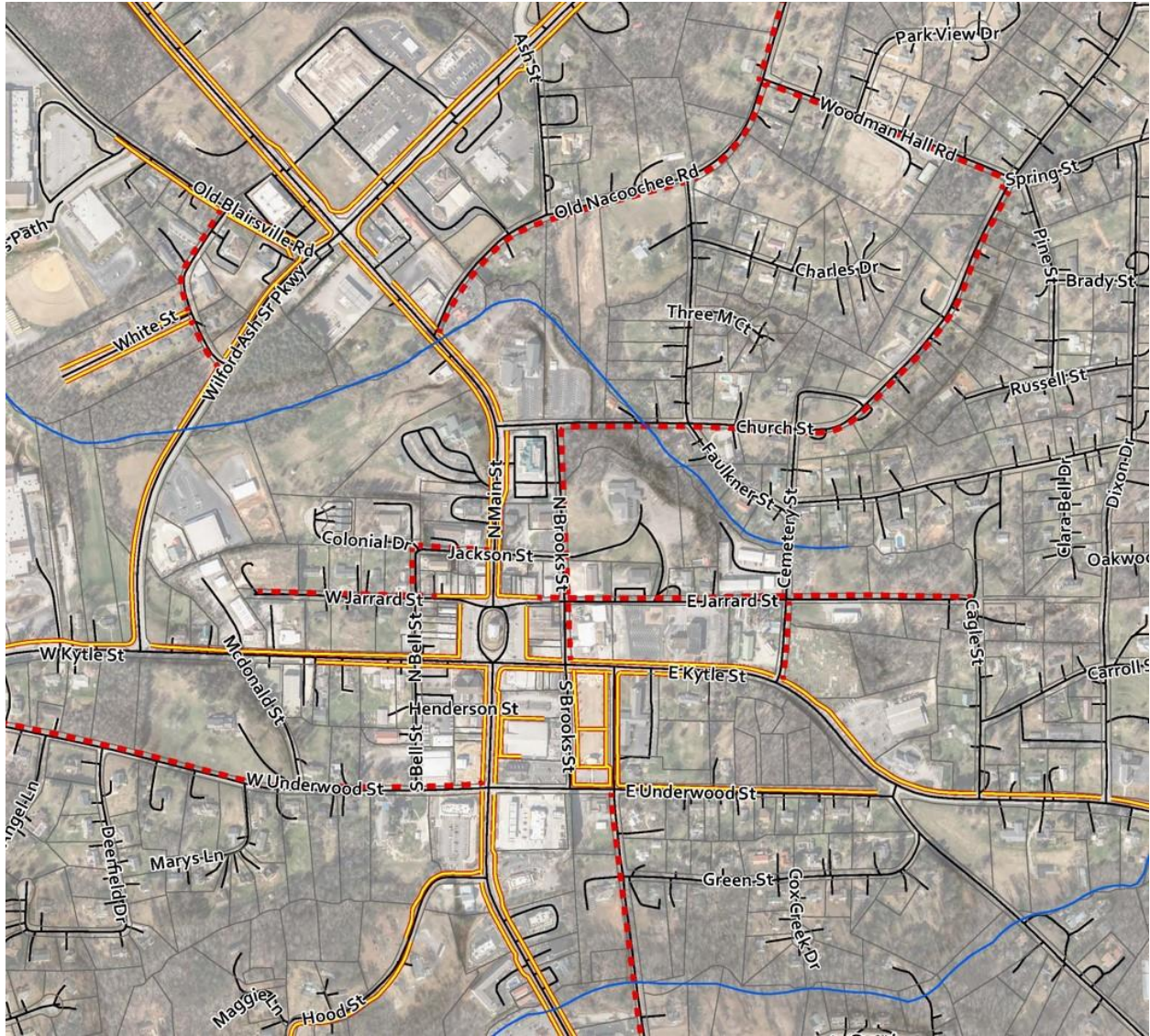
Within Cleveland, a 6-mile system of sidewalks provides access to all the public facilities located within the city including schools, city hall, and public safety centers. Most of the commercial centers are also accessible via the sidewalk network including the city square and large shopping nodes. The sidewalk system with the City of Cleveland is focused along US Highway 129, GA Highway 115, Helen Highway, Wilford Ash Sr. Parkway, and Truett McConnell University.

The city has minimized gaps in the existing sidewalk system and developed a connected pedestrian system that provides a means of alternative transportation to major commercial centers and educational facilities. The City of Cleveland also requires sidewalk facilities for all new apartment and townhome developments. Codes should also ensure connection of these new facilities to the existing network if economically feasible for the developer. Development of an annual inventory and assessment of the sidewalk system would ensure that this investment is maintained to proper

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

specifications and minor repairs can be made prior to the exacerbation of any issues. The only designated bicycle routes within the City of Cleveland are the bicycle lanes along GA Highway 75/Helen Highway that extend into unincorporated White County.

The city has also created several greenspaces for bike/ped destinations. The White County Water Authority on Claude Sims Road is a potential long-term opportunity over the next thirty years where once the wastewater plant ponds have been decommissioned, the area could be repurposed as a future activity lawn.





Legend
 - Cleveland Proposed Sidewalks
 - Existing Sidewalks
 - Parcels
 - Rivers and Streams
 - Lakes and ponds
 - City of Cleveland Boundary

City of Cleveland Sidewalk Map






White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia



- Legend**
- Cleveland Proposed Sidewalks
 - Existing Sidewalks
 - Parcels
 - Rivers and Streams
 - Lakes and ponds
 - City of Cleveland Boundary

City of Cleveland Sidewalk Map



White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

City of Helen

Helen is one of the most popular tourist destinations in North Georgia. The city is strongly pedestrian oriented due to the various festivals and activities held throughout the year. Due to elevated levels of vehicular congestion during peak tourism season, pedestrian travel becomes a more efficient way of navigating the city. The city contains approximately 3.3 miles of sidewalk, plus an additional downtown pedestrian zone composed of alleyways, open areas, and fountains. The network connects the major commercial districts and public facilities, including restaurants, hotels, and shopping venues. Many residents drive to the free public parking lots and walk throughout the city as a part of their regular fitness regime.



The only designated bicycle routes within the City of Helen are the bicycle lanes along GA Highway 75/Helen Highway that extend into unincorporated White County. There are currently no dedicated bicycle lanes or bicycle routes within the city but because the area is popular with cyclists, vehicles and pedestrians have learned to share the road. The City of Helen has even implemented a bicycle patrol to improve response times for police officers during the busy season.

Most residential development in the City of Helen is located along small side streets with proximity to the existing sidewalk network. Only a handful of new sidewalks will be required to fill in the gaps of the existing network and provide complete coverage of the city. In 2022, the city upgraded pedestrian crosswalks throughout Main Street, Helen.

The City of Helen has a unique setting and is bounded by Unicoi State Park to the northeast, Smithgall Woods Conservation Area to the west, and the Hardman Farm to the south. Existing bicycle and pedestrian facilities provide access to Unicoi State Park.



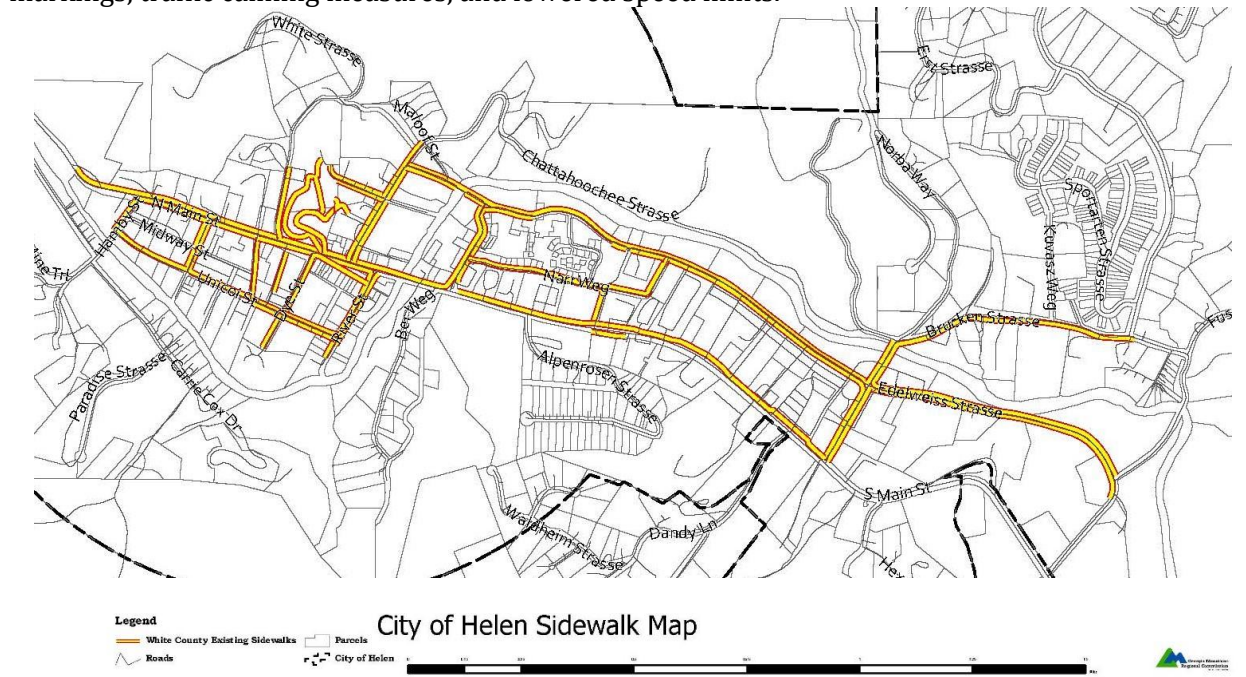
Figure 8. Pedestrian Bridge in Helen

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan **White County, Georgia**

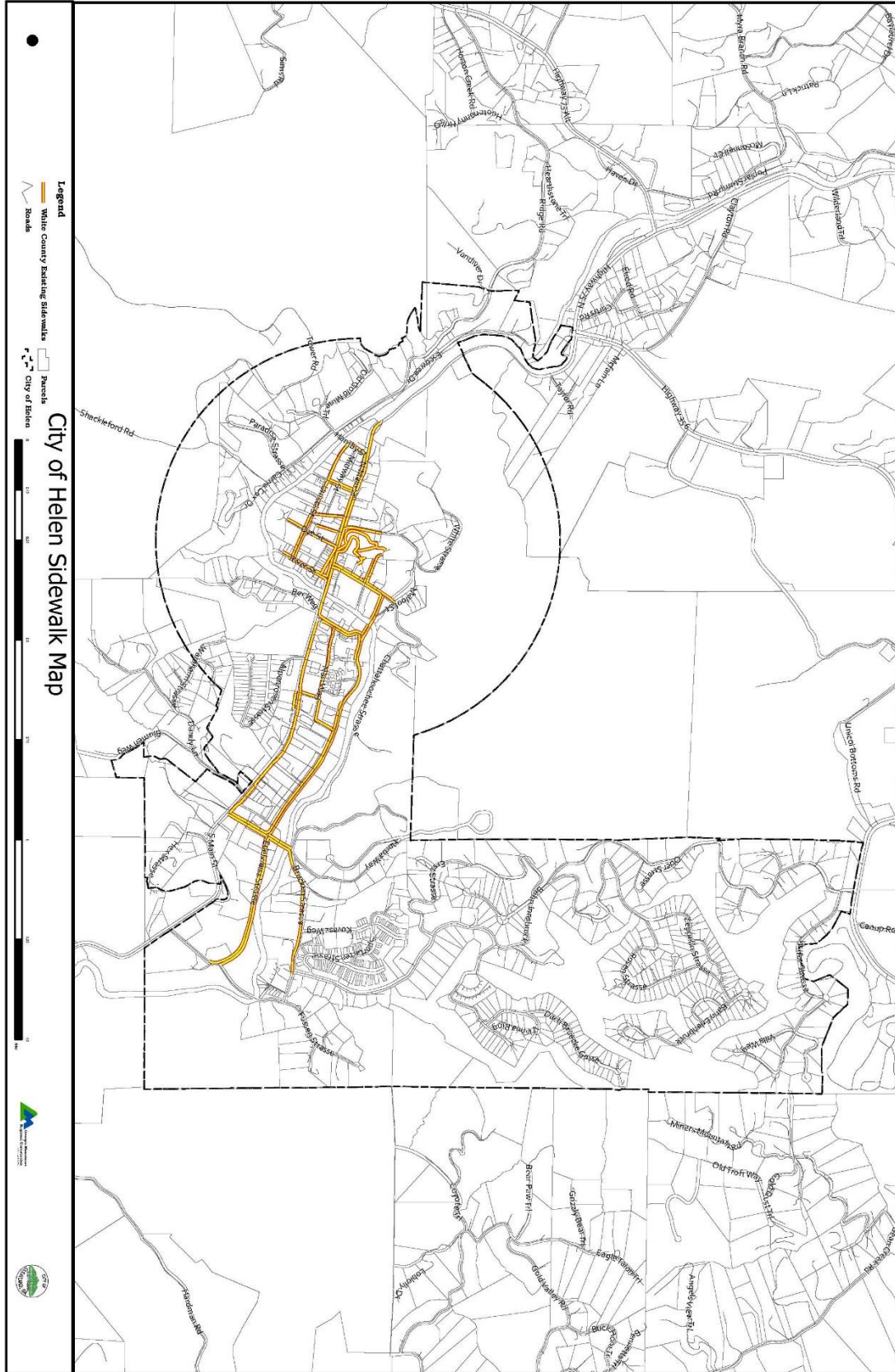
Expansion of these facilities to include access to Smithgall Woods Conservation Area and the Hardman Farm would provide additional alternative transportation and recreation opportunities for visitors and residents, safely removing this traffic from the vehicle travel lanes. These linkages would complete a vital part of a county and region wide trail system.

Less than half a mile separates Helen's existing sidewalks from the existing trail network of Smithgall Woods. While the extension of the sidewalk system along Carrie Cox Road and Tower Road to Smithgall Woods is a simple matter, providing access to the park at Tower Road for the public will require adjustments to the operating procedures of the park. Currently Smithgall Woods Conservation Area has a single entrance located several miles away on GA Highway 75 Alternate. All visitors use this entrance and must register at the Visitors Center. Coordination with Smithgall Woods, GA DNR, the City of Helen, and White County would be required to provide an additional entrance near Helen while simultaneously developing a solution to meet Smithgall Woods' need for visitor registration and management.

As linkages are created to its neighboring parks, the City of Helen will have the great distinction of being the only city in Georgia with direct access to three separate state park facilities. This unique attribute can be used as a marketing tool to attract a new clientele to Helen. This clientele will be an extension of the already growing cycling culture in Helen as the vast network of trails surrounding the city will be most easily toured on two wheels. With an increasing number of cyclists visiting Helen, improving bicycle mobility within the city will become increasingly important. As in Cleveland, dedicated bike lanes in Helen are rare and the existing road structure is not well suited for the addition of these lanes. One of the recommendations of this plan is for the City of Helen to develop a series of safe bike routes. These routes should mimic the existing sidewalk system in that they provide connectivity between the city's commercial center, lodging areas, and state park access points. A special focus should be placed on efficient route selection that minimizes traffic conflicts and additional congestion, provides safe street crossings, and provides the necessary levels of community connectivity. These routes should be enhanced for safety using signage, pavement markings, traffic calming measures, and lowered speed limits.



White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia



C. ESTABLISHING THE VISION

1. GOALS AND OBJECTIVES

Goals and objectives provide the basis for the type of recommendations and policies that should be a result of this plan and provide a mechanism, through performance measures, to evaluate the effectiveness of the plan over time. The following goals and objectives are based on public input and provide a vision for future bicycle and pedestrian mobility.

Quality of Life is a degree of well-being. It consists of physical and psychological components which help to provide a positive emotional state.

Goal #1: Implement an interconnected bicycle and pedestrian network that meets community needs in a cost effective and coordinated manner.

Objectives:

- Promote projects that provide bicycle and pedestrian access to key origins and destinations, including but not limited to, schools, downtowns, tourist attractions, shops, and parks, thereby providing for both transportation and recreational needs.
- Provide a system that serves the needs of the transportation disadvantaged.
- Prioritize projects that eliminate existing gaps within the bicycle and pedestrian network and connect neighborhoods to nearby destinations, with future phases to provide cross county and regional connections.
- Adopt local development ordinances and guidelines that support the community's desired level of bike and pedestrian facilities.
- Develop a forum that provides for ongoing bicycle and pedestrian planning.
- Maximize resources through use of public rights of way (with proper retrofitting) and corridors such as roadways, easements, and by coordinating with planned projects.

Goal #2: Improve the quality of life through the provision of a bicycling and pedestrian network with supporting amenities.

Objectives:

- Coordinate the provision of bicycling and walking facilities with designated destinations in land use plans, and especially in high growth areas, schools, and key destinations.
- Maximize economic development potential through provision of strategically located bicycle and sidewalk facilities.
- Provide ancillary facilities such as bicycle parking and storage, lighting, landscaping, and signalization where appropriate and encourage funding participation toward amenities.

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

- Support education and awareness programs that increase awareness of walking and bicycling benefits, including health, recreation, and energy savings.

System Users

White County has many types of cyclists, ranging from riders who use the bicycle as their primary form of transportation to riders who strictly use the bicycle as a form of recreation. Within both categories you also have experienced and novice riders with varying skill levels. In addition, White County has a variety of pedestrians, ranging from children to the elderly and from those who walk out of necessity to those who walk for recreational purposes. Recreational bike riding and pedestrian activity has increased steadily over the years all over White County due to a thriving tourist industry. The natural features and cultural destinations of White County draw year-round visitors from the state and region. The following definitions of users provided a basis from which the project team began to identify the types and locations of facilities needed.

Pedestrian Users

The Atlanta Regional Commission's (ARC) 2002 Regional Transportation and Pedestrian Walkways Plan defined adult pedestrians, child pedestrians, and pedestrians with disabilities. Environmental justice community participants are defined by the federal government. These definitions, adapted for applicability in White County, provided a basis for identifying to whom this plan is intended, facility types, project locations, and project prioritization. Definitions are provided below:

- **Adult Pedestrians:** Adult pedestrians use facilities for commuting, recreation, and exercise. Adult pedestrians are aware of the rules of vehicular traffic. Adult pedestrians can have difficulty crossing high-speed, multi-lane streets that lack median refuge islands or pedestrian signals.
- **Child Pedestrians:** Child pedestrians see and hear the world differently than adults. Children often have trouble judging traffic speed, gaps in traffic, or whether a car is coming, going, or standing still. Children are shorter than adults and have limited peripheral vision. Neighborhood streets with sidewalks and shared-use facilities can accommodate child pedestrians.
- **Environmental Justice Community Participants:** Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, education level, or income with respect to the development, implementation, and enforcement of environmental laws. Environmental justice seeks to ensure that minority and low-income communities have access to public information relating to human health and environmental planning, regulations, and enforcement. Environmental justice ensures that no population, especially the elderly and children, are forced to shoulder a disproportionate burden of the negative human health and environmental impacts of pollution or other environmental hazards.
- **Accessibility: Pedestrians with Disabilities:** The Americans with Disabilities Act (ADA) prohibits discrimination of pedestrians with disabilities. Pedestrians who are blind, deaf, or rely on wheelchairs have needs specific to their type of disability. For instance, people who are deaf need visible warnings about crossing vehicular traffic. People with vision

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

impairments need tactile indications that they are approaching an intersection or other hazard. Because they cannot see safety signs, they need audible indicators to inform them of proper times to cross the street. When planning for trail upgrades it is imperative to consult the [USDA Accessibility Guidebook for Outdoor Recreation and Trails](#).

Accessibility Guidebook for Outdoor Recreation and Trails



Roadway Network

Land use and transportation are the main factors of community development planning. Ensuring the best balance of land uses, levels of accessibility and the overall sustainability of a community requires an understanding of development trends and issues.

Vast amounts of White County are undeveloped, forested lands under the management of the United States Forest Service. The county consists of scattered rural residential and agricultural land uses. The largest concentrations of residential and other development occur in and surrounding the Cities of Cleveland and Helen, and along the corridors of 129 and 75.

Topography and steep slopes are major factors in the placement of developments throughout the County. In the northern half of White County especially, topography forces all land uses to co-exist in narrow mountain valleys. Careful planning of mountains, valleys and corridors for a variety and mixture of land uses is the most significant challenge. Local regulations currently meet many of these challenges.

Support Agencies



Several volunteer organizations are active in White County. These organizations are not only promoting biking and hiking as recreational activities and methods of alternative transportation but are also supporting natural resource conservation and dedicated to being mindful stewards of the land. Friends of Georgia State Parks and Historic Sites serve as a support system for the statewide network of parks and historic sites. Members participate in activities such as event coordination and participation, trail maintenance, and various other site improvement activities. Two branches located within White County are the Friends of Unicoi State Park and Friends of Smithgall Woods.

The Southern Off-Road Bicycle Association (SORBA) and the International Mountain Bicycling Association (IMBA) have a large presence in White County and the surrounding area. The mountains of north Georgia are popular areas for both on and off-road cyclists. Members of both these organizations work with land managers throughout the southeast United States to create trails and trail systems for bicyclists and others to enjoy.

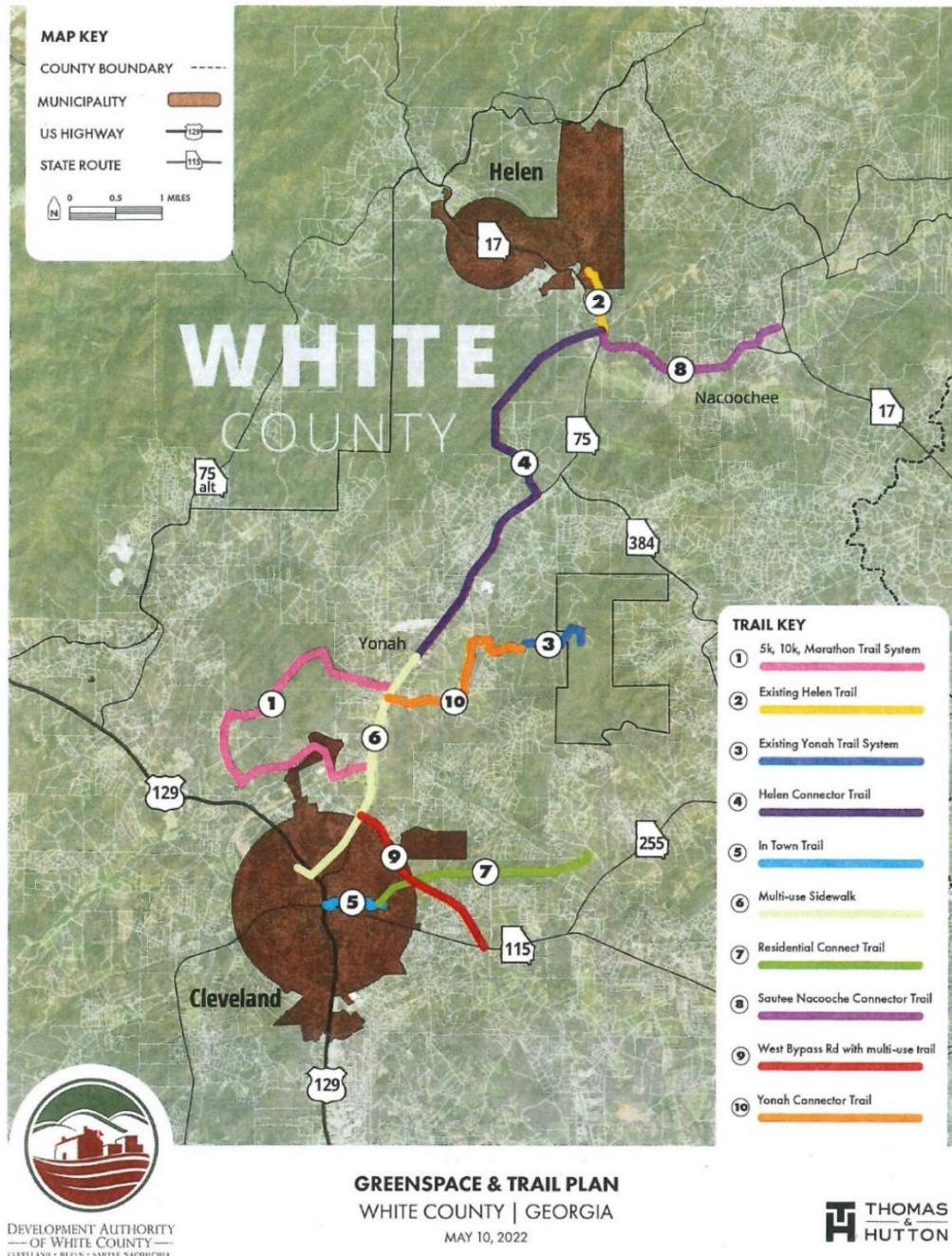
Bicycle and Pedestrian Safety/Assessment Methodology

In 2011 the below table was used to evaluate road conditions for users. A critical component in identifying conditions is analyzing the existing transportation network for suitability for bicycle travel. This assessment methodology was not used in 2022's update but it is still a good reference for identifying where specific activities should occur. In 2011, the criteria used assessed the suitability of existing corridors were applied to each roadway in White County classified as a collector or above. Although designed to analyze bicycle activity, the table can also be used to support where pedestrian activity is the safest under existing situations. This analysis was supplemented with input from stakeholders and geographic information system (GIS) data. The criteria, shown in the table below, are based on a Type B user as described in the Guide for Development of Bicycle Facilities, published by AASHTO. Corridors were assessed further using relevant GIS data by assigning a rating for each of the bicycle suitability criteria. After all criteria had been evaluated for a corridor, the ratings were totaled, and an overall ranking was assigned.

Criteria	Most Suitable	Suitable	Not Suitable
Traffic Volume (Observed)			
Light	X		
Medium		X	
Heavy			X
Roadway Width			
Existence of Shoulders (2' min. width)	X		
No Shoulders (lane width 11' or greater)		X	
No Shoulders (lane width less than 11')			X
Driveways			
Very Few Driveways	X		
Mainly Residential Driveways		X	
Numerous Driveways (including commercial)			X
Automobile Traffic Speed (posted and observed)			
Less than 35 Miles Per Hour	X		
Between 35 and 45 Miles Per Hour		X	
More than 45 Miles Per Hour			X
Truck Traffic (observed)			
Light	X		
Medium		X	
Heavy			X
Terrain			
Smooth Grades, Excellent Sight Distance	X		
Moderate Grades, Moderate Sight Distance		X	
Severe Grades, Short Sight Distance			X
Pavement Surface			
Smooth	X		
Some Uneven Surfaces		X	
Uneven and Cracked Surface, Drainage Grates			X

2. MASTER PLAN

This plan serves as a launching point for county, city, and private organizational efforts at working to bring these recommendations to fruition. Specific projects and areas discussed will utilize this information for economic development purposes and to guide development to ensure that alternative transportation options instead of the automobile are considered when updating land development policy. This plan is also meant to support other outdoor recreational plans such as the 2022 White County Greenspace & Trail Plan.



3. IMPLEMENTATION

This section identifies the policies, programs, and funding sources (page 11) that will create a bicycle and pedestrian system that supports the goals and objectives identified by the community. This section also includes funding recommendations, regional coordination, and plan monitoring, which are essential to accomplish the goals and objectives of the bicycle and pedestrian plan. Demands for the region's resources are high and funding is often scarce. White County and its partners must demonstrate that they are willing to undertake significant implementation measures. Interest from the private sector and nonprofit organizations is also required to ensure long-term success. The following action items are the initial responsibility of White County and are separated into short- and long-term actions based on the available staffing and funding of the Bicycle and Pedestrian Plan.

