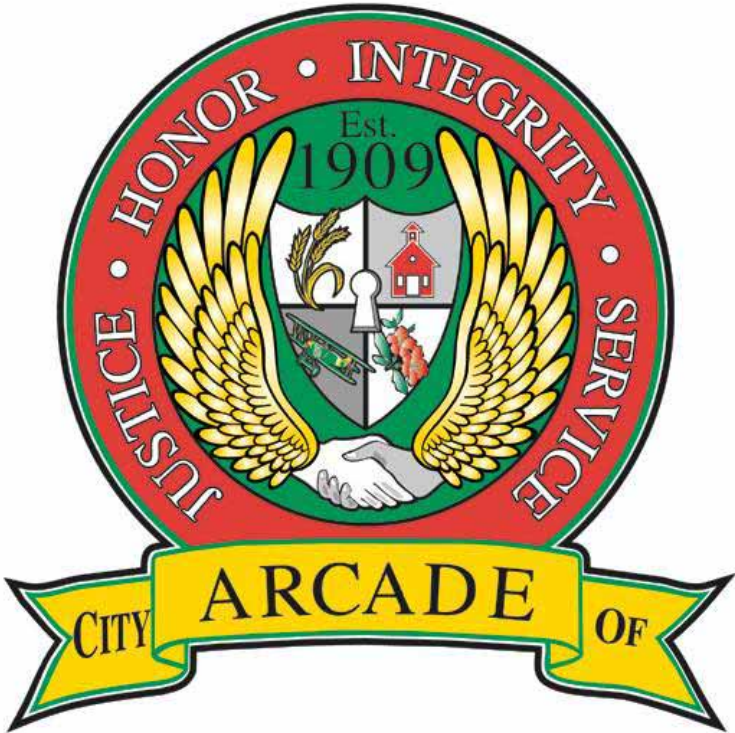


Partial Update to the Comprehensive Plan 2007-2027



City of Arcade, Georgia

Adopted September 2007





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Purpose and Scope

The purpose of this Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide in the interim period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule. The City is planning to start the full update to the Comprehensive Plan in the Fall of 2007 and to adopt it in the Spring of 2009.

This Partial Update includes all the required components for local governments updating comprehensive plans prepared under the 2004 and prior Minimum Planning Standards.

A Public Hearing was held on June 11, 2007. The purpose of the hearing was to brief the community on the identified issues and opportunities that will be addressed through the updated Implementation Program, allow residents an opportunity to comment, and notify the community of when these plan components will be transmitted to the Northeast Georgia Regional Development Center.

It is expected that the Arcade City Council will adopt the Partial Update by resolution in September of 2007, after it has been found to be in compliance with the planning requirements.



Quality Community Objectives

The following assessment was conducted to address the Quality Community Objectives (QCOs) requirement of Chapter 110-12-1: Standards and Procedures for Local Comprehensive Planning, “Local Planning Requirements”. The analysis below uses the *Quality Community Objectives Local Assessment Tool* created by the Office of Planning and Quality Growth. The completed Local Assessment Tool can be found in Appendix I of this report. In most cases, the City has already begun to address the QCO, and will continue to work towards fully achieving the quality growth goals set forth by the Georgia Department of Community Affairs (DCA).

Development Patterns

Traditional neighborhoods, infill development, sense of place, regional identity, and transportation alternatives are Quality Community Objectives relating to development patterns. Arcade’s zoning ordinance has several districts which allow for multiple uses and traditional neighborhood developments. Sense of place is encouraged through ordinances regulating signage and preserving trees. Currently there are no sidewalks in Arcade. However, the community requires sidewalks in new developments. Currently, infill development is not encouraged in Arcade. However, the City is interested in redeveloping the Athens Highway corridor and encouraging infill in this area. For a more complete assessment of development patterns see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to this report.

Resource Conservation

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource conservation. Arcade recognizes that its rural location and surrounding natural features are important factors driving growth. While the City does not have a greenspace ordinance, it does encourage greenspace set-asides in their new developments and has a conservation subdivision ordinance. Arcade does not engage in historic preservation. Instead, the City is actively trying to reinvent itself. Arcade residents will develop the new vision for the City as part of the Comprehensive Planning effort to begin in the Fall of 2007. For a more complete assessment of resource conservation see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to this report.

Social and Economic Development

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development. Arcade is a very small city that is working toward putting in place the pre-requisites for the type of growth it wants. In the Fall of 2007 the City will begin working on its full Comprehensive Plan Update at the advanced planning level. The Social and Economic



Development QCOs will be advanced at that time. For a more complete assessment of social and economic development see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to this report.

