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RESOLUTION

WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of Arcade, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

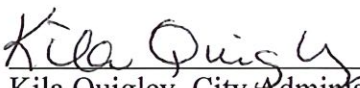
NOW THEREFORE, BE IT RESOLVED by the City of Arcade that the Comprehensive Plan Update for the City of Arcade, Georgia dated 2024, as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 14th day of October, 2024

City of Arcade



Doug Haynie, Mayor



Kila Quigley, City Administrator





City of
Arcade
COMPREHENSIVE PLAN

2024 UPDATE

AS ADOPTED OCTOBER 14, 2024

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



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Acknowledgements

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Chapter
Introduction

A large, stylized number '1' in a light brown color, positioned to the right of the word 'Introduction'. The number is composed of a thick vertical bar and a horizontal top bar that extends to the left, creating a blocky, geometric appearance.

Purpose

Where are we now?

Where are we going?

Where do we want to be?

How do we get there?

This comprehensive plan serves as a decision-making guide for local government officials and community leaders regarding growth and improvement to community resources, local policies, and the built environment. The plan represents the preferred vision for the community's future and provides a tangible list of actions that the community is undertaking to achieve that vision. The plan seeks to establish ground rules for how the community will develop and invest by asking four questions (left).

Based on input from the public and a steering committee, the plan identifies needs and opportunities, goals and policies, land-use practices, and an implementation framework for key elements. It provides guidance on land use patterns, existing and future needs of facilities and services, and the protection and enhancement of quality of life within the community. By considering current needs and existing opportunities, the plan provides a foundation for decision-making in support of achieving short- and long-term goals.

Background

Arcade, the "Encore Azalea City," was founded in 1909. It is located within Jackson County and is part of the Northeast Georgia Region (Figure 2). It is south of Interstate 85 and the City of Jefferson and northwest of Athens-Clarke County. Current land uses are primarily residential and agricultural, with commercial uses concentrated along US-129 and US-129 Business. Arcade expects to experience development pressure over the next several years, as surrounding areas in Jackson County have been developing rapidly.



Figure 1. Arcade's Veteran's Memorial stands outside City Hall. The memorial was dedicated in 2009, on the City's 100th birthday.

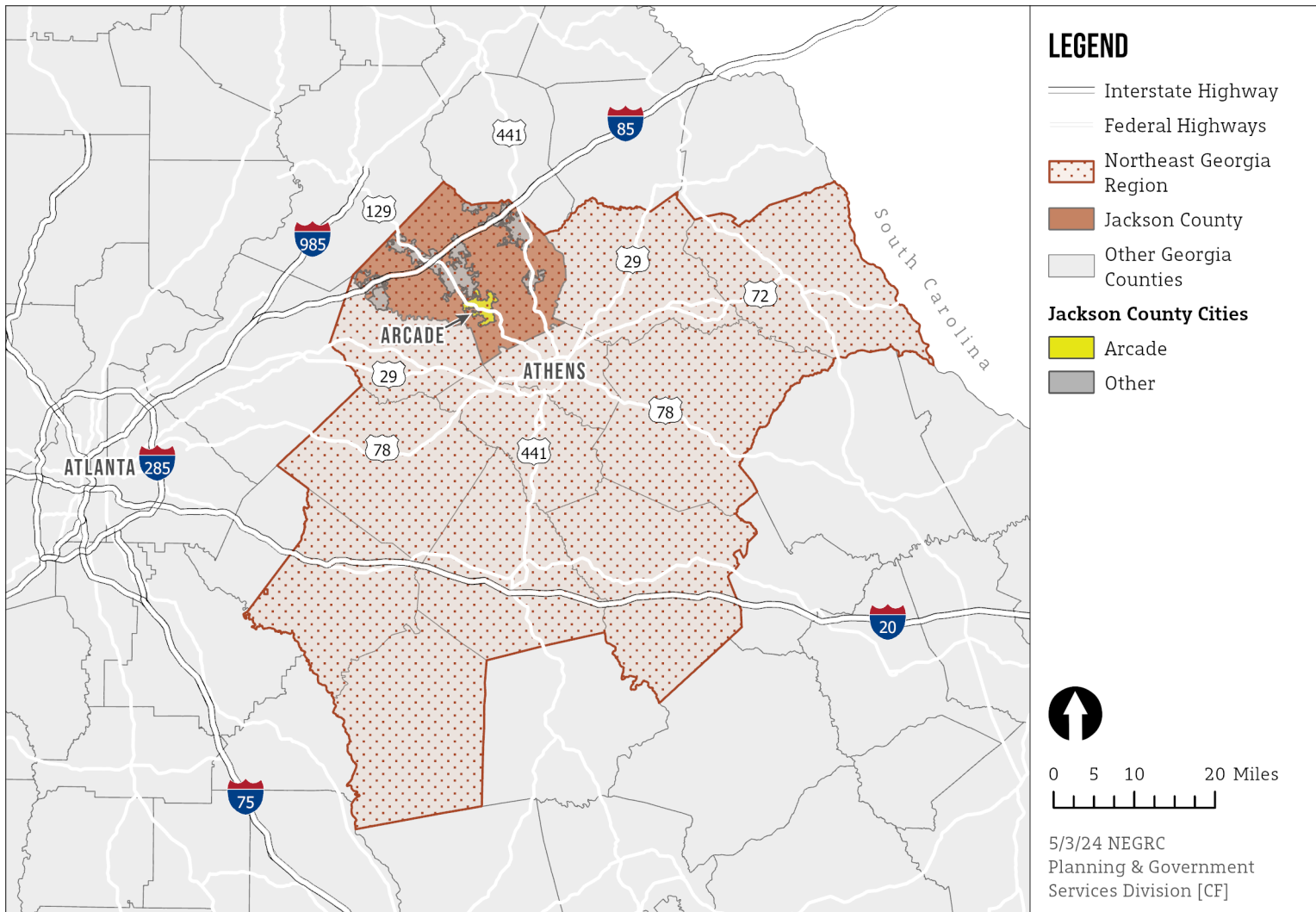


Figure 2. The City of Arcade is located in Jackson County, Georgia, along US-129. It is part of the Northeast Georgia Region.

Process Overview

The comprehensive plan update process follows the Rules of the Georgia Department of Community Affairs (DCA), O.C.G.A. Chapter 110-12-1-.01, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

The DCA rules require that Arcade’s Comprehensive Plan include the following elements:

COMMUNITY VISION & GOALS

Through public and steering committee meetings, the City’s vision, goals, and policies are developed to determine the community’s future direction. As a part of this component, policies are identified to assist in making decisions that are consistent with community goals.

NEEDS & OPPORTUNITIES

Public engagement and an analysis of the community’s needs and opportunities help to determine local conditions. This will assist the community in identifying the issues that it needs to address and the opportunities on which it can capitalize.

BROADBAND SERVICES

Each local government must include a broadband element to analyze available services and identify potential improvements. This element is an action plan with steps for promoting reasonable and cost-effective access to broadband.

FUTURE LAND USE

This element is required for any community that has a local zoning ordinance and assigns future development categories by parcel. The map and narrative in this section will guide local elected officials on zoning and land use policy decisions. The intention is to influence growth and development throughout the community in consideration of existing development patterns, access to utilities and services, and community needs and goals.

COMMUNITY WORK PROGRAM

The final element of the comprehensive plan, the Community Work Program, outlines steps and strategies for achieving the community’s goals and implementing its plans. It identifies priority projects, timelines for implementation, responsible parties, and funding strategies for the next five years. The Community Work Program is accompanied by a Report of Accomplishments from the previous plan update’s project list.

Public Involvement

PUBLIC INPUT & STEERING COMMITTEE

This comprehensive plan update incorporated public input throughout. The planning process began with a public hearing on January 22nd, 2024, followed immediately by a public town hall meeting. The Northeast Georgia Regional Commission (NEGRC) hosted a website that served as an information hub for the comprehensive plan update process (Figure 3). An online community survey allowed the local government to receive a wider range of input than otherwise would have been possible. The survey was available to take from January 22nd to March 11th, 2024. Survey participation is summarized in the Appendix, on page 44. Input from both the town hall meeting and the community survey was combined to create a SWOT Analysis (page 42).

In addition, a work session was held with the Steering Committee, a group of stakeholders representing various interests in Arcade (Figure 4). Steering Committee membership is listed on page 4. This committee provided valuable feedback, guidance, and recommendations about the comprehensive plan. Committee members served the integral role of guiding the plan as a document representative of Arcade's vision.

A final public hearing was held on September 17, 2024, before submittal of the plan to DCA for review. Documentation of public hearings and input meetings is included in the Appendix, beginning on page 40.

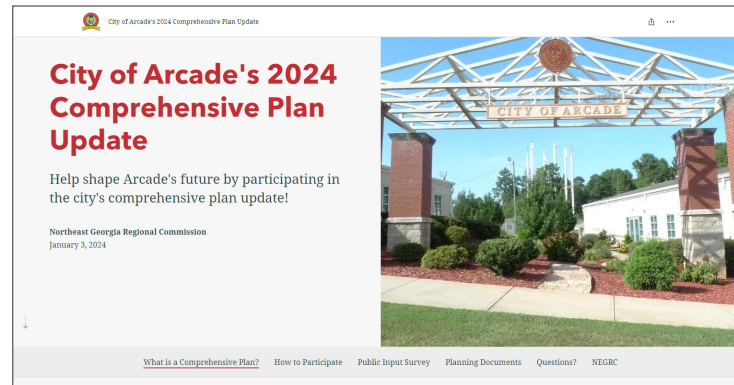


Figure 3. A story map served as the online hub for information about the comprehensive plan update process.



Figure 4. Discussion during the Steering Committee work session.



NEGRC'S ROLE

The Planning and Government Services Division of the NEGRC oversaw the development of the 2024 comprehensive plan update for the City of Arcade, including facilitating public hearings and input meetings and conducting the online community survey.

Review Process

As dictated by the DCA's rules for comprehensive planning, the City must transmit the plan to the NEGRC when all required components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Following transmittal, the NEGRC and the DCA concurrently review the plan.

Once the plan has been found by the DCA to comply with Minimum Standards and Procedures, the local government must adopt the approved plan to maintain Qualified Local Government Status.

Data & Statistics

The facts, figures, and statistics used to develop the Plan were generated from data compiled throughout the planning process. The data and analyses were used to identify general trends and provide a reliable quantitative context to describe existing conditions and assist in informing the recommendations and policies. Unless otherwise noted, all data are sourced from Esri's Business Analyst Software, which is based on 2010 and 2020 U.S. Census Data and the Census's 2017–2021 American Community Survey.

Chapter 2

Vision, Goals, & Policies

Purpose

The plan's vision, goals, and policies look to the future, as described below.

VISION

Paints a picture of what the community wants to be like in 20 years

GOALS

Articulate ideals toward which the community is working

POLICIES

Provide guidance and direction for achieving the ideals articulated by the goals



Vision

The City of Arcade is an attractive, rural community located in Northeast Georgia, offering a quiet, peaceful setting without being too far from urban amenities. The city hosts recreational opportunities for all ages and a safe environment to raise a family. Most notably, Arcade has a wonderful park system and a unique, non-corporatized center. A strong sense of community and affordable living give the city a laid-back atmosphere where residents of all ages and income levels can connect.

Goals & Policies

The following list of goals and policies are designed to be a framework for guiding growth and development in the City of Arcade in a manner consistent with the community's vision. The goals are general statements that describe what the City wishes to achieve over the next five-to-ten years. The related policies that follow each goal are specific strategies that describe how the City will work to accomplish the stated goals. Additional development strategies for each Character Area are identified and discussed further in the Land Use component.

1. We will support programs that create and retain businesses that are appropriate for Arcade's economic growth.

- Target specific industries that will have a high probability of success and are appropriate for Arcade's economy, real estate options, workforce, and incentives.
- Work with Jackson County Chamber of Commerce, the Alliance for Economic Development, NEGRC, and other organizations to encourage expansion and retention of jobs.
- Identify locations within Arcade and areas adjacent to the city where businesses can be encouraged to locate or relocate.
- Apply for Broadband Ready Community Status and seek strategic opportunities to expand broadband infrastructure appropriate for private sector needs.

2. We will invest in infrastructure enhancements to support residential needs, commercial growth, and emergency services.

- Encourage the development of water and sewer infrastructure by engaging in public-private partnerships.
- Pursue grants and County partnership mechanisms that can help the City bolster infrastructure capacity.
- Generate tax revenue by promoting new commercial development.
- Install fire hydrants at targeted streets and intersections in need.

3. As growth occurs, we will accommodate our diverse population by encouraging an appropriate mixture of housing types and employment opportunities.

- Improve mobility and access to-and-from jobs and other destinations by synchronizing future land use, transportation, and capital improvement plans.
- Encourage opportunities for mixed-income housing to better serve the housing needs of the community.

4. We will encourage development whose design, landscaping, lighting, signage, and amenities complement Arcade's rural character and add value to our community.