Plan Summary

The purpose of this project is to create a Greenways and Blueways: Bicycle, Pedestrian and Paddle Plan for White County to include all of White County, including the member jurisdictions of Cleveland and Helen. However, there is no comprehensive inventory for a route network that links the entire county and beyond for bicycles, pedestrian, and water-based activity facilities. This plan will identify a comprehensive system of bicycle/pedestrian/water activity facilities designed to serve a variety of users, integrate this system with the overall transportation system, and identify specific design standards, implementation actions, and potential funding sources. The resulting document will be a phased action plan with specific policies, strategies, and projects with cost estimates and identified funding opportunities.

The purpose of this Public Involvement Plan is to create a plan that meets countywide needs and is supported by the community. Public involvement ensures that the public is a partner in the process of determining strategies to be undertaken. In addition, federal regulations mandate that plans include a certain level of public involvement in the development of long-range transportation plans. The following federal regulations will provide guidance to this plan: National Environmental Policy Act, Americans with Disabilities Act, and the Transportation Equity Act for the 21st Century.

The following plan is designed to take the public beyond information and engage them in the discussion of this study. The activities described below are organized by type: Outreach, Involvement and Measures of Effectiveness.

Implementation Schedule

To complete existing and proposed bicycle and pedestrian projects in White County, a realistic schedule must be created to maximize staff time, funding, and other available resources. This can be accomplished by prioritizing those projects requiring the least number of materials, time to completion, and right-of-way costs. Larger projects should be thoroughly planned before construction begins.

The planning stages of the larger projects should begin as soon as staff time and resources permit. As details of the larger projects emerge, these specifics should be included in any updates to this plan, the White County Comprehensive Plan, and the Georgia Mountains Regional Bicycle and Pedestrian Plan as soon as possible. When opportunities for funding present themselves, having specific projects in a plan will enable the county to create an application more quickly. Smaller projects already

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan ***White County, Georgia***

included in this plan, the White County Comprehensive Plan, or the Georgia Mountains Regional Bicycle and Pedestrian Plan should be the first ones to be completed. Additional projects to be included in short term plans should be the bridging of any gaps within the existing sidewalk, multi-use trail, or biking trail network, especially around schools. Funding for these projects can be obtained through programs such as Safe Routes to Schools grant or Transportation Enhancement grants. These projects will show a commitment to bicycle and pedestrian facilities by the county and cities. This commitment is also looked upon favorably during a grant or loan application process.

Mid-range goals and projects should center on improving any existing facilities such as bike trails. Maintenance, additional amenities, and expansions that connect with other facilities would require more funding and more staff time but would make great strides toward creating a county-wide, and eventually a region-wide, bicycle and pedestrian network.

Long term goals and projects should center on creating a non-profit or partnering with an existing non-profit such as SORBA: Southern Off-Road Bicycle Association, IMBA: International Mountain Bicycling Association, and others to champion the Gainesville & Northwestern Railroad Trail & Greenway. This project has the potential to become the backbone of a county-wide bicycle and pedestrian network. All current and future projects should take the location of this historic rail bed into account and work toward s creating a connection to these areas.

Programs

A key component in promoting multimodal accessibility is providing the actual facilities along which to walk and/or bike. However, there are additional programs that can help to create a multimodal environment. The following received the most community support:

There are four goal areas that potential projects should relate to:

- Increase job opportunities and per capita income in Appalachia to reach parity with the nation.
- Strengthen the capacity of the people of Appalachia to compete in the global economy.
- Develop and improve Appalachia's infrastructure to make the Region economically competitive.
- Build the Appalachian Development Highway System to reduce Appalachia's isolation.

Potential projects must be consistent with the priorities identified in the Governor's Annual Strategy Statement and contribute to an economic development strategy.

ARC recognizes the economic value of the region's culture, heritage, and heritage tourism. Bicycle and pedestrian projects could be classified as an economic development strategy that "build(s) on existing resources – natural, cultural, structural and leadership – to create valued products and services that can be sustained for local benefit."

Bicycle and pedestrian projects could also meet several objectives of the Appalachian Regional Commission's (ARC) Strategic Plan such as pursuing tourism development as an economic development tool and supporting efforts to develop intermodal transportation corridors in Appalachian Georgia.

Design

Design standards should follow recommendations from **USFS**: United States Forest System Standard Trail Plans and Specifications, **IMBA**: International Mountain Bicycling Association, **ADA**: Americans with Disabilities Act, **GDOT** and other recognized design professionals to ensure the system adheres to established best practices for trails and greenways. Trail networks should also take into consideration other trail connections located outside White County to maximize the success and viability of the system. Additional information on design standards is covered in Appendix: 3 Design Standards.

Safety

Safety criteria should take into consideration the following:

- Adequate design to serve all users: those with mobility disabilities, walkers, runners, cyclists, off-road cyclists, etc.
- Lighting
- Safety kiosks
- Wayfinding and course map identification
- Safety patrol as needed, trail ambassadors
- Opportunities to connect businesses and users

Plan Monitoring

Active monitoring is critical to successful implementation of the bicycle and pedestrian plan. Performance measures are important for tracking the progress of the plan and how well projects are meeting the plan goals and objectives. Data associated with the performance measures must be collected on a regular basis. The plan should be updated regularly, based on analyses of performance measures, as transportation conditions in the White County area change.

Performance Measures

Performance measures provide a mechanism to evaluate the effectiveness of the existing bicycle and pedestrian system and the success of the White County Bicycle and Pedestrian Plan over time. The following performance measures are based on the goals and objectives of the plan and should be quantifiable meaning actual data is available or can be collected to evaluate changing conditions:

Key origins and destinations connected by bicycle and pedestrian facilities:

- Government Offices
- Schools
- Commercial Centers
- Parks
- Health Care Centers

Statistics to reference when determining when and where to construct bicycle and pedestrian facilities.

Percentage of population or employment within one mile of a bicycle facility and percentage within ¼ mile of a sidewalk.

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

Number of Census blocks with a lower-than-average vehicle per household rate within $\frac{1}{4}$ mile of bicycle or pedestrian facilities.

Amount of funding dedicated to bicycle/pedestrian facilities.

Percentage of jurisdictions that adopt recommended design standards.

Number of pedestrian injuries and fatalities.

D. Appendices

1: Maps

- A:** White County Bicycle and Pedestrian Plan Base Maps
- B:** White County Bicycle and Pedestrian Plan Activity Routes
- C:** White County Greenspace & Trail Plan Map
- D:** City of Cleveland Sidewalk Map
- E:** City of Helen Sidewalk Map

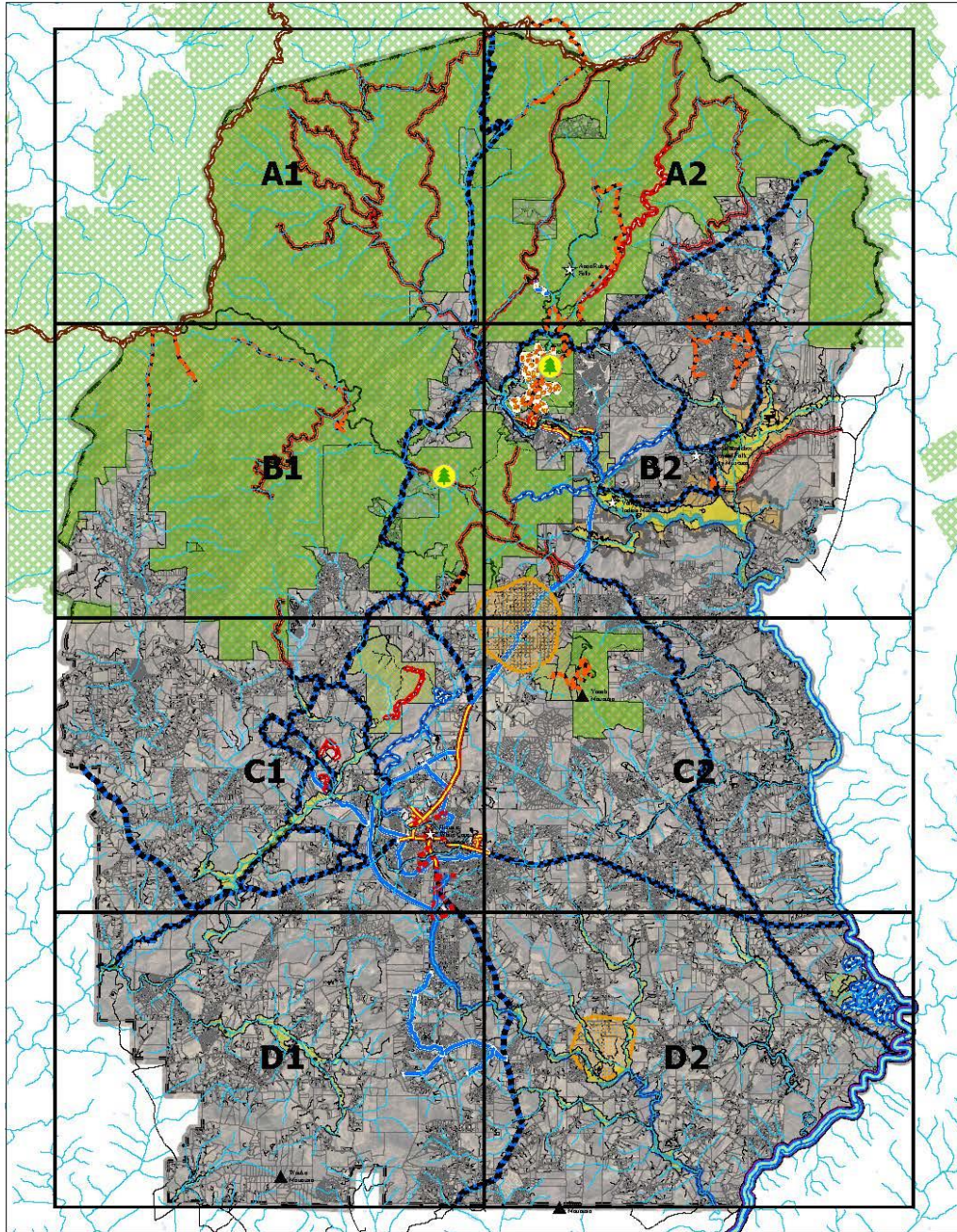
2: Stakeholder Meeting Information and Public Outreach

- A:** Stakeholder Committee Meeting Sign- In Sheets
- B:** 2023 Bicycle and Pedestrian Public Comment Survey Results
- C:** 2011 Survey Results

3: Design Standards

4: Bicycle and Pedestrian Network Projects

1: A: Maps: Base Maps



WHITE COUNTY BIKE/PEDESTRIAN MAP

Legend

- | | | | |
|---|--|--|--|
| <ul style="list-style-type: none"> State Parks Anna Ruby Falls Historic White County Courthouse Nacoochee Valley Indian Mound Sautee Nacoochee Center and Folk Art Museum Skitts Mountain Wauka Mountain Yonah Mountain | <ul style="list-style-type: none"> Appalachian Trail Appalachian Approach Trail Water Trails Protected Rivers Flood Risk Areas Medium Flood Risk Area High Flood Risk Area Groundwater Recharge Areas Cleveland Proposed Sidewalks White County Existing Sidewalks | <ul style="list-style-type: none"> Recreation Routes Hiking Existing Mountain Bike Existing Mountain Bike Proposed Multi-Use Existing Multi-Use Proposed Multi-Use Gravel Road Existing Wide Shoulder Existing Wide Shoulder Proposed Wide Shoulder: Bike Safe Lane Proposed | <ul style="list-style-type: none"> National Forest Public Lands White County Historic Districts Rivers and Streams Lakes and ponds City Boundaries Roads Parcels White County Boundary |
|---|--|--|--|

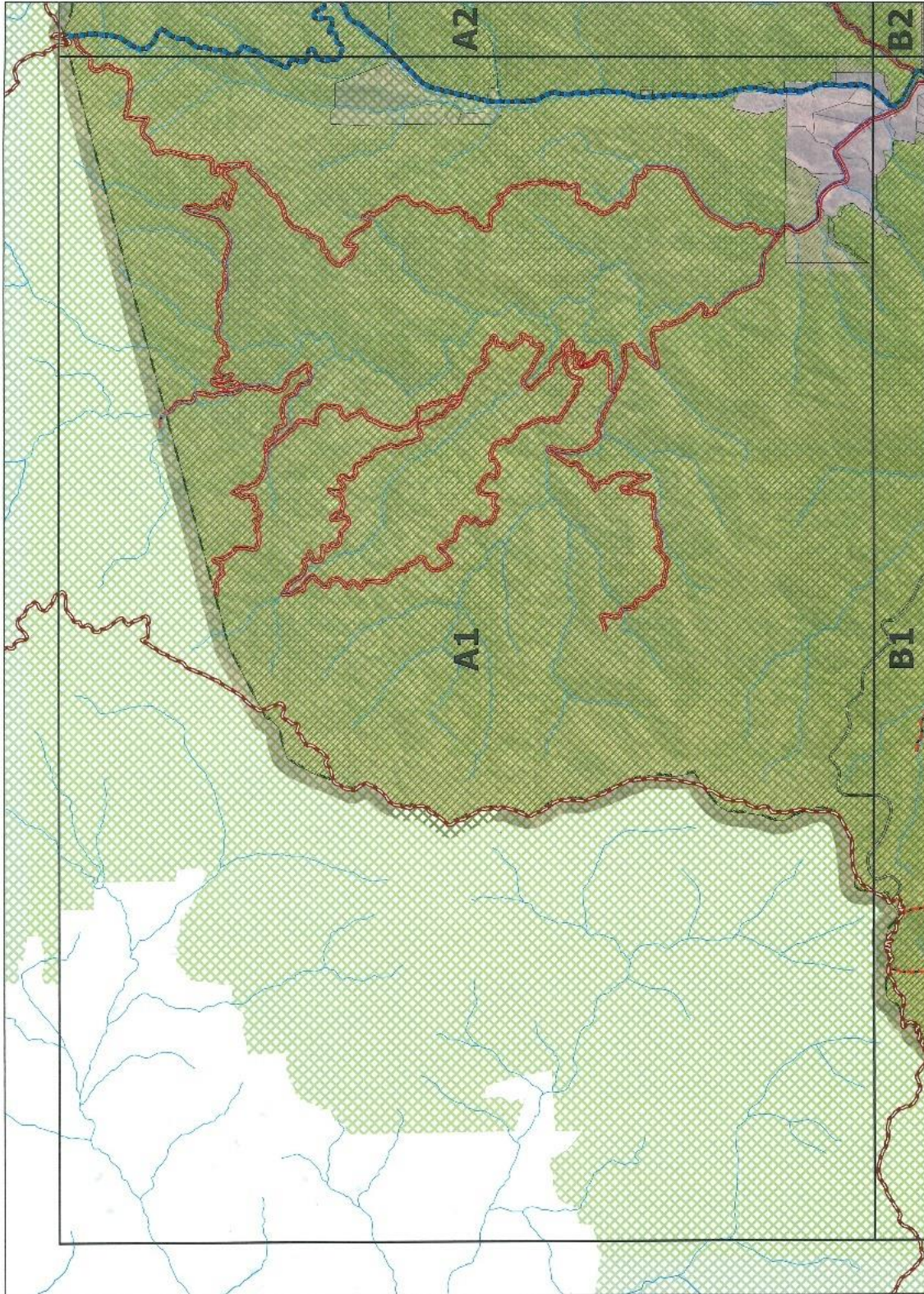


White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
 White County, Georgia

White County
 Bike/Pedestrian
 Map



- Legend
- State Parks
 - Area Bike Paths
 - Historic White County Courthouse
 - Knoxshee Valley Indian Mound
 - Sauer-Norwood Center and Folk Art Museum
 - State Mountain
 - Weeks Mountain
 - York Mountain
 - Appalachian Trail
 - Appalachian Approach Trail
 - Water Trails
 - Protected Rivers
 - Flood Risk Areas
 - Mallico Road Risk Area
 - Upper Flood Risk Area
 - Upper Middle Reachings Area
 - Gravel Exposed Streambeds
 - White County Atlanta Subwatershed
 - Recreation Sites
 - Utility Piping
 - Mountain Bike Riding
 - Mountain Bike Proposed
 - Multi-Use/Recreation
 - Multi-Use Proposed
 - Multi-Use Gravel Road/Leisure
 - Wide Shoulder/Proposed
 - Wide Shoulder/Leisure
 - National Forest
 - White County Historic District
 - Public Land
 - Rivers and Streams
 - Roads
 - Paved
 - Lakes and ponds
 - City Boundaries
 - White County Boundary



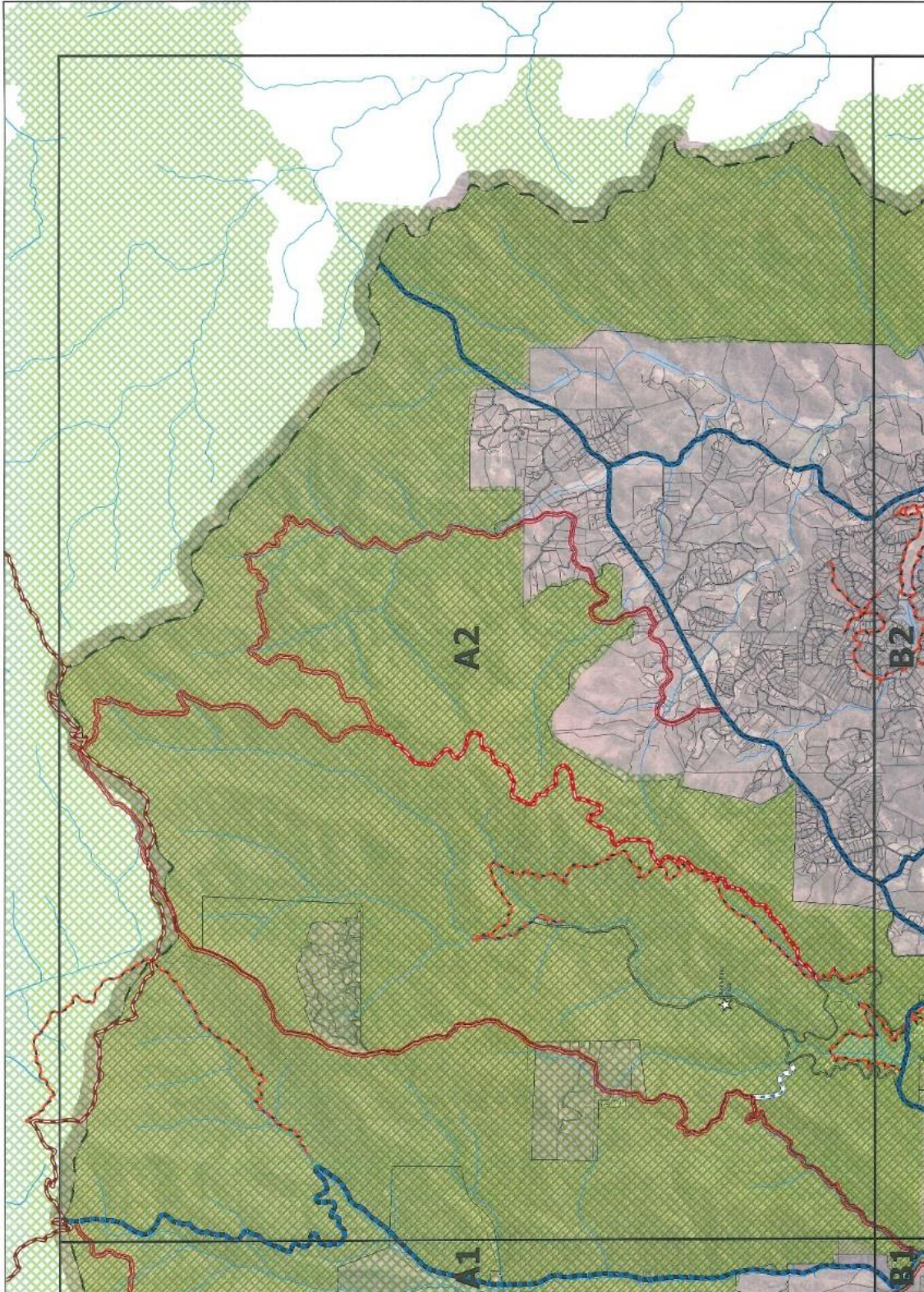
White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
 White County, Georgia

White County
 Bike/Pedestrian
 Map



- Legend
- State Parks
 - Anna Ruby Falls
 - Historic White County Courthouse
 - Nacoochee Valley Indian Mound
 - Sauer Nacoochee Center and Folk Art Museum
 - State Mountain
 - Wanka Mountain
 - Torch Mountain
 - Appalachian Trail
 - Water Trails
 - Proposed Rivers
 - Flood Risk Areas
 - High Flood Risk Area
 - Cross River Backing Area
 - Classified Proposed Subwatersheds
 - White County Existing Subwatersheds
 - Recreational Areas
 - Flood-Excluding
 - Mountain Bicycling
 - Mountain Bicycling Proposed
 - Mountain Bicycling Existing
 - Mountain Bicycling Proposed
 - Mountain Bicycling Existing
 - Multi-Use Proposed
 - Multi-Use Existing
 - Work Shoulder Proposed
 - Work Shoulder Existing
 - Work Shoulder Bike Side Lane Proposed
 - Work Shoulder Bike Side Lane Existing
 - National Forest
 - White County Historic Districts
 - Public Lands
 - Rivers and Streams
 - Roads
 - Parcels
 - Lakes and ponds
 - City Boundaries
 - White County Boundary

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 Page: 2

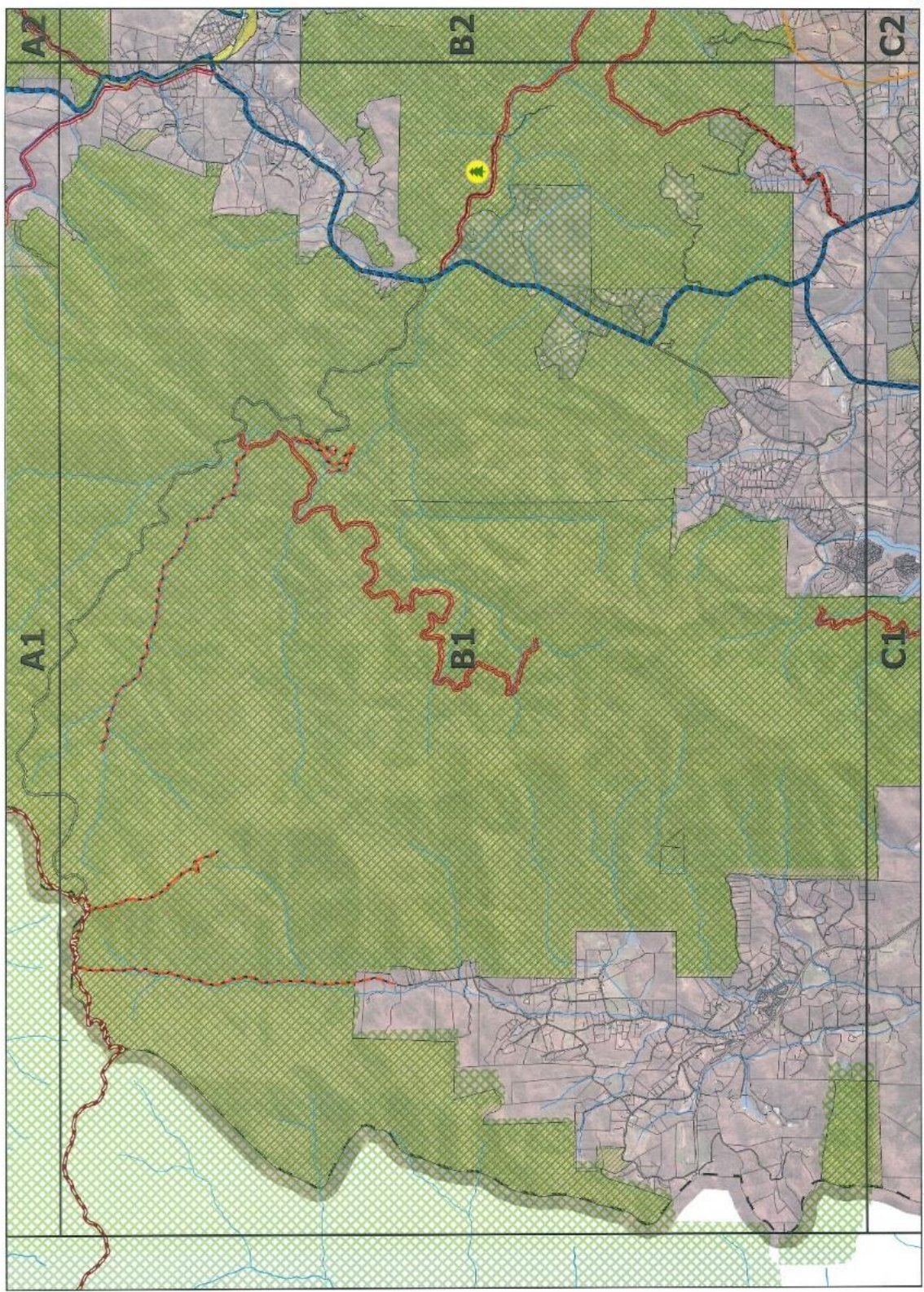


White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
 White County, Georgia

White County
 Bike/Pedestrian
 Map



- Legend
- State Parks
 - Anna Wemy Falls
 - Historic White County Courthouse
 - Nacoochee Valley Indian Mound
 - Sauer Nacoochee Center and Folk Art Museum
 - Skits Mountain
 - Wacha Mountain
 - Youth Mountain
 - Appalachian Trail
 - Waters Trails
 - Proposed Rivers
 - Flood Risk Area
 - Medium Flood Risk Area
 - High Flood Risk Area
 - Conventional Backwater Areas
 - Crowned Proposed Sidelwalks
 - White County Existing Sidelwalks
 - Recreation
 - Fishing Existing
 - Mountain Bike Existing
 - Mountain Bike Proposed
 - Multi-Use Existing
 - Multi-Use Proposed
 - Multi-Use Grand Road Existing
 - White Shoulder Existing
 - White Shoulder Bike Safe Lane Proposed
 - National Forest
 - White County Historic Districts
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 - Rivers and Streams
 - Roads
 - Parks
 - Lakes and ponds
 - City Boundaries
 - White County Boundary