Governmental Relations

Local self-determination combines with regional cooperation to form the governmental relations objective. Arcade has clear development guidelines and has recently reviewed and updated its zoning ordinance. Arcade's elected officials understand the land-development process. The City shares services with several local governments. For a more complete assessment of governmental relations see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to this report.



Areas Requiring Special Attention

Jackson County is among the fastest growing counties in the State of Georgia. As a result, the City of Arcade is experiencing significant development pressure. It is important to address and plan for the impacts this growth will have on community resources. This section discusses the effects that anticipated growth may have on natural and cultural resources and the potential for infill development throughout the City of Arcade. Also included in this section are the areas where development should be directed, areas where it should be avoided, and areas where additional investment will be needed. The Map of Areas Requiring Special Attention in Figure 1 on page 9 identifies these areas within the City of Arcade.

The DCA has identified the following seven special conditions and requires that they be addressed where they exist within the community:

- ◆ Natural or cultural resources;
- ◆ Areas where rapid development is likely to occur;
- ◆ Areas where the pace of development has and/or may outpace the availability of public facilities and services;
- ◆ Redevelopment areas;
- ◆ Large abandoned structures or sites;
- ◆ Infill development opportunities; and
- ◆ Areas of significant disinvestment and/or under-utilized areas.

The City has reviewed existing conditions and determined that the following areas within the City of Arcade require special attention.

Areas Where Development or Change of Land Use is Likely to Occur

The City of Arcade is projected to see a significant population increase over the next 20 years. Large undeveloped lots have been subdivided to accommodate the influx of new residents. This type of development is likely to put a strain on the existing infrastructure and lead to suburban/exurban sprawl if not managed accordingly. This significant residential growth pressure is focused on Hwy 129 in the eastern half of the city. It is also expected that highway commercial development will follow the residential growth. Care should be taken to ensure that this development is consistent with the region's quality growth objectives. Quality growth objectives are discussed in the Quality



The widening of Highway 129 is contributing to growth in Arcade.



Community Objectives chapter of this report. They will be discussed further in the Comprehensive Planning effort that will begin in the fall of 2007.

Significant Natural and Cultural Resources

The City of Arcade contains natural resources such as streams, lakes, and floodplains. The proper management of these resources is important to sustain the anticipated future growth. The Areas Requiring Special Attention Map illustrates these natural resources.

Significant historic and cultural resources in Arcade have not been inventoried.



The City of Arcade is home to valuable natural areas and water resources.

Areas with Significant Infill Development Opportunities

There is a significant opportunity for infill development in the downtown area of Arcade. The traditional residential neighborhoods on and near Athens Highway contain a number of vacant properties and deteriorating residential units. Increased demand for housing makes infill development a realistic and attractive option. Placing an emphasis on infill development in this area will create a more vibrant downtown and minimize the impacts that continued sprawl could have on quality of life for Arcade residents.



Undeveloped and vacant properties are common along Athens Highway.

Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness

The majority of disinvestment and redevelopment opportunities in the City of Arcade are centralized around the downtown area. Residential disinvestment is most prevalent in this area. The area most suitable for commercial redevelopment is on Athens Highway as indicated on the Areas Requiring Special Attention Map. Additionally, there are some neighborhood commercial shopping



The new City Hall could serve as the focal point for downtown reinvestment.