- Develop unified standards for way-finding and landscaping along major transportation corridors.
- Encourage development that utilizes the value of our existing transportation infrastructure, rather than fragmented development in undeveloped areas.
- Establish a recognizable transition from the developed areas of the city to the less-developed areas.

5. We will seek ways to expand community recreation facilities and programs to promote health and wellness among residents.

- Facilitate family-based recreation programs, such as organized sports at Arcade City Park.
- Build a new park and a community center for events, non-profit services, and community meetings.
- Create a bicycle and/or pedestrian network of trails to promote active lifestyles.
- Connect Arcade City Park to adjacent open spaces and public areas.

Chapter 3

Needs & Opportunities

Community Overview

The City of Arcade is in Jackson County, Georgia, and has a population of approximately 1,855. The community's population is expected to remain steady in the short-term, with a projected annual growth rate of -0.08% between 2023-2028. This is opposite the annual growth rates predicted for Jackson County (2.56%) and the State of Georgia (0.51%) during the same period (Esri BAO 2023 estimates); however, these projections are primarily based on past population trends. The projection for Arcade does not reflect the two anticipated large housing projects developers have proposed on the east side of town, which together propose approximately 6,000 new residential units. If they are built as planned, they will provide room for Arcade's population to grow considerably during the next decade.

In comparison to the rest of Jackson County, Arcade has a similar demographic composition. Arcade's largest age cohort are 55-64, with a racial composition of 75.6% white and 10.6% Black. The median household income is \$69,094, and 80.9% of households are owner-occupied (Esri BAO 2023 estimate). However, unlike the rest of the county, about one-third (36%) of Arcade residents live in mobile homes (Esri BAO, from 2017–2021 ACS), which is reduced from the 52% of residents estimated to be living in mobile homes at the time of the previous plan update. According to Stakeholder input, there is an opportunity to increase the development of affordable, permanent homes and renting options.

Arcade residents have similar educational attainment as Jackson County as a whole, with 87% of the population having earned at least a high school diploma or equivalent and 41% having an associate, bachelors, or post-graduate college degree (Esri BAO 2023 estimate). The Georgia Department of Labor estimates Jackson County's preliminary unemployment rate for July 2024 as 2.6%, which places Jackson County among

the counties with the lowest unemployment rates in the state. According to the 2017–2021 American Community Survey, nearly half of Arcade residents work within Jackson County, with the rest commuting outside the city limits.

The city prides itself on its small-town, country feel and its proximity to urban areas, such as Gainesville and Athens. The Arcade City Park is regularly used by residents and has been undergoing renovations. Although participants at the public input meetings noted that the city has good qualities, they also identified several needs for the community to address. The following section will present needs and opportunities identified through the Strengths, Weakness, Opportunities, and Threats (SWOT) analysis (page 42), discussion during the Town Hall and Steering Committee meetings, and professional analysis of relevant data and results of the online survey.



2019 Azalea Festival

Needs & Opportunities

The needs and opportunities of Arcade are identified below in the following categories: Population, Economic Development, Cultural and Historical Resources, Natural Resources, Community Facilities and Services, Transportation, Housing, Land Use, and Intergovernmental Coordination.

POPULATION

- Recent development interests propose bringing several thousand new single-family homes to the city. As a result, infrastructure needs will increase; therefore, the City's responsibility to anticipate and manage those needs will also increase.
- Arcade's exclusion of property taxes creates a need to balance retail / business to generate sales tax revenue to support demand on city services and infrastructure.
- An increasing population will create new planning priorities regarding housing options, recreation opportunities, and social service needs.
- An increasing population will create new opportunities for retail / business to develop.

ECONOMIC DEVELOPMENT

- The city has limited employment opportunities relative to its residential population. The City should recruit businesses to provide a more equitable balance of housing, employment opportunities, retail, and services.
- Arcade should try to create a balance between pedestrian-oriented and auto-oriented commercial development by exploring development opportunities for a city commercial center relative to the Activity Center, Town Center, and Highway Commercial character areas. This will promote a variety of urban experiences, a sense of place, and sales tax revenue.
- Arcade should establish and maintain key entry points into the city as "Gateways," using tools such as entrance and wayfinding signage, landscaping, and consistent branding to convey community identity and a sense of place.
- US-129 and proximity to mid-sized cities provide opportunities for light industrial / commercial agriculture developments.

NATURAL, CULTURAL, & HISTORIC RESOURCES

- The City should discourage development within environmentally sensitive areas, such as floodplains, wetlands, steep slopes, and wildlife habitat areas.
- The City should protect water resources and water quality through enforcement of stormwater, erosion, stream bank, and septic tank ordinances.

NEEDS & OPPORTUNITIES

- Existing trends of low-density residential infill on one-acre lots will consume more land per household unit and may limit the accessibility of the remaining woodlands, pastures, stream corridors, and steep slopes that are included in one-acre lots to private use. Arcade needs to balance the effects of large new residential developments to the local appeal of a rural character.
- Stakeholders noted Arcade's proud, yet unknown, history. Investments in historic interpretation could help communicate significant attributes of the community.
- Members of the community have expressed interest in continuing to host community events such as the Azalea Festival, as well as preserving the Veteran's Memorial at the Municipal Building.
- Due to limited local infrastructure, the City's zoning and development regulations should require new development to contribute to local infrastructure needs related to growth.
- Financial capacity for funding new infrastructure facilities and expanding existing ones should be determined.
- A more balanced and productive commercial sales tax base is needed to fund appropriate facilities to serve the needs of the local population and employment. A sustainable commercial retail district will help provide a larger, predictable tax revenue source.
- The City is preparing for a second phase of renovations and upgrades to Arcade City Park. It is currently the only park in the city, and community members have expressed a desire for another public park. The City has plans to build a new park called the Mayor's Park, which will help meet the need for additional park space.

COMMUNITY FACILITIES & SERVICES

- The City should identify the ownership status and location of all local infrastructure (water, sewer, road, internet, etc.), then determine how active their role in managing / expanding those systems should be.



Playground and pavilion at Arcade City Park

- No community center is available; residents must rely on nearby City of Jefferson. Future development of a community center would help to provide amenities and services for residents. The City plans to build a community center at the new Mayor's Park. Following Arcade City Park renovations and Mayor's Park construction, the City should focus on programming for the new and newly updated facilities.
- Arcade should work closely with local and regional solid waste management entities to improve recycling options for its residents.

TRANSPORTATION

- Investments in bike and pedestrian transportation infrastructure should be supported as part of the City's economic development initiatives.
- The City should identify the preferred character of roadways in Arcade to ensure that transportation design is consistent with surrounding land uses and neighborhood character.
- The City should conduct traffic studies of local intersections with significant levels of service issues and plan roadway and signal improvements to address safety concerns and congestion.
- A "Complete Streets" approach to roadway design should be adopted to accommodate multiple modes of transportation, including pedestrians, bicycles, automobiles, and rural transit.
- The City should encourage connectivity through multiple access points and small-block grid design in the road layout of new residential neighborhoods.
- Access management techniques should be encouraged on major roads to limit the number of curb cuts and driveways.
- Transportation projects and streetscapes should accommodate disabled and elderly persons and meet ADA design standards.

HOUSING

- The City should encourage the renovation of substandard housing along its major thoroughfares and declining neighborhoods.
- The City currently has no options for attached housing, such as townhomes, condominiums, mixed-use, and apartments. Combined with a centralized commercial center, these housing types could help offset any sprawling growth pressures and preserve undeveloped land / rural character in the remaining parts of the city. The City should coordinate housing development with town center planning to provide medium-density and Traditional Neighborhood Development (TND) near mixed-use amenities. This type of development must be coordinated with appropriate supporting infrastructure, such as sanitary sewer access.
- Single-family, large lot developments will not address all future housing needs. Zoning and development regulations should accommodate the anticipated mix of diverse housing needs.
- Special needs for seniors, smaller households, low-income, and moderate-income households are expected to increase throughout the next two decades. The City may desire to attract a senior housing development or other similar activity to ensure that the needs of the elderly population are addressed.

LAND USE

- Aesthetics, signage, and streetscapes should be improved at key gateways into the city.
- The City should consider “place-making” strategies in order to develop a vibrant town center that serves as a community focal point.
- The City should encourage the development of an employment center and mixed-use activity center at an appropriate intersection.
- Higher-density housing options, such as townhomes, should be promoted in conjunction with a town center in order to support pedestrian-oriented retail and services. This will also help preserve and protect peripheral undeveloped land.
- Traditional Neighborhood Development principles should be encouraged in order to make neighborhoods more pedestrian friendly and encourage community interaction.
- Land-use decisions should complement future water and sewer infrastructure, where possible.
- Appropriate design and signage standards and code enforcement can support the City's efforts to rehabilitate unattractive areas.

INTERGOVERNMENTAL COORDINATION

- Future land uses and infrastructure development within the city limits should be closely coordinated with Jackson County and/or the City of Jefferson, including regular meetings to discuss infrastructure and development opportunities.
- The City should periodically evaluate service delivery agreements with the County to ensure that the value and services provided continue to meet the needs of the City's residents.



City Hall

Chapter 4

Broadband Services

State & Regional Initiatives

Expansion of broadband is a top priority region wide. The *Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2022–2026*, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, business leaders, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan (Strategy 2.a).

Additionally, in 2018 the State of Georgia launched the Georgia Broadband Deployment Initiative (GDBI), an interagency team formed to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

Existing Services

According to data from the GDBI, more than half of populated areas in Arcade are “served” by broadband (Figure 5). Most of the land categorized as “unserved” is on two large undeveloped tracts north of US-129. The program defines “served” as having a download speed of 25 Mbps and an upload speed of 3 Mbps available to at least 80 percent of locations within a census block. This speed may be sufficient for certain kinds of digital needs, but it may not meet the speeds necessary for higher demand needs like streaming content or virtual learning. Residents report that available internet speeds are very slow in some areas, and the City has identified improving internet access and speeds as a priority.

Improving internet access and speeds is a priority. The City is open to additional infrastructure for broadband services.

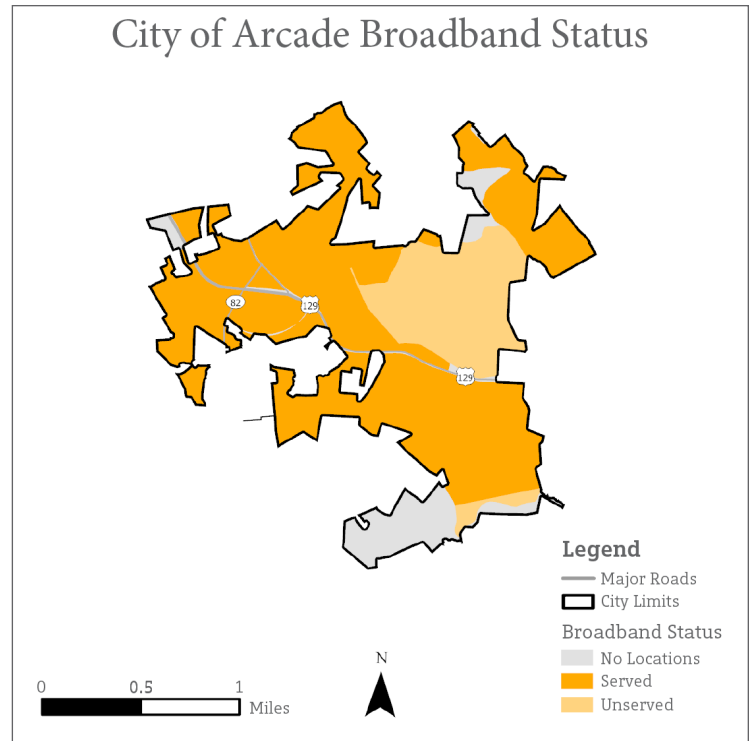


Figure 5. Broadband availability and status in Arcade as of 2023, according to data from the GDBI (<https://broadband.georgia.gov>). The GDBI defines “served” as having a download speed of 25 Mbps and an upload speed of 3 Mbps available to at least 80% of locations within a census block.

Arcade has adopted a broadband ordinance based on the State’s model ordinance and applied for certification as a Broadband Ready Community. Both actions signal to providers that the City is open to exploring additional broadband infrastructure to provide options and further improve connection speeds.

Chapter
Land Use

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Land Use Overview

The Land Use Chapter includes a discussion of future development policies with a corresponding Future Development Map. Pursuant to the rules of the Georgia Department of Community Affairs, the following Future Development Map, Compatibility Index, and Defining Narratives provide the physical planning component of the comprehensive plan. The “character areas” methodology was used for land use planning in this document, in lieu of the “future land use” methodology. The character areas method involves assigning groupings of parcels a descriptive narrative and an array of applicable zoning categories. Character areas typically provide greater flexibility than traditional land use maps in which each parcel is assigned a single category such as Residential or Commercial.

The majority of existing development in Arcade is low-density, single-family homes and farms with a small commercial presence. Opportunities to facilitate growth are primarily held in the areas zoned as Planned Community Development (PCD). The City has prepared for large development by establishing this zoning classification and undertaking other pre-planning initiatives for what is currently undeveloped land. A crucial part of this pre-planning has included working with potential developers on plans and agreements for the developers to establish sanitary sewer and wastewater treatment services, which are necessary to support the desired development density.