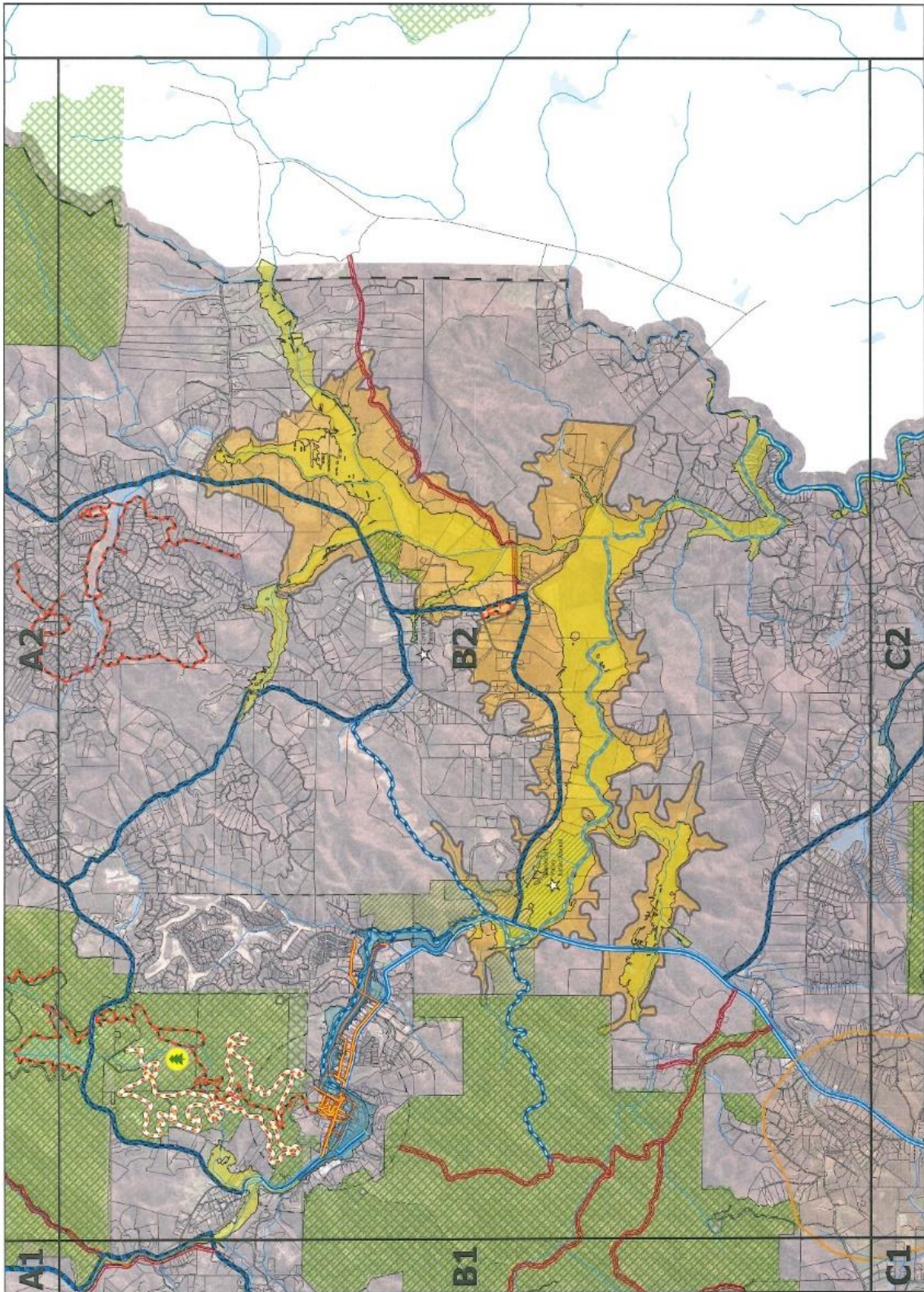


White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
 White County, Georgia

White County
 Bike/Pedestrian
 Map



- Legend**
- State Parks
 - Anna Ruby Falls
 - Historic White County Courthouse
 - Nacoochee Valley Indian Mound
 - States Newsshop Center and Folk Art Museum
 - Shires Mountain
 - Winkas Mountain
 - Yonah Mountain
 - Appalachian Trail
 - Appalachian Approach Trail
 - Water Trail
 - Promoted Beers
 - Food Park Areas
 - Mountain Food Park Areas
 - High Road Bike Area
 - Groundwater Recharge Areas
 - Cleveland Propagand Sidetracks
 - White County Existing Sidetracks
 - Recreation Routes
 - Hiking Existing
 - Mountain Bike Existing
 - Mountain Bike Proposed
 - Multi-Use Existing
 - Multi-Use Proposed
 - Multi-Use Covered Road Existing
 - White Shoulder Existing
 - White Shoulder Proposed
 - White Shoulder Bike Safe Lane Proposed
 - National Forest
 - White County Historic Districts
 - Public Lands
 - Rivers and Streams
 - Roads
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 - Lakes and ponds
 - City Boundaries
 - White County Boundary



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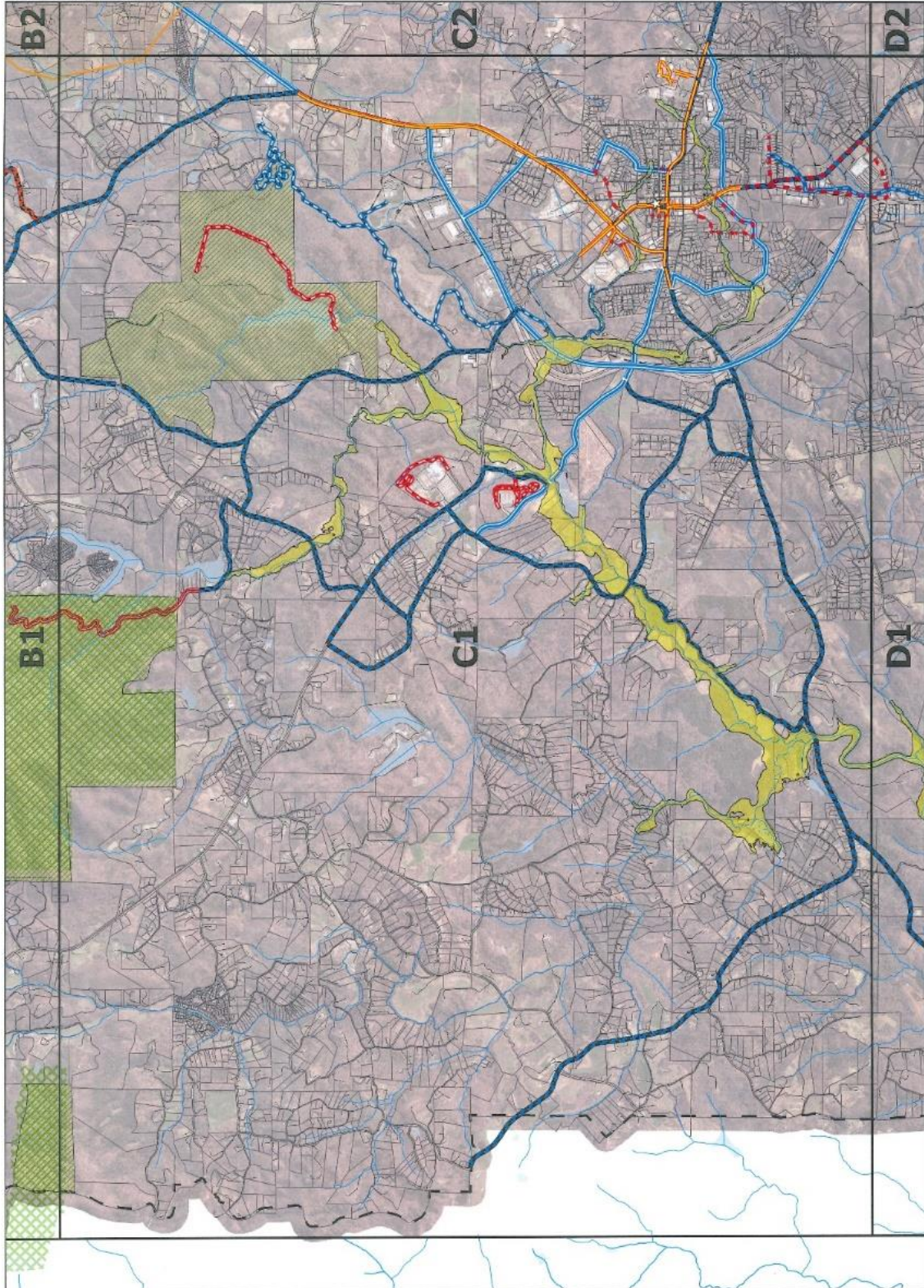


White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
 White County, Georgia

White County
 Bike/Pedestrian
 Map



- Legend**
- State Parks
 - Ann Ruby Falls
 - Historic White County Courthouse
 - Cherokee Valley Indian Mound
 - Santee Recreation Center and Folk Art Museum
 - Skits Mountain
 - Winks Mountain
 - Youth Mountain
 - Appalachian Trail
 - Appalachian Approach Trail
 - Water Trails
 - Proposed Rivers
 - Flood Risk Areas
 - Medium Flood Risk Area
 - High Flood Risk Area
 - Groundwater Recharge Areas
 - Canceled Proposed Sidewalks
 - White County Existing Sidewalks
 - Recreation Trails
 - Existing
 - Mountain Bike Existing
 - Mountain Bike Proposed
 - Multi-Use Existing
 - Multi-Use Proposed
 - Multi-Use Canceled Road Existing
 - Wide Shoulder Existing
 - Wide Shoulder Proposed
 - Wide Shoulder Bike Lane Proposed
 - National Forest
 - White County Historic Districts
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 - City Boundaries
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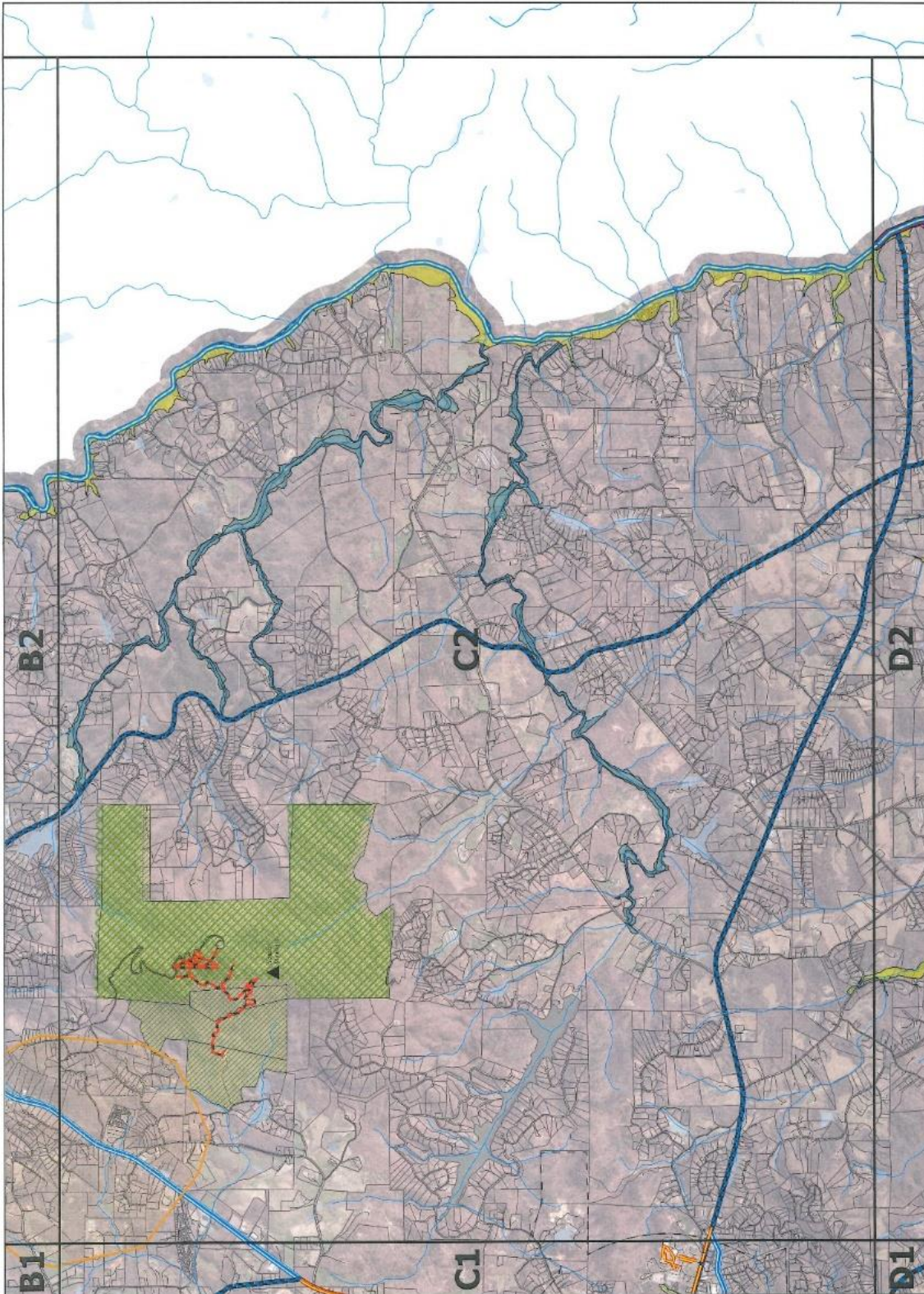


White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
 White County, Georgia

White County
 Bike/Pedestrian
 Map



- Legend
- State Parks
 - Anna Ruby Falls
 - Historic White County Courthouse
 - Nacorette Valley Indian Mound
 - Sautee Nacorette Center and Folk Art Museum
 - Skate Mountain
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 - Water Trails
 - Proposed Rivers
 - Flood Risk Areas
 - Medium Flood Risk Area
 - High Flood Risk Area
 - Cowhatche Wetlands Area
 - Chickasaw National Recreation Area
 - White County Existing Shorelines
 - Recreation Routes
 - Highway Existing
 - Mountain Bike Existing
 - Mountain Bike Proposed
 - Trail Existing
 - Trail Proposed
 - Blue Use Proposed
 - Blue Use Green Road Existing
 - White Shoreline Existing
 - White Shoreline Proposed
 - White Shoreline Bike Side Lane Proposed
 - National Forest
 - White County Historic Districts
 - Public Lands
 - Rivers and Streams
 - Roads
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 - City Boundaries
 - White County Boundary

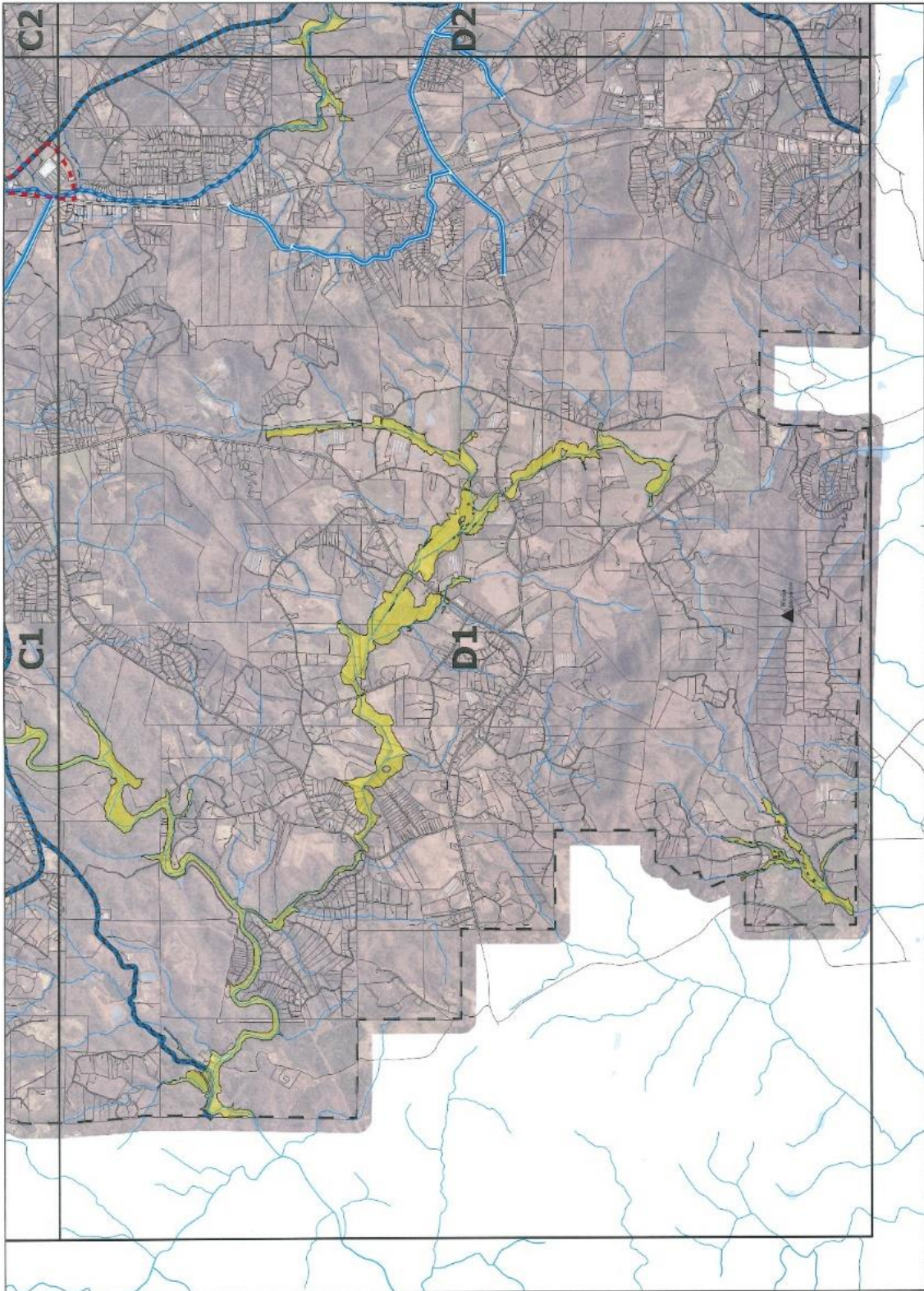


White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
 White County, Georgia

White County
 Bike/Pedestrian
 Map



- Legend
- State Parks
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 - Historic White County Courthouse
 - Neoclassic Valley Indian Mound
 - Saxe Norwichee Center and Folk Art Museum
 - State Monuments
 - Wacha Mountain
 - Local Mountain
 - Appalachian Trail
 - Appalachian Approach Trail
 - Water Trails
 - Paved/Recess
 - Flood Risk Areas
 - Medium Flood Risk Area
 - High Flood Risk Area
 - Groundwater Recharge Areas
 - Cleveland Proposed Subwatershed
 - White County Existing Subwatersheds
 - Recreation Routes
 - Fishing Existing
 - Mountain Bike Existing
 - Mountain Bike Proposed
 - Multi Use Existing
 - Multi Use Proposed
 - Multi Use Closed Road Existing
 - Walk Shoulder Existing
 - Walk Shoulder Proposed
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 - Rivers and Streams
 - Roads
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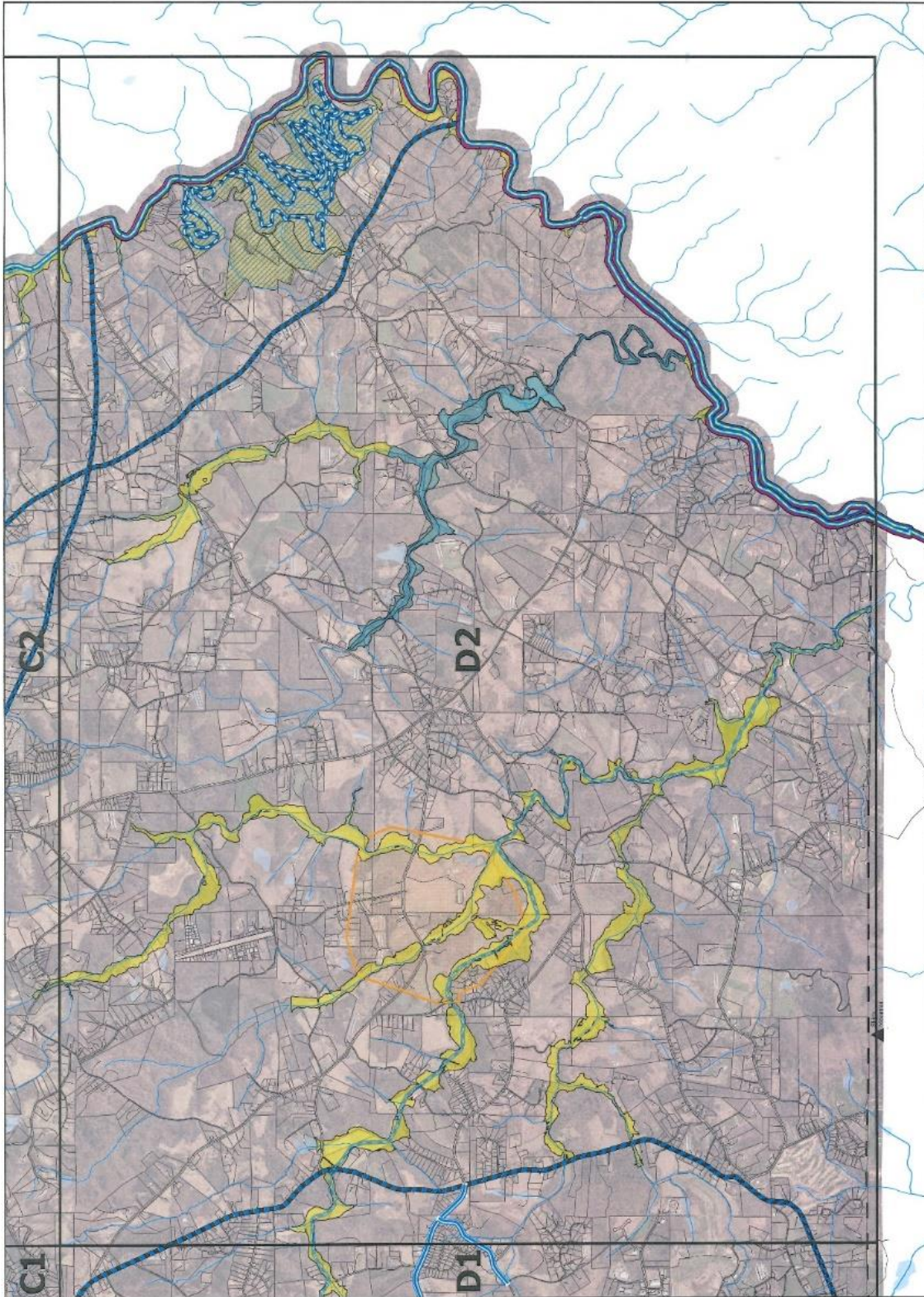
White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
 White County, Georgia

White County
 Bike/Pedestrian
 Map



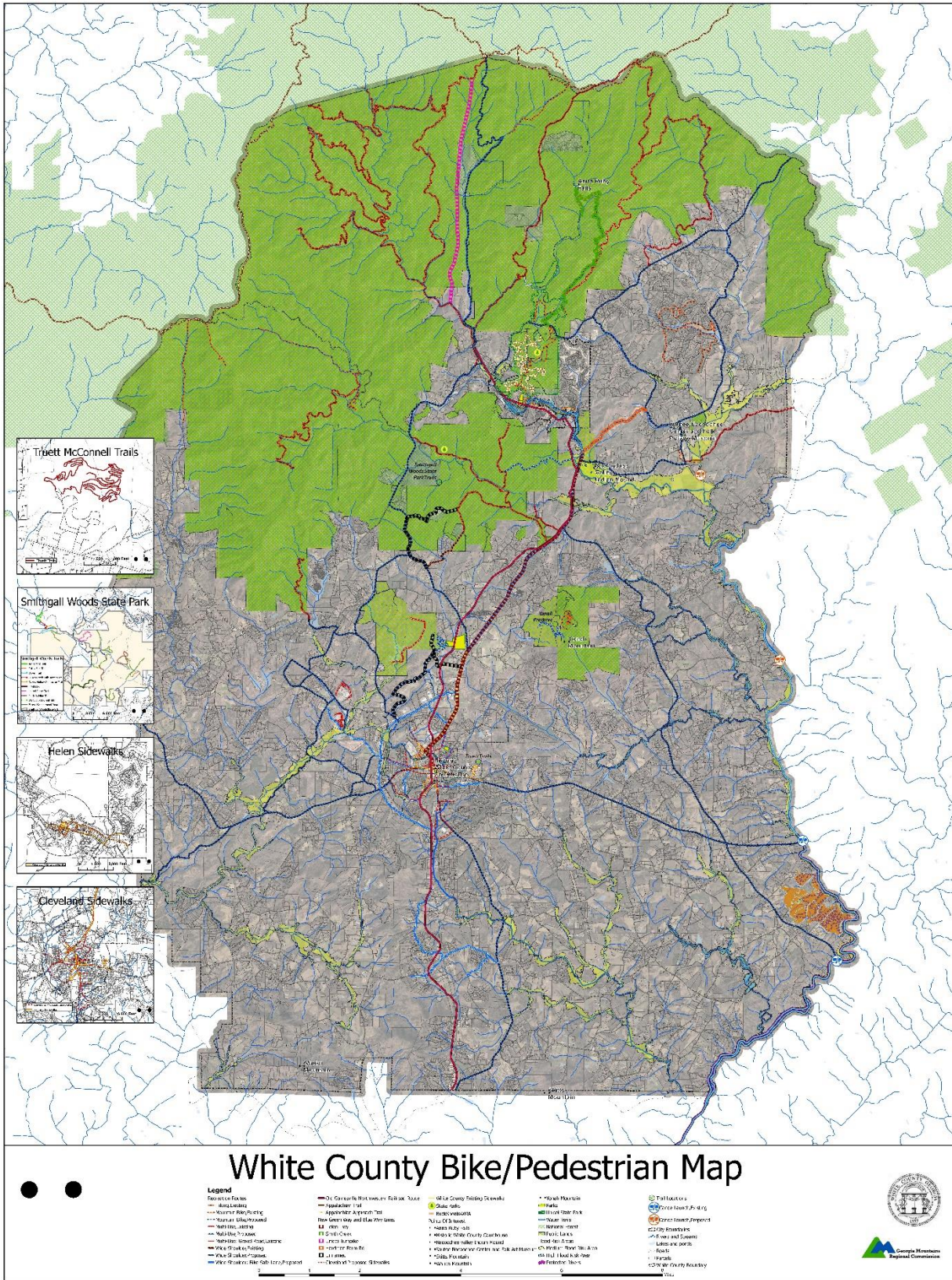
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 - Historic White County Courthouse
 - Nacoochee Valley Indian Mound
 - Santee Nacoochee Center and Folk Art Museum
 - Skibo Mountain
 - Wanka Mountain
 - Young Mountain
 - Appalachian Trail
 - Appalachian Approach Trail
 - Weaver Forks
 - Protected Rivers
 - Flood Risk Areas
 - Medium Flood Risk Area
 - High Flood Risk Area
 - Groundwater Recharge Area
 - Cleveland Proposed Siftonville
 - White County Existing Sidewalks
 - Recreation Routes
 - Historic Existing
 - Mountain Bike Existing
 - Mountain Bike Proposed
 - Multi-Use Existing
 - Multi-Use Proposed
 - Wide Shoulder Existing
 - Wide Shoulder Proposed
 - White County Bike Safe Lane Proposed
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 - Forests
 - Lakes and ponds
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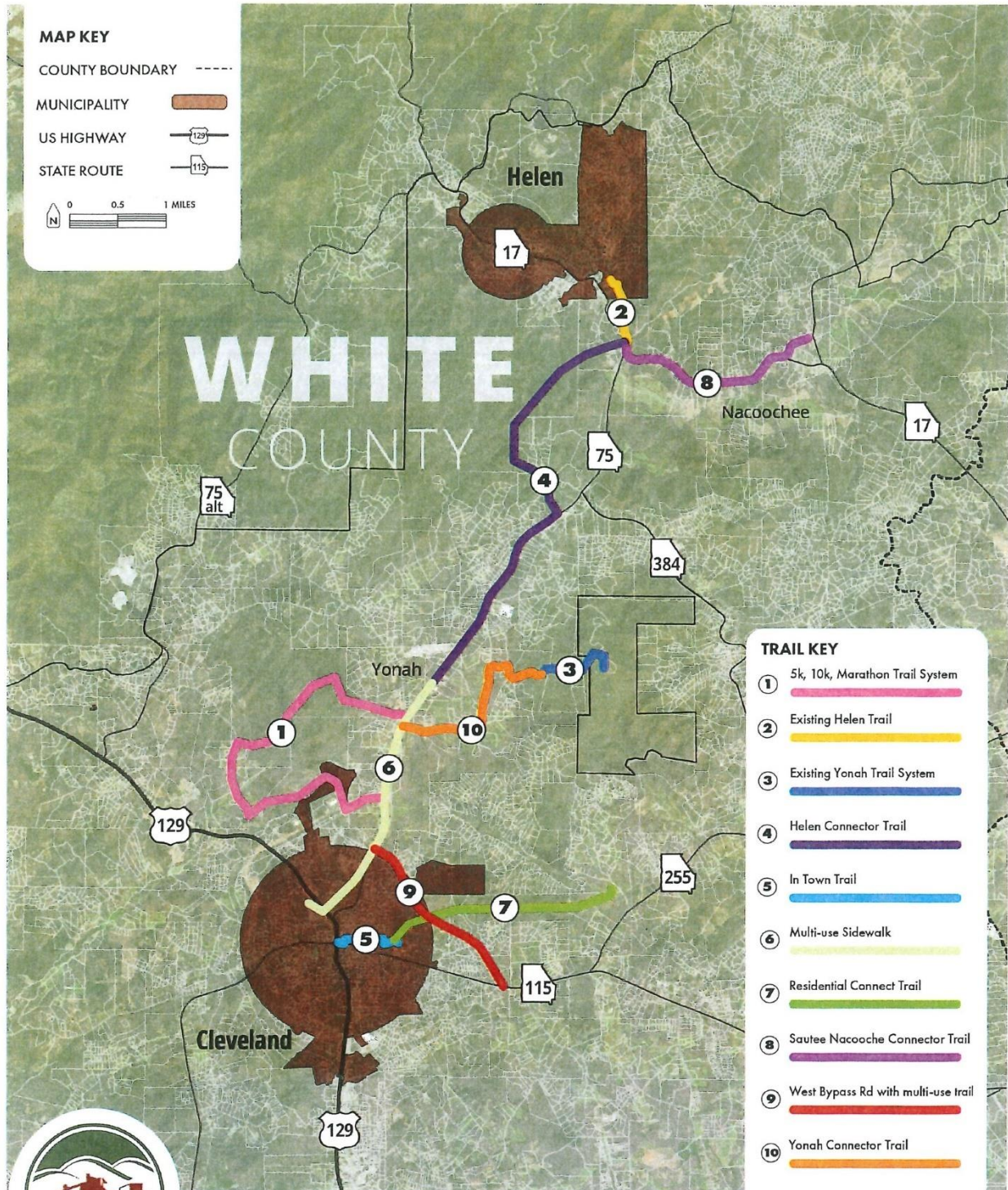