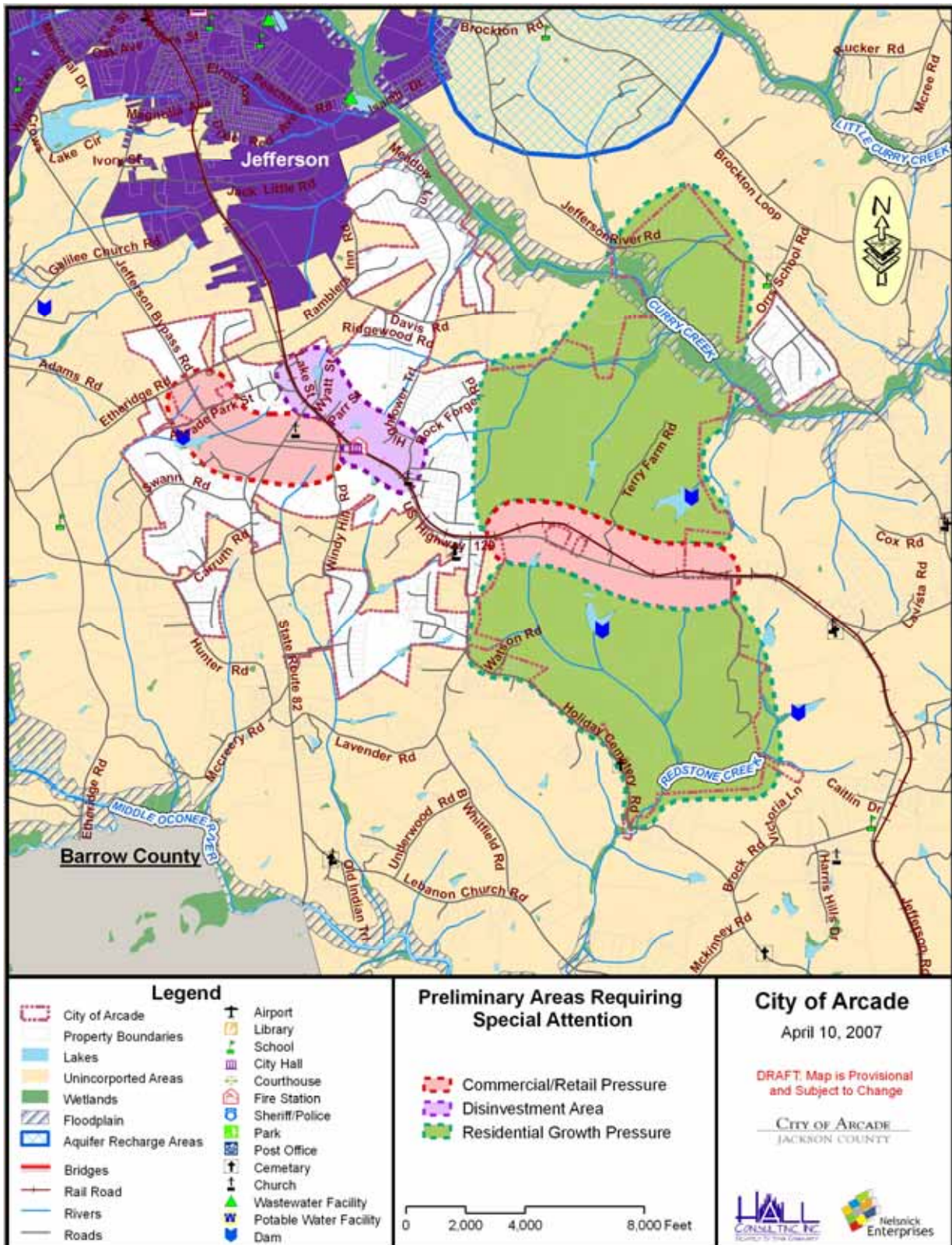
centers that are underutilized and should be targeted for redevelopment.

Large Abandoned Structures or Sites

The City of Arcade does not have any significant abandoned structures or sites.



Figure 1: Preliminary Areas Requiring Special Attention Map





Issues and Opportunities

The following Issues and Opportunities were identified using the Georgia Department of Community Affairs's *Quality Community Objectives Local Assessment Tool* and *Typical Issues and Opportunities*, and a survey of community leaders and stakeholders. The full Update to the Comprehensive Plan will use a detailed analysis of data on demographics, housing, economic development, land-use, community facilities, intergovernmental coordination, transportation, and natural and cultural resources to elaborate and expand this preliminary list. The full Update will also use an extensive Community Participation Program to choose which issues are the highest priorities for the City of Arcade to address.

Rapid Growth

Jackson County is one of the fastest growing counties in the State of Georgia. It is expected that Jackson County will continue to grow at a faster rate than the region. How the City is impacted by this growth is dependant on the policies and strategies the city adopts over the next few years.

Economic Development

Arcade has a limited economy and depends heavily on nearby Cities and the region for employment and services. However, as the demand for development increases in the Arcade area, the local economy will experience profound changes. As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities.

Economic Development Plan Arcade lacks sufficient jobs or economic opportunities for local residents. With the growth that is expected in the area, the City has the opportunity to plan for what type of jobs it would like to attract. Developing an Economic Development Plan would help the City focus its efforts on particular industries and job types and lay the groundwork for redevelopment and revitalization.

Redevelopment Opportunities The city has the opportunity to redevelop and reinvest in declining areas. Favoring new developments over redevelopment can increase service delivery costs and lead to further decline in existing commercial areas.

Community Pride A good quality of life attracts employers. The City wishes to create and maintain a positive small town environment for its residents. This will require the active involvement of residents, communitywide events, and community pride. The City of Arcade must build a sense of community among its residents to ensure the viability of its small town character.



Natural & Cultural Resources

Disappearing Farmland and Rural Scenery The rural environment of Jackson County and the City of Arcade is attracting new residents and providing the opportunity of economic development. As the area's population increases open space, farmland, and the rural character of the community will change.