Arcade’s character areas are summarized in the table on page 26 and the map on page 27. Narrative descriptions and implementation measures for each character area can be found on the pages indicated in the table.

Character Areas

Each character area is a planning sub-area within the community where more detailed, small-area planning can be used to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the community's goals. This small-area planning includes the implementation of certain policies, investments, incentives, zoning designations, or regulations that may be applied in each respective area.

Zoning, development regulations, and infrastructure investments will need to evolve as build-out occurs in order to implement the recommended goals for each identified character area effectively. Decision-makers will use the character area narratives as a policy guide for future development and zoning decisions. The character area map, with a defining narrative and example illustrations for each area, outlines the future development concept that the community wishes to achieve in the long term.

The 2019 Comprehensive Plan's Future Development Map was assessed by the Steering Committee and refined to correlate with the needs identified during the 2024 update. Character area boundaries were adjusted to align with parcel boundaries and to reflect changes in current or planned future land use. The Conservation/Recreation Character Area was merged into the Neighborhood Residential and Estate Residential character areas. The Gateways and Town Center character areas were changed to hatched symbology, for reasons explained on page 26 and within their respective character area narratives. For each character area, a description of the area is provided, along with representative illustrations, appropriate zoning categories, and implementation strategies.

Character Area

A district or section of the community that:

Has unique or special characteristics to be preserved or enhanced;

Has potential to evolve into a unique area with more intentional guidance; or

Requires special attention due to a unique development issue.

Source: DCA Rules for Comprehensive Planning

CHARACTER AREAS COMPATIBILITY INDEX

Character Area	Uses	Compatible Zoning and Land Use*	Page
Activity Area	Focal point of mixed commercial and residential with ample recreation and public space	C-1, C-2, O-I, PCD, R-1, R-2, R-3, R-4, MFR	28
Employment Center	Commercial, office, and light industrial uses	C-1, C-2, LI, O-I	29
Estate Residential	Rural residential and agriculture	AG-R, RR-1, RR-2, R-3, R-1, PCD, PCFD, and AG	30
Gateways	Landscaped greenspace and signage	n/a**	31
Highway Commercial	Commercial and office	C-1, C-2, O-I, PCD	32
Neighborhood Residential	Residential with very light commercial	R-1, R-2, R-3, R-4, PCD, MFR, C-1, C-2, RR-1, RR-2	33
Town Center***	Downtown environment with retail, office, services, and residential	C-1, C-2, O-I, PCD, R-1, R-2, R-3, R-4, MFR	34

**Note that suitable zoning classifications may vary within a character area and should be evaluated on a case-by-case basis. Additionally, the listed zoning districts are based on the vision for the future described in each character area narrative; however, several of the listed zoning districts will only be suitable when and if sanitary sewer is extended into an area, as described in the City’s Land Use Management Code.*

***The Gateways Character Area is not parcel-based. It overlays other character areas and identifies the approximate location of important gateways into town, where the right-of-way is managed for wayfinding and aesthetic purposes.*

****The boundaries of the Town Center Character Area are uncertain and not yet parcel-based, as this area is anticipated to be only part of a larger planned unit development, and the land there has not yet been subdivided. Additionally, its exact location will depend in part on where a future traffic light is allowed to be installed on US-129.*

Compatibility with Overlay Districts

According to the City of Arcade Land Use Management Code, there are currently two overlay districts within Arcade. The U.S. Highway 129 Corridor Overlay District applies to all lands within 1,000 feet of the right-of-way of the divided US Highway 129. Purposes of the overlay district are described as limiting the number of access points permitted and preserving the aesthetics of the corridor. The Wetlands Protection District applies to wetlands, for the purposes of wetlands protection and establishing permitted uses within wetlands. Review of all development proposals within these overlay districts, or any future overlay district, should consider compatibility with both the character area’s defining narrative and the requirements of the overlay district.

FUTURE DEVELOPMENT MAP

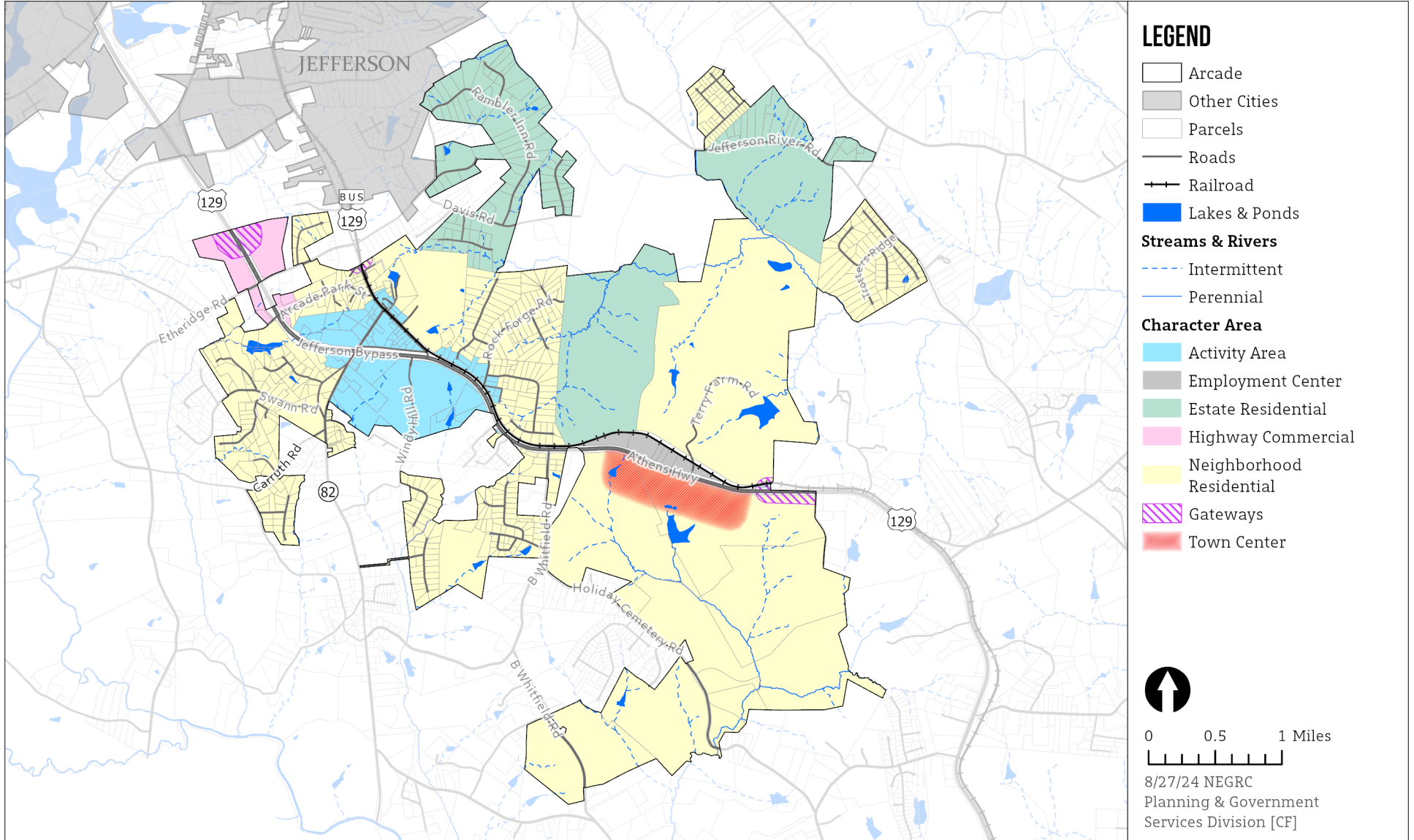


Figure 6. This Future Development Map shows the locations of Arcade's character areas.

ACTIVITY AREA

The Activity Area is located along the US-129 bypass and encompasses the old city center on Athens Street. It should serve as a focal point for several neighborhoods and should have a concentration of activities, such as general retail, service commercial, professional office, residential, civic and appropriate public open space. Arcade City Hall, Arcade City Park, and the planned new park are all located here.

The Activity Area should include a relatively high-density mix of residential, retail, office, services, recreation, and employment to serve the market area. Designs for the Activity Area should be pedestrian-oriented, with walkable connections between different uses, and direct connections to greenspace and trail networks. Site design should be oriented around a central green, square, or plaza. The pedestrian-friendly environment should be enhanced by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and destinations. The Activity Area should also include vehicular connections with surrounding neighborhoods.

Zoning Categories and Land Use

See Character Area Compatibility Table on page 26.

Implementation Strategies

- Create network of sidewalks and trails emanating outward
- Create and enforce bicycle facility specifications
- Allow flexible parking standards
- Expand recreational programs
- Enable increased residential density by extending sanitary sewer to this area



Example of an active, mixed-modal environment (rendering of Firefly Trail in Winterville, Georgia)

EMPLOYMENT CENTER

The Employment Center is located between Arcade's major thoroughfare and the existing CSX Railroad to the north. This character area is separated from the Town Center by US-129 to provide an ample barrier between any future light industrial and mixed commercial or residential development. The area's proximity to major transportation infrastructure, as well as the amount of developable land, make it ideal for uses that can serve as a concentrated center of employment for the residents of Arcade, as well as the surrounding area. The vision is for office and light industrial manufacturing uses to locate here.

Zoning Categories and Land Use

See Character Area Compatibility Table on page 26.



Example of an office park

Implementation Strategies

- Maintain aesthetics throughout with appropriate signage, landscaping, and other beautification measures
- Manage access to keep traffic flowing, using directory signage to clustered developments
- Limit US-129 access points to 2-3 entrances/exits
- Parking areas should include up to 25% pervious surface to minimize stormwater runoff
- Attract companies that can utilize railroad access
- Maximize the space by allowing multi-story development

ESTATE RESIDENTIAL

The Estate Residential Areas are rural areas that are likely to face additional development pressure for lower density residential development. The vision for this character area is that it remains largely rural and maintains the existing tree canopy as much as possible. Open space should dominate the landscape and any new development should be of an appropriate scale with large-lot, single-family homes.

Open space along streams and other linear features is well-suited for outdoor recreation and conservation purposes, linking ecological, cultural, and recreational amenities.

Zoning Categories and Land Use

See Character Area Compatibility Table on page 26.

Implementation Strategies

- Cluster development, support conservation subdivisions, and require conservation easements for large developments
- Create a network of trails and greenways
- Maintain landscaping and buffers
- Foster large lot zoning
- Manage sign control for rural corridors
- Maintain extended riparian buffers
- Explore conservation-based design guidelines



Low-density residential development in Oxford, Georgia (top) and Pendergrass, Georgia (bottom)

GATEWAYS

The purpose of the Gateways character areas is to create a pleasant, welcoming atmosphere for people traveling into the city. The Gateway corridors are significant transportation corridors leading into Arcade. These corridors focus on providing visitors with an inviting first impression of the city. They include entrances on the US-129 bypass and the US-129 business route. This character area overlays other character areas and is focused on management of land in and near the road right-of-way.

Zoning Categories and Land Use

See Character Area Compatibility Table on page 26.

Implementation Strategies

- Create a sense of place with appropriate signage, landscaping and other beautification measures
- Manage access to keep traffic flowing, using directory signage to clustered developments
- Avoid strip development
- Provide pedestrian linkages to adjacent and nearby residential or commercial districts
- Parking areas should be heavily landscaped and include up to 25% pervious surface to mitigate stormwater runoff



Gateway-style signage and landscaping examples from Arcade (top) and Athens, Georgia (bottom)

HIGHWAY COMMERCIAL

The Highway Commercial character area is located on the north end of the US-129 bypass. This entrance to the City serves as the main access to Arcade from the direction of I-85. It should serve as a light commercial activity center for surrounding neighborhoods and should have a concentration of activities such as general retail, service commercial, professional office, and appropriate auto-oriented uses. Design for these areas should incorporate pedestrian-friendly features when prudent.

Zoning Categories and Land Use

See Character Area Compatibility Table on page 26.

Implementation Strategies

- Foster alternative businesses to Big Box stores
- Design creatively to utilize shared public spaces and parking
- Allow flexible parking standards
- Parking areas should include up to 25% pervious surface to minimize stormwater runoff
- Revisit the potential to install a traffic signal at the US-129 intersection
- Require vegetative buffers between surrounding character areas



Example of a small-scale, locally-owned business in Madison, Georgia.

NEIGHBORHOOD RESIDENTIAL

Neighborhood Residential areas highlight where pressures for suburban subdivisions are the greatest. Moderate density traditional neighborhood development (TND)-style residential developments should be promoted. New large developments should be master planned to ensure compatibility with adjacent character areas. Multi-modal connections to commercial nodes and adjacent neighborhoods should be created. These areas should contain a mix of residential architecture styles, with shared community space, linked in a compact pattern that encourages walking and minimizes the need for local auto trips. There should be compact internal street connectivity and multiple site access points. The vision for these areas is for them to become cohesive, walkable neighborhoods with a mix of housing types and for varying income levels.