White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
 White County, Georgia

Maps: B: Activity Routes



Maps: C: White County Greenspace & Trail Plan Map



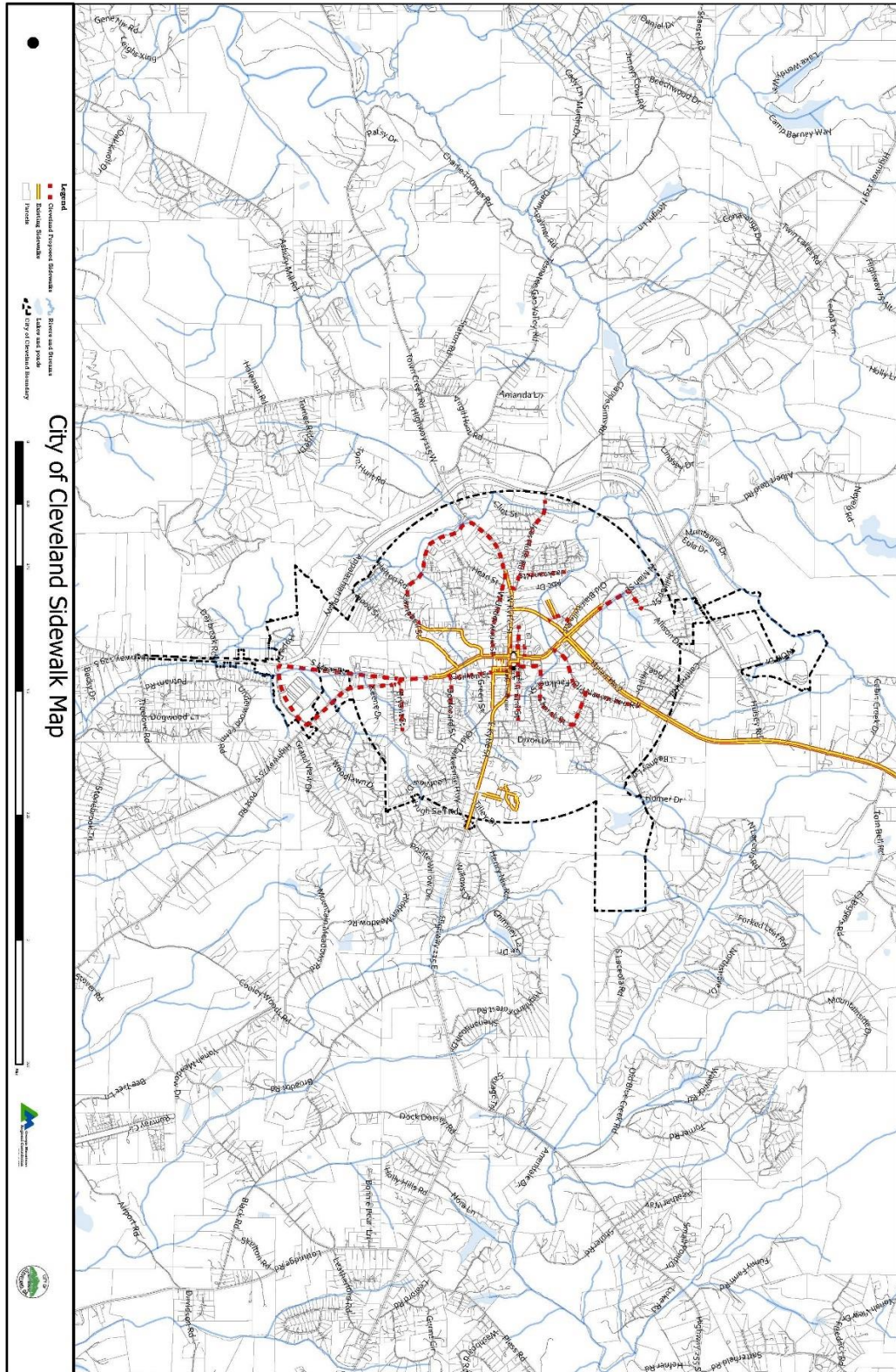
DEVELOPMENT AUTHORITY
 OF WHITE COUNTY
 CLEVELAND • HELEN • SAUTEE NACOOCHIE

GREENSPACE & TRAIL PLAN
 WHITE COUNTY | GEORGIA

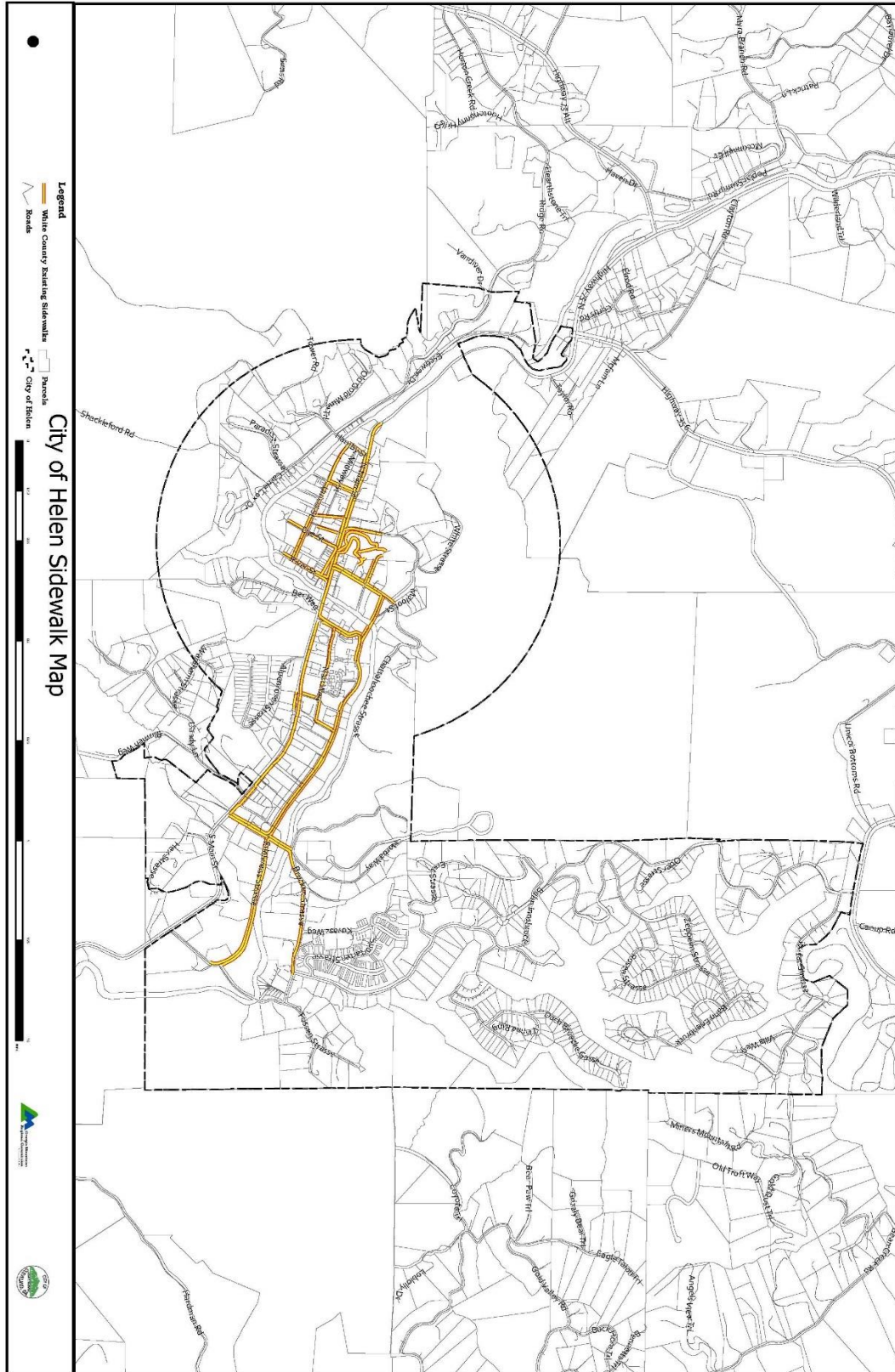
MAY 10, 2022



Maps: D: City of Cleveland Sidewalk Map



Maps: E: City of Helen Sidewalk Map



2: Stakeholder Meeting Information and Public Outreach

A: Stakeholder Meeting Information

WHITE COUNTY BIKE/PED PLAN UPDATE STAKEHOLDER MEETING

10:00 AM-Thursday October 14, 2021

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
Woody Wood	woody.smtb@gmail
Barry McCarty	bmcarty@trnett.edu
Will Wagner	William.Wagner@dnr.ga.gov
Gene Reese	appalachiangap@aol.com
Tom O'Bryant	toobryant@cityofclevelandga.org
Barbara Jockers	redearth@hemc.net
John Sell	jsell@whitecount.net

**WHITE COUNTY BIKE/PED PLAN UPDATE
STAKEHOLDER MEETING**

10:00 AM-Wednesday November 10, 2021

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
Dill Wagner	William.wagner@dnr.ga.gov
Gene Pease	appalachiangap@aol.com
Barbara Jockers	redearth@hemc.net
Woody Wood	woodysmtb@gmail.com
Tom O'Bryant	toobryant@cityofclevelandga.org

**WHITE COUNTY BIKE/PED PLAN UPDATE
STAKEHOLDER MEETING**

10:00 AM-Thursday December 16, 2021

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
Josh Turner	jturner@cityofclevelandga.org
John Sell	jsell@whitecounty.net
Tom O'Bryant	tobryant@cityofclevelandga.org
Gen Lease	appalachiangap@aol.com
Woody Wood	woodymtb@gmail
Will Wagner	william.wagner@dnr.ga.gov

**WHITE COUNTY BIKE/PED PLAN UPDATE
STAKEHOLDER MEETING**

10:00 AM-Thursday February 24, 2022

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
Gene Please	appalachiangap@aol.com
Woody Wood	Woody's nt6@gmail
Will Wagner	William. Wagner @ dnr. ga. gov
Tom O'Bryant	toobryant@cityofclevelandga.org
John Sell	jsell@whitecounty.net
Josh Turner	jturner@cityofclevelandga.org

**WHITE COUNTY BIKE/PED PLAN UPDATE
STAKEHOLDER MEETING**

10:00 AM-Thursday March 24, 2022

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
Dill Wagner	William.Wagner@dnr.ga.gov
Woody Wood	woodyxmtb@gmail
John Sell	jsell@whitecounty.net

BICYCLE AND PEDESTRIAN PLAN UPDATE

White County, Georgia

10:00 AM-Thursday April 28, 2022

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
Woody Wood	woody's mtl@gmail
John Sell	jsell@whitecounty.net
Dill Wagner	william.wagner@dnr.ga.gov
Tom O'Bryant	toobryant@cityofclevelandga.org

**WHITE COUNTY BIKE/PED PLAN UPDATE
STAKEHOLDER MEETING**

10:00 AM-Thursday May 26, 2022

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
Dill Wagner	/
Woody Wood	woodysmith@gmail.com
Gene Pease	appalachiangap@aol.com
Barb Ramo	barbara.ramo@usda.gov

BICYCLE AND PEDESTRIAN PLAN UPDATE

White County, Georgia

10:00 AM-Thursday August 25, 2022

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
John Sell	jsell@whitecounty.net
Woody Wood	woody's mtb@gmail
Tom O'Bryen	to'bryen@cityofcleveland.org

BICYCLE AND PEDESTRIAN PLAN UPDATE

White County, Georgia

10:00 AM-Thursday September 22, 2022

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
Gene Pease	appalachiangap@aol.ca
Will Wayne	william.wayne@dnr.ga.gov
Woody Wood	woodysmtb@gmail
John Sell	jsell@whitecounty.net
Tom O'Bryant	to'bryant@cityofclevelandga.org

BICYCLE AND PEDESTRIAN PLAN UPDATE
White County, Georgia

10:00 AM-Thursday October 27, 2022

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
John Sell	jsell@whitecounty.net
Will Wagner	William.wagner@dnr.ga.gov
Gene Pease	appalachiangap@aol.ca
Woody Wood	woody.sm16@gmail
Tor O'Bryant	tobryant@cityofclevelandga.org

BICYCLE AND PEDESTRIAN PLAN UPDATE

White County, Georgia

10:00 AM-Thursday December 15, 2022

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
Woody Wood	Woodymtb@gmail.com
Tom O'Bryant	toobryant@cityofclevelandga.org
Will Wagner	william.wagner@dnr.ga.gov
Jesh Turner	jturner@cityofclevelandga.org

BICYCLE AND PEDESTRIAN PLAN UPDATE

White County, Georgia

10:00 AM-Thursday February 23, 2023

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
Genelease	appalachiangf@aol.com
Will Wayne	william.wayner@dnr.ga.gov
John Sell	jsell@whitecounty.net
Tom O'Bryant	tbryant@cityofclevelandga.org

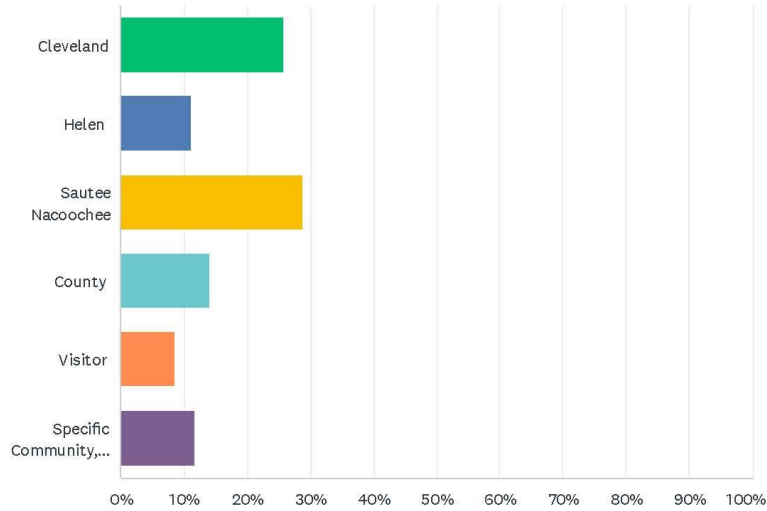
White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

B: 2023 Bicycle and Pedestrian Survey Results

White County Pedestrian and Bicycle Activity Survey

Q1 I am submitting comments as a resident of:

Answered: 163 Skipped: 1



ANSWER CHOICES	RESPONSES
Cleveland	25.77% 42
Helen	11.04% 18
Sautee Nacoochee	28.83% 47
County	14.11% 23
Visitor	8.59% 14
Specific Community, please specify in the comment box below	11.66% 19
TOTAL	163

#	(PLEASE SPECIFY WHICH COMMUNITY YOU RESIDE IN)	DATE
1	towncreek	11/18/2022 6:27 PM
2	town creek	8/12/2022 7:23 AM
3	Clermont	7/26/2022 9:49 PM
4	Hall County	7/26/2022 1:03 PM
5	Hiawassee	7/25/2022 5:43 PM
6	Skylake	7/25/2022 3:44 PM
7	Elkmont	7/24/2022 8:44 AM
8	Habersham but close to White County	7/23/2022 10:53 PM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

9	Elkmont	7/23/2022 3:22 PM
10	Elkmont	7/23/2022 1:48 PM
11	Elkmont resort	7/23/2022 1:19 PM
12	Elkmont	7/23/2022 10:40 AM
13	Elkmont	7/23/2022 10:40 AM
14	Habersham	7/23/2022 9:30 AM
15	Elkmont in Cleveland	7/23/2022 9:15 AM
16	Live in Clarkesville but frequently recreate in White county.	7/23/2022 8:51 AM
17	Scorpion Hollow	7/23/2022 7:43 AM
18	Fannin county	7/23/2022 7:07 AM
19	skits mountain	5/25/2022 3:24 PM
20	Sweetwater Subdivision	5/16/2022 3:10 AM
21	Black Bear Ridge, Yonah Mountain	5/15/2022 7:29 PM
22	Skylake	5/12/2022 4:32 PM
23	Sautee Hwy 17	5/12/2022 4:25 PM
24	Nacoochee Valley across the river Bottom Rd	5/8/2022 3:56 PM
25	We also own property in Cleveland	5/7/2022 3:03 PM
26	Leaf	5/5/2022 11:26 PM
27	Yonah Mountain Lake	5/4/2022 10:14 AM
28	Cedar Hollow	5/4/2022 7:55 AM
29	Innsbruck	5/4/2022 7:10 AM
30	Innsbruck	5/3/2022 10:21 PM
31	Innsbruck	5/3/2022 9:48 PM
32	Innsbruck	5/3/2022 7:12 PM
33	Innsbruck	5/3/2022 6:19 PM
34	Kellum Valley Area	5/3/2022 5:56 PM
35	Innsbruck	5/3/2022 5:41 PM
36	Innsbruck	5/3/2022 5:16 PM
37	Sautee	5/3/2022 4:56 PM
38	Skylake	5/3/2022 3:53 PM
39	Rustic Ridge	4/29/2022 8:50 PM
40	Cornelia	4/29/2022 6:36 PM
41	Duncan Bridge/ Whisperwood Way	4/29/2022 11:27 AM
42	Dahlonega	4/29/2022 11:07 AM
43	Laceola	4/29/2022 11:03 AM
44	Clermont	4/28/2022 2:43 PM
45	Blairsville	4/16/2022 8:11 PM
46	Teel Mountain	4/10/2022 9:24 AM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

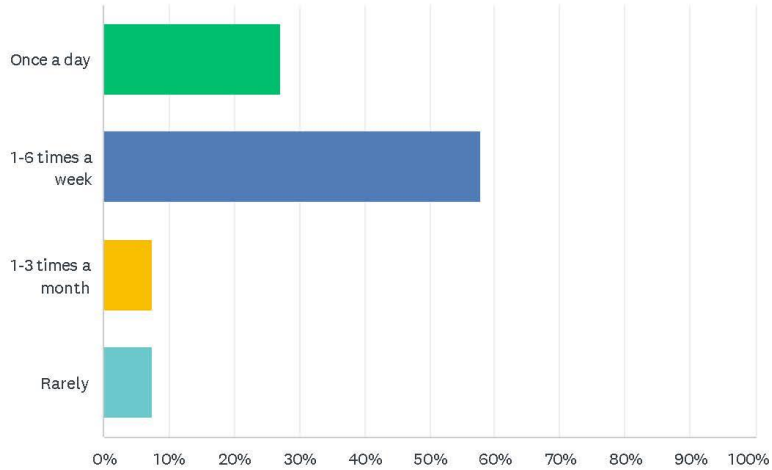
47	Habersham	4/6/2022 3:31 PM
48	cleveland/elkmont	4/3/2022 7:22 PM
49	Cornelia	4/2/2022 3:54 PM
50	Gwinnett county	4/1/2022 5:53 AM
51	Miner's mountain	4/1/2022 5:14 AM
52	Mt Yonah Scenic Estates	3/31/2022 11:45 PM
53	Innsbruck	3/31/2022 9:29 PM
54	Mt. Yonah	3/31/2022 7:40 PM
55	Towns County	3/31/2022 6:58 PM
56	Nacoochee	3/31/2022 6:43 PM
57	Gainesville	3/29/2022 4:55 PM
58	Alto, GA	3/29/2022 12:30 PM
59	Adair Mill	3/29/2022 8:46 AM
60	Daglongega	3/28/2022 9:09 PM
61	Mossy Creek	3/27/2022 10:51 PM
62	Fairview	3/27/2022 10:48 PM
63	Lumpkin county	3/27/2022 10:42 AM
64	Dahlongega	3/26/2022 7:16 PM
65	Helen	3/26/2022 6:21 PM
66	Town Creek	3/26/2022 5:37 PM
67	Jennys Cove	3/26/2022 3:38 PM
68	Swiss Colony	3/26/2022 1:59 PM
69	Toccoa, GA	3/26/2022 9:18 AM
70	North Hall	3/26/2022 8:38 AM
71	Jenny's Cove	3/26/2022 8:03 AM
72	32130	3/26/2022 7:28 AM
73	Mossy Creek	3/25/2022 2:51 PM

**White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia**

White County Pedestrian and Bicycle Activity Survey

Q2 How often do you walk?

Answered: 159 Skipped: 5



ANSWER CHOICES	RESPONSES
Once a day	27.04% 43
1-6 times a week	57.86% 92
1-3 times a month	7.55% 12
Rarely	7.55% 12
TOTAL	159

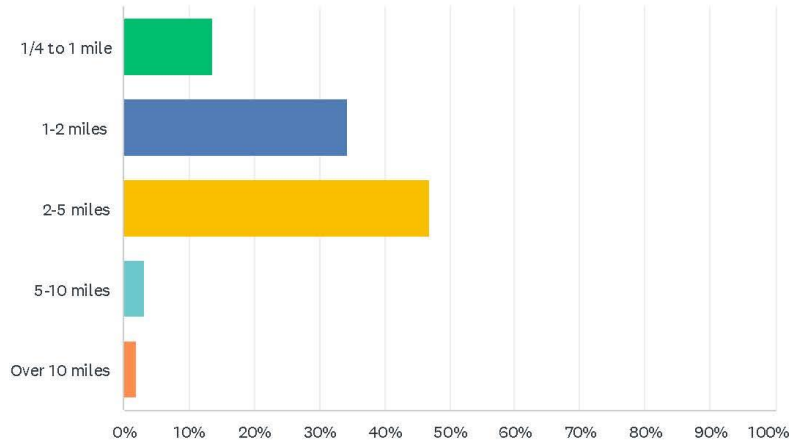
#	OTHER (PLEASE SPECIFY)	DATE
1	PT resident - walk 1-6 x / week when in town	7/23/2022 10:40 AM
2	Visually impaired, can not drive, must walk to be able to independently travel in town, but currently can not because there are no safe routes.	5/12/2022 7:45 PM
3	Hike trails in Skylake almost every day. Other trails each week.	5/12/2022 4:32 PM
4	Twice a day	5/4/2022 11:29 AM
5	When there several times a day	5/3/2022 5:41 PM
6	Bike	3/28/2022 9:09 PM
7	Run 2-3 days a week	3/27/2022 10:42 AM
8	Cycle	3/26/2022 7:28 AM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

Q3 How far is your average trip?

Answered: 160 Skipped: 4



ANSWER CHOICES	RESPONSES	
1/4 to 1 mile	13.75%	22
1-2 miles	34.38%	55
2-5 miles	46.88%	75
5-10 miles	3.13%	5
Over 10 miles	1.88%	3
TOTAL		160

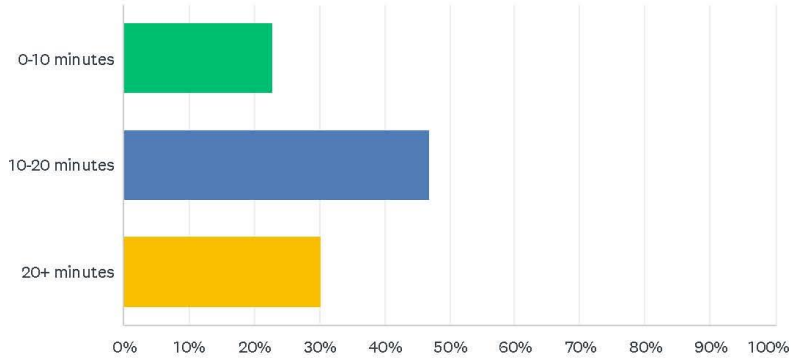
#	OTHER (PLEASE SPECIFY)	DATE
1	Anywhere between the high school and downtown Cleveland (visually impaired resident unable to drive, needing access to these areas)	5/12/2022 7:45 PM
2	Varies per hike and location. Usually at least one or two hours	5/12/2022 4:32 PM
3	I drive to the park and walk for exercise	3/29/2022 8:46 AM
4	Cycle	3/26/2022 7:28 AM

**White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia**

White County Pedestrian and Bicycle Activity Survey

Q4 How many minutes are you willing to walk (one way) in order to travel to or from work or to run an errand?