Historic Resources Inventory The historic resources in Arcade have not been inventoried. Arcade would like to develop a new image for itself. Many small towns in Georgia use their history as the foundation for economic development. Arcade has chosen to reinvent itself and develop a new vision for the future. This vision will be developed during the Full Comprehensive Planning effort to commence in the Fall of 2007.

Natural Resources Citizens are unaware of natural resources and their value. Arcade has a wealth of natural resources. Open Spaces, rural character, and water features could serve as the foundation for redevelopment. Natural resources could be improved, enhanced, and promoted.

Facilities and Services

Growing Demand for Public Services A rapidly growing population can put a strain on public facilities and services. The City has the opportunity to plan ahead for growth by developing and maintaining a Capital Improvements Plan that includes parks, transportation, public safety, and all other public facilities and services.

Water and Sewer The City of Arcade has limited water availability and sanitary sewer provisions. Increasing demand for residential and commercial growth necessitates that the City secure an adequate water supply and sewerage system.

Capital Improvements Planning Current residents cite the need for a professional fire department, a library, and new a community center in Arcade. Future residents will have even greater demands. Meeting the service demand of the explosive population growth will require careful planning. Arcade should develop a Capital Improvements Plan to address the needs of current and future residents.

Efficient Facilities Planning Current facility extension policies do not foster development (such as infill, redevelopment, and compact development) that maximizes the use of existing infrastructure.

Housing

Mix of Housing Sizes, Types, and Income Levels With the expected growth in housing within the existing City limits and substantially more with annexation, it will be important to maintain a balanced mix of housing types as the City grows.



Neighborhood Revitalization There is a significant amount of housing in poor or dilapidated condition in Arcade. These areas are in need of revitalization or upgrade.

Land Use

Infill and Redevelopment There are many undeveloped or vacant sites in Arcade. The city center along Athens Highway is unattractive and declining. The City has the opportunity to redevelop and revitalize existing neighborhoods and commercial centers. It can create a “center” that combines commercial, civic, cultural and recreational activities.

Regional Growth Pressure It is anticipated that future growth in Jackson County will profoundly impact the City of Arcade. The trend of development in the area has been traditionally single-family residential with associated commercial development located along main arteries for convenient automobile access. As properties within Arcade and adjacent to its borders develop, the character of the City, its infrastructure, and its ability to provide public services will be affected.

Gateways There is no clear boundary where the City stops and countryside begins. Gateways, signage, and unique landscaping features help establish the unique character of a small town. Arcade has the opportunity to ensure that new developments and redevelopment projects move the City closer to its vision.

Public Spaces Arcade lacks attractive public spaces designed for gathering and social interaction. An amphitheater or other public gathering spaces would serve as a community focal point and provide a location for community gatherings.

Transportation

129 Bypass One of the most significant changes in Arcade is the Highway 129 bypass. The bypass around Jefferson is complete, however, the bypass is still under construction in the southern part of Arcade all the way to Athens. Arcade’s intersections with the bypass provide opportunities for commercial and residential development. Each intersection serves as a gateway to the City. Care should be taken to ensure that development and intersection design moves Arcade closer to its vision.

Transportation Choices People lack transportation choices for access to housing, jobs, services, goods, health care and recreation. The automobile is the only choice in Arcade.

Pedestrian Network Arcade lacks a local trail network and streets are designed in ways that discourage pedestrian and bike activity. Arcade has the opportunity to ensure that streets and sidewalks in new developments are connected to those in neighboring parts of the community.

Intergovernmental Coordination

Coordination between Arcade, Jackson County, and the Jackson County Water and



Sewer Authority is necessary to further the implementation of each local government's long-range goals. The provision of water and sewer within the City of Arcade is a continuing problem. Working out an agreement with the Jackson County Water and Sewer Authority is a high priority item for the City. The specific issues and opportunities associated with intergovernmental coordination will be evaluated further in the full Update to the Comprehensive Plan that will begin in the Fall of 2007.



Implementation Program

Short Term Work Program

The Short Term Work Program identifies specific implementation actions the City intends to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

Each item in the Short Term Work Program includes a beginning and ending date, a responsible party, a cost estimate, and funding source. The Short Term Work Program for Arcade is presented in the table on the following pages. The List of Accomplishments for the 2002 Short Term Work Program is included in Appendix II of this Partial Update to the Comprehensive Plan.