Open space along streams and other linear features is well-suited for outdoor recreation and conservation purposes, linking ecological, cultural, and recreational amenities.

Zoning Categories and Land Use

See Character Area Compatibility Table on page 26.



Implementation Strategies

- Creatively design for higher density clusters
- Allow mixed-use zoning in strategic locations
- Encourage residential infill
- Beautify right-of-way (ROW)
- Create sidewalk and pedestrian network design connecting to the Activity Center and Town Center
- Encourage conservation subdivisions to preserve open space and protect natural resources
- Master-plan new large developments, and partner with the private sector to extend infrastructure to these areas



Neighborhood residential examples, from Winterville, Georgia (left), Social Circle, Georgia (top), and Newborn, Georgia (bottom right)

TOWN CENTER

The Town Center will serve as the new heart of Arcade. It will be a compact area similar to a compact, attractive, and pedestrian-friendly downtown. The Town Center should include a relatively high-density mix of retail, office, services, and employment to serve the greater area. Both vertical and horizontal mixed-use should be encouraged. Residential development should reinforce a traditional town center character with a broad range of income levels, including multi-family townhomes, apartments, and condominiums. The design should be pedestrian-oriented, with walkable connections between different uses. Interior road edges should be clearly defined by buildings with minimal front setbacks and parking in the rear. The pedestrian-friendly environment will be enhanced by creating trail/bike routes linking to neighboring communities and destinations, such as the Activity Centers character area, commercial clusters, and parks.

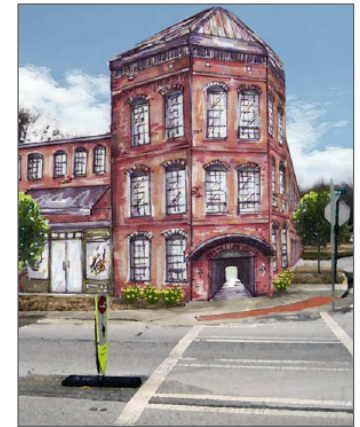
The boundaries of the Town Center character are uncertain at this time, for two reasons. One is that the location and configuration will be determined in part by where GDOT approves a traffic light to be constructed on US-129. The other is that the parcels where the Town Center Character Area are very large, and the Town Center would only be part of a larger mixed-use development. The approximate location of the Town Center is represented on the Future Development Map using cross-hatched symbology. The symbology and boundaries of this character area should be adjusted in later Comprehensive Plan updates, when there is greater certainty about the precise location.

Zoning Categories and Land Use

See Character Area Compatibility Table on page 26.

Implementation Strategies

- Create pedestrian network emanating outward
- Create and enforce bicycle facility specifications
- Allow flexible parking standards
- Incentive Zoning
- Encourage mixed land uses
- Install water & sewer system



Traditional downtown illustrations (rendering of downtown Porterdale, Georgia)

Chapter 6
Work Program

Overview

The Work Program chapter consists of two parts: a Report of Accomplishments and a Community Work Program. The Report of Accomplishments (page 37) provides a status report of the 2019–2024 Community Work Program. Subsequently, the Community Work Program (page 38) is updated to reflect a new, tangible list of projects to complete over the following five years (2025–2029). The list identifies priority projects, timelines for implementation, responsible parties, and funding strategies.

Report of Accomplishments (2019–2024)

An asterisk (*) denotes items carried forward to the next Community Work Program (CWP).

	Activity Description	Status	Notes
1*	Maintain EPD environmental permit approval regarding new water & sewer treatment facility pending private sector partnership.	Ongoing	In progress. Expected completion in 2026 (tentative). Carried forward as CWP #1.
2	Provide sidewalks within Activity Area Character Area, connecting City Hall with Arcade City Parks.	Canceled	Not feasible at this time.
3	Draft and adopt a Complete Streets policy that will encourage the consideration of all forms of travel, not solely automobiles, in transportation investments.	Completed	Land Use Development Code was amended to include many details related to pedestrian facilities, connectivity, and safety.
4*	Incorporate a Veteran’s Day Memorial into the design of renovated or newly constructed park.	Postponed	Revised. Will be part of the future new park and Community Center. Combined with items 7 and 11 as CWP #2.
5*	Partner with the private sector to share costs associated with expansion of water, sewer, transportation, and communication infrastructure in the Town Center Character Area and new subdivision development in East Arcade.	Ongoing	Discussions with developers are ongoing. Carried forward as CWP #3.
6*	Schedule work sessions with Jackson County Chamber of Commerce to identify which sectors of economic development would suit the City of Arcade in the Town Center, Activity Center, and Employment Center Character Areas.	Ongoing	Discussions with the Chamber are ongoing. Carried forward as CWP #4.
7*	Construct a Community Center adjacent to Arcade City Park.	Postponed	Revised. The Community Center will be built near the future new park (item 11), not Arcade City Park. Combined with items 4 and 11 as CWP #2.
8	Adopt model broadband ordinance (provided by Georgia Department of Community Affairs).	Completed	Adopted June 2024.
9	Apply for Georgia Broadband Ready Community status.	Completed	Submitted application June 2024.
10*	Construct a Multi-Use Path in Arcade City Park.	Ongoing	The park is undergoing renovations and upgrades. Phase 1 was completed. Phase 2 will include the path. Revised and carried forward as CWP #5.
11*	Implement Phase 1 of Mayor’s Park plans.	Ongoing	Revised. Combined with Veteran’s Memorial (item 4) and Community Center (item 7) as CWP #2.

Community Work Program (2025–2029)

An asterisk (*) denotes items carried forward from the previous Community Work Program (CWP).

	Activity Description	Estimated Completion	Responsible Party	Cost	Funding Source
1*	Maintain EPD environmental permit approval regarding new water & sewer treatment facility pending private sector partnership.	2025–2026	City	Staff time	General Fund
2*	Implement Phase 1 of plans for the new park, incorporate a Veteran’s Day Memorial into the park design, and build a Community Center near or in the park.	2025–2029	City	\$3 million	Grants, SPLOST, General Fund
3*	Partner with the private sector to share costs associated with expansion of water, sewer, transportation, and communication infrastructure in the Town Center Character Area and new subdivision development in East Arcade.	2025–2029	City	TBD	TBD
4*	Schedule work sessions with Jackson County Chamber of Commerce to identify which sectors of economic development would suit the City of Arcade in the Town Center, Activity Center, and Employment Center Character Areas.	2025–2026	City	Staff time	General Fund
5*	Complete Phase 2 of Arcade City Park renovations and upgrades, including constructing a multi-use path within the park.	2025–2029	City	TBD	Grants, SPLOST, General Fund

Appendix

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**Public Hearing #1 /
Town Hall Meeting
Documentation**

The opening public hearing was held on January 22nd, 2024, and it was followed by a public town hall discussion. The hearing and town hall were advertised in the Jackson Herald.

**NOTICE OF
PUBLIC HEARING & TOWN HALL MEETING**


The City of Arcade will conduct a Public Hearing on **January 22, 2024**, at 6:00 p.m. at City Hall, 3325 Athens Hwy., Jefferson, GA, 30549. A public Town Hall Meeting will immediately follow the Public Hearing, at the same location.

**Comprehensive Plan Update for the
City of Arcade**

The purpose of the Public Hearing is to brief the community on the process for developing the City's 2024 comprehensive plan update and to obtain input on the proposed planning process. The purpose of the Town Hall Meeting is to gather ideas and suggestions about the City's needs and opportunities from community members. Residents, business owners, and stakeholders are invited to attend the Public Hearing and Town Hall Meeting to provide comments, ideas, and suggestions. If you are unable to attend and wish to receive information regarding the hearing, please contact the Northeast Georgia Regional Commission at (706) 369-5650 or cflaute@negrc.org.

Note: This will not be a voting meeting or a work session. However, a quorum may be established.

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		City of Arcade: Comprehensive Plan Update Public Hearing #1 & Town Hall Meeting: Jan. 22, 2024 - 6:00 p.m. Arcade City Hall, 3325 Athens Hwy., Jefferson, GA 30549
NAME	TITLE / REPRESENTING	EMAIL
Carol Hildeman		
Jessica Livingston	admin assistant	
Cindy Bone	Council Member/Partner	
John Hennings	Planning Commission	
John Scott	Jackson Co. Chamber	
Kela Quigley	City Administrator	
Stephanie Johnson	Admin Asst / Court Clerk	
Lori Brantle	Citizen	
Ken Brantle	Citizen	
Alicia King	Piedmont Region Library System Representative	
Doug Haynie	Mayor / Arcade	
Wes Donaldson	Citizen	
Carol Flaute	Senior Community Planner, NEGRC	
Phillip Jones	GIS Manager	

 City of Arcade: Comprehensive Plan Update Steering Committee Meeting: Mar. 18, 2024 - 6:00 p.m. Arcade City Hall, 3325 Athens Hwy., Jefferson, GA 30549		
NAME	TITLE / REPRESENTING	EMAIL
Jessica Livingston		
John Hendrix		
Kila Quigley		
Doug Haynie	NEGR	
Carol Flaute	NEGR	
Phillip Jones		

Steering Committee Meeting Documentation

The Steering Committee met on March 18th, 2024. Steering Committee members also participated in the town hall meeting on January 22nd (see previous page).

NOTICE OF PUBLIC HEARING


The City of Arcade will conduct a Public Hearing on **September 17, 2024, at 5:00 p.m.** at City Hall, 3325 Athens Hwy., Jefferson, GA, 30549.


Comprehensive Plan Update for the City of Arcade

The purpose of the public hearing is to brief the community on the contents of the City's comprehensive plan update, provide an opportunity for final suggestions, and notify the public of the transmittal and adoption schedule. All interested parties are invited to attend. If you are unable to attend and wish to receive information regarding the hearing, please contact the Northeast Georgia Regional Commission (NEGR) at (706) 369-5650 or cflaute@negrc.org.

Note: This will not be a voting meeting or a work session. However, a quorum may be established.

The Comprehensive Plan Draft is available here: <https://arcg.is/HHLb5>



 City of Arcade: Comprehensive Plan Update Public Hearing #2, Sept. 17, 2024 - 5:00 p.m. Arcade City Hall, 3325 Athens Hwy., Jefferson, GA 30549		
NAME	TITLE / REPRESENTING	EMAIL
Carol Flaute	Senior Community Planner, NEGR	
Beck Pizlo	Community Planner	
Jessica Livingston	Admin Assistant	
Stephanie Johnson	Admin Assistant	
Doug Haynie	Mayor - Arcade	
Kila Quigley	City Administrator	

Public Hearing #2 / Town Hall Meeting Documentation

The second public hearing was held on September 17th, 2024, and it was followed by a public town hall discussion. The hearing and town hall were advertised in the Jackson Herald.

SWOT Analysis

This analysis was compiled and organized topics by NEGRC staff based on three sources of input: discussion during a public meeting, responses to the online community survey, and consideration of the existing SWOT analysis from the 2019 Comprehensive Plan Update.

Responses listed here represent the views of one or more individuals who participated in a meeting or survey, and thus do not necessarily represent the views of the community as a whole.

STRENGTHS

My community has these advantages:

CONVENIENT LOCATION	<ul style="list-style-type: none"> • Access to a major state thoroughfare (US-129) and interstate (I-85) • Many amenities and businesses (e.g., restaurants, shopping, groceries, and healthcare) available within a 30-minute drive • Convenient to travel to nearby larger cities (e.g., Athens, Gainesville, and Jefferson) • Easy access to important and enjoyable locations
DEVELOPMENT & HOUSING OPPORTUNITIES	<ul style="list-style-type: none"> • Ample developable property with large lots • Wide variety of residential lot sizes (parcels from half-acre to very large)
SMALL-TOWN CHARACTER	<ul style="list-style-type: none"> • Small-town feel • Rural lifestyle, country charm, farmland • Not a lot of big businesses • Mainly residential uses • Train
COMMUNITY	<ul style="list-style-type: none"> • Neighbors watch out for one another • Neighborhood Watch • Communal value to privacy • Events (e.g., festivals, movie nights) at city park
LOCAL GOVERNMENT STABILITY	<ul style="list-style-type: none"> • Strong financial stability • Dedicated mayor and Council who have served for a long time
QUALITY OF LIFE	<ul style="list-style-type: none"> • Low crime • Low traffic • Privacy • Quiet
CITY'S POLICE FORCE	<ul style="list-style-type: none"> • Quick response time for law enforcement • Strong police presence keeps travel speeds low on US-129 • Well-trained and concerned police force

WEAKNESSES

My community struggles with:

LACKING OR INADEQUATE INFRASTRUCTURE	<ul style="list-style-type: none"> • Lack of access to high-speed internet providers / options • No water or sewer infrastructure, which limits residential and commercial growth • Some areas with slow internet, especially rural • No sidewalks in many areas • Only one park • The primary road through town is a highway
CHALLENGES WITH MAINTAINING INFRASTRUCTURE	<ul style="list-style-type: none"> • Litter on US-129 and other locations • Current infrastructure in bad shape (e.g., roads, stormwater)
LACK OF SERVICES	<ul style="list-style-type: none"> • No code enforcement to deal with run-down vacant properties • Need more policing presence • No post office • Lack of recycling service • Lack of City-owned water service
OTHER	<ul style="list-style-type: none"> • Low public involvement • Difficulty maintaining business presence