Answered: 158 Skipped: 6



ANSWER CHOICES	RESPONSES	
0-10 minutes	22.78%	36
10-20 minutes	46.84%	74
20+ minutes	30.38%	48
TOTAL		158

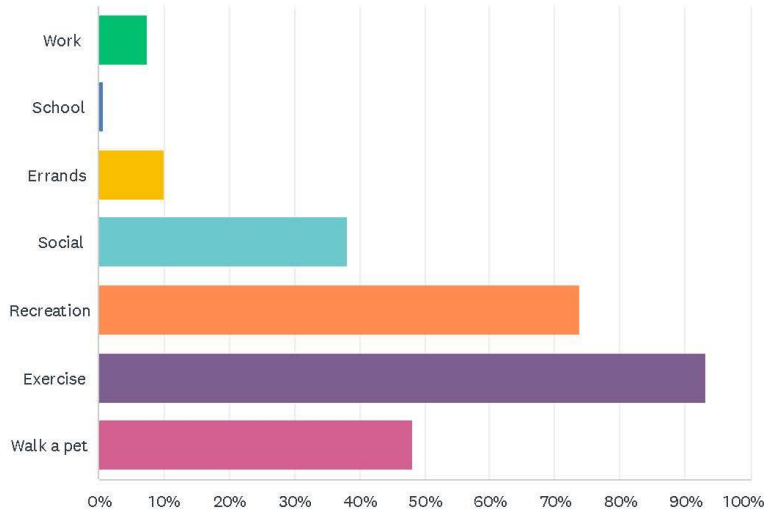
#	OTHER (PLEASE SPECIFY)	DATE
1	rather bike	11/18/2022 6:27 PM
2	Where we leave would not walk on Helen Hwy	7/23/2022 9:15 AM
3	30 minutes	5/4/2022 11:29 AM
4	bike	4/30/2022 5:01 PM
5	Our work is in Sautee and we enjoy walking in Sautee.	3/31/2022 11:45 PM
6	I don't walk for travel	3/27/2022 10:51 PM
7	Cycle	3/26/2022 7:28 AM

**White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia**

White County Pedestrian and Bicycle Activity Survey

Q5 Why do you walk? (mark all that apply)

Answered: 160 Skipped: 4



ANSWER CHOICES	RESPONSES
Work	7.50% 12
School	0.63% 1
Errands	10.00% 16
Social	38.13% 61
Recreation	73.75% 118
Exercise	93.13% 149
Walk a pet	48.13% 77
Total Respondents: 160	

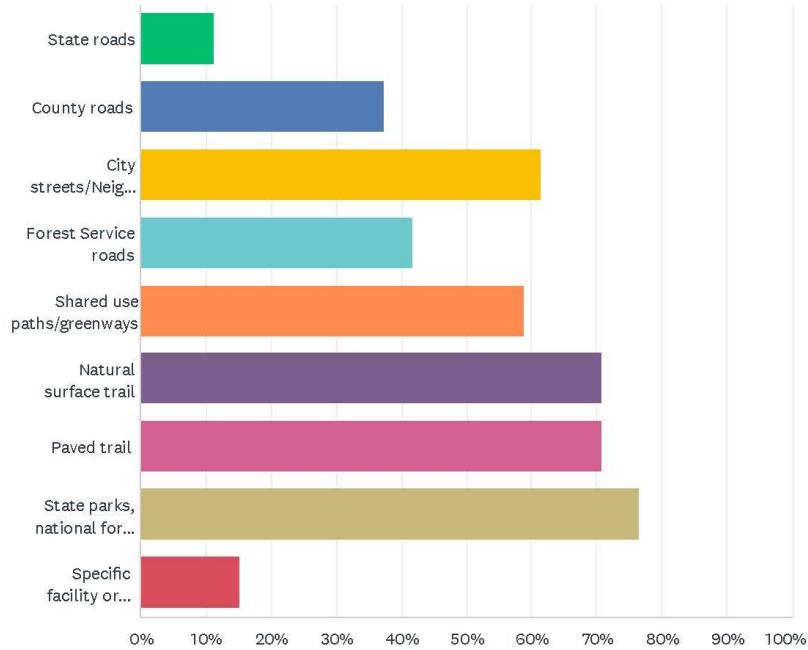
#	OTHER (PLEASE SPECIFY)	DATE
1	Visually impaired. Can not see well enough to drive.	5/12/2022 7:45 PM
2	Companionship	5/12/2022 4:32 PM
3	Mental health	5/4/2022 11:29 AM
4	I don't. I ride a bike.	4/1/2022 10:03 AM
5	Only if I have to	3/29/2022 4:55 PM
6	Cycle	3/26/2022 7:28 AM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

Q6 Which of the following facilities do you use when you walk? (mark all that apply)

Answered: 158 Skipped: 6



ANSWER CHOICES	RESPONSES
State roads	11.39% 18
County roads	37.34% 59
City streets/Neighborhood streets	61.39% 97
Forest Service roads	41.77% 66
Shared use paths/greenways	58.86% 93
Natural surface trail	70.89% 112
Paved trail	70.89% 112
State parks, national forest lands, canoe paddling launch/river locations	76.58% 121
Specific facility or location, please list in the comment box below	15.19% 24
Total Respondents: 158	

#	OTHER (PLEASE SPECIFY)	DATE
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White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

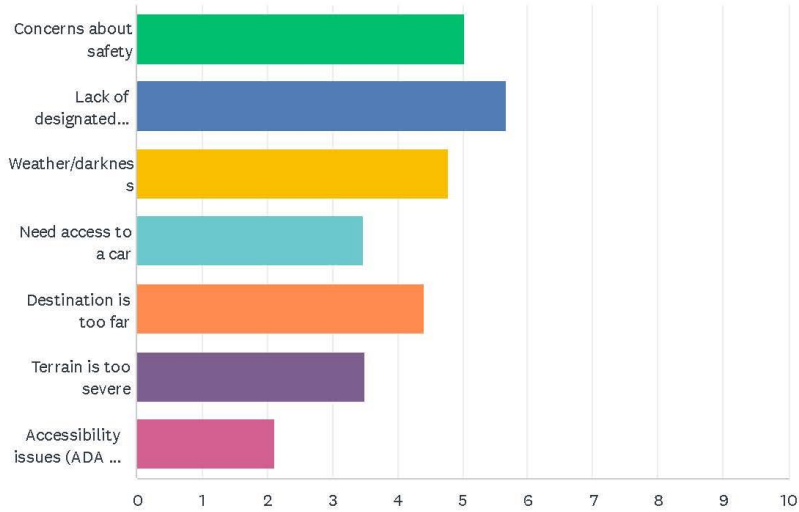
1	Yonah Preserve, Downtown Helen, Unicoi SP., Hardman Trail	11/16/2022 2:45 PM
2	Unicoi. Hardman trail. Helen	8/19/2022 3:24 PM
3	Yonah preserve	7/26/2022 9:49 PM
4	Mount Yonah	7/26/2022 12:58 PM
5	Yonah Preserve	7/23/2022 6:28 PM
6	Hardman farm trail	7/23/2022 9:15 AM
7	Treadmill	7/23/2022 9:00 AM
8	yonah mountain preserve and yonah mountain	5/25/2022 3:24 PM
9	Sautee Park	5/22/2022 4:44 PM
10	YPT, Lynch Mtn Road	5/22/2022 2:33 PM
11	Woodman World park, Helen park	5/15/2022 9:43 PM
12	Route to the high school, downtown Cleveland, and Walmart	5/12/2022 7:45 PM
13	Hardman Farm to Helen trail, Helen to Unicoi Park, Smithgall Woods, Yonah Mountain	5/12/2022 4:32 PM
14	Private roads and woods	5/8/2022 3:56 PM
15	Hardman Trail	5/3/2022 7:12 PM
16	Yonah preserve trail , Unicoi Helen to Unicoi ,	5/3/2022 6:19 PM
17	Hartman trail	5/3/2022 5:41 PM
18	Hardman Farm Trail	4/29/2022 4:05 PM
19	Smithgall, Unicoi	4/29/2022 11:27 AM
20	Hard man farm trail	4/29/2022 11:15 AM
21	YPT	4/29/2022 11:07 AM
22	Hardman	4/29/2022 11:03 AM
23	treadmill	4/3/2022 7:22 PM
24	N/A	4/1/2022 10:03 AM
25	We love walking and Helen, Sautee, Yonah Preserves Trail in Cleveland	3/31/2022 11:45 PM
26	Recreation Department	3/31/2022 7:40 PM
27	Private dirt roads.	3/31/2022 6:43 PM
28	YPT Trail System!!!!!! Love it!	3/29/2022 12:30 PM
29	City parks	3/29/2022 8:46 AM
30	Gravel and neighborhood roads, hardman trail, AT, and other park trails	3/28/2022 9:58 PM
31	Yonah Preserve Trail	3/27/2022 10:42 AM
32	YPT	3/26/2022 11:19 AM
33	Yonah Preserve	3/26/2022 9:45 AM
34	Yonah w	3/26/2022 8:55 AM
35	YONAH PRESERVE	3/26/2022 8:42 AM
36	Cleveland Park, Hardman, Truett, sidewalks on Helen Highway	3/26/2022 8:15 AM
37	Hardman Trail and Yonah Preserve	3/26/2022 7:51 AM
38	Cycle	3/26/2022 7:28 AM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

Q7 Which are the reasons that you do not walk more frequently? (Please rank, with 1 being the most important)

Answered: 153 Skipped: 11



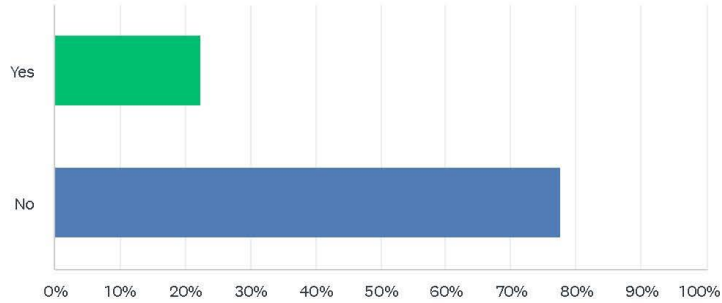
	1	2	3	4	5	6	7	TOTAL	SCORE
Concerns about safety	28.21% 33	25.64% 30	15.38% 18	7.69% 9	6.84% 8	7.69% 9	8.55% 10	117	5.03
Lack of designated sidewalks	39.69% 52	32.06% 42	10.69% 14	3.05% 4	5.34% 7	6.11% 8	3.05% 4	131	5.67
Weather/darkness	20.87% 24	11.30% 13	27.83% 32	20.87% 24	7.83% 9	6.96% 8	4.35% 5	115	4.78
Need access to a car	6.93% 7	6.93% 7	12.87% 13	15.84% 16	24.75% 25	21.78% 22	10.89% 11	101	3.47
Destination is too far	17.70% 20	11.50% 13	14.16% 16	24.78% 28	20.35% 23	6.19% 7	5.31% 6	113	4.42
Terrain is too severe	5.22% 6	8.70% 10	14.78% 17	13.91% 16	23.48% 27	26.09% 30	7.83% 9	115	3.49
Accessibility issues (ADA or other)	2.86% 3	4.76% 5	2.86% 3	10.48% 11	6.67% 7	15.24% 16	57.14% 60	105	2.12

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

Q8 Are you a member of a walking/running club, cycling club, or advocacy group?

Answered: 161 Skipped: 3



ANSWER CHOICES	RESPONSES
Yes	22.36% 36
No	77.64% 125
Total Respondents: 161	

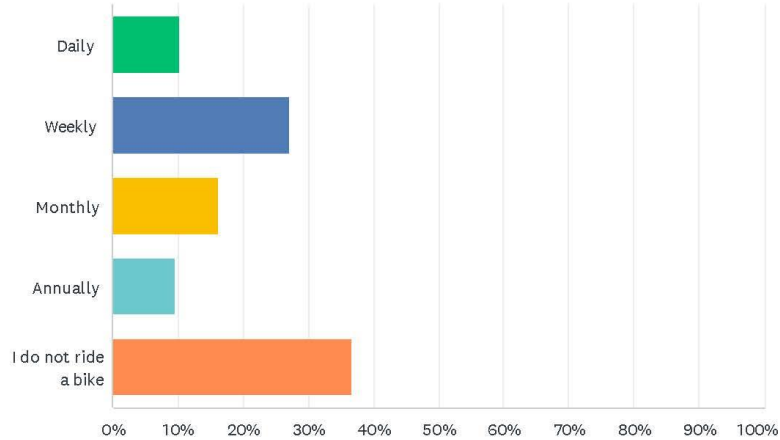
#	OTHER (PLEASE SPECIFY)	DATE
1	Currahee Pedalers	7/23/2022 8:51 AM
2	NEGA SORBA	5/5/2022 11:26 PM
3	Cycling	4/29/2022 11:07 AM
4	Rails to Trails Conservancy	4/16/2022 8:11 PM
5	White County mountain bike team	4/1/2022 10:03 AM
6	SORBA & Coach for Georgia Youth Cycling (White Co & Yonah Comp)	3/29/2022 12:30 PM
7	CPCC and Chainbusters Womens team	3/26/2022 9:18 AM
8	White County Mountain Bike Team	3/26/2022 8:42 AM
9	SORBA	3/26/2022 8:38 AM
10	Yonah Composite and White County Mountain Bike team	3/26/2022 8:15 AM

**White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia**

White County Pedestrian and Bicycle Activity Survey

Q9 How often do you ride a bike?

Answered: 155 Skipped: 9



ANSWER CHOICES	RESPONSES	
Daily	10.32%	16
Weekly	27.10%	42
Monthly	16.13%	25
Annually	9.68%	15
I do not ride a bike	36.77%	57
TOTAL		155

#	OTHER (PLEASE SPECIFY)	DATE
1	no safe access--I would ride 3x a week	11/18/2022 6:27 PM
2	I would ride daily if there were a paved bike path accessible without needing a car to drive to it.	8/12/2022 7:23 AM
3	Used to ride lots but the roads are not safe for bikes	7/23/2022 9:15 AM
4	Would ride daily if access to safe bike path (not mountain)	7/23/2022 9:00 AM
5	Only ride on trails and not many available	7/23/2022 7:07 AM
6	Would ride more often with designated paths	5/16/2022 3:10 AM
7	occasionally	5/15/2022 7:29 PM
8	Would ride more if there were safe bike lanes along roadways	5/12/2022 4:32 PM
9	We ride bikes on vacation. If there were a safe area we would ride more often.	5/7/2022 3:03 PM
10	Probably twice a month	5/4/2022 7:55 AM
11	When at home in Innsbruck..daily	5/3/2022 5:41 PM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

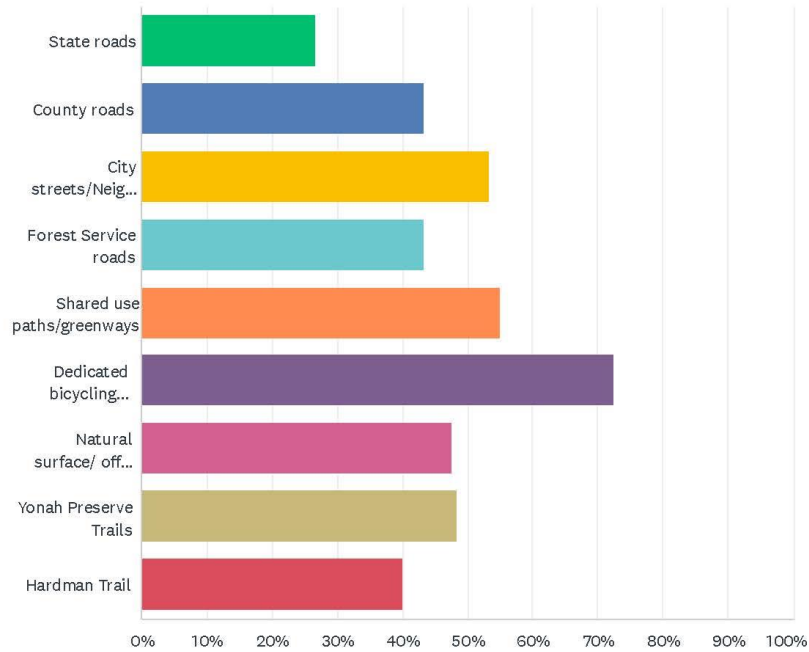
12	I would road/path bike more if there was a safe place. I used the Greenway in Alpharetta or Silver comet every day	4/3/2022 7:22 PM
13	Need flat terrain	4/1/2022 4:27 PM
14	Stationary bike	4/1/2022 5:53 AM
15	monthly but would so more often with safer roads	3/26/2022 3:38 PM
16	3-4 times a week	3/26/2022 7:28 AM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

Q10 Which of the following facilities do you use when bicycling? (mark all that apply)

Answered: 120 Skipped: 44



ANSWER CHOICES	RESPONSES
State roads	26.67% 32
County roads	43.33% 52
City streets/Neighborhood streets	53.33% 64
Forest Service roads	43.33% 52
Shared use paths/greenways	55.00% 66
Dedicated bicycling trails	72.50% 87
Natural surface/ off road single track (mountain bike)	47.50% 57
Yonah Preserve Trails	48.33% 58
Hardman Trail	40.00% 48
Total Respondents: 120	

#	OTHER (PLEASE SPECIFY)	DATE
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White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

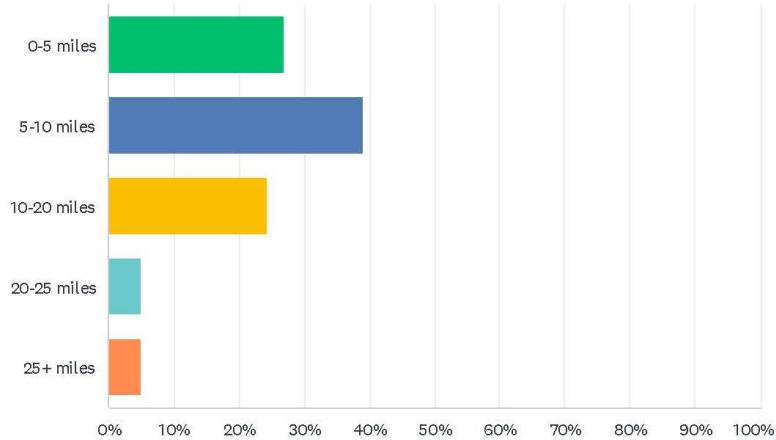
1	I do not ride a bike.	9/24/2022 5:56 AM
2	Can't bike	8/19/2022 3:24 PM
3	all of these, if there was one or any in my area	8/12/2022 7:23 AM
4	NA, I don't ride	7/26/2022 12:58 PM
5	I do not ride a bike because of lack of safe trails	7/24/2022 8:44 AM
6	I do not ride a bike	7/23/2022 10:53 PM
7	Big Creek greenway in Alpharetta and Forsyth when lived there	7/23/2022 9:00 AM
8	none	7/23/2022 7:43 AM
9	I do not ride	7/23/2022 6:18 AM
10	I do not ride a bike	5/26/2022 7:47 PM
11	do not ride bikes	5/25/2022 3:24 PM
12	I don't ride a bike	5/15/2022 9:43 PM
13	Do not bike	5/12/2022 7:45 PM
14	Definite need of bicycle lanes along roadways to get from Sautee Nacoochee to Helen	5/12/2022 4:32 PM
15	I don't bicycle. Doyown a bike	5/12/2022 4:21 PM
16	Only paved	5/4/2022 7:55 AM
17	n/a	5/3/2022 4:56 PM
18	N/A	4/29/2022 11:03 AM
19	None currently	4/1/2022 4:27 PM
20	I do not ride a bike.	3/31/2022 9:29 PM
21	I don't ride bikes	3/31/2022 6:43 PM
22	Do not ride too afraid of traffic	3/31/2022 5:48 PM
23	We bike more frequently in summer months.	3/31/2022 4:20 PM
24	I don't ride a bike	3/30/2022 10:37 PM
25	Roads with reasonable bike lane space and vehicles.	3/30/2022 4:26 PM
26	I don't ride a bike	3/26/2022 4:50 PM

**White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia**

White County Pedestrian and Bicycle Activity Survey

Q11 How long is your average ride?

Answered: 123 Skipped: 41



ANSWER CHOICES	RESPONSES	
0-5 miles	26.83%	33
5-10 miles	39.02%	48
10-20 miles	24.39%	30
20-25 miles	4.88%	6
25+ miles	4.88%	6
TOTAL		123

#	OTHER (PLEASE SPECIFY)	DATE
1	Again, I do NOT ride a bike.	9/24/2022 5:56 AM
2	Can't bike	8/19/2022 3:24 PM
3	NA I don't ride	7/26/2022 12:58 PM
4	na	7/23/2022 7:43 AM
5	I do not ride	7/23/2022 6:18 AM
6	Again, I do not ride a bike!	5/26/2022 7:47 PM
7	do not ridebikes	5/25/2022 3:24 PM
8	i don't ride a bike	5/15/2022 9:43 PM
9	Do not bike	5/12/2022 7:45 PM
10	Will ride in Helen when it is not busy.	5/12/2022 4:32 PM
11	I don't own a bike	5/12/2022 4:21 PM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

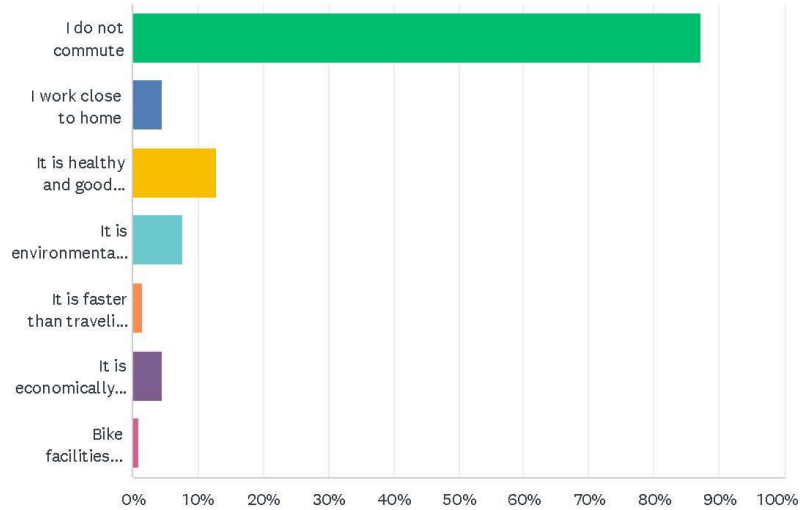
12	I'm not sure. Usually just depends where we are going	5/7/2022 3:03 PM
13	No good trails to ride in White county	5/3/2022 5:09 PM
14	n/a	5/3/2022 4:56 PM
15	N/A	4/29/2022 11:03 AM
16	n/a	3/31/2022 9:29 PM
17	0	3/31/2022 6:43 PM
18	I don't ride a bike	3/30/2022 10:37 PM
19	I don't ride a bike, you shouldn't assume that everyone does.	3/26/2022 4:50 PM

**White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia**

White County Pedestrian and Bicycle Activity Survey

Q12 Do you commute by bicycle, and why? (mark all that apply)

Answered: 132 Skipped: 32



ANSWER CHOICES	RESPONSES	
I do not commute	87.12%	115
I work close to home	4.55%	6
It is healthy and good exercise	12.88%	17
It is environmentally friendly	7.58%	10
It is faster than traveling by automobile	1.52%	2
It is economically beneficial	4.55%	6
Bike facilities provide direct routes between work/home	0.76%	1
Total Respondents: 132		

#	OTHER (PLEASE SPECIFY)	DATE
1	Why so many bike questions? More people walk and hike than ride bikes.	9/24/2022 5:56 AM
2	I commute by car	7/26/2022 1:03 PM
3	Currently do not commute but am considering it.	7/23/2022 8:51 AM
4	na	7/23/2022 7:43 AM
5	I do not ride	7/23/2022 6:18 AM
6	Okay, once more, I do not ride a bike!	5/26/2022 7:47 PM
7	If I felt safer on the roads with designated bike lanes, I would learn to ride and use it as my	5/12/2022 7:45 PM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

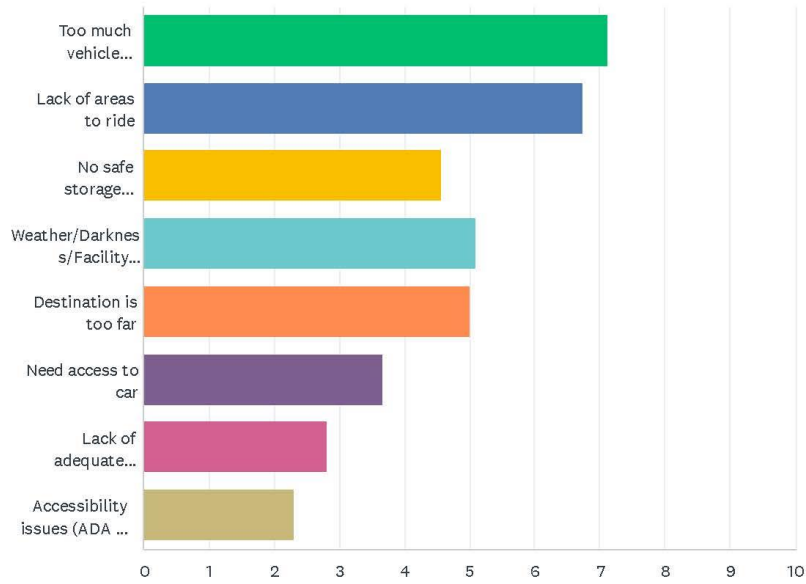
	primary mode of transportation	
8	Retired	5/12/2022 4:32 PM
9	I do not own a bike	5/12/2022 4:21 PM
10	N/A	4/29/2022 11:03 AM
11	Roads are too dangerous.	4/16/2022 8:11 PM
12	Highways are too unsafe for cycling.	4/6/2022 3:31 PM
13	I DO NOT RIDE A BIKE	3/31/2022 9:29 PM
14	I don't ride a bike	3/30/2022 10:37 PM
15	Once again, I don't ride a bike!	3/26/2022 4:50 PM
16	No	3/26/2022 8:55 AM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

Q13 Why don't you ride more often? (Please rank, with 1 being the most important)

Answered: 146 Skipped: 18



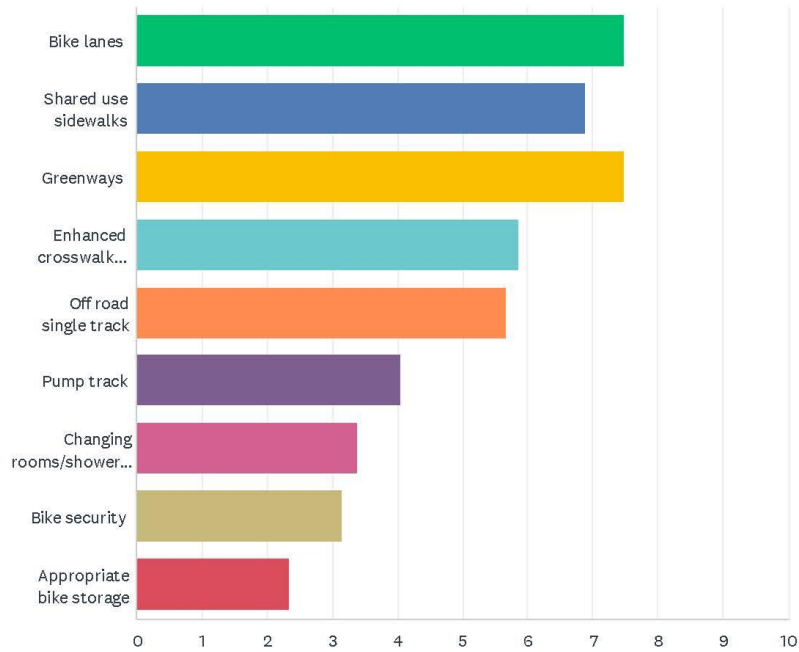
	1	2	3	4	5	6	7	8	TOTAL	SCORE
Too much vehicle traffic/driver behavior	54.78% 63	28.70% 33	6.96% 8	3.48% 4	2.61% 3	0.00% 0	0.00% 0	3.48% 4	115	7.12
Lack of areas to ride	36.13% 43	40.34% 48	7.56% 9	6.72% 8	1.68% 2	3.36% 4	1.68% 2	2.52% 3	119	6.73
No safe storage facilities for my bike	1.09% 1	6.52% 6	33.70% 31	14.13% 13	14.13% 13	17.39% 16	7.61% 7	5.43% 5	92	4.57
Weather/Darkness/Facility Hours	8.08% 8	8.08% 8	23.23% 23	32.32% 32	13.13% 13	6.06% 6	7.07% 7	2.02% 2	99	5.09
Destination is too far	13.00% 13	8.00% 8	14.00% 14	18.00% 18	32.00% 32	11.00% 11	2.00% 2	2.00% 2	100	5.01
Need access to car	5.43% 5	5.43% 5	5.43% 5	10.87% 10	11.96% 11	34.78% 32	20.65% 19	5.43% 5	92	3.67
Lack of adequate shower/changing facilities	0.00% 0	2.17% 2	3.26% 3	8.70% 8	13.04% 12	17.39% 16	43.48% 40	11.96% 11	92	2.82
Accessibility issues (ADA or other)	6.38% 6	3.19% 3	4.26% 4	4.26% 4	3.19% 3	2.13% 2	13.83% 13	62.77% 59	94	2.30

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

Q14 What design features would you like to see implemented (Please rank, with 1 being the most important)