Project Description	2007	2008	2009	2010	2011	2012	Estimated Total Cost	Funding Source	Responsible Party
Cultural Resources									
Develop a Vision for city and strategies to take it in that direction.	✓	✓	✓				\$3,000	Local*	City, Quad Cities Planning Commission
Economic Development									
Create Economic Development Committee	✓						\$100	Local	City
Investigate feasibility of creating a Downtown Redevelopment Plan			✓	✓					
Further identify redevelopment opportunities using public involvement	✓	✓	✓				\$2,000	Local*	City, Quad Cities Planning Commission
Investigate opportunities for Community Building Programs with DCA	✓						\$0	Local	City
Participate in creating a strategy for county-wide public involvement in economic development matters	✓	✓	✓	✓	✓	✓	\$500	Local	City, Chamber of Commerce
Housing									
Evaluate housing needs based on revised population projections and public involvement.	✓	✓					\$2,000	Local*	



Project Description	2007	2008	2009	2010	2011	2012	Estimated Total Cost	Funding Source	Responsible Party
Investigate possibility of inviting DCA Housing experts to visit and evaluate housing opportunities in Arcade.		✓					\$0	Local	
Community Facilities									
Create a public sewerage system	✓	✓	✓				\$5,000,000	Local, State Grants, Federal Grants, connection fees	City
Hire additional public safety officers	✓		✓		✓		\$100,000	Local	City
Create a metered water system	✓	✓	✓				\$3,000,000	Local, State Grants, Federal Grants, connection fees	City
Evaluate Community Facilities needs based on revised population projections and public involvement.	✓	✓	✓				\$2,000	Local*	City, Quad Cities Planning Commission
Investigate feasibility of public spaces with public involvement	✓	✓	✓				\$2,000	Local*	City, Quad Cities Planning Commission



Project Description	2007	2008	2009	2010	2011	2012	Estimated Total Cost	Funding Source	Responsible Party
Review the possibility of creating a Clean and Beautiful Committee	✓						\$500	Local	City
Land Use and GIS									
Create checklist for plan review process	✓	✓					\$1,000	Local	Quad Cities Planning Commission
Assess public interest in establishing a trail system		✓					\$1,000	Local*	City, Quad Cities Planning Commission
Full update to Comprehensive Plan	✓	✓	✓				\$9,000	Local*	
Investigate feasibility of gateways with public involvement		✓					\$1,000	Local*	City, Quad Cities Planning Commission
Transportation									
Investigate funding sources for installing sidewalks on Athens Highway		✓					\$0	Local, Grants	City

*Part of Comprehensive Planning Budget



Long-Term and Ongoing Activities

The City of Arcade is active in several ongoing activities intended to improve intergovernmental cooperation. The Municipal Association of Jackson County meets every month. The mayor of Arcade and all the municipalities in the County meet to discuss current issues in the County. For example, in June 2007 the mayors and staff will prepare their respective economic development plans. These plans will be presented by the City Administrator of the City of Arcade to the Jackson County Government Roundtable. The Government Roundtable is another regular activity intended to improve intergovernmental coordination. The group meets quarterly and includes all the government entities of the County, including the Water and Sewer Authority, municipalities, and the County. The third ongoing meeting between governments is the Quad Cities Mayors Meeting which meets quarterly. The mayors of Arcade, Jefferson, and Talmo get together to discuss planning issues (Pendergrass is no longer a member of the Planning Commission). Also, the mayor of Arcade serves on the Board of the Chamber of Commerce along with the other mayors in the County.

Policies

The policies below are designed to help the City of Arcade in the decision-making process. They are based on the Georgia Department of Community Affairs State Planning Recommendations and address the issues and opportunities presented in this Partial Update to the Comprehensive Plan. The policies should apply to areas within the existing town limits and areas to be annexed in the future.

These policies will serve as a starting point for the policies that will be developed during the full Comprehensive Plan Update process that will begin in the Fall of 2007.

Economic Development

- ◆ We will support programs for retention, expansion and creation of businesses that enhance our economic well-being.
- ◆ We will encourage economic development and redevelopment.
- ◆ We will target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment and accommodate future growth.
- ◆ We will encourage the redevelopment of Athens Highway as a vibrant center for culture, government, dining, residential and retail diversity.



- ◆ Our community will accommodate new development while enhancing existing local assets.

Natural and Cultural Resources

- ◆ The protection and conservation of our community's resources will play an important role in the decision-making process.
- ◆ We will incorporate the connection, maintenance and enhancement of greenspace in all new development.
- ◆ We will reduce the impact of development on the natural topography and existing vegetation through limiting land disturbance activities and clear cutting.
- ◆ We will encourage new development in suitable locations in order to protect natural resources and environmentally sensitive areas.