OPPORTUNITIES

My community has the potential to:

<p>HOUSING AND INFRASTRUCTURE</p>	<ul style="list-style-type: none"> • Add and revitalize housing and infrastructure to meet the community’s needs • Revitalize low-income areas • Attract a development focused on senior citizen housing • Develop City water and sewer infrastructure • Add residences in a neighborhood environment for young families • Utilize ample undeveloped land • Bring in a mixed-use development
<p>LOCATION</p>	<ul style="list-style-type: none"> • Capitalize on proximity to I-85 and high traffic volume along US-129 • Attract new, small-scale commercial development • Draw in potential customers for new businesses • Planned housing along US-129 might be conveniently located for commuters to Gainesville and Athens
<p>CHARACTER</p>	<ul style="list-style-type: none"> • Maintain and enhance the City’s character • Develop a new public park • Be a place for work, live, and play • Keep it safe and desirable to live here • Make Athens Street more like a historic and community center • Manage growth to maintain the rural community • Add a small commercial town center to anchor the community

THREATS

My community is vulnerable to:

<p>RAPID GROWTH POTENTIAL</p>	<ul style="list-style-type: none"> • Fast-paced suburban growth • Potential suburban sprawl • Could be at risk of losing unique identity and small city atmosphere
<p>GROWTH AND OPPORTUNITY LIMITATIONS</p>	<ul style="list-style-type: none"> • Lack of water and sewer infrastructure • Local opposition • Lack of vision for what is to come • Not enough housing to accommodate potential growth

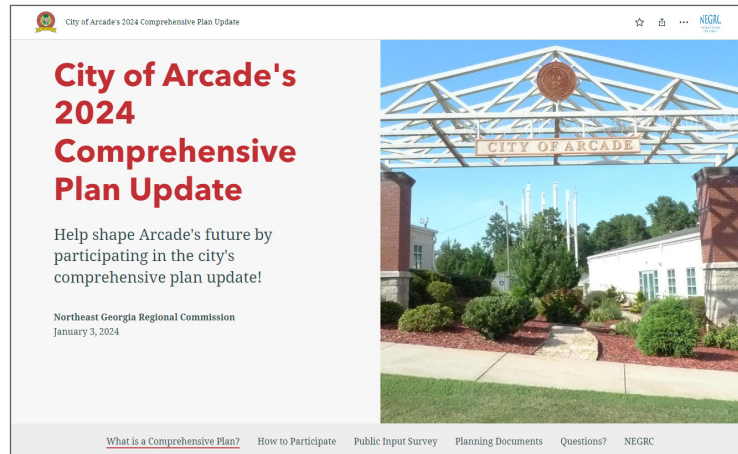
Community Survey and Story Map Website

NEGRC hosted a Story Map website and online community survey. They were advertised to the community via the City's Facebook page.

NEGRC hosted a website that served as an information hub for the Comprehensive Plan update process. Additionally, as part of collecting community input for Arcade's Comprehensive Plan update, NEGRC conducted a community survey from January 22nd to March 11th, 2024.

The initial, brief survey asked demographic questions and about community needs, opportunities, and vision. The survey also included an option to answer several additional questions related to land use and housing, amenities and activities, services, and transportation. A total of 6 completed surveys were received, and all 6 respondents chose to continue through the longer version of the survey.

The details in the next column summarize self-reported information about survey participants. A separate document containing detailed survey responses was provided to the City of Arcade during plan development.



SUMMARY OF SURVEY PARTICIPANTS

Responses to Demographic Questions

Do you live inside or outside of city limits?

- Inside city limits (5)
- Outside city limits (1)

If you live in Arcade, do you rent or own your residence?

- Own (5)
- Rent (0)
- Not applicable (1)


What is your age?


- 19 years old or younger (0)
- 20-34 years old (1)
- 35-49 years old (1)
- 50-64 years old (1)
- 65 years old or older (3)


Which of the following describes your personal interest in the City of Arcade? (Choose as many as apply)


- I live in Arcade (5)
- I work in Arcade (1)
- I regularly visit Arcade (1)
- I own property within Arcade (3)
- I own a business within Arcade (0)
- My organization provides services within Arcade (0)
- Prefer not to say (0)
- Other (0)


Community Data


 Community Profile	
Arcade City, GA Arcade City, GA (1302648) Geography: Place	
Prepared by Esri	
Arcade city, ...	
Population Summary	
2010 Total Population	1,682
2020 Total Population	1,884
2020 Group Quarters	0
2023 Total Population	1,855
2023 Group Quarters	0
2028 Total Population	1,848
2023-2028 Annual Rate	-0.08%
2023 Total Daytime Population	1,383
Workers	281
Residents	1,102
Household Summary	
2010 Households	567
2010 Average Household Size	2.89
2020 Total Households	621
2020 Average Household Size	3.03
2023 Households	623
2023 Average Household Size	2.98
2028 Households	613
2028 Average Household Size	3.01
2023-2028 Annual Rate	-0.32%
2010 Families	441
2010 Average Family Size	3.23
2023 Families	472
2023 Average Family Size	3.37
2028 Families	470
2028 Average Family Size	3.40
2023-2028 Annual Rate	-0.08%
Housing Unit Summary	
2000 Housing Units	523
Owner Occupied Housing Units	68.3%
Renter Occupied Housing Units	21.8%
Vacant Housing Units	9.9%
2010 Housing Units	641
Owner Occupied Housing Units	68.2%
Renter Occupied Housing Units	20.3%
Vacant Housing Units	11.5%
2020 Housing Units	679
Owner Occupied Housing Units	70.1%
Renter Occupied Housing Units	21.4%
Vacant Housing Units	8.5%
2023 Housing Units	664
Owner Occupied Housing Units	80.9%
Renter Occupied Housing Units	13.0%
Vacant Housing Units	6.2%
2028 Housing Units	665
Owner Occupied Housing Units	81.7%
Renter Occupied Housing Units	10.5%
Vacant Housing Units	7.8%
<p>Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.</p> <p>Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.</p>	
January 22, 2024	
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 Community Profile	
Arcade City, GA Arcade City, GA (1302648) Geography: Place	
Prepared by Esri	
Arcade city, ...	
2023 Households by Income	
Household Income Base	623
<\$15,000	11.2%
\$15,000 - \$24,999	10.1%
\$25,000 - \$34,999	4.2%
\$35,000 - \$49,999	8.2%
\$50,000 - \$74,999	19.7%
\$75,000 - \$99,999	15.4%
\$100,000 - \$149,999	20.7%
\$150,000 - \$199,999	4.5%
\$200,000+	5.9%
Average Household Income	\$88,601
2028 Households by Income	
Household Income Base	613
<\$15,000	10.9%
\$15,000 - \$24,999	6.5%
\$25,000 - \$34,999	3.9%
\$35,000 - \$49,999	6.5%
\$50,000 - \$74,999	18.3%
\$75,000 - \$99,999	16.6%
\$100,000 - \$149,999	24.6%
\$150,000 - \$199,999	5.7%
\$200,000+	6.9%
Average Household Income	\$101,058
2023 Owner Occupied Housing Units by Value	
Total	537
<\$50,000	2.4%
\$50,000 - \$99,999	3.4%
\$100,000 - \$149,999	5.2%
\$150,000 - \$199,999	6.7%
\$200,000 - \$249,999	16.4%
\$250,000 - \$299,999	21.0%
\$300,000 - \$399,999	22.0%
\$400,000 - \$499,999	14.5%
\$500,000 - \$749,999	2.8%
\$750,000 - \$999,999	2.4%
\$1,000,000 - \$1,499,999	0.2%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	3.0%
Average Home Value	\$366,387
2028 Owner Occupied Housing Units by Value	
Total	543
<\$50,000	2.0%
\$50,000 - \$99,999	3.3%
\$100,000 - \$149,999	4.1%
\$150,000 - \$199,999	6.1%
\$200,000 - \$249,999	15.7%
\$250,000 - \$299,999	21.0%
\$300,000 - \$399,999	23.4%
\$400,000 - \$499,999	17.3%
\$500,000 - \$749,999	2.6%
\$750,000 - \$999,999	1.5%
\$1,000,000 - \$1,499,999	0.6%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	2.6%
Average Home Value	\$365,331
<p>Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.</p> <p>Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.</p>	
January 22, 2024	
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 Community Profile		Prepared by Esri
Arcadio City, GA Arcadio City, GA (1302648) Geography: Place		
Median Household Income		Arcadio city, ...
2023	\$69,094	
2028	\$79,437	
Median Home Value		
2023	\$287,832	
2028	\$294,956	
Per Capita Income		
2023	\$29,757	
2028	\$33,522	
Median Age		
2010	37.1	
2020	38.8	
2023	39.9	
2028	41.7	
2020 Population by Age		
Total	1,884	
0 - 4	5.4%	
5 - 9	9.0%	
10 - 14	7.2%	
15 - 24	12.3%	
25 - 34	11.9%	
35 - 44	12.1%	
45 - 54	13.7%	
55 - 64	15.6%	
65 - 74	7.9%	
75 - 84	4.1%	
85 +	0.9%	
18 +	74.3%	
2023 Population by Age		
Total	1,855	
0 - 4	5.9%	
5 - 9	7.0%	
10 - 14	7.3%	
15 - 24	10.1%	
25 - 34	12.9%	
35 - 44	13.3%	
45 - 54	13.8%	
55 - 64	14.9%	
65 - 74	10.1%	
75 - 84	3.8%	
85 +	1.0%	
18 +	76.6%	
2028 Population by Age		
Total	1,848	
0 - 4	5.5%	
5 - 9	5.7%	
10 - 14	7.1%	
15 - 24	11.0%	
25 - 34	11.0%	
35 - 44	14.3%	
45 - 54	13.9%	
55 - 64	13.4%	
65 - 74	11.4%	
75 - 84	5.4%	
85 +	1.2%	
18 +	77.5%	
2020 Population by Sex		
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.		
January 22, 2024		
©2024 Esri		Page 3 of 8