Answered: 154 Skipped: 10



White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

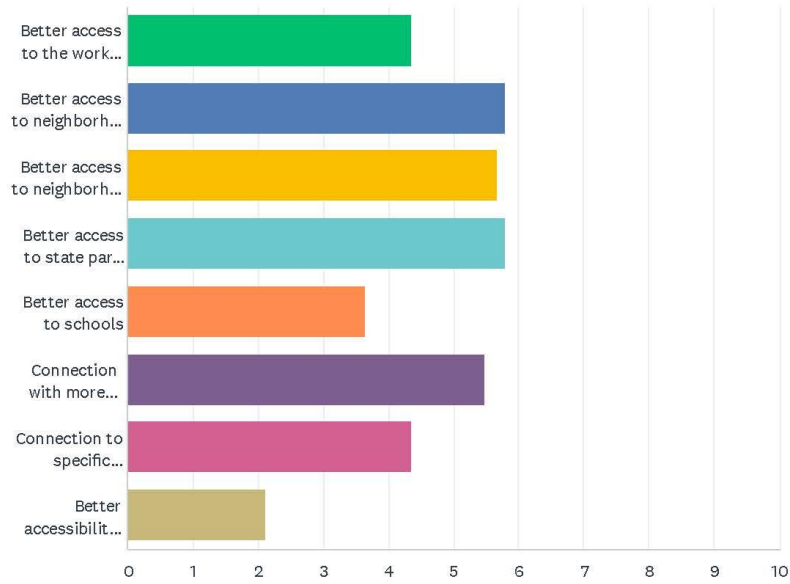
	1	2	3	4	5	6	7	8	9	TOTAL
Bike lanes	40.46% 53	21.37% 28	16.79% 22	6.11% 8	6.11% 8	3.82% 5	3.05% 4	1.53% 2	0.76% 1	131
Shared use sidewalks	14.50% 19	29.01% 38	24.43% 32	15.27% 20	6.11% 8	4.58% 6	3.05% 4	1.53% 2	1.53% 2	131
Greenways	36.57% 49	17.16% 23	21.64% 29	13.43% 18	7.46% 10	2.24% 3	0.75% 1	0.75% 1	0.00% 0	134
Enhanced crosswalk designs to accommodate bikers and pedestrians	4.88% 6	12.20% 15	11.38% 14	39.02% 48	17.07% 21	6.50% 8	4.07% 5	2.44% 3	2.44% 3	123
Off road single track	17.60% 22	9.60% 12	7.20% 9	12.00% 15	29.60% 37	7.20% 9	6.40% 8	4.00% 5	6.40% 8	125
Pump track	0.00% 0	8.93% 10	4.46% 5	3.57% 4	12.50% 14	40.18% 45	9.82% 11	8.93% 10	11.61% 13	112
Changing rooms/showers/restrooms	0.89% 1	0.89% 1	6.25% 7	3.57% 4	7.14% 8	11.61% 13	45.54% 51	14.29% 16	9.82% 11	112
Bike security	0.00% 0	3.60% 4	6.31% 7	4.50% 5	6.31% 7	10.81% 12	10.81% 12	50.45% 56	7.21% 8	111
Appropriate bike storage	0.00% 0	1.79% 2	2.68% 3	2.68% 3	8.04% 9	9.82% 11	10.71% 12	9.82% 11	54.46% 61	112

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

Q15 Where should bike facilities be improved and expanded? (Please rank, with 1 being the most important)

Answered: 144 Skipped: 20



White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

	1	2	3	4	5	6	7	8	TOTAL	SCORE
Better access to the work place	16.82% 18	6.54% 7	14.02% 15	9.35% 10	8.41% 9	13.08% 14	19.63% 21	12.15% 13	107	4.36
Better access to neighborhood destinations like shopping areas, banks, post office	17.39% 20	29.57% 34	13.04% 15	11.30% 13	15.65% 18	10.43% 12	2.61% 3	0.00% 0	115	5.80
Better access to neighborhood parks and playgrounds	15.83% 19	18.33% 22	20.83% 25	22.50% 27	11.67% 14	7.50% 9	3.33% 4	0.00% 0	120	5.68
Better access to state parks, national forest lands, canoe paddling launch/river locations	16.53% 20	22.31% 27	20.66% 25	17.36% 21	14.88% 18	4.13% 5	3.31% 4	0.83% 1	121	5.79
Better access to schools	0.93% 1	3.74% 4	7.48% 8	15.89% 17	21.50% 23	26.17% 28	18.69% 20	5.61% 6	107	3.65
Connection with more trails	36.15% 47	6.92% 9	10.00% 13	7.69% 10	11.54% 15	16.15% 21	5.38% 7	6.15% 8	130	5.48
Connection to specific parks/locations	5.00% 6	15.83% 19	14.17% 17	12.50% 15	12.50% 15	10.00% 12	26.67% 32	3.33% 4	120	4.35
Better accessibility (ADA or other)	8.33% 9	2.78% 3	0.93% 1	1.85% 2	0.93% 1	4.63% 5	12.96% 14	67.59% 73	108	2.12

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

Q16 What infrastructure do you feel is adequate? (trails, facilities, signage, other design features such as mentioned in Question 14, etc.)

Answered: 105 Skipped: 59

#	RESPONSES	DATE
1	none	11/18/2022 6:27 PM
2	This survey is obviously tilted towards cyclists. I do not ride a bike, I don't need bike security, I don't need changing facilities or storage. What I would like is interconnected trails, paved or not. Parking areas that make it easy to access these areas. I would love to see the square open and active, especially on both days of the weekend. That would be a great way to get out. Stop with the bike stuff!	9/24/2022 5:56 AM
3	Helen	8/19/2022 3:24 PM
4	trails, bike lanes, shared use lanes, signage	8/12/2022 7:23 AM
5	Love Yonah preserve	7/26/2022 9:49 PM
6	Not sure	7/26/2022 1:03 PM
7	None. Most of the US is not biker/walker friendly.	7/26/2022 12:58 PM
8	Not enough dedicated bike trails	7/25/2022 3:44 PM
9	Dog park	7/25/2022 7:30 AM
10	Trails, bike lanes are too dangerous. Greenway	7/24/2022 8:44 AM
11	Not sure	7/23/2022 10:05 PM
12	I like the Cleveland city park, it has water source, bathrooms, park and paved walking space.	7/23/2022 8:02 PM
13	Bike lanes on Hwy 75	7/23/2022 3:22 PM
14	.	7/23/2022 2:12 PM
15	None; all need improvement for bikes and walking	7/23/2022 2:01 PM
16	Hardman Farms trail	7/23/2022 1:48 PM
17	Safe paved trails and a greenway for pedestrians and bikers would be ideal.	7/23/2022 1:32 PM
18	Trails	7/23/2022 1:19 PM
19	Bike lanes	7/23/2022 9:42 AM
20	Trails and signage needed; water bottle fill up stations would be nice to have	7/23/2022 9:30 AM
21	Trails	7/23/2022 9:15 AM
22	Love Hardman farm trail.	7/23/2022 9:15 AM
23	None	7/23/2022 9:00 AM
24	Trails	7/23/2022 7:31 AM
25	Paved trails	7/23/2022 7:07 AM
26	Trails	7/23/2022 6:18 AM
27	I do not ride a bike, so facilities for them is not something I would like money spent on. Hiking trails that connect places of interest, historic sites, restaurants or wineries would be wonderful!	5/26/2022 7:47 PM
28	Trails should all be bike and pedestrian friendly	5/25/2022 3:24 PM
29	A like bike and walking paved trail, separate from roads, that connect Sautee, Cleveland, and	5/22/2022 4:44 PM

**White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia**

White County Pedestrian and Bicycle Activity Survey

	Helen.	
30	trails, facilities, signage	5/16/2022 3:10 AM
31	Hardeman Trail and Yonah Preserves. I hear the Yonah Preserves is very busy, and bikers tell me they want more. Not greedy, just fun activity. Bring in more bike trails. I don't hear about the Unicoi St Park trail anymore.	5/15/2022 9:43 PM
32	don't know	5/15/2022 7:29 PM
33	Off road greenways and facilities	5/15/2022 6:49 PM
34	None	5/12/2022 7:45 PM
35	Room for improvement in all areas.	5/12/2022 4:32 PM
36	For bikes or pedestrians?	5/12/2022 4:21 PM
37	Designated area to ride	5/7/2022 3:03 PM
38	None, there's always room for improvement.	5/5/2022 11:26 PM
39	None, with the possible exception of crosswalks themselves that have been installed at 'new' intersections. The crosswalks are there but there's no sidewalk to get you anywhere.	5/5/2022 9:27 PM
40	Storage facilities	5/4/2022 11:29 AM
41	Off road trails	5/4/2022 7:55 AM
42	Not sure	5/4/2022 7:10 AM
43	Trails	5/3/2022 10:21 PM
44	Trails Designated bike trails Signage	5/3/2022 9:48 PM
45	Trails	5/3/2022 6:19 PM
46	Hartman trail is perfect except at night too dark	5/3/2022 5:41 PM
47	Trails	5/3/2022 5:16 PM
48	None	5/3/2022 5:09 PM
49	Not one thing	5/3/2022 4:44 PM
50	Facilities	5/3/2022 3:53 PM
51	Trails are getting there....need more trails at YP	5/3/2022 3:33 PM
52	none	4/30/2022 5:01 PM
53	Bike lanes	4/29/2022 6:36 PM
54	We need more bike paths like Hilton Head, Callaway Gardens, Silver Comet Trail. Not just for mountain bikes please.	4/29/2022 4:05 PM
55	None	4/29/2022 11:27 AM
56	Trails	4/29/2022 11:15 AM
57	Not sure how to answer this question. I'll just say that having a paved or hard packed rail trail nearby would be a prayer answered.	4/16/2022 8:11 PM
58	More trails. Separation of bikes and autos. Roads are not safe for bikes in this area.	4/10/2022 11:57 AM
59	Hiking trails	4/7/2022 11:08 AM
60	Yonah preserve is great.	4/6/2022 3:31 PM
61	bike trails that are not mountain bike	4/3/2022 7:22 PM
62	Bike trails	4/1/2022 4:27 PM
63	Trails	4/1/2022 2:14 PM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

64	Trails, paths, signage	4/1/2022 10:03 AM
65	More trails, more bike lanes on Main Streets. More mixed use paths for walking and biking between areas.	3/31/2022 11:45 PM
66	Trails	3/31/2022 9:54 PM
67	I moved here from Dekalb cty which spent millions on bike paths that the cyclist refused to use. I think any type of bike lane is wasting money. Encouraging cyclist on the main roads of white county would be nightmare.	3/31/2022 9:29 PM
68	The number of off road trails seem to have increased throughout the county including Yonah Preserve and TMC.	3/31/2022 7:40 PM
69	There are not enough places for smaller kids to ride safely. Hardman is the best, but I still worry about them going off into the river	3/31/2022 7:21 PM
70	There is none currently in place.	3/31/2022 7:05 PM
71	Trails	3/31/2022 6:58 PM
72	All the current bike trails in the area. I don't really get behind this expansion of bike trails.	3/31/2022 6:43 PM
73	Trails	3/31/2022 5:48 PM
74	We love Hardman farm trail but it needs to be longer. We also love Yonah preserve.	3/31/2022 4:20 PM
75	trails, greenway	3/31/2022 2:05 PM
76	None	3/30/2022 10:37 PM
77	Currently sidewalks that are off and on between Cleveland and Helen can be multi purposed then natural path between to continue. Can be started below historic downtown Cleveland and connect up to Hwy 17 later on down budget road.	3/30/2022 4:26 PM
78	More trails!	3/30/2022 9:45 AM
79	Facilities	3/30/2022 6:11 AM
80	More trails	3/29/2022 4:55 PM
81	YPT is great, just need more trails!	3/29/2022 12:30 PM
82	City park	3/29/2022 8:46 AM
83	Existing trails and path	3/29/2022 8:44 AM
84	Love Yonah Preserve. I appreciate the fact the White County has so many trails. I wish they were all listed on the county website so we could see all that the county has to offer.	3/28/2022 11:00 PM
85	Parks and recreation	3/28/2022 10:21 PM
86	Oil	3/28/2022 9:09 PM
87	Security	3/27/2022 10:51 PM
88	YPT	3/27/2022 10:48 PM
89	Bike lanes	3/26/2022 7:16 PM
90	Trails	3/26/2022 6:21 PM
91	None	3/26/2022 6:01 PM
92	This survey seems focused on cyclist's concerns. I love hiking and kayaking. There are many places to do these things. But ADA access is rather limited in this county.	3/26/2022 4:50 PM
93	none	3/26/2022 3:38 PM
94	I love Yonah Trails. Trails are always well maintained, the signs & maps are so helpful in the cross-sections. With the added pavilion, bathrooms & water-fountains...you have just made this an awesome place for all families.	3/26/2022 1:59 PM
95	Facilities	3/26/2022 11:19 AM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

96	Facilities	3/26/2022 9:45 AM
97	.	3/26/2022 9:18 AM
98	Yonah Preserve is amazing	3/26/2022 8:55 AM
99	YPT is world class!! Among the best. Hard man is very nice, but needs connection to other trails	3/26/2022 8:54 AM
100	Parking	3/26/2022 8:42 AM
101	YPT is a great standard	3/26/2022 8:38 AM
102	Yonah Preserve is awesome! Just needs more trails.	3/26/2022 8:15 AM
103	Na	3/26/2022 8:03 AM
104	None	3/26/2022 7:51 AM
105	N/A	3/26/2022 7:28 AM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

Q17 What infrastructure do you feel is not adequate? (trails, facilities, signage, other design features such as mentioned in Question 14, etc.)

Answered: 106 Skipped: 58

#	RESPONSES	DATE
1	bike lanes signage, safety features, bike storage, access	11/18/2022 6:27 PM
2	Trails that lead to destinations. To Helen, to Cleveland, to SNCA. Historic sites, beautiful views. Trails that can be traveled by folks who are have disabilities. Trails that are for everyone, regardless of fitness levels. Inclusive, and accessible to everyone.	9/24/2022 5:56 AM
3	Between Helen and Unicoi	8/19/2022 3:24 PM
4	bike lanes and/or shared use lanes on all county and state roads, then signage. Lastly facilities	8/12/2022 7:23 AM
5	Need more bike trails	7/26/2022 9:49 PM
6	Routes, lanes, and destinations are not clearly indicated as "for bikers."	7/26/2022 1:03 PM
7	Bike lanes wide enough to accommodate more than 1 bike at a time otherwise bikers tend to ride in the road. Sidewalks between business areas so it's safe to walk from one business to another (i.e. between 2 shopping areas)	7/26/2022 12:58 PM
8	Trails	7/24/2022 4:27 PM
9	Nothing in White county is adequate	7/24/2022 8:44 AM
10	Unsure	7/23/2022 10:05 PM
11	would just really like to see a safe place for women and children to walk/bike that is paved, and out in the open like Cleveland city park. Bathrooms is also a concern. The rec department park is great, but I feel unsafe alone with my children since it's in the back, and there are no restrooms or water fountains.	7/23/2022 8:02 PM
12	Facilities	7/23/2022 3:22 PM
13	Greenway space connecting multi use trails with access to local communities.	7/23/2022 2:12 PM
14	Greenways, bike lanes, trails that are not too steep	7/23/2022 2:01 PM
15	Public roads	7/23/2022 1:48 PM
16	Bike lanes, road safety, signage.	7/23/2022 1:19 PM
17	I don't understand the wording of this question. None of these are currently adequate, but I would like to see appropriate signage for trails and water bottle fill-up stations.	7/23/2022 9:30 AM
18	Na	7/23/2022 9:15 AM
19	Helen Hwy too busy	7/23/2022 9:15 AM
20	Bike / walking paths (greenways). Would love to see a rail to trail initiative	7/23/2022 9:00 AM
21	Walk only trails; needs to be shared lanes for walking/biking/rollerblades	7/23/2022 7:31 AM
22	Signage	7/23/2022 6:18 AM
23	Nothing for bikes, just as stated above. Trails that connect places of interest.	5/26/2022 7:47 PM
24	Better signage at yonah	5/26/2022 12:50 PM
25	Most of the parks in white county	5/25/2022 3:24 PM
26	Just general, a safe car-free way to travel between our sister towns.	5/22/2022 4:44 PM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

27	Trails. Need more mileage and distances listed on signage.	5/22/2022 2:33 PM
28	Signage trails	5/16/2022 9:14 AM
29	Unicoi St park needs to advertise, update their bike trail is what I hear.	5/15/2022 9:43 PM
30	no opinion	5/15/2022 7:29 PM
31	Bike lanes along major roads	5/15/2022 6:49 PM
32	All	5/12/2022 7:45 PM
33	trails and bike lanes for safety.	5/12/2022 4:32 PM
34	All, plus safety	5/12/2022 4:21 PM
35	Bike lanes on state and county roads	5/8/2022 3:56 PM
36	There is not Storage, to my knowledge	5/7/2022 3:03 PM
37	Considering the size of the property, Yonah Preserve should be home to many more trail miles. The biking trail at Unicoi State Park needs to be modernized/rebuilt.	5/5/2022 11:26 PM
38	Sidewalks! and adjunct amenities to make sidewalks as pedestrian friendly as possible -- shade, greenery, safe WIDTH and distance from the curb when possible.	5/5/2022 9:27 PM
39	Designated bike lanes, separation from vehicular traffic	5/4/2022 11:29 AM
40	Designated paved shared bike/walk paths	5/4/2022 7:55 AM
41	Trails, greenways, parking	5/4/2022 7:10 AM
42	Facilities	5/3/2022 10:21 PM
43	Trails Signage	5/3/2022 9:48 PM
44	We need more dedicated walking /bile paths throughout the county.	5/3/2022 5:56 PM
45	Not sure	5/3/2022 5:41 PM
46	Crossings	5/3/2022 5:16 PM
47	No non-mountain biking trails that are longer than one mile. We need recreational biking/walking trails	5/3/2022 5:09 PM
48	Everything	5/3/2022 4:44 PM
49	Bike lanes	5/3/2022 3:53 PM
50	Need additional trails in white county	5/3/2022 3:33 PM
51	all the above	4/30/2022 5:01 PM
52	Public roadways	4/29/2022 6:36 PM
53	More paved bike trails on even surfaces if possible.	4/29/2022 4:05 PM
54	Trails	4/29/2022 11:27 AM
55	Facilities	4/29/2022 11:15 AM
56	Need green space walking trails	4/29/2022 11:03 AM
57	Trails.	4/10/2022 11:57 AM
58	Walking and biking trails	4/7/2022 11:08 AM
59	There is little to no connectivity between sites, parks, towns and highways are too congested, busy with high speed drivers and no safe bike lanes.	4/6/2022 3:31 PM
60	Bike paths	4/1/2022 4:27 PM
61	Facilities	4/1/2022 2:14 PM
62	N/A	4/1/2022 10:03 AM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

63	Trails	4/1/2022 5:53 AM
64	I'm not sure about biking facilities, but I do know you would be great to have adequate restrooms Porta potty's or small standalone restrooms	3/31/2022 11:45 PM
65	None	3/31/2022 9:54 PM
66	Mixed use sidewalks, facilities, signage, paved trails, loops and greenways	3/31/2022 7:40 PM
67	Not enough trails for inexperienced riders	3/31/2022 7:21 PM
68	Off road lanes that keep safe from traffic especially those nutty tourists. Signage and barrier between the road traffic and the pedestrian/bike lanes.	3/31/2022 7:05 PM
69	Facilities	3/31/2022 6:58 PM
70	I feel like our roads need to be paved instead of worrying about bike trails.	3/31/2022 6:43 PM
71	Don't know	3/31/2022 5:48 PM
72	Longer paved trails for bikes.	3/31/2022 4:20 PM
73	trails	3/31/2022 2:05 PM
74	Sidewalks & bike paths	3/30/2022 10:37 PM
75	Secure public bike parking in Helen & Cleveland near city centers.	3/30/2022 4:26 PM
76	Seating	3/30/2022 9:45 AM
77	Trails	3/30/2022 6:11 AM
78	All good	3/29/2022 4:55 PM
79	Longer shared use greenway trail	3/29/2022 12:30 PM
80	no shoulders, narrow lanes, rumble strips	3/29/2022 11:35 AM
81	Helen needs be more bike and pedestrian friendly. Way to many cars	3/29/2022 8:44 AM
82	Signage at Yonah needs some care. Trails need some maintenance as well.	3/28/2022 11:00 PM
83	Trails and pump track	3/28/2022 10:21 PM
84	We need more trails at Yonah Preserve Trail	3/28/2022 10:05 PM
85	Connection of trails and parks	3/28/2022 9:58 PM
86	Oll	3/28/2022 9:09 PM
87	Trails, bike lanes, signage for cyclists.	3/27/2022 10:51 PM
88	Not enough infrastructure	3/27/2022 10:48 PM
89	?	3/26/2022 7:16 PM
90	Bike lanes on highways where cyclists ride a lot	3/26/2022 6:21 PM
91	Adequate shoulders/bike lanes on roads.	3/26/2022 6:01 PM
92	Trails, asphalt paths shared by bikes and walkers around town.	3/26/2022 5:37 PM
93	ADA access. Facilities that can accommodate those with disabilities, giving them a chance to enjoy our beautiful community.	3/26/2022 4:50 PM
94	Yonah Preserve is great but you still have to drive to get there. Not all of us feel safe riding on the roads around here.	3/26/2022 3:38 PM
95	Unicoi needs a lot of work and would be great to have it more family friendly trails. We do not visit it as often as we consider some areas too dangerous. It is easy to get lost and easy to get injured. When you live in the mountains, people come to enjoy the great outdoors. We need to become that designation area like NC where everyone flocks to ride their mountain bikes, go hiking, run trails, go camping! That area is growing because they know they need to develop and cater to the great outdoor families. We need to jump on that train!	3/26/2022 1:59 PM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

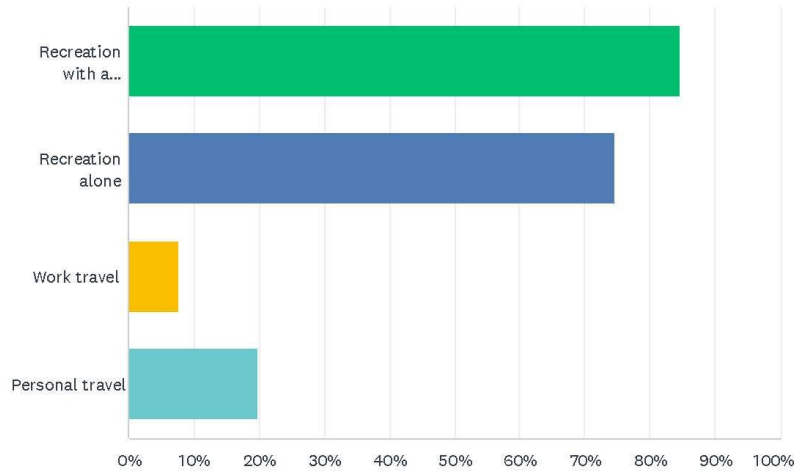
96	Signage	3/26/2022 11:19 AM
97	Trails, connectivity, bike lanes	3/26/2022 9:45 AM
98	Additional trails needed for large age range and fitness level along with education of community and support	3/26/2022 9:18 AM
99	Bike lanes	3/26/2022 8:55 AM
100	The Forrest gravel roads could use some signage! Easy to get very lost! Maybe a list of the trails and gravel roads, so you don't need local knowledge to find them!	3/26/2022 8:54 AM
101	Amount of single track trails	3/26/2022 8:42 AM
102	Need more trails	3/26/2022 8:38 AM
103	More single track in the county- There is such an opportunity at Unicoi but is rarely maintained and is tough to ride. It could be a real cycling destination. My family members ride county/ state roads on road bikes so bike lanes would be great.	3/26/2022 8:15 AM
104	Trails, bike lanes, sidewalks	3/26/2022 8:03 AM
105	Bike lanes	3/26/2022 7:51 AM
106	N/A	3/26/2022 7:28 AM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

Q18 For what purpose do you walk/ride/utilize infrastructure? (mark all that apply)

Answered: 157 Skipped: 7



ANSWER CHOICES	RESPONSES
Recreation with a group/family	84.71% 133
Recreation alone	74.52% 117
Work travel	7.64% 12
Personal travel	19.75% 31
Total Respondents: 157	

#	OTHER (PLEASE SPECIFY)	DATE
1	if it was safe enough	11/18/2022 6:27 PM
2	Exercise	7/23/2022 8:51 AM
3	To learn about historic sites, and to enjoy to beauty of this area.	5/26/2022 7:47 PM
4	Visually impaired resident, unable to drive, walking/riding is my only access to independent living here	5/12/2022 7:45 PM
5	Mental health	5/4/2022 11:29 AM
6	Health	3/30/2022 10:37 PM
7	Training for racing	3/26/2022 8:15 AM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

Q19 What areas do you use the most?