Facilities and Services

- ◆ Our community will make efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.
- ◆ We will coordinate public facilities and services with land use planning to promote more compact urban development in order to reduce sprawl and development pressure on agricultural lands and conserve farmland.
- ◆ We will ensure that new development does not cause a decline in locally adopted level of service and that capital improvements or other strategies needed to accommodate the impacts of development are made or provided for concurrent with new development.
- ◆ We will invest in parks and open space to encourage private reinvestment.
- ◆ Our community will use planned infrastructure to support areas identified as suitable for development.
- ◆ The community will establish regulations that serve as a way for new growth to pay for itself.
- ◆ We will protect existing infrastructure investments (i.e. already paid for) by encouraging infill, redevelopment, and compact development.



Housing

- ◆ Development shall provide for a variety of residential types and densities.
- ◆ We will eliminate substandard or dilapidated housing in our community.
- ◆ We will stimulate infill housing development in existing neighborhoods.
- ◆ Our neighborhoods will be interactive communities where people have easy access to parks, common open space, residences and businesses through walkways, bike paths, and roads.
- ◆ We will accommodate our diverse population by encouraging a harmonious mixture of housing types and uses.
- ◆ We will increase investment in the existing neighborhoods.
- ◆ We will promote walkable, safe neighborhoods.
- ◆ We will provide pleasant, accessible public gathering places.
- ◆ We will encourage parks and community facilities to be located as focal points in neighborhoods.

Land Use

- ◆ We will promote efficient use of land by promoting well-designed, more pedestrian friendly, development patterns with a mix of uses and an efficient, creative use of land.
- ◆ We will express the community's intent with regard to the future locations of land uses.
- ◆ We will preserve the rural character and the opportunity for agricultural activities to remain a vital part of our community.
- ◆ We will develop a recognizable transition from the urban to the rural areas of our community.
- ◆ We will avoid leapfrog development across undeveloped areas.



- ◆ We will make as a priority the development of mixed uses, redevelopment and revitalization of existing underutilized commercial and industrial areas over development of new land for commercial purposes.
- ◆ We will support opportunities for residential and non-residential in-fill development that positively impacts the character of existing neighborhoods.
- ◆ We will encourage the use of landscaping, lighting, signage, underground utilities and building design to add value to our community.
- ◆ Our gateways and corridors will create a "sense of place" for our community.
- ◆ We will reduce the adverse visual impact of the automobile in both commercial and residential areas of our community.
- ◆ We will make neighborhoods and business areas more secure.
- ◆ We will encourage redevelopment and in-fill over development of new property on the periphery of the urban area.
- ◆ Green space will be a major component within our neighborhoods, along our streets, parking lots and within commercial and industrial developments.
- ◆ Commercial nodes of varying sizes should be located at the intersections of arterial streets.
- ◆ We will employ innovative planning concepts to achieve desirable and well-designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance the quality of life in our community.



Transportation

- ◆ We will address the location, vehicular/pedestrian/open space design, landscaping, and furnishing of residential and non-residential streets as one of the community's most important components contributing to the character, structure and development pattern of the community.
- ◆ We will ensure that vehicular traffic will not harm the residential nature of our neighborhoods.
- ◆ Our new and reconstructed roadways will reflect community standards of aesthetics, environmental stewardship and urban design.
- ◆ Our new and reconstructed roadways will fully accommodate multiple functions, including pedestrian movements, parking, alternate modes of transportation and local vehicular circulation.
- ◆ We will encourage walking, biking, car-pooling, and sustainable transportation choices.

Intergovernmental Coordination

The provision of services for new development is critical to the City of Arcade. The population of the City is expected to increase dramatically over the next 20 years. A significant proportion of this growth will occur in newly annexed areas. Better coordination on a number of issues between Arcade, Jackson County, and the Jackson County Water and Sewer Authority is necessary to further the implementation of each government's long-range goals. The policies below will help Arcade improve relationships and communications with other jurisdictions.

- ◆ We will share services and information with other public entities within the jurisdiction.
- ◆ We will establish coordination mechanisms with adjacent local governments to provide for exchange of information.
- ◆ We will pursue joint processes for collaborative planning and decision-making.



Appendix I: Quality Community Objectives Assessment

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give the community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community “you are here.” Each of the fifteen QCOs has a set of yes/no questions, with additional space available for assessors’ comments. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No’s” may illuminate the need to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

This initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals.