 Community Profile		Prepared by Esri
Arcadio City, GA Arcadio City, GA (1302648) Geography: Place		
Males		Arcadio city, ...
941		
Females		943
2023 Population by Sex		
951		
2028 Population by Sex		
917		
2010 Population by Race/Ethnicity		
931		
Total		1,682
White Alone		83.8%
Black Alone		12.1%
American Indian Alone		0.2%
Asian Alone		1.1%
Pacific Islander Alone		0.0%
Some Other Race Alone		0.7%
Two or More Races		2.2%
Hispanic Origin		3.1%
Diversity Index		32.5
2020 Population by Race/Ethnicity		
Total		1,884
White Alone		78.4%
Black Alone		6.8%
American Indian Alone		0.3%
Asian Alone		1.0%
Pacific Islander Alone		0.0%
Some Other Race Alone		4.9%
Two or More Races		8.6%
Hispanic Origin		9.0%
Diversity Index		47.4
2023 Population by Race/Ethnicity		
Total		1,855
White Alone		75.6%
Black Alone		10.6%
American Indian Alone		0.5%
Asian Alone		1.6%
Pacific Islander Alone		0.1%
Some Other Race Alone		4.0%
Two or More Races		7.7%
Hispanic Origin		8.9%
Diversity Index		50.5
2028 Population by Race/Ethnicity		
Total		1,848
White Alone		76.7%
Black Alone		11.4%
American Indian Alone		0.4%
Asian Alone		1.1%
Pacific Islander Alone		0.0%
Some Other Race Alone		4.1%
Two or More Races		6.3%
Hispanic Origin		8.3%
Diversity Index		48.6
Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.		
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.		
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 Community Profile	
Arcade City, GA Arcade City, GA (1302648) Geography: Place	
Prepared by Esri	
Arcade city, ...	
2020 Population by Relationship and Household Type	
Total	1,884
In Households	100.0%
Householder	33.7%
Opposite-Sex Spouse	17.0%
Same-Sex Spouse	0.3%
Opposite-Sex Unmarried Partner	2.0%
Same-Sex Unmarried Partner	0.1%
Biological Child	25.7%
Adopted Child	1.0%
Stepchild	2.4%
Grandchild	7.1%
Brother or Sister	1.1%
Parent	1.2%
Parent-in-law	0.7%
Son-in-law or Daughter-in-law	1.1%
Other Relatives	2.7%
Foster Child	0.2%
Other Nonrelatives	4.0%
In Group Quarters	0.0%
Institutionalized	0.0%
Noninstitutionalized	0.0%
2023 Population 25+ by Educational Attainment	
Total	1,293
Less than 9th Grade	3.2%
9th - 12th Grade, No Diploma	9.6%
High School Graduate	25.9%
GED/Alternative Credential	9.0%
Some College, No Degree	11.5%
Associate Degree	14.8%
Bachelor's Degree	21.0%
Graduate/Professional Degree	4.9%
2023 Population 15+ by Marital Status	
Total	1,480
Never Married	27.2%
Married	54.0%
Widowed	8.4%
Divorced	10.4%
2023 Civilian Population 16+ in Labor Force	
Civilian Population 16+	829
Population 16+ Employed	89.6%
Population 16+ Unemployment rate	10.4%
Population 16-24 Employed	14.3%
Population 16-24 Unemployment rate	0.9%
Population 25-54 Employed	63.5%
Population 25-54 Unemployment rate	15.1%
Population 55-64 Employed	18.0%
Population 55-64 Unemployment rate	0.7%
Population 65+ Employed	4.2%
Population 65+ Unemployment rate	0.0%
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.	
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 Community Profile	
Arcade City, GA Arcade City, GA (1302648) Geography: Place	
Prepared by Esri	
Arcade city, ...	
2023 Employed Population 16+ by Industry	
Total	743
Agriculture/Mining	1.3%
Construction	12.0%
Manufacturing	23.3%
Wholesale Trade	5.7%
Retail Trade	13.3%
Transportation/Utilities	8.9%
Information	2.3%
Finance/Insurance/Real Estate	2.8%
Services	28.4%
Public Administration	2.0%
2023 Employed Population 16+ by Occupation	
Total	743
White Collar	61.1%
Management/Business/Financial	19.1%
Professional	19.1%
Sales	14.8%
Administrative Support	8.1%
Services	9.4%
Blue Collar	29.5%
Farming/Forestry/Fishing	0.4%
Construction/Extraction	7.0%
Installation/Maintenance/Repair	3.2%
Production	8.7%
Transportation/Material Moving	10.1%
2020 Households by Type	
Total	621
Married Couple Households	52.2%
With Own Children <18	17.9%
Without Own Children <18	34.3%
Cohabiting Couple Households	6.0%
With Own Children <18	2.7%
Without Own Children <18	3.2%
Male Householder, No Spouse/Partner	20.1%
Living Alone	11.3%
65 Years and over	4.0%
With Own Children <18	2.3%
Without Own Children <18, With Relatives	4.8%
No Relatives Present	1.8%
Female Householder, No Spouse/Partner	21.7%
Living Alone	10.0%
65 Years and over	5.0%
With Own Children <18	3.2%
Without Own Children <18, With Relatives	7.4%
No Relatives Present	1.1%
2020 Households by Size	
Total	621
1 Person Household	21.3%
2 Person Household	28.0%
3 Person Household	18.8%
4 Person Household	14.8%
5 Person Household	8.4%
6 Person Household	3.2%
7 + Person Household	5.5%
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.	
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NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		ACS Population Summary		
Arcade City, GA Arcade City, GA (1302648) Geography: Place		Prepared by Esri		
	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	1,957		512	High
Total Households	628		150	High
Total Housing Units	684		148	High
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	1,907	100.0%	485	High
Enrolled in school	428	22.4%	157	High
Enrolled in nursery school, preschool	22	1.2%	40	High
Public school	6	0.3%	59	Low
Private school	16	0.8%	26	Low
Enrolled in kindergarten	10	0.5%	29	Low
Public school	8	0.4%	26	Low
Private school	3	0.2%	12	Low
Enrolled in grade 1 to grade 4	84	4.4%	71	Low
Public school	73	3.8%	70	Low
Private school	11	0.6%	22	Low
Enrolled in grade 5 to grade 8	141	7.4%	93	Low
Public school	101	5.3%	90	Low
Private school	40	2.1%	43	Low
Enrolled in grade 9 to grade 12	98	5.1%	93	Low
Public school	70	3.7%	85	Low
Private school	28	1.5%	45	Low
Enrolled in college undergraduate years	52	2.7%	69	Low
Public school	30	1.6%	41	Low
Private school	23	1.2%	65	Low
Enrolled in graduate or professional school	20	1.0%	36	Low
Public school	10	0.5%	26	Low
Private school	10	0.5%	30	Low
Not enrolled in school	1,478	77.5%	330	High
POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE				
Total	274	100.0%	142	High
Living in Households	265	96.7%	143	High
Living in Family Households	225	82.1%	138	High
Householder	100	36.5%	80	Low
Spouse	85	31.0%	65	Low
Parent	19	6.9%	43	Low
Parent-in-law	11	4.0%	51	Low
Other Relative	4	1.5%	12	Low
Nonrelative	6	2.2%	25	Low
Living in Nonfamily Households	40	14.6%	40	Low
Householder	38	13.9%	40	Low
Nonrelative	1	0.4%	21	Low
Living in Group Quarters	9	3.3%	33	Low


Source: U.S. Census Bureau, 2017-2021 American Community Survey
Reliability: High Medium Low
January 22, 2024
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NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		ACS Population Summary		
Arcade City, GA Arcade City, GA (1302648) Geography: Place		Prepared by Esri		
	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	802	100.0%	309	High
Worked in state and in county of residence	380	47.4%	184	High
Worked in state and outside county of residence	419	52.2%	212	High
Worked outside state of residence	3	0.4%	7	Low
SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER				
Total:	825	100.0%	307	High
Male:	461	55.9%	208	High
Employee of private company	350	42.4%	193	High
Self-employed in own incorporated business	40	4.8%	68	Low
Private not-for-profit wage and salary workers	20	2.4%	41	Low
Local government workers	27	3.3%	52	Low
State government workers	10	1.2%	42	Low
Federal government workers	2	0.2%	7	Low
Self-employed in own not incorporated business workers	10	1.2%	23	Low
Unpaid family workers	2	0.2%	8	Low
Female:	365	44.2%	139	High
Employee of private company	251	30.4%	133	High
Self-employed in own incorporated business	10	1.2%	20	Low
Private not-for-profit wage and salary workers	21	2.5%	36	Low
Local government workers	21	2.5%	54	Low
State government workers	21	2.5%	29	Low
Federal government workers	0	0.0%	0	Low
Self-employed in own not incorporated business workers	40	4.8%	74	Low
Unpaid family workers	1	0.1%	5	Low
POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER				
Total	1,918	100.0%	509	High
Population <18 in Households	419	21.8%	204	High
Have a Computer	409	21.3%	203	High
Have NO Computer	11	0.6%	44	Low
Population 18-64 in Households	1,234	64.3%	396	High
Have a Computer	1,053	54.9%	395	High
Have NO Computer	181	9.4%	279	Low
Population 65+ in Households	265	13.8%	143	High
Have a Computer	234	12.2%	132	High
Have NO Computer	31	1.6%	67	Low
HOUSEHOLDS AND INTERNET SUBSCRIPTIONS				
Total	628	100.0%	150	High
With an Internet Subscription	479	76.3%	135	High
Dial-Up Alone	0	0.0%	14	High
Broadband	384	61.1%	134	High
Satellite Service	61	9.7%	83	Low
Other Service	0	0.0%	0	Low
Internet Access with no Subscription	37	5.9%	45	Low
With No Internet Access	112	17.8%	95	Low


Source: U.S. Census Bureau, 2017-2021 American Community Survey
Reliability: High Medium Low
January 22, 2024
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NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		ACS Population Summary		
Arcade City, GA Arcade City, GA (1302648) Geography: Place		Prepared by Esri		
	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	802	100.0%	309	High
Drove alone	615	76.7%	245	High
Carpooled	46	5.7%	67	High
Public transportation (excluding taxicab)	5	0.6%	18	High
Bus or trolley bus	4	0.5%	20	High
Light rail, streetcar or trolley	0	0.0%	0	High
Subway or elevated	1	0.1%	7	High
Long-distance/Commuter Train	0	0.0%	0	High
Ferryboat	0	0.0%	0	High
Taxicab	0	0.0%	0	High
Motorcycle	0	0.0%	0	High
Bicycle	0	0.0%	0	High
Walked	2	0.2%	32	High
Other means	1	0.1%	5	High
Worked at home	134	16.7%	122	High
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	668	100.0%	251	High
Less than 5 minutes	2	0.3%	35	High
5 to 9 minutes	47	7.0%	69	High
10 to 14 minutes	28	4.2%	49	High
15 to 19 minutes	56	8.4%	71	High
20 to 24 minutes	55	8.2%	80	High
25 to 29 minutes	118	17.7%	118	High
30 to 34 minutes	163	24.4%	109	High
35 to 39 minutes	20	3.0%	27	High
40 to 44 minutes	59	8.8%	75	High
45 to 59 minutes	35	5.2%	50	High
60 to 89 minutes	39	5.8%	59	High
90 or more minutes	47	7.0%	49	High
Average Travel Time to Work (in minutes)	N/A		N/A	
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	584	100.0%	189	High
Own children under 6 years only	49	8.4%	82	High
In labor force	24	4.1%	35	High
Not in labor force	25	4.3%	84	High
Own children under 6 years and 6 to 17 years	17	2.9%	39	High
In labor force	5	0.9%	48	High
Not in labor force	12	2.1%	27	High
Own children 6 to 17 years only	149	25.5%	86	High
In labor force	134	22.9%	88	High
Not in labor force	15	2.6%	27	High
No own children under 18 years	369	63.2%	138	High
In labor force	284	48.6%	123	High
Not in labor force	84	14.4%	73	High
Source: U.S. Census Bureau, 2017-2021 American Community Survey				
Reliability: High Medium Low				
January 22, 2024				
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NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		ACS Population Summary		
Arcade City, GA Arcade City, GA (1302648) Geography: Place		Prepared by Esri		
	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY OTHER INCOME				
Social Security Income	241	38.4%	98	High
No Social Security Income	387	61.6%	133	High
Retirement Income	147	23.4%	85	High
No Retirement Income	481	76.6%	158	High
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS				
< 10% of Income	3	3.7%	73	High
10-14.9% of Income	7	8.5%	19	High
15-19.9% of Income	11	13.4%	26	High
20-24.9% of Income	8	9.8%	26	High
25-29.9% of Income	18	22.0%	38	High
30-34.9% of Income	7	8.5%	42	High
35-39.9% of Income	0	0.0%	0	High
40-49.9% of Income	3	3.7%	8	High
50+ % of Income	10	12.2%	28	High
Gross Rent % Inc Not Computed	16	19.5%	38	High
HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS				
Total	628	100.0%	150	High
With public assistance income	6	1.0%	12	High
No public assistance income	622	99.0%	150	High
HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS				
Total	628	100.0%	150	High
With Food Stamps/SNAP	33	5.3%	49	High
With No Food Stamps/SNAP	595	94.7%	149	High
HOUSEHOLDS BY DISABILITY STATUS				
Total	628	100.0%	150	High
With 1+ Persons w/Disability	201	32.0%	92	High
With No Person w/Disability	427	68.0%	156	High
<p>Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2021, adjusted for inflation.</p> <p>2017-2021 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2017-2021 ACS estimates, five-year period data collected monthly from January 1, 2017 through December 31, 2021. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.</p> <p>Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.</p> <p>Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.</p> <ul style="list-style-type: none"> High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable. Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution. Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable. 				
Source: U.S. Census Bureau, 2017-2021 American Community Survey				
Reliability: High Medium Low				
January 22, 2024				
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		ACS Housing Summary			
Arcadia City, GA Arcadia City, GA (1302648) Geography: Place		Prepared by Esri			
	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability	
TOTALS					
Total Population	1,957		512	High	
Total Households	628		150	High	
Total Housing Units	684		148	High	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS					
Total	546	100.0%	148	High	
Housing units with a mortgage/contract to purchase/similar debt	328	60.1%	122	High	
No Second Mortgage and No Home Equity Loan	284	52.0%	117	High	
Multiple Mortgages	41	7.5%	69	Low	
Second mortgage and Home Equity Loan	0	0.0%	0	Low	
Only Home Equity Loan	15	2.7%	28	Low	
Only Second Mortgage	27	4.9%	60	Low	
Home Equity Loan without Primary Mortgage	3	0.5%	11	Low	
Housing units without a mortgage	218	39.9%	117	High	
AVERAGE VALUE BY MORTGAGE STATUS					
Housing units with a mortgage	N/A		N/A		
Housing units without a mortgage	N/A		N/A		
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS					
Total	546	100.0%	148	High	
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months					
Less than 10.0 percent	16	2.9%	29	Low	
10.0 to 14.9 percent	78	14.3%	79	Low	
15.0 to 19.9 percent	82	15.0%	66	Low	
20.0 to 24.9 percent	41	7.5%	50	Low	
25.0 to 29.9 percent	38	7.0%	74	Low	
30.0 to 34.9 percent	11	2.0%	67	Low	
35.0 to 39.9 percent	2	0.4%	6	Low	
40.0 to 49.9 percent	8	1.5%	26	Low	
50.0 percent or more	50	9.2%	50	Low	
Not computed	2	0.4%	30	Low	
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months					
Less than 10.0 percent	124	22.7%	87	Low	
10.0 to 14.9 percent	19	3.5%	49	Low	
15.0 to 19.9 percent	8	1.5%	14	Low	
20.0 to 24.9 percent	25	4.6%	58	Low	
25.0 to 29.9 percent	15	2.7%	28	Low	
30.0 to 34.9 percent	21	3.8%	81	Low	
35.0 to 39.9 percent	4	0.7%	14	Low	
40.0 to 49.9 percent	0	0.0%	0	Low	
50.0 percent or more	1	0.2%	7	Low	
Not computed	0	0.0%	0	Low	