Answered: 127 Skipped: 37

#	RESPONSES	DATE
1	town creek road	11/18/2022 6:27 PM
2	Yonah Preserve	11/16/2022 2:45 PM
3	Trails in White, Habersham and Lumpkin most often. But I love all of the mountains and valleys. So wherever I can get my boots on the ground or my kayak in the water, I'm there.	9/24/2022 5:56 AM
4	Unicoi to Hardman	8/19/2022 3:24 PM
5	Town Creek road, Appalachian Parkway, rt 129, rt 115- I think Appalachian Parkway does have a wide enough side road to be used or easily converted to a paved, maintained bikeway or shared use road. These are my most used state and county roads.	8/12/2022 7:23 AM
6	State parks and YPT	7/26/2022 9:49 PM
7	NA	7/26/2022 1:03 PM
8	Mt Yonah	7/26/2022 12:58 PM
9	Hardman trail	7/25/2022 3:44 PM
10	Hardman trail	7/24/2022 4:27 PM
11	I don't, no trails	7/24/2022 8:44 AM
12	Hardman Trail	7/23/2022 10:05 PM
13	Bathroom, playground, and paved walkway	7/23/2022 8:02 PM
14	Trails	7/23/2022 6:28 PM
15	Side of heys and trails	7/23/2022 3:22 PM
16	Helen	7/23/2022 2:12 PM
17	Trails, places to safely bike	7/23/2022 2:01 PM
18	State roads	7/23/2022 1:48 PM
19	Paved trails and sidewalks	7/23/2022 1:32 PM
20	Public roads	7/23/2022 1:19 PM
21	State and city parks, Hardman Trail	7/23/2022 10:58 AM
22	HF to Helen Trail, Smithgall Woods, Yonah Preserve, White County Rec	7/23/2022 10:40 AM
23	Helen sautee	7/23/2022 9:42 AM
24	State parks because of well-marked trails and facilitates for restrooms/water.	7/23/2022 9:30 AM
25	Hard man trail	7/23/2022 9:15 AM
26	Hardman farm trail	7/23/2022 9:15 AM
27	Today of white co parks - pickleball courts.	7/23/2022 9:00 AM
28	YPT, Unicoi trails, Hardman Farm	7/23/2022 8:51 AM
29	Trails	7/23/2022 8:49 AM
30	State parks	7/23/2022 7:31 AM
31	Greenway	7/23/2022 6:18 AM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

32	Unicoi state park, Smithgall woods state park, Hardman farm, Mount Yonah, Chattahoochee National Forest, and many others	5/26/2022 7:47 PM
33	Yonah	5/26/2022 12:50 PM
34	Raven cliffs, Don carter	5/25/2022 3:24 PM
35	Sautee and Helen, but would access Cleveland more if I could bike or walk straight to it.	5/22/2022 4:44 PM
36	YPT	5/22/2022 2:33 PM
37	YPT	5/16/2022 9:14 AM
38	trails	5/16/2022 3:10 AM
39	Helen city park by the library. I think they have changed the name. Use to be Pete's park	5/15/2022 9:43 PM
40	no opinion	5/15/2022 7:29 PM
41	Neighborhood roads and roads in parks	5/15/2022 6:49 PM
42	School, downtown Cleveland (including Ingles), and Walmart	5/12/2022 7:45 PM
43	In neighborhood trails and state parks.	5/12/2022 4:32 PM
44	Hardman, Smithgall, Unicoi	5/12/2022 4:21 PM
45	Sautee Nacoochee	5/8/2022 3:56 PM
46	Hard man trail and walking through Helen	5/7/2022 3:03 PM
47	Biking: Yonah Preserve. Hiking/Running: Smith Creek Trail Hickorynut is my favorite trail for biking, hiking, and running	5/5/2022 11:26 PM
48	Shared use sidewalks	5/4/2022 11:29 AM
49	Helen, Duncan Bridge, Sautee	5/4/2022 7:55 AM
50	Greenway, trails, sidewalks, some roads Inside Helen, Sauté, national and state parks	5/4/2022 7:10 AM
51	Neighborhood	5/3/2022 10:21 PM
52	City sidewalks	5/3/2022 9:48 PM
53	Yonah Preserve trail	5/3/2022 6:19 PM
54	Unicoi, Hardman, Poplar Stump	5/3/2022 5:56 PM
55	Walking trails	5/3/2022 5:41 PM
56	State trails	5/3/2022 5:16 PM
57	Parks	5/3/2022 4:44 PM
58	Around Unicoi Robertstown and sautee	5/3/2022 3:56 PM
59	Neighborhood	5/3/2022 3:53 PM
60	Yonah preserve	5/3/2022 3:33 PM
61	county roads	4/30/2022 5:01 PM
62	shopping, dining	4/29/2022 8:50 PM
63	Near home, Unicoi State Park	4/29/2022 6:36 PM
64	Hardman Farm/ Unicoi	4/29/2022 4:05 PM
65	Smithgall	4/29/2022 11:27 AM
66	Hard man farm	4/29/2022 11:15 AM
67	Park trails such as Hardman, Cornelia City Park, Clarkesville trail, Short Line Tallulah Falls, etc	4/29/2022 11:03 AM

**White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia**

White County Pedestrian and Bicycle Activity Survey

68	I have to drive 2 hours to ride the Chattanooga River Trail or 1 1/2 hours to ride the Franklin, NC River Trail.	4/16/2022 8:11 PM
69	Trails.	4/10/2022 11:57 AM
70	Parks	4/10/2022 9:24 AM
71	State parks	4/7/2022 11:08 AM
72	mountain bike single track trails and USFS roads.	4/6/2022 3:31 PM
73	I used the Alpharetta greenway every day	4/3/2022 7:22 PM
74	State parks	4/2/2022 3:54 PM
75	Hardman trail, Helen Highway and neighborhood	4/1/2022 4:27 PM
76	Parks	4/1/2022 2:14 PM
77	Yonah Preserve and Unicoi	4/1/2022 10:03 AM
78	State park trails	4/1/2022 5:53 AM
79	Sautee, Helen, Yonah Preserves	3/31/2022 11:45 PM
80	Hardman farm and neighborhood	3/31/2022 9:54 PM
81	My neighborhood. It's why I moved there. I wouldn't go to someone else's neighborhood.	3/31/2022 9:29 PM
82	Mt. Yonah to Helen areas.	3/31/2022 7:40 PM
83	Hardman and Unicoi	3/31/2022 7:21 PM
84	Hiking in Helen, Smithgall Woods and Unicoi.	3/31/2022 7:05 PM
85	Parks	3/31/2022 6:58 PM
86	Areas that aren't public	3/31/2022 6:43 PM
87	Roads	3/31/2022 5:48 PM
88	Hardman Farm Trail and Yonah Preserve. We have tried riding in Smithgall but get confused on where to go after the covered bridge.	3/31/2022 4:20 PM
89	rural roads	3/31/2022 2:05 PM
90	State parks	3/30/2022 10:37 PM
91	Downtown city areas, paved trails paths, neighborhoods, shopping, working off calories from shopping	3/30/2022 4:26 PM
92	Yonah preserve trail	3/30/2022 9:45 AM
93	Greenways	3/30/2022 6:11 AM
94	Yonah	3/29/2022 4:55 PM
95	YPT Trails, Unicoi Trails, National Forest roads	3/29/2022 12:30 PM
96	helen-hardman farm	3/29/2022 11:35 AM
97	Walking trails and city park	3/29/2022 8:46 AM
98	Existing trails	3/29/2022 8:44 AM
99	Yonah Preserve Trails	3/28/2022 11:00 PM
100	Yonah preserve and Hardman Trail	3/28/2022 10:21 PM
101	Designated trails for walking/riding	3/28/2022 10:15 PM
102	Road and Yonah Preserve Trail	3/28/2022 10:05 PM
103	Yonah Preserve for biking and hiking.	3/28/2022 9:58 PM
104	Roads	3/28/2022 9:09 PM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

105	Yonah Preserve	3/27/2022 11:59 PM
106	YPT, county roads	3/27/2022 10:51 PM
107	YPT, Chicopee, Russell	3/27/2022 10:48 PM
108	Yonah Preserve Trail	3/27/2022 10:42 AM
109	The roads around my home	3/26/2022 7:16 PM
110	Forest roads and state roads	3/26/2022 6:21 PM
111	Sautee area	3/26/2022 6:01 PM
112	Yonah Preserved	3/26/2022 5:37 PM
113	Unicoi, Hardman Farm, Smithgall Woods, Helen and many others in the area.	3/26/2022 4:50 PM
114	Yonah Trails for running, walking and mountain biking. I dare not take my road bike out on the road as there is no space between the ditch and the vehicles that zoom past without any respect. I love going to Hardman for a nice walk as it's just always so peaceful.	3/26/2022 1:59 PM
115	YPT , forest service	3/26/2022 11:19 AM
116	Yonah Preserve	3/26/2022 9:45 AM
117	WMA's and state parks	3/26/2022 9:18 AM
118	Helen	3/26/2022 8:55 AM
119	YPT, Unicoi, gravel roads, Yonah, many others.	3/26/2022 8:54 AM
120	Yonah Preserve	3/26/2022 8:42 AM
121	YPT	3/26/2022 8:38 AM
122	YPT, forest service roads, Unicoi (when possible), hiking in state parks	3/26/2022 8:15 AM
123	Trails, state and county roads	3/26/2022 8:03 AM
124	Hardman Trail, Goshen Valley, and YPT	3/26/2022 7:51 AM
125	Bike trails	3/26/2022 7:28 AM
126	Neighborhood	3/25/2022 2:51 PM
127	State Park trails	3/25/2022 2:36 PM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

Q20 What linkages/connections would you like to see?

Answered: 107 Skipped: 57

#	RESPONSES	DATE
1	safe bike lanes	11/18/2022 6:27 PM
2	I would love to see safe trails and walk ways that connect places of interest. They way the have Hardman and Helen. There is so much history in this area. I would also love to see more of the aboriginal history told, and made part of the routes the walkways and trails take. We should be proud of that history. And make it an important part of whatever you spend my money on. Not bike trails!	9/24/2022 5:56 AM
3	Unicoi to Hardman and maybe around to Sautee	8/19/2022 3:24 PM
4	as above	8/12/2022 7:23 AM
5	Longer trails	7/26/2022 9:49 PM
6	Connect Helen to Unicoi, Sautee, Smithgall Woods, and Cleveland.	7/26/2022 1:03 PM
7	Hardman trail to Sautee Nacoochee. Cleveland to GA bike/pedestrian lane.	7/26/2022 12:58 PM
8	More beginner rides	7/25/2022 3:44 PM
9	Helen to Cleveland sidewalk	7/24/2022 4:27 PM
10	Trails from Helen to Cleveland and surrounding areas	7/24/2022 8:44 AM
11	Unsure	7/23/2022 10:05 PM
12	I'm not sure	7/23/2022 8:02 PM
13	Trail connections	7/23/2022 6:28 PM
14	Bike lanes and more trails	7/23/2022 3:22 PM
15	.	7/23/2022 2:12 PM
16	Bike lanes. More mountain biking trails and greenways	7/23/2022 2:01 PM
17	?	7/23/2022 1:48 PM
18	Trails	7/23/2022 1:19 PM
19	Hardman to Smithgall Woods (closed entrance on 75) continue South to Babyland General and White County Rec Center	7/23/2022 10:40 AM
20	Bike lanes	7/23/2022 9:42 AM
21	Not sure.	7/23/2022 9:30 AM
22	Na	7/23/2022 9:15 AM
23	More bike trails liike Hardman farm but longer for bikes.	7/23/2022 9:15 AM
24	Bike/pedestrian paths extended and linked together.	7/23/2022 8:51 AM
25	.?	7/23/2022 6:18 AM
26	Connect as many parks together by trails not used by cars as possible. Does not need to be paved, and could also pass thru private property with owners permission or purchased easement	5/26/2022 12:50 PM
27	No comment on this	5/25/2022 3:24 PM
28	Sautee to Helen to Cleveland to Sautee	5/22/2022 4:44 PM

**White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia**

White County Pedestrian and Bicycle Activity Survey

29	Helen to Sautee. Cleveland to Sautee.	5/22/2022 2:33 PM
30	As much as possible	5/16/2022 9:14 AM
31	I don't know what that means	5/15/2022 9:43 PM
32	no opinion	5/15/2022 7:29 PM
33	Greenway along river. Though Sautee and Nacoochee valleys	5/15/2022 6:49 PM
34	Safe sidewalks and crossings from residential neighborhood to school and shops	5/12/2022 7:45 PM
35	Access between Sautee Nacoochee to Helen and then Unicoi	5/12/2022 4:32 PM
36	?	5/12/2022 4:21 PM
37	Highway 17, 255, 356, 75	5/8/2022 3:56 PM
38	1) YPT to Smithgal Woods to Hardman Farm 2) Gainesville Northwestern Rails to Trails 3) Development of multi-use single track trail system at Buck Shoals	5/5/2022 11:26 PM
39	More visible and cohesive crosswalks at the square in Cleveland -- think brick pavers. And bigger plantings / greenery.	5/5/2022 9:27 PM
40	Yonah-Cleveland-Helen	5/4/2022 11:29 AM
41	Paths leading to Helen, Unicoi, Sautee	5/4/2022 7:55 AM
42	Hardmon Trail to sautee, yonah, and through Helen to the other side to 1or more parks	5/4/2022 7:10 AM
43	Innsbruck to Unicoi	5/3/2022 10:21 PM
44	Links to cities	5/3/2022 9:48 PM
45	Hardman to smith gall woods and Yonah preserve trail	5/3/2022 6:19 PM
46	Bike /walking paths between the wineries in town creek area would be wonderful. Also if the Hardman Trail could connect to a path through Sautee or even the river bottoms of the Hardman Farm that would be great.	5/3/2022 5:56 PM
47	Internet	5/3/2022 5:41 PM
48	Na	5/3/2022 5:16 PM
49	Connect to other trails for longer distance	5/3/2022 5:09 PM
50	Safe ones	5/3/2022 4:44 PM
51	Bike trails connected over the county	5/3/2022 3:33 PM
52	bike lanes along county roads	4/30/2022 5:01 PM
53	Sautee to Helen	4/29/2022 8:50 PM
54	The White County Recreation park to Yonah Preserves with access for all skill levels.	4/29/2022 4:05 PM
55	Any	4/29/2022 11:27 AM
56	Helen to Cleveland	4/29/2022 11:15 AM
57	Yonah Preserve to Rec area	4/29/2022 11:03 AM
58	Any bike trail that is at least 5 miles paved or hard packed.	4/16/2022 8:11 PM
59	More trails connect to community.	4/10/2022 11:57 AM
60	Parks to the towns	4/7/2022 11:08 AM
61	Yonah preserve, to Smithgall, to Hardman, to Helen to Unicoi/Upper Chatt River Road.	4/6/2022 3:31 PM
62	Added sidewalks on Helen Highway	4/1/2022 4:27 PM
63	Idk	4/1/2022 2:14 PM
64	Cleveland to Helen, through YPT, connected to Unicoi	4/1/2022 10:03 AM


White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

65	Trail connections	4/1/2022 5:53 AM
66	I would love to see a connection between Unicoi State Park to Helen to Sautee and Cleveland. There can be connecting trails that connect Unicoi to the Hardman Farm Trail over to the town of Sautee and also connect to Cleveland on Helen Highway, and Smithgall Woods and by Mount Yonah into Cleveland and Yonah preserves in downtown Cleveland	3/31/2022 11:45 PM
67	Sautee to Helen .. Helen to Cleveland ... Cleveland to Clarksville	3/31/2022 9:54 PM
68	We need to provide greenway trails and barrier protected bike lanes from Cleveland to Helen by extending the Helen to Hardman Trail (and on to the Hall/White County line) using the Recreation Department Center as a spoke hub which could then connect communities with spokes from the hub. We need to establish a strong backbone of infrastructure while providing for multiple types of riders such as meeting the needs of an eight year old just learning to ride a bike, an eighty year old that rides to the park, the commuter who rides 5-10 miles every day for work, and everyone in between. Funding, engineering, and constructing shared bikeways will take collaboration. White County needs to develop a cohesive network of shared bikeways that connect our cities, communities, and each other.	3/31/2022 7:40 PM
69	I can't think of an existing place to connect to	3/31/2022 7:21 PM
70	???	3/31/2022 7:05 PM
71	Don't know	3/31/2022 6:58 PM
72	None.	3/31/2022 6:43 PM
73	Unknown	3/31/2022 5:48 PM
74	YP to Smithgall, Smithgall to Hardman Farm.	3/31/2022 4:20 PM
75	To all businesses and schools	3/31/2022 2:05 PM
76	Shared greenway trail for walking/biking	3/31/2022 9:50 AM
77	????	3/30/2022 10:37 PM
78	Cleveland to Helen!	3/30/2022 4:26 PM
79	Greenways	3/30/2022 6:11 AM
80	Access to rec dept	3/29/2022 4:55 PM
81	anything please.	3/29/2022 11:35 AM
82	Helen smith hall woods by bike/ trail able to safely ride downtown by bike all the way through	3/29/2022 8:44 AM
83	I'm not sure what all is available! But I think anytime trails can be linked, it is great. I enjoy riding some other trails outside of White Co because there are so many possibilities for different paths. If we linked some trails, it would provide more opportunities for different experiences.	3/28/2022 11:00 PM
84	More trails that connect to current Yonah preserve trail	3/28/2022 10:21 PM
85	Yonah preserve to other parks	3/28/2022 10:15 PM
86	Smithgall woods to Yonah Preserve for biking trails	3/28/2022 9:58 PM
87	Sing sing	3/28/2022 9:09 PM
88	YPT to WC recreation department areas	3/27/2022 11:59 PM
89	Red light at 129 & 254. Better access and more parking at YPT. Bike lanes!	3/27/2022 10:51 PM
90	?	3/26/2022 7:16 PM
91	Unsure	3/26/2022 6:21 PM
92	Shoulders on roads to encourage trips in safety.	3/26/2022 6:01 PM
93	Yonah to ballfields. Yonah to town. Town perimeter asphalt trail to accommodate strollers and bikes. Kid friendly and social connection. Link trails to downtown	3/26/2022 5:37 PM

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

White County Pedestrian and Bicycle Activity Survey

94	None come to mind.	3/26/2022 4:50 PM
95	Placing paths for cyclist & pedestrians that would keep them out of harms way from vehicles would be awesome and would encourage more people to get out and stay fit!! Kids love riding bikes but where can they do that safely without having to drive to Yonah/Hardman or Unicoi?	3/26/2022 1:59 PM
96		3/26/2022 11:19 AM
97	Unicoi to Helen to Hardman to Smithgall to Yonah Preserve by walking/bike paths	3/26/2022 9:45 AM
98	Paths for safety and ease of riding for families and children	3/26/2022 9:18 AM
99	Helen and Yonah Preserve	3/26/2022 8:55 AM
100	Gravel roads to Helen area.	3/26/2022 8:54 AM
101	Yonah Preserve trail head to the Park and Rec facilities	3/26/2022 8:42 AM
102	?	3/26/2022 8:38 AM
103	More mountain bike trails to anywhere	3/26/2022 8:15 AM
104	Better bike lanes to access trails like Yonah preserve	3/26/2022 8:03 AM
105	Bike lanes from Sautee to Cleveland	3/26/2022 7:51 AM
106	Cleveland to Helen	3/26/2022 7:28 AM
107	Bridges or boardwalks	3/25/2022 2:51 PM

C: 2011 Survey Results

In summary, the community stated that the primary outcome of the study should be a strategic action plan that identifies projects with realistic time frames and designated funding to be incorporated into the regional planning process.

Community input provided direction for the plan by indicating potential benefits. These benefits, as listed below, also provide an indicator of desired outcomes from implementing this plan:

- Improved health
- Improved air quality
- Reduced traffic congestion
- Mobility for non-drivers (including children and the elderly)
- Sustainable development
- Increased economic development opportunities
- Increased social interaction
- Road and parking facility savings
- Improved quality of life

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

An added component of evaluating existing conditions for pedestrian facilities includes identifying potential demand, through public meetings, route maps, and other stakeholder input. Members of the community were asked to complete surveys on their current bicycle and pedestrian behavior and give their opinion on what changes they felt were most needed to improve bicycle and pedestrian conditions countywide. These surveys were distributed at public meetings and available online via Survey Monkey. The surveys and complete results are available in Appendix C of this document. Separate surveys were available for cyclists and pedestrians, with some individuals completing both surveys. A total of thirty-eight surveys were completed, seventeen bicycle and twenty-one pedestrians. Of the total bicyclist surveys, eight were completed at public meetings and nine were completed online. Of the total pedestrian surveys, nine were completed at public meetings and twelve were completed online. Although the number of surveys completed represents a small portion of the entire community, the results to give insight to some of the issues facing cyclists and pedestrians in White County.

In addition to surveys, the public was able to provide input via maps provided at public meetings and displayed at the two branches of the White County Library, located in the cities of Cleveland and Helen. The White County Mapping Department provided maps showing existing and proposed bicycle and pedestrian routes throughout the county along with major roads and streets. The public was asked to draw their preferred cycling and pedestrian routes on these maps. The maps remained in the libraries for approximately two weeks. The maps were then returned to White County Community and Economic Development staff for analysis.

The results of the surveys, in conjunction with the additional public input received via route maps, will allow White County to prioritize future projects to ensure the most pressing needs are met in areas serving the largest portion of the population.

3. Design Standards

Bicycle and pedestrian designs should be constantly reevaluated for the most desirable and safe practices available. Roadway design should always incorporate bicycle and pedestrian facilities, when allowed, and railroad and bridge crossing should be updated to incorporate these transportation modes. Maintenance is another key consideration when selecting a design. Bicycle and pedestrian facilities are particularly sensitive to problems associated with maintenance, which can lead to a sense that these facilities are not viable options for travel. The following programs should receive the most consideration from the community:

Extend shoulders during local roadway resurfacing projects.

Provide a telephone number or web page comment section to provide cyclists and pedestrians with the opportunity to suggest improvements.

As an added component to these types of programs, the planning process included the development of minimum design standards for bicycle and pedestrian facilities. Adoption of these standards, which would involve each jurisdiction individually adopting the standards, also received support.

The minimum design standards presented on the following pages are based on standards of Georgia DOT, AASHTO, and the FHWA. The primary documents that influenced the selected standards are Georgia DOT's Pedestrian and Streetscape Guide, AASHTO's Guide for the Development of Bicycle

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

Facilities, and FHWA's Selecting Roadway Design Treatments to Accommodate Bicycles. The minimum standards were further refined by incorporating input from stakeholders and observed needs of the community. The product of this process is a set of several recommended combinations of automobile, bicycle, and pedestrian facilities that will fit the needs of White County as transportation routes continue to develop and improve.

Sidewalk With or Without Curb

Georgia DOT's Pedestrian and Streetscape Guide establishes a 5-foot minimum width for new sidewalks in the state. Although five feet is the established minimum, six feet in width is preferable, with eight feet or more desirable in more urbanized areas. A 6-foot sidewalk width provides ample room for pedestrians to pass and for town people to walk side by side.

Some type of separation between the pedestrian and automobile traffic is necessary when no curb is present. Otherwise, the pedestrian would fall within the designated clear zone, a dangerous location for a pedestrian because it is intended to allow an errant automobile the opportunity to regain control and return to the roadway. This standard should apply to those areas outside of the town centers.

It is extremely important to make the pedestrian environment as comfortable as possible. The inclusion of shade trees, particularly in urban areas, can reduce temperatures in Georgia's climate. Georgia DOT requires a minimum of an 8-foot setback from the curb of the driving lane to the center of street trees. Where curbs are not present, trees must be set back approximately thirty feet from the edge of the driving land to maintain a safe clear zone. These setbacks apply only to designated state routes. Standards are typically more flexible for local roads.

Wide Curb Lane

The AASHTO recommended minimum width for such a wide curb lane is fourteen feet. This configuration is less costly than a 4-foot bicycle lane and tends to remain clear of debris. If space allows for a bicycle facility wider than two feet, the roadway should be striped to separate the bikeway from the driving lanes. In conjunction with bikeways, pedestrian paths may be created adjacent to driving lanes with wide curb lanes. Although the Georgia DOT minimum width for sidewalks is five feet, 6-foot sidewalks are recommended for comfortable pedestrian use and 8-foot widths are preferred for urban areas. Where additional space is available, it may be desirable to separate the pedestrian pathway from the roadway with a vegetative buffer. The buffer may contain shade trees if the center of the trunk is eight feet from the curb of the travel lane.

Bicycle Lanes

For areas without curbing, AASHTO's 1999 Guide for the Development of Bicycle Facilities defined the minimum width of a separated bike lane to be four feet. Five feet is the preferred width for separated bike lanes in areas where the speed limit exceeds fifty miles per hour or on roads with heavy truck traffic.

For separate bike lanes along curbed roadways AASHTO defines the minimum width of the lane to be five feet. As in the previous example, an additional foot width is desirable along corridors with high volumes and/or heavy truck use. This bike lane is to be free of drainage inlet grates, which are not safe for bike tires, and rumble strips. A painted strip should be used to separate the bike lane

from automobile traffic. In this scenario, the bike lane will also satisfy much of the required clear zone between the automobile travel lanes and the pedestrian path.

Bicycle Lane and Sidewalk

This section illustrates a typical urban section. Bike lanes are separated from the roadway with striping, and sidewalks are separated from bike lanes by curb and gutter and street trees. Five feet is the suggested width for these bike lanes, and a minimum sidewalk width of six feet is desirable for urban areas. In most urban areas a sidewalk width of eight feet is more suitable, and if space allows, the width should be increased. Sidewalks in most Georgia downtown areas range from 10 to 15 feet in width.

Multiuse Trails

A multiuse trail should be wide enough to accommodate two-way bicycle and pedestrian use without conflict. The suggested width for a trail that will accommodate such mixed uses is 10 to 14 feet. Trails built in Georgia are typically twelve feet wide, which is usually the minimum required for projects receiving Georgia DOT funding. High demand corridors are experiencing demands that warrant a wider facility. Five feet of separation is required to buffer the trail from the roadway. An 8-foot setback is necessary to incorporate street trees along a designated state route. Additionally, these paths can be located along scenic creeks or other natural areas for recreational use as well as for transportation corridors. Another consideration in identifying routes appropriate for multiuse trails is evidence of multiple driveways, a conflict that should be avoided.

Existing Design Standards and Guidelines

State

Georgia uses the American Association of State Highway and Transportation Officials Guide (AASHTO) for the Development of Bicycle Facilities and the Federal Highway Accommodate Bicycles for designing bicycle facilities. However, the Georgia Department of Transportation (GDOT) has established a standard for rural bike lanes that is slightly different than the urban section bike lane recommended by AASHTO's guide. The most significant difference from AASHTO's standard bike lane is the addition of a rumble strip between the vehicular travel lane and the bicycle lane. GDOT encourages the placement of a sixteen inch long by 4-inch-wide milled rumble strip that begins one foot from the edge of the travel lane on rural roads. The milled rumble strips are to have 12-foot gap every twenty-eight feet to allow cyclists to enter/exit the vehicular travel lane.

GDOT has also completed a Pedestrian and Streetscape Guide (2003) that provides specific standards for the design, construction, and maintenance of pedestrian facilities. Specific standards are provided for general accessibility, children and school zones, trails and multiuse paths, sidewalks, walkways, intersections, crossings, traffic calming, access to transit, site design, and safety in work zones.

Regional

The Georgia Mountains Regional Bicycle and Pedestrian Plan contains elements of several design guidelines from numerous studies. This plan also establishes guidelines for bicycle lane widths and construction standards, bicycle lane location within the street cross section, bicycle lane pavement markings, bicycle lane signage, diagonal parking, intersections, and multiuse trails.

Local

White County's official code states that streets and road within the county shall adhere to the guidelines contained in the Highway Functional Classification, Concepts, Criteria and Procedures from the U.S. Department of Transportation, Federal Highway Administration. The White County Subdivision and Minor Subdivision Requirements also contain standards for streets and pedestrian ways. The Cities of Cleveland and Helen have adopted standards for street and sidewalk construction within their respective jurisdictions. While past development regulations have not discouraged the development of private bicycle and pedestrian facilities, there are a limited number of privately maintained bicycle and pedestrian facilities within the county built to separate design standards.

4. Bicycle and Pedestrian Network Projects

White County and the Cities of Cleveland and Helen have proposed bicycle routes that will expand the existing network. Multiuse trails will add to this network and provide a valuable connection throughout the county. In addition, citizen groups, including members of the Southern Off-Road Bicycle (SORBA) and International Mountain Bicycling Association (IMBA), have proposed routes. SORBA/IMBA proposed routes are recreational in nature and were reviewed and considered in the development of the recommended bicycle network.

The project team conducted a general field assessment of sidewalk conditions within the county and identified specific existing gaps in sidewalks within White County. Gaps in sidewalk networks were evaluated based on the following criteria:

- Existence of worn walking path along a roadway
- Pavement gap between two existing sidewalks
- No facility between existing sidewalk facilities and key pedestrian destination points (i.e., libraries, post offices, neighborhood stores, and churches)

It is important to note that this evaluation did not consider sidewalk location preferences, only gaps within an existing network.

To further document existing gaps in the sidewalk network, the project team also reviewed data supplied by the GIS Department that depicted existing and proposed sidewalks.

Proposed Projects

In 2005 the Georgia Mountains Regional Commission prepared the Georgia Mountains Regional Bicycle and Pedestrian Plan covering White County along with the twelve surrounding counties. The purpose of the regional plan was to begin region-wide planning efforts and feasibility studies for future implementation. One of the larger proposed projects is a continuous bicycle and pedestrian network for the entire region. The following is a list of routes identified within the Georgia Mountains Regional Bicycle and Pedestrian Plan for White County.

Bicycle facilities from W.O.W. Park to Truett McConnell University.

White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

Tesnatee Creek Project: This project is approximately 10.51 miles in length and begins at the Lumpkin/White County line. It extends northeast to the City of Cleveland where it terminates downtown.

Chattahoochee River Project: This project is approximately 8.72 miles in length and begins in downtown Helen. It extends south from Helen to the White/Habersham County line where it parallels the county line south all the way to the Hall/Habersham/White County line.

Mossy Creek Project: This project is approximately 10.25 miles in length and begins in downtown Cleveland. It extends southeast to the Hall County line where it terminates at the Chattahoochee River.

Helen's Unicoi/Chattahoochee Regional Trail: An extension of the Unicoi State Park Trails (Mountain Bike and Volksmarch Trails) southwest past the library, joining Pete's Park Road, then across Chattahoochee Street and south along the east side of Eidelweis Strasse through Riverside Park, past the Visitor Center then continuing south to the Hardeman property along the Nacoochee Bend.

Hardman Farm Property to the Sautee Nacoochee Community Center: The route would follow the old Hardman Road to Rabun Road linking into Bean Creek Road. The route would then follow Bean Creek Road to SR 255 and south to the Sautee Nacoochee community center.

On-Road Bicycle/Pedestrian Projects: On-road bicycle facilities (paved bike-safe lanes or shoulders) are proposed for the following highways Habersham, Rabun, Stephens, and White Counties.

Multi-modal Transportation Study: GMRC recognizes the multi-county study completed for White County in 2003 by Day-Wilburn and Associates, Inc. with the following project recommended:

Bicycle facilities east from SR75 along SR17 to Sautee Community Assn.

Bicycle facilities from SR356 along SR75 to SR17.

SR 348 (Richard Russell): This project is approximately 6.48 miles in length and begins at the White/Union County line. It extends south along SR 348 to SBR 55/Appalachian Gateway where it terminates.

CR 104/105 (Chimney Mtn Rd)/CR 207 (Tray Mtn Rd): This project is approximately 6.74 miles in length and begins at SR 356. It extends east along CR 105 to CR 104 and then north on CR 207 to the White/Towns County line. It later returns to the west on CR 207 and proceeds south to SR 75 where it terminates.