Completed by Hall Consulting, Inc. March 2007

<i>Development Patterns</i>			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	✓		Planned Community Development (PCD) district north of 129 and newly annexed area
2. Our community has ordinances in place that allow neo-traditional development “By right” so that developers do not have to go through a long variance process.	✓		PCD
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	✓		Section 16.3.13 of Land Use Management Code of Quad Cities (LUMC)
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		✓	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	✓		Park and Recreation Department and Public Safety
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		✓	Currently, there are no sidewalks. New developments are required to have sidewalks
7. In some areas, several errands can be made on foot, if so desired.		✓	Included in new Planned Developments
8. Some of our children can and do walk to school safely.		✓	Included in new Planned Developments
9. Some of our children can and do bike to school safely.		✓	Included in new Planned Developments
10. Schools are located in or near neighborhoods in our community.		✓	Included in new Planned Developments



Infill Development Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		✓	
2. Our community is actively working to promote Brownfield redevelopment.		✓	
3. Our community is actively working to promote greyfield redevelopment.		✓	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)		✓	
5. Our community allows small lot development (5000 SF or less) for some uses.		✓	
Sense of Place Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment			
Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	✓		
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.		✓	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	✓		
4. We have ordinances to regulate the size and type of signage in our community.	✓		
5. If applicable, our community has a plan to protect designated farmland.	✓		Planned Commercial Farm District – large lots to the east



Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
Statement	Yes	No	Comments
1. We have public transportation in our community.		✓	
2. We require that new development connects with existing development through a street network, not a single entry/exit.		✓	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		✓	New developments are required to have sidewalks.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	✓		
5. We require that newly built sidewalks connect to existing sidewalks wherever possible		✓	
6. We have a plan for bicycle routes through our community.		✓	
7. We allow commercial and retail development to share parking areas wherever possible.	✓		



Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
1. Our community is characteristic of the region in terms of architectural styles and heritage.		✓	
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		✓	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)		✓	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		✓	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.		✓	
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.		✓	
Resource Conservation			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
Statement	Yes	No	Comments
1. We have designated historic districts in our community.		✓	
2. We have an active historic preservation commission.		✓	
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.		✓	



Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
1. Our community has a greenspace plan.		✓	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	✓		There are set-asides in new PCD but they are not an official policy
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.		✓	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	✓		
Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	✓		1998 Comprehensive Plan
2. We use this resource inventory to steer development away from environmentally sensitive areas.	✓		
3. We have identified our defining natural resources and have taken steps to protect them.		✓	
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	✓		
5. Our community has and actively enforces a tree preservation ordinance.	✓		
6. Our community has a tree-replanting ordinance for new development.	✓		
7. We are using stormwater best management practices for all new development.	✓		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	✓		



<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	✓		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	✓		
3. We have a Capital Improvements Program that supports current and future growth.		✓	
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.		✓	



Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.		✓	The Mayor serves on the Board of the Chamber of Commerce and the Industrial Authority.
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.		✓	
3. We recruit businesses that provide or create sustainable products.		✓	
4. We have a diverse jobs base, so that one employer leaving would not cripple us.	✓		
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		✓	Exists in nearby cities.
2. Our community has jobs for skilled labor.		✓	
3. Our community has jobs for unskilled labor.	✓		
4. Our community has professional and managerial jobs.		✓	



Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	✓		
2. People who work in our community can afford to live here, too.	✓		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	✓		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	✓		
5. We have options available for loft living, downtown living, or “neo-traditional” development.	✓		
6. We have vacant and developable land available for multifamily housing.	✓		New PCD has plans for Town Homes
7. We allow multifamily housing to be developed in our community.	✓		
9. We support community development corporations building housing for lower-income households.		✓	Has never come up
10. We have housing programs that focus on households with special needs.		✓	
11. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	✓		



Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
Statement	Yes	No	Comments
1. Our community provides work-force training options for our citizens.		✓	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		✓	
3. Our community has higher education opportunities, or is close to a community that does.	✓		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		✓	
Governmental Relations			
Local Self-determination			
Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.			
Statement	Yes	No	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		✓	
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	✓		The city is small enough that word gets around and signs are posted
3. We have a public-awareness element in our comprehensive planning process.	✓		
4. We have clearly understandable guidelines for new development.	✓		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		✓	LUMC has illustrations.
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	✓		
7. We have a budget for annual training for planning commission members and staff, and we use it.		✓	
8. Our elected officials understand the land-development process in our community	✓		



Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for Comprehensive Planning purposes		✓	Act jointly with neighboring Cities, but not with County
2. We are satisfied with our Service Delivery Strategies		✓	Problems with securing water supply
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	✓		



Appendix II: List of Accomplishments

Project or Activity from Previous STWP	Responsible Party	Year from Previous STWP	Status	Explanation for Postponed or Not Accomplished Project or Activity	Notes
Natural and Historic Resources					
Review zoning ordinance and subdivision regulation to assure the best possible water protection and vegetative protection.	City, RDC	2003	Complete		New zoning code has buffers around water resources, tree ordinance, and landscaping requirements.
Economic Development					
Participate in creating a strategy for county-wide public involvement in economic development matters	City, Chamber of Commerce	2003-2007	Underway		City is working to improve relationship with Chamber of Commerce and IDA.
Housing					
Review building code enforcement	City	2003	Complete		
Community Facilities					
Create a public sewerage system	City	2007	Underway		
Hire additional public safety officers	City	2007	Underway		
Create a metered water system	City	2007	Underway		City has service delivery area, but has not secured a water source.