Source: U.S. Census Bureau, 2017-2021 American Community Survey
 Reliability: High Medium Low
 January 22, 2024
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		ACS Housing Summary			
Arcadia City, GA Arcadia City, GA (1302648) Geography: Place		Prepared by Esri			
	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability	
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT					
Total	82	100.0%	73	Low	
With cash rent					
Less than \$100	1	1.2%	32	Low	
\$100 to \$149	0	0.0%	0	Low	
\$150 to \$199	1	1.2%	70	Low	
\$200 to \$249	1	1.2%	34	Low	
\$250 to \$299	0	0.0%	0	Low	
\$300 to \$349	6	7.3%	32	Low	
\$350 to \$399	12	14.6%	35	Low	
\$400 to \$449	6	7.3%	18	Low	
\$450 to \$499	5	6.1%	52	Low	
\$500 to \$549	0	0.0%	13	Low	
\$550 to \$599	6	7.3%	15	Low	
\$600 to \$649	0	0.0%	14	Low	
\$650 to \$699	1	1.2%	5	Low	
\$700 to \$749	3	3.7%	17	Low	
\$750 to \$799	1	1.2%	6	Low	
\$800 to \$899	2	2.4%	6	Low	
\$900 to \$999	14	17.1%	19	Low	
\$1,000 to \$1,249	0	0.0%	0	Low	
\$1,250 to \$1,499	6	7.3%	25	Low	
\$1,500 to \$1,999	0	0.0%	0	Low	
\$2,000 to \$2,499	0	0.0%	0	Low	
\$2,500 to \$2,999	0	0.0%	0	Low	
\$3,000 to \$3,499	0	0.0%	0	Low	
\$3,500 or more	0	0.0%	0	Low	
No cash rent	16	19.5%	38	Low	
Median Contract Rent	\$554		\$0	High	
Average Contract Rent	N/A		N/A		
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT					
Total	82	100.0%	73	Low	
Pay extra for one or more utilities					
No extra payment for any utilities	73	89.0%	70	Low	
	9	11.0%	25	Low	


Source: U.S. Census Bureau, 2017-2021 American Community Survey
 Reliability: High Medium Low
 January 22, 2024
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ACS Housing Summary		2017-2021			
		ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT					
Total:	82	100.0%	73		■
With cash rent:	66	80.5%	63		■
Less than \$100	0	0.0%	0		■
\$100 to \$149	0	0.0%	0		
\$150 to \$199	0	0.0%	0		
\$200 to \$249	1	1.2%	70		■
\$250 to \$299	1	1.2%	32		■
\$300 to \$349	1	1.2%	34		■
\$350 to \$399	6	7.3%	32		■
\$400 to \$449	0	0.0%	0		
\$450 to \$499	0	0.0%	0		
\$500 to \$549	0	0.0%	0		
\$550 to \$599	2	2.4%	10		■
\$600 to \$649	18	22.0%	40		■
\$650 to \$699	0	0.0%	13		
\$700 to \$749	7	8.5%	14		■
\$750 to \$799	3	3.7%	7		■
\$800 to \$899	5	6.1%	14		■
\$900 to \$999	0	0.0%	0		
\$1,000 to \$1,249	14	17.1%	19		■
\$1,250 to \$1,499	2	2.4%	18		■
\$1,500 to \$1,999	6	7.3%	24		■
\$2,000 to \$2,499	0	0.0%	0		
\$2,500 to \$2,999	0	0.0%	0		
\$3,000 to \$3,499	0	0.0%	0		
\$3,500 or more	0	0.0%	0		
No cash rent	16	19.5%	38		■
Median Gross Rent	\$729		\$0		
Average Gross Rent	N/A		N/A		

Source: U.S. Census Bureau, 2017-2021 American Community Survey
 Reliability: ■ high ■ medium ■ low
 January 22, 2024
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ACS Housing Summary		2017-2021			
		ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE					
Total	684	100.0%	148		■
1, detached	431	63.0%	135		■
1, attached	0	0.0%	0		
2	5	0.7%	57		■
3 or 4	2	0.3%	95		■
5 to 9	1	0.1%	70		■
10 to 19	1	0.1%	34		■
20 to 49	0	0.0%	0		
50 or more	0	0.0%	0		
Mobile home	244	35.7%	112		■
Boat, RV, van, etc.	0	0.0%	0		
HOUSING UNITS BY YEAR STRUCTURE BUILT					
Total	684	100.0%	148		■
Built 2020 or later	2	0.3%	40		■
Built 2018 to 2019	60	8.8%	63		■
Built 2000 to 2009	204	29.8%	123		■
Built 1990 to 1999	173	25.3%	105		■
Built 1980 to 1989	118	17.3%	75		■
Built 1970 to 1979	53	7.7%	56		■
Built 1960 to 1969	13	1.9%	40		■
Built 1950 to 1959	16	2.3%	20		■
Built 1940 to 1949	16	2.3%	51		■
Built 1939 or earlier	30	4.4%	59		■
Median Year Structure Built	1996		0		■
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT					
Total	628	100.0%	150		■
Owner occupied					
Moved in 2019 or later	18	2.9%	35		■
Moved in 2015 to 2018	159	25.3%	94		■
Moved in 2010 to 2014	81	12.9%	76		■
Moved in 2000 to 2009	163	26.0%	110		■
Moved in 1990 to 1999	71	11.3%	50		■
Moved in 1989 or earlier	53	8.4%	65		■
Renter occupied					
Moved in 2019 or later	13	2.1%	26		■
Moved in 2015 to 2018	22	3.5%	61		■
Moved in 2010 to 2014	19	3.0%	34		■
Moved in 2000 to 2009	23	3.7%	46		■
Moved in 1990 to 1999	3	0.5%	8		■
Moved in 1989 or earlier	2	0.3%	11		■
Median Year Householder Moved Into Unit	2010		0		■

Source: U.S. Census Bureau, 2017-2021 American Community Survey
 Reliability: ■ high ■ medium ■ low
 January 22, 2024
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		ACS Housing Summary			
Arcadia City, GA Arcadia City, GA (1302648) Geography: Place		Prepared by Esri			
	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability	
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL					
Total	628	100.0%	150	High	
Utility gas	20	3.2%	21	Low	
Bottled, tank, or LP gas	41	6.5%	41	Low	
Electricity	512	81.5%	146	High	
Fuel oil, kerosene, etc.	1	0.2%	5	Low	
Coal or coke	0	0.0%	0	Low	
Wood	52	8.3%	86	Low	
Solar energy	0	0.0%	0	Low	
Other fuel	0	0.0%	0	Low	
No fuel used	3	0.5%	67	Low	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE					
Total	628	100.0%	150	High	
Owner occupied					
No vehicle available	43	6.8%	83	Low	
1 vehicle available	95	15.1%	73	Low	
2 vehicles available	166	26.4%	95	High	
3 vehicles available	175	27.9%	116	High	
4 vehicles available	43	6.8%	41	Low	
5 or more vehicles available	24	3.8%	31	Low	
Renter occupied					
No vehicle available	3	0.5%	45	Low	
1 vehicle available	43	6.8%	54	Low	
2 vehicles available	21	3.3%	37	Low	
3 vehicles available	12	1.9%	17	Low	
4 vehicles available	3	0.5%	11	Low	
5 or more vehicles available	0	0.0%	35	Low	
Average Number of Vehicles Available	2.2		0.8	High	
VACANT HOUSING UNITS					
Total vacant housing units	41	100.0%	43	Low	
For rent	8	19.5%	58	Low	
Rented, not occupied	0	0.0%	0	Low	
For sale only	8	19.5%	25	Low	
Sold, not occupied	0	0.0%	0	Low	
Seasonal/occasional	1	2.4%	33	Low	
For migrant workers	0	0.0%	0	Low	
Other	25	61.0%	26	Low	

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: High Medium Low

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		ACS Housing Summary			
Arcadia City, GA Arcadia City, GA (1302648) Geography: Place		Prepared by Esri			
	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability	
OWNER-OCCUPIED HOUSING UNITS BY VALUE					
Total	546	100%	148	High	
Less than \$10,000	3	0.5%	36	Low	
\$10,000 to \$14,999	0	0.0%	0	Low	
\$15,000 to \$19,999	3	0.5%	6	Low	
\$20,000 to \$24,999	5	0.9%	22	Low	
\$25,000 to \$29,999	0	0.0%	0	Low	
\$30,000 to \$34,999	23	4.2%	56	Low	
\$35,000 to \$39,999	11	2.0%	28	Low	
\$40,000 to \$49,999	2	0.4%	6	Low	
\$50,000 to \$59,999	17	3.1%	31	Low	
\$60,000 to \$69,999	4	0.7%	14	Low	
\$70,000 to \$79,999	5	0.9%	20	Low	
\$80,000 to \$89,999	29	5.3%	39	Low	
\$90,000 to \$99,999	23	4.2%	40	Low	
\$100,000 to \$124,999	67	12.3%	89	Low	
\$125,000 to \$149,999	29	5.3%	41	Low	
\$150,000 to \$174,999	46	8.4%	61	Low	
\$175,000 to \$199,999	71	13.0%	88	Low	
\$200,000 to \$249,999	84	15.4%	81	Low	
\$250,000 to \$299,999	20	3.7%	29	Low	
\$300,000 to \$399,999	58	10.6%	106	Low	
\$400,000 to \$499,999	24	4.4%	30	Low	
\$500,000 to \$749,999	4	0.7%	8	Low	
\$750,000 to \$999,999	3	0.5%	84	Low	
\$1,000,000 to \$1,499,999	7	1.3%	28	Low	
\$1,500,000 to \$1,999,999	0	0.0%	0	Low	
\$2,000,000 or more	6	1.1%	22	Low	
Median Home Value	\$176,761		\$0		
Average Home Value	N/A		N/A		

Data Note: N/A means not available.

2017-2021 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2017-2021 ACS estimates, five-year period data collected monthly from January 1, 2017 through December 31, 2021. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: High Medium Low

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2010		2020		2023		Annual Rate			
	Number	Percent	Number	Percent	Number	Percent	2000-2020	2010-2020	2020-2023
Total Population	1,682	100.0%	1,884	100.0%	1,855	100.0%	1.58%	1.14%	-0.48%
Household Population	1,639	97.4%	1,884	100.0%	1,855	100.0%	1.65%	1.40%	-0.48%
Group Quarters	43	2.6%	0	0.0%	0	0.0%	-100.00%	-100.00%	0.00%
Population Density	186.9	-	204.9	-	201.7	-			
Total Housing Units	641	100.0%	679	100.0%	664	100.0%	1.31%	0.58%	-0.68%
Total Households	567	88.5%	621	91.5%	623	93.8%	1.39%	0.91%	0.10%
Total Vacant	74	11.5%	58	8.5%	41	6.2%	0.55%	-2.41%	-10.12%
Average Household Size	2.89	-	3.03	-	2.98	-			

Population by Race	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	1,884	100.0%	1,714	91.0%	170	9.0%
Population Reporting One Race	1,722	91.4%	1,604	85.1%	118	6.3%
White	1,477	78.4%	1,445	76.7%	32	1.7%
Black	128	6.8%	127	6.7%	1	0.1%
American Indian	5	0.3%	3	0.2%	2	0.1%
Asian	19	1.0%	19	1.0%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	93	4.9%	10	0.5%	83	4.4%
Population Reporting Two or More Races	162	8.6%	110	5.8%	52	2.8%
Diversity Index	47.4	-	-	-	-	-

Population 18+ by Race	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	1,400	74.3%	1,296	75.6%	104	61.2%
Population Reporting One Race	1,310	69.5%	1,243	72.5%	67	39.4%
White	1,140	60.5%	1,123	65.5%	17	10.0%
Black	102	5.4%	102	6.0%	0	0.0%
American Indian	5	0.3%	3	0.2%	2	1.2%
Asian	12	0.6%	12	0.7%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	51	2.7%	3	0.2%	48	28.2%
Population Reporting Two or More Races	90	4.8%	53	3.1%	37	21.8%

Population <18 by Race	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	484	25.7%	418	24.4%	66	38.8%
Population Reporting One Race	412	21.9%	361	21.1%	51	30.0%
White	337	17.9%	322	18.8%	15	8.8%
Black	26	1.4%	25	1.5%	1	0.6%
American Indian	0	0.0%	0	0.0%	0	0.0%
Asian	7	0.4%	7	0.4%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	42	2.2%	7	0.4%	35	20.6%
Population Reporting Two or More Races	72	3.8%	57	3.3%	15	8.8%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

January 22, 2024

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2020	
	Number Percent
Total	0 0.0%
Institutionalized population	0 0.0%
Correctional facilities for adults	0 0.0%
Juvenile facilities	0 0.0%
Nursing facilities/Skilled-nursing	0 0.0%
Other institutional facilities	0 0.0%
Noninstitutionalized population	0 0.0%
College/University student housing	0 0.0%
Military Quarters	0 0.0%
Other noninstitutional	0 0.0%