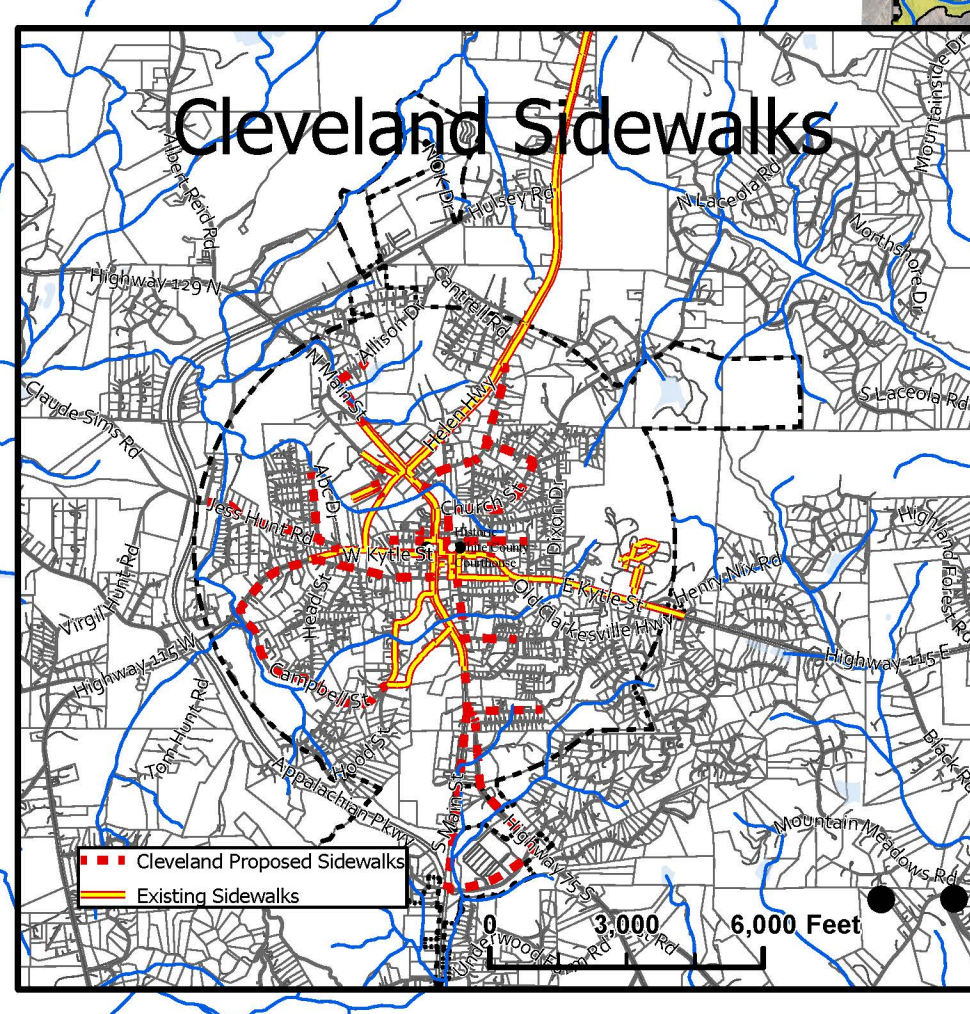
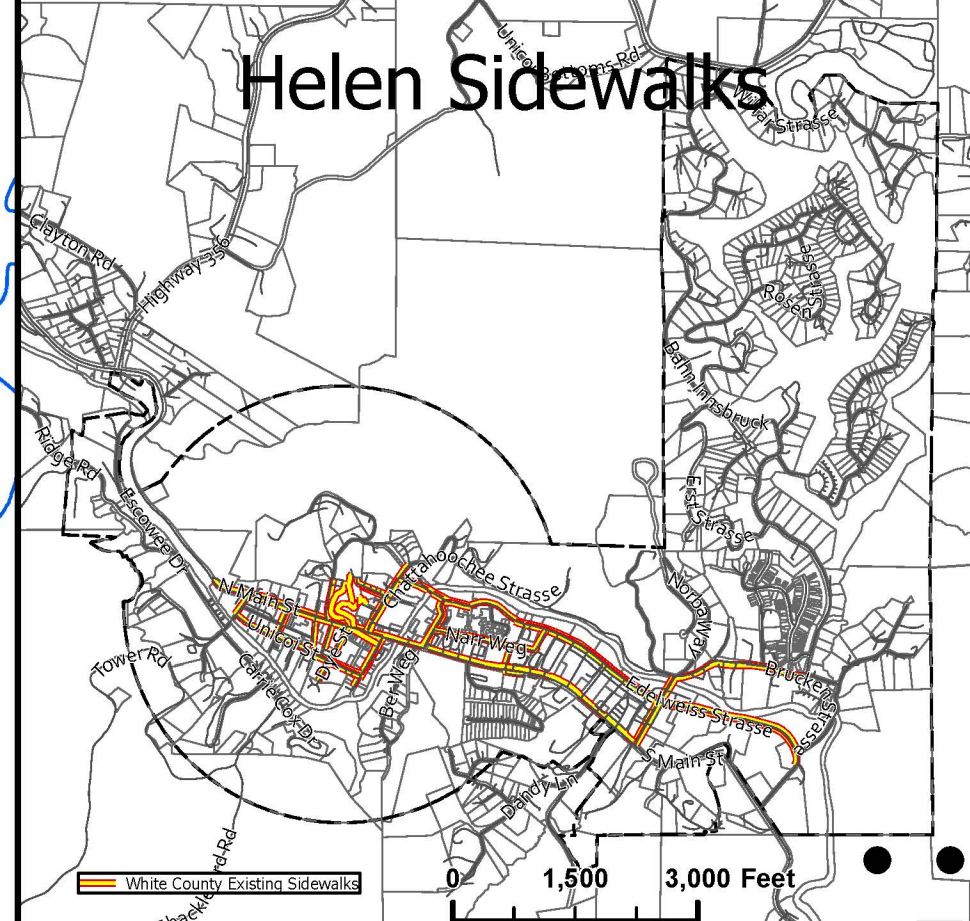
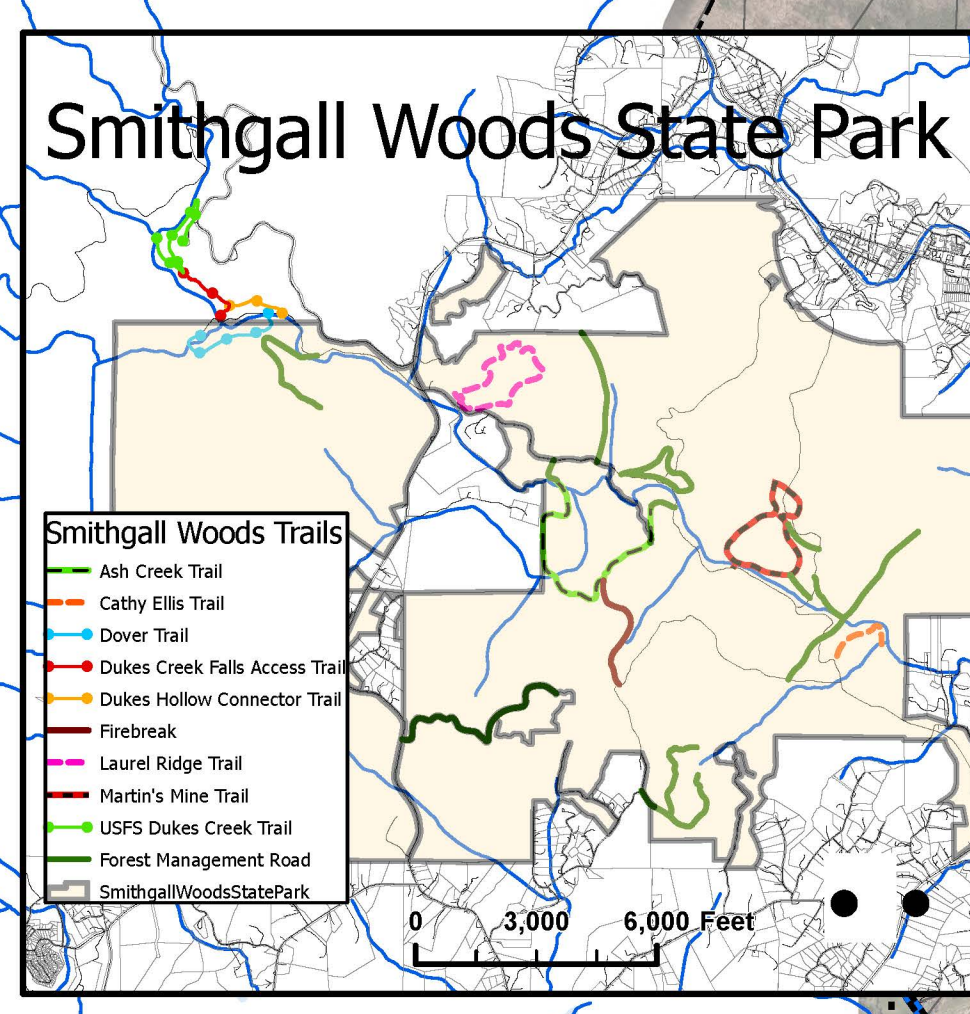
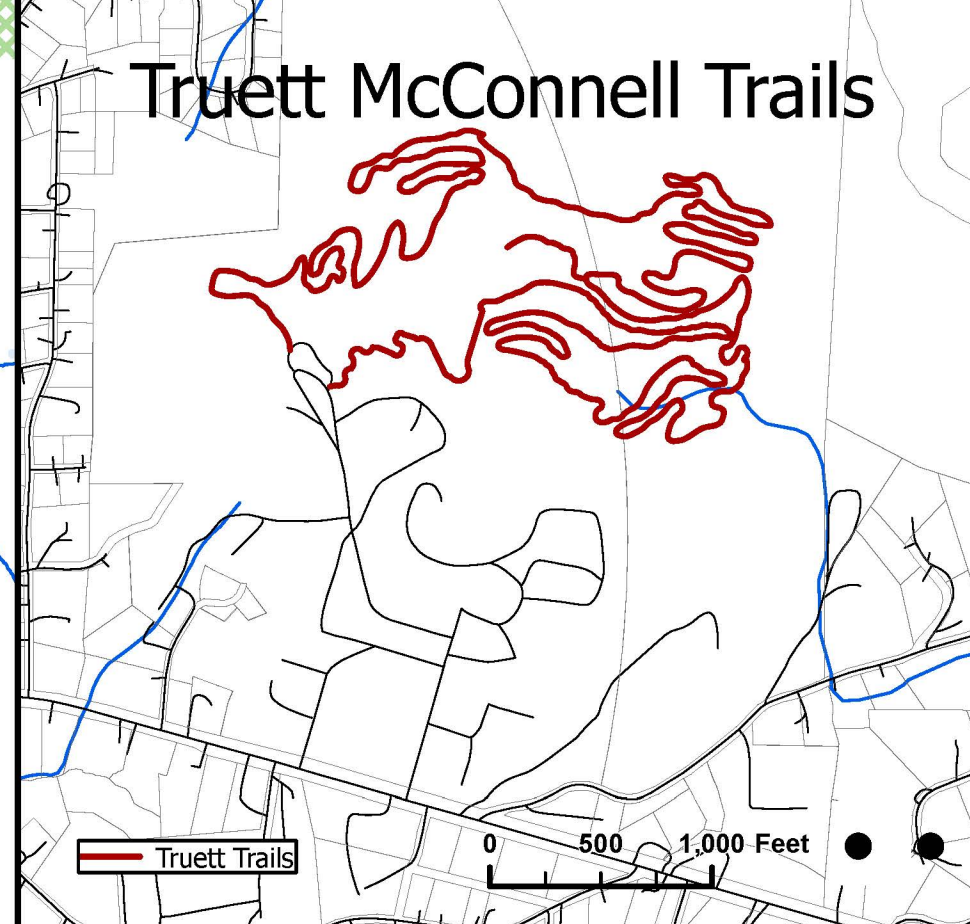
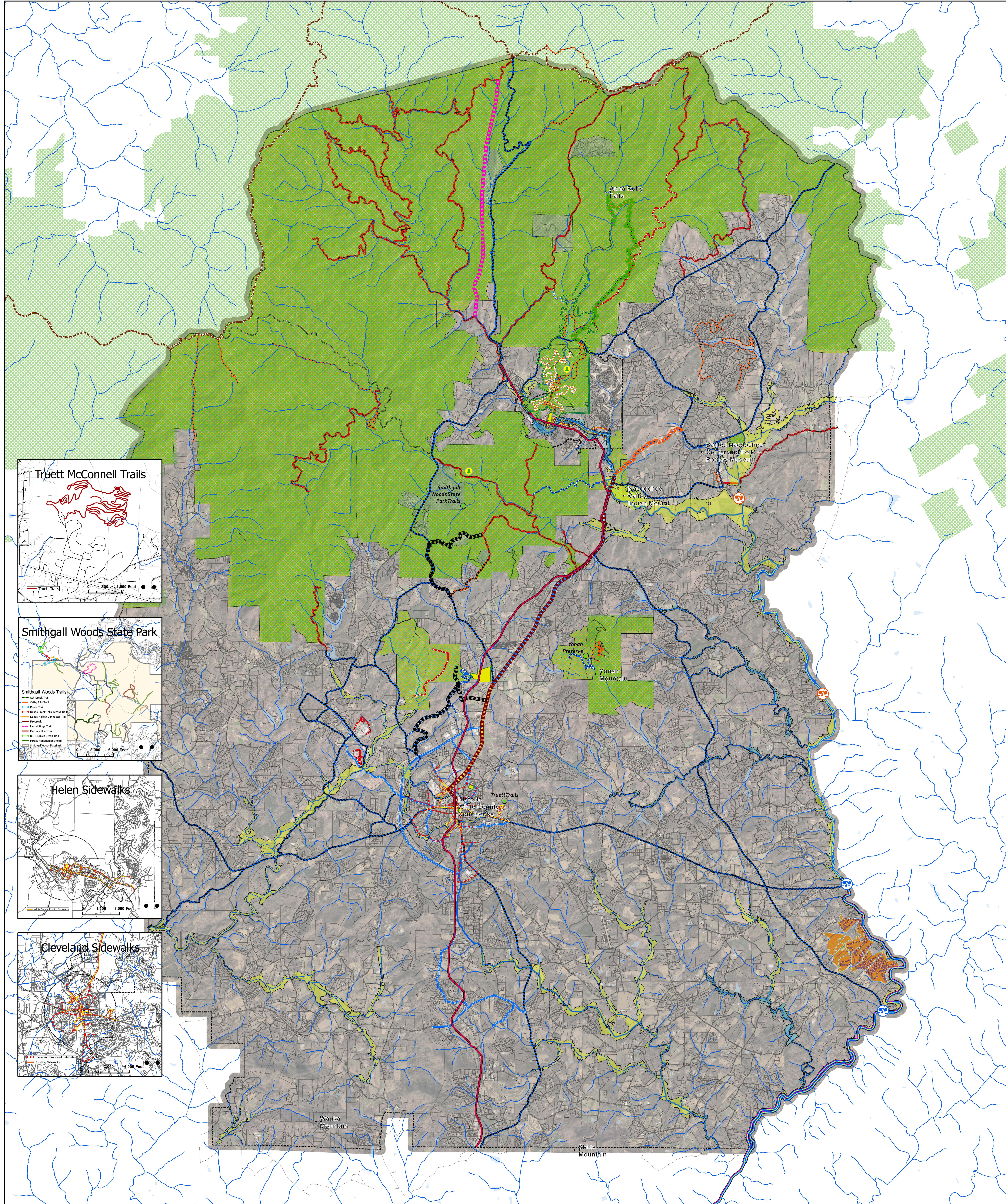
CR 103 (Sky Lake Rd) and CR 106 (Bean Creek Rd): This project is approximately 19.43 miles in length and begins at SR 356 on CR 103. It extends south along CR 103 to CR 106/Bean Creek Rd where it turns north and returns to SR 356 where it terminates.

CR 145/200/SR 115: This project is approximately 15.56 miles in length and begins at the White/Lumpkin County line. It extends south along CR 145 to CR where it turns east and proceeds to SR 115. At SR 115 it continues east through Cleveland and on to the White/Habersham County line where it terminates.

CR 147: This project is approximately 2.02 miles in length and begins at the White/Lumpkin County line. It extends east along CR 147 to CR 200 where it terminates.

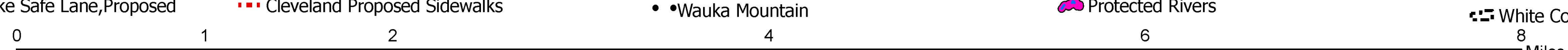
White County Greenways and Blueways: Bicycle, Pedestrian, and Paddle Plan
White County, Georgia

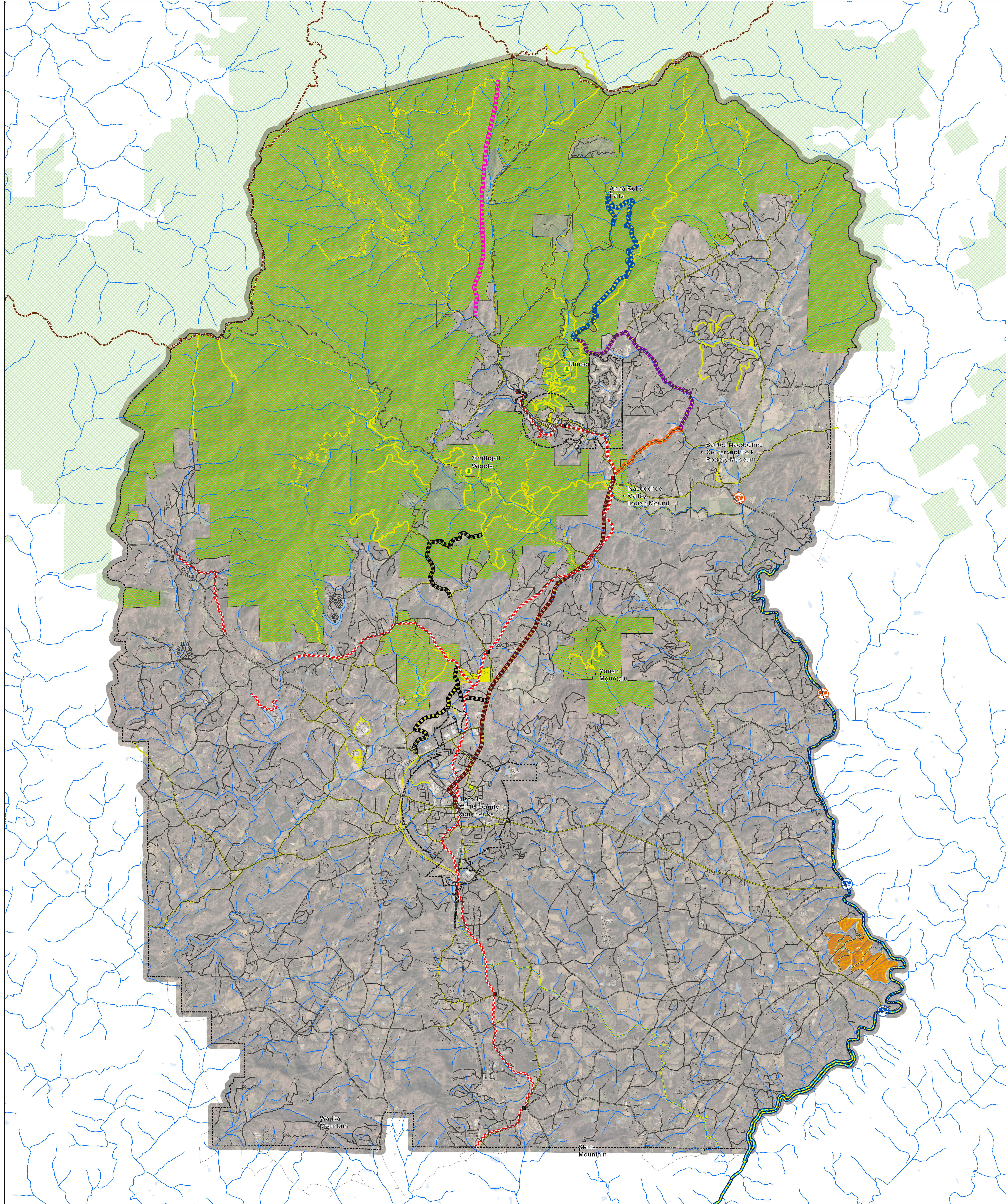
The routes identified within the Regional Bicycle and Pedestrian Plan provide White County with bicycle and pedestrian connectivity to surrounding counties and their communities. Nonetheless, additional connectivity is required within White County to provide the necessary level of access for White County residents and visitors. Therefore, additional routes were identified based on population demographics, population density, and route safety.



White County Bike/Pedestrian Map

- Legend**
- Recreation Routes
 - Hiking, Existing
 - Mountain Bike, Proposed
 - Multi-Use, Existing
 - Multi-Use, Proposed
 - Multi-Use: Gravel Road, Existing
 - Wide Shoulder, Existing
 - Wide Shoulder, Proposed
 - Wide Shoulder: Bike Safe Lane, Proposed
 - Old Gainesville Northwestern Railroad Route
 - Appalachian Trail
 - Appalachian Approach Trail
 - New Green Way and Blue Way Lines
 - Helen Hwy
 - Smith Creek
 - Unicoi Turnpike
 - Hardman Farm Rd
 - Unnamed
 - Cleveland Proposed Sidewalks
 - White County Existing Sidewalks
 - State Parks
 - Buck Shoals WMA
 - Points Of Interest
 - Anna Ruby Falls
 - Historic White County Courthouse
 - Nacoochee Valley Indian Mound
 - Sautee Nacoochee Center and Folk Art Museum
 - Skitts Mountain
 - Wauka Mountain
 - Parks
 - Unicoi State Park
 - Water Trails
 - National Forest
 - Public Lands
 - Flood Risk Areas
 - Medium Flood Risk Area
 - High Flood Risk Area
 - Protected Rivers
 - Trail Locations
 - Canoe Launch, Existing
 - Canoe Launch, Proposed
 - City Boundaries
 - Rivers and Streams
 - Lakes and Ponds
 - Roads
 - Panels
 - White County Boundary





White County Bike/Pedestrian Map - Greenway and Blueway

Legend

- | | | | | | | | |
|---|--|---|--|---|---|---|--|
| <ul style="list-style-type: none"> New Greenway and Blueway Lines Helen Hwy Smith Creek Unicoi Turnpike Hardman Farm Rd Unnamed | <ul style="list-style-type: none"> Bean Creek Rd Gainesville Northwestern Stations Gainesville Northwestern Route Canoe Launch, Existing | <ul style="list-style-type: none"> Canoe Launch, Proposed Parks Buck Shoals WMA State Parks | <ul style="list-style-type: none"> Appalachian Trail and Approach Appalachian Trail Appalachian Approach Trail Water Trails Trails National Forest | <ul style="list-style-type: none"> Public Lands | <ul style="list-style-type: none"> Points Of Interest Anna Ruby Falls Historic White County Courthouse Nacoochee Valley Indian Mound Satee Nacoochee Center and Folk Art Museum Skitts Mountain | <ul style="list-style-type: none"> Wauka Mountain Yonah Mountain Roads Rivers and Streams Lakes and ponds ROW | <ul style="list-style-type: none"> City Boundaries White County Boundary |
|---|--|---|--|---|---|---|--|





WHITE COUNTY

Board of Commissioners

Item Title: Agency Agreements - Mobile Data Terminals - SSI

For Meeting Date: 2/26/2024

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Contract / IGA

Submitted By: David L. Murphy, Jr. Public Safety Director/Joel Witcher, IT Director

Attachments: Yes **If yes, please list each file name below:**

1. Agency Agreement City of Cleveland
2. _____
- 3.

Purpose:

Approve and give authorization for the Chairman to sign IGA's with agencies outside of White County Government, and only those agencies that will utilize the mobile data application for the SSI system.

Background / Summary:

- Mobile Data Terminals are now part of the public safety infrastructure.
- White County controls and keeps cyber security updates on our own equipment.
- Each agency potentially connecting to White County controls and keeps cyber security updates on their equipment, and must follow the guidelines outlined by White County to maintain operational status.

Department Recommendation:

Approve agency agreement, and give authorization for Chairman to execute said documents as needed by agencies served by White County 911 Communications, such as City of Cleveland, City of Helen and White Co EMS.

Options:

-

Budget Information: Applicable **Not Applicable**

Budgeted: Yes **No**

Finance Director's Comments (if applicable):

-

County Manager Comments:

-

MEMORANDUM OF AGEEMENT

THIS INTERAGENCY AGREEMENT made and entered into this _____ day of _____, 20__, by and between the County of WHITE, a political subdivision of the State of Georgia, hereafter referred to as the COUNTY, and the CITY OF CLEVELAND, a municipal corporation, hereafter referred to CLEVELAND, located within White County, in the State of Georgia.

WITNESSETH:

Whereas the Parties hereto are desirous of entering into association to allow sharing of the County’s Network to use the computer aided Dispatch system and Records Management.

Whereas, the purpose of this association is to provide access to the County’s Computer Aided Dispatch System.

NOW THEREFORE, BE IT AGREED and recognized among the parties hereto as follows:

1. All parties herein agree that all Computer Systems, including but not limited to Mobile Workstations will maintain Security Patch Compliance.
2. All parties will maintain active and current, centrally monitored antivirus.
3. All parties will use a next generation threat detection product, whitelisting etc.
4. To ensure both networks remain secure, in the event of a breach, mass virus infection, ransomware, etc. the parties involved will be notified as soon as possible.

5. [Redacted]

[Redacted]

In Witness Whereof, the parties, acting through their duly authorized agents or officers, hereto have set their hand and seal the ____day of_____, 2024.

BOARD OF COMMISSIONERS OF
WHITE COUNTY, GA.

By:

Attest:

Travis Turner, Chairman

Shanda S. Murphy, Clerk

CITY OF CLEVELAND, GEORGIA

By:

Attest:

,Mayor

, City Clerk



WHITE COUNTY

Board of Commissioners

Item Title: Accountability Court Mental Health Coordinator Position

For Meeting Date: 2/26/2024

Work Session **Regular Meeting** **Public Hearing**

Category (Select One): Grant App / Acceptance

Submitted By: Jodi Ligon

Attachments: Yes If yes, please list each file name below:

1. _____
2. _____
3. _____

Purpose:

To approve a "pass-through" grant court coordinator position.

Background / Summary:

- Chief Judge Parks receives an annual grant through the Council of Accountability Court Judges (CACJ). This grant has been in place several years and is administered by Union County.
- The Mental Health/STAR Court Coordinator has been a contracted position in the past. The Coordinator was responsible for obtaining their own benefits, such as health insurance, etc.
- Judge Parks is requesting that this position become an employee position with benefits. She is having trouble retaining people because of no benefits offered.
- The employee would be considered a White County employee and would be eligible for White County benefits (health insurance, dental, vision, retirement, etc.).
- The employee would be paid through the Enotah Circuit budget and reimbursed by the CACJ grant.
- White County will act only as the "pass-through" for the employee's salaries and benefits and would be no cost to the county budget or the Enotah Circuit budget.
- The Accountability Family Court Coordinator is currently set as a "pass-through" employee with White County and we have had no issues receiving reimbursement from the grant.
- Judge Parks states that funds are available in the grant to cover the position, however, if the grant should close, the position will terminate.
-

Department Recommendation:

Staff recommends approving the mental health court coordinator "pass-through" position.

Options:

- Approve coordinator position
- Deny coordinator position

Budget Information: Applicable Not Applicable

Budgeted: Yes No

Finance Director's Comments (if applicable):

- Position would be reimbursed by the grant and should be no expense to the White County General Fund or Enotah Circuit budget.

County Manager Comments:

-