Project or Activity from Previous STWP	Responsible Party	Year from Previous STWP	Status	Explanation for Postponed or Not Accomplished Project or Activity	Notes
Investigate curbside recycling of glass, metals, and paper	City	2005	Complete		Curbside pickup is cost prohibitive. Recycling bins have been made available at City Hall for paper, glass, and metals.
Review options regarding yard waste recycling and composting	City	2006	Not Accomplished	Not cost effective/lack of funds	The City no longer considers this a high-priority.
Review the possibility of creating a Clean and Beautiful Committee	City	2007	Postponed	Committee was started, then it disbanded. The committee needs to regroup.	
Land Use and GIS					
Review and potentially update zoning ordinances	City, RDC	2003	Complete		New Zoning Code (LUMC) was adopted in May, 2004.
Update Future Land Use (FLU) Map to reflect land use changes	City	2003	Complete		
Create a Quad Cities Planning Commission	City of Arcade, City of Jefferson, City of Pendergrass, City of Talmo	2002	Complete		City of Pendergrass no longer participates.
Review and Revise PUD guidelines	City	2003	Complete		Part of LUMC



Appendix III: Response to Plan Review Comments from the Department of Community Affairs

In a letter dated June 28, 2007 The DCA offered a list of suggestions for improving the Draft Partial Update. They have all been addressed in the Final Partial Update to the Comprehensive Plan that will be adopted. The suggestions and how the City of Arcade has addressed them are listed below.

Community Issues and Opportunities – The following issues and opportunities should be included in the Short Term Work Program.

- “The City does not have an Economic Development Plan” – The Economic Development Committee included in the STWP is expected to start on the Economic Development Plan.
- “New Development is favored over infill development or redevelopment” – This will be addressed in the Comprehensive Planning effort included in the STWP. Also, there are several policies in this Partial Update that address this issue.
- “Open space, farmland and the rural character of the community will change due to population increases and the development associated with such increase” – This will be addressed in the visioning efforts as the City decides how it wants to develop. It is premature to include this issue in the STWP.
- “The City does not have an inventory of historic resources” – The Full Comprehensive Plan Update will inventory historic resources.
- “The City does not have a Capital Improvements Plan” – The City has “Evaluate community facilities needs based on revised population projections and public involvement” on the STWP. After this is accomplished, the City may consider developing a CIP.
- “The City Center along Athens Highway is unattractive and declining” – This will be addressed in the Full Comprehensive Plan Update. The City will be creating a new vision. It is premature to address this issue until the City knows what it wants to do with the corridor.
- “Development within Jackson County will profoundly impact the City of Arcade” – Addressing this issue will be part of the Economic Development Plan.
- “There is no boundary where the city stops and the countryside begins.” – Gateways are included in the STWP.
- “Arcade lacks attractive public spaces” - This will be addressed in the Full Comprehensive Plan Update. The City will be creating a new vision. It is premature to address this issue until the City knows how it wants to change and where the changes should occur.



Analysis of Existing Development Patterns: Areas Requiring Special

Attention: The Department of Community Affairs listed managing and inventorying the City's natural resources. Both of these actions will be a part of the Comprehensive Planning effort that is already included in the STWP.

Analysis of Consistency with Quality Community Objectives: DCA suggested adding implementation measures to the STWP that address the following issues.

- "Tree Planting along public streets"- The City has added "Investigate feasibility of creating a Downtown Redevelopment Plan" to its STWP to address this DCA suggestion.
- "Walkability and the community"- The City has covered this in the STWP with assessing the possibility of developing a trail system and investigating funding sources for installing sidewalks on Athens Highway. Walkability will also be a hot topic in the Full Update to the Comprehensive Plan.
- "Transportation alternatives, including walking, cycling, and public transit" – See previous
- "Regional Identity" – The City wants to reinvent itself. Developing a new vision is on the STWP.
- "Industry and job diversification" and "Workforce training" will be addressed by the Economic Development Committee that is included in the STWP.
- "Citizen education of government functions and planning process" – Investigating the Community Building Programs at DCA are intended to meet this need.
- "Regional Cooperation" – The City has ongoing activities that address this issue.