Population by Sex	2020	
	Number	Percent
Male	941	49.9%
Female	943	50.1%


Population by Age	2020	
	Number	Percent
Total	1,884	100%
Age 0-4	101	5.4%
Age 5-9	170	9.0%
Age 10-14	136	7.2%
Age 15-19	125	6.6%
Age 20-24	107	5.7%
Age 25-29	110	5.8%
Age 30-34	114	6.1%
Age 35-39	105	5.6%
Age 40-44	123	6.5%
Age 45-49	108	5.7%
Age 50-54	150	8.0%
Age 55-59	176	9.3%
Age 60-64	117	6.2%
Age 65-69	89	4.7%
Age 70-74	59	3.1%
Age 75-79	42	2.2%
Age 80-84	35	1.9%
Age 85+	17	0.9%
Age 18+	1,400	74.3%
Age 65+	242	12.8%


Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

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 2020 Census Profile		Prepared by Esri
Arcadia City, GA Arcadia City, GA (1302648) Geography: Place		
Households by Type		
	2020	
	Number	Percent
Total	621	100%
Married Couple Households	324	52.2%
With Own Children <18	111	17.9%
Without Own Children <18	213	34.3%
Cohabiting Couple Households	37	6.0%
With Own Children <18	17	2.7%
Without Own Children <18	20	3.2%
Male Householder, No Spouse/Partner	125	20.1%
Living Alone	70	11.3%
65 Years and over	25	4.0%
With Own Children <18	14	2.3%
Without Own Children <18, With Relatives	30	4.8%
No Relatives Present	11	1.8%
Female Householder, No Spouse/Partner	135	21.7%
Living Alone	62	10.0%
65 Years and over	31	5.0%
With Own Children <18	20	3.2%
Without Own Children <18, With Relatives	46	7.4%
No Relatives Present	7	1.1%
Households by Size		
	2020	
	Number	Percent
Total	621	100%
1 Person Household	132	21.3%
2 Person Household	174	28.0%
3 Person Household	117	18.8%
4 Person Household	92	14.8%
5 Person Household	52	8.4%
6 Person Household	20	3.2%
7+ Person Household	34	5.5%
Population by Relationship		
	2020	
	Number	Percent
Total	1,884	100%
In Households	1,884	100.0%
Householder	635	33.7%
Opposite-Sex Spouse	320	17.0%
Same-Sex Spouse	5	0.3%
Opposite-Sex Unmarried Partner	37	2.0%
Same-Sex Unmarried Partner	2	0.1%
Biological Child	484	25.7%
Adopted Child	18	1.0%
Stepchild	45	2.4%
Grandchild	133	7.1%
Brother or Sister	21	1.1%
Parent	22	1.2%
Parent-in-law	13	0.7%
Son-in-law or Daughter-in-law	21	1.1%
Other Relatives	50	2.7%
Foster Child	3	0.2%
Other Nonrelatives	75	4.0%
<p>Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).</p> <p>Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.</p>		
		January 22, 2024
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 2020 Census Profile		Prepared by Esri
Arcadia City, GA Arcadia City, GA (1302648) Geography: Place		
Households by Age of Householder		
	2020	
	Number	Percent
Total	621	100%
Householder Age 15-24	17	2.7%
Householder Age 25-34	79	12.7%
Householder Age 35-44	94	15.1%
Householder Age 45-54	112	18.0%
Householder Age 55-59	84	13.5%
Householder Age 60-64	65	10.5%
Householder Age 65-74	99	15.9%
Householder Age 75-84	53	8.5%
Householder Age 85+	18	2.9%
Family Households by Race of Householder		
	2020	
	Number	Percent
Total	456	100%
Householder is White Alone	384	61.9%
Householder is Black Alone	36	5.8%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	14	2.3%
Householder is Two or More Races	22	3.5%
Households with Hispanic Householder	22	3.5%
Nonfamily Households by Race of Householder		
	2020	
	Number	Percent
Total	165	100%
Householder is White Alone	141	22.7%
Householder is Black Alone	9	1.4%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	4	0.6%
Householder is Two or More Races	11	1.8%
Households with Hispanic Householder	8	1.3%
Total Housing Units by Occupancy		
	2020	
	Number	Percent
Total	679	100%
Occupied Housing Units	621	91.5%
Vacant Housing Units	58	8.5%
For Rent	8	13.8%
Rented, not Occupied	1	1.7%
For Sale Only	14	24.1%
Sold, not Occupied	6	10.3%
For Seasonal/Recreational/Occasional Use	7	12.1%
For Migrant Workers	0	0.0%
Other Vacant	22	37.9%
<p>Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).</p> <p>Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.</p>		
		January 22, 2024
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2023 REGIONAL WATER PLAN

UPPER OCONEE REGION

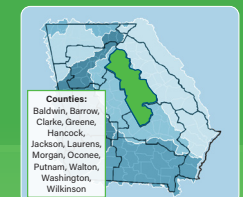
BACKGROUND

The Upper Oconee Regional Water Plan was initially completed in 2011 and subsequently updated in 2017 and 2023. The plan outlines near-term and long-term strategies to meet water needs through 2060. Major water resources include portions of the Oconee, Ocmulgee, Ogeechee, Savannah, and Altamaha river basins and various groundwater aquifer systems. The Upper Oconee Region encompasses several major population centers including Athens, Milledgeville, and Dublin.

OVERVIEW OF UPPER OCONEE REGION

The Upper Oconee Region encompasses 13 counties in the central-northeast portion of Georgia. Over the next 40 years, the population of the region is projected to increase from approximately 677,000 to 1,025 million residents. The region's leading economic sectors include government, health care, services, manufacturing, retail and construction.

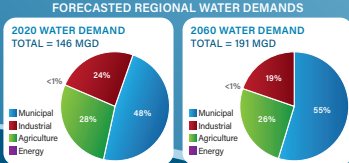
Following the retirement of Plant Branch thermoelectric facility, surface water withdrawals for the region decreased significantly and water use for the energy sector is less than 1 million gallons per day. In 2020, groundwater supplied 52% of water use and surface water supplied 48% of the region's total water demand. Municipal, agricultural, and industrial water uses were 48%, 28%, and 24% of total water demand, respectively.



KEY WATER RESOURCE ISSUES ADDRESSED BY THE COUNCIL

1. Efficient use of the water by all sectors, recognizing the diverse characteristics of the Upper Oconee.
2. Strategic wastewater management in fast growing counties (Barrow, Clarke, Greene, Jackson, Morgan, Oconee, and Walton Counties).
3. Potential limitations on future surface water supplies in existing impoundments.
4. Protecting the water quality of Lakes Oconee and Sinclair and the Oconee River by reducing both point and nonpoint source nutrient loads.
5. The natural capacity of the water bodies to process pollutants is exceeded in the middle (Morgan and Putnam Counties) and lower (Laurens County) portion of the basin due to zones of low dissolved oxygen.

UPPER OCONEE WATER PLANNING REGION



www.georgiawaterplanning.org

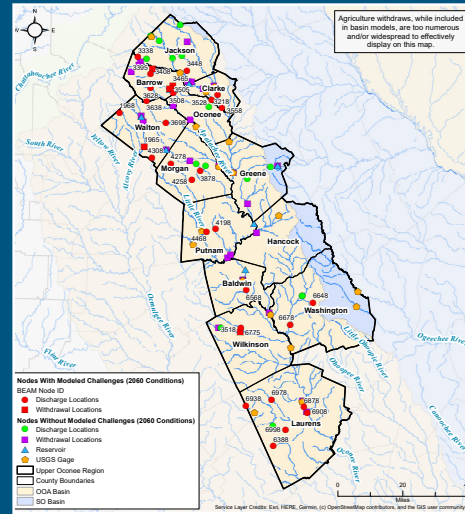
SUMMARY OF 2023 RESOURCE ASSESSMENT RESULTS

GROUNDWATER: At the regional level, there will be adequate supplies to meet the region's future groundwater supply needs over the planning horizon.

SURFACE WATER QUALITY: Water quality problems are predicted to occur in Lakes Oconee and Sinclair due to excess nutrients resulting from a combination of point and nonpoint source pollutant loads from anticipated wastewater discharges and land use changes.

SURFACE WATER AVAILABILITY: Over the next 40 years, the modeling analysis indicates potential challenges in meeting demand for water supply at withdrawal facilities in three counties: Barrow, Walton, and Wilkinson. Potential challenges in meeting demand for assimilation of treated wastewater are indicated at direct discharge facilities in ten counties. The map below shows locations where surface water availability was analyzed; symbols in red indicate facilities where modeling results show potential challenges.

POTENTIAL 2060 SURFACE WATER CHALLENGES IN THE UPPER OCONEE REGION



UPPER OCONEE MANAGEMENT PRACTICES

The Upper Oconee Plan describes 25 management practices targeted toward current and future needs.

Actions for surface and groundwater are grouped and listed by the water use sectors that will implement them. The Plan also includes practices for resources shared with other regions. Representative practices are summarized here.

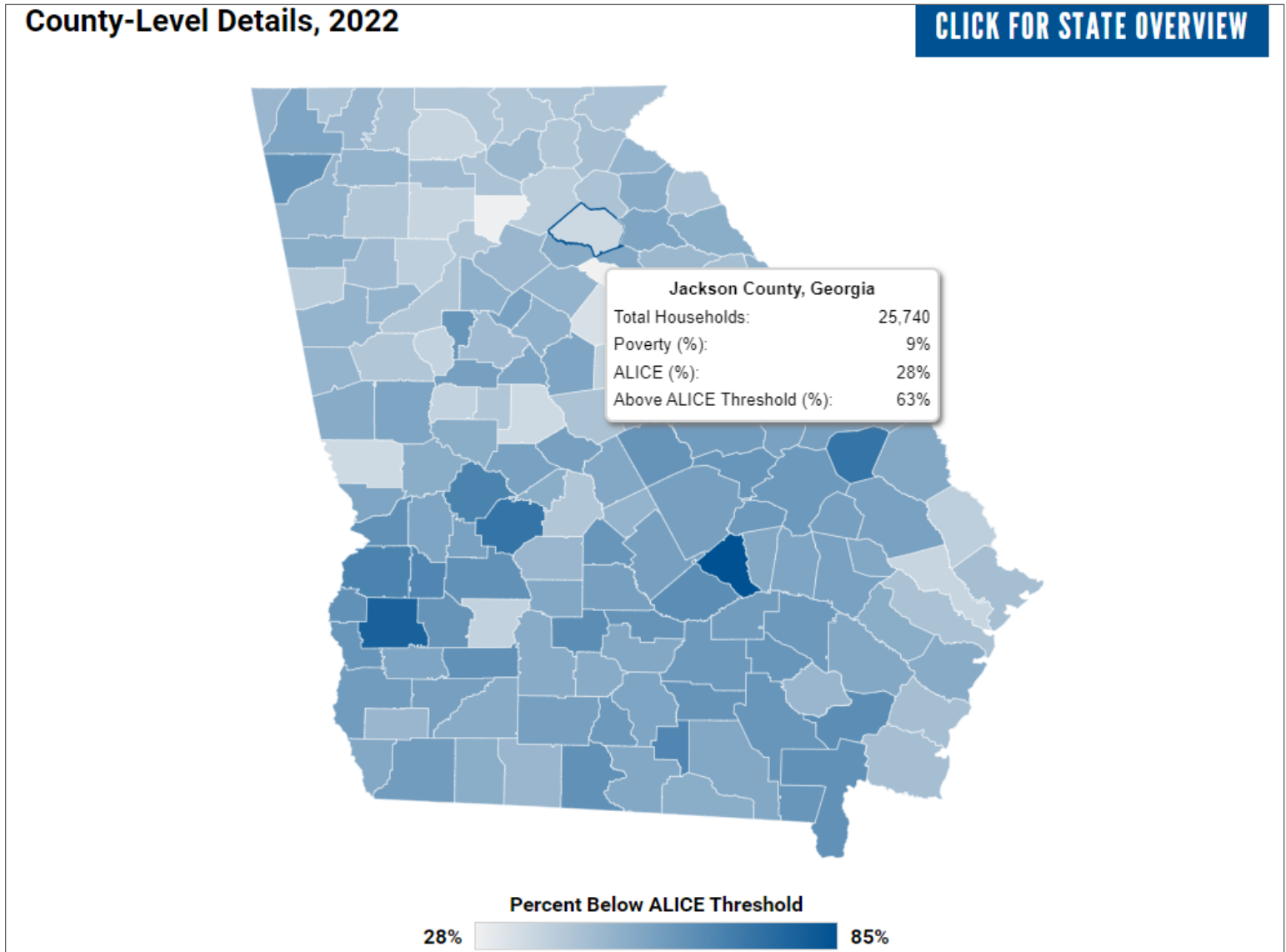
WATER CONSERVATION: To address potential challenges in meeting future water needs, the Upper Oconee Plan encourages conservation pricing and development of water conservation goals.

WATER SUPPLY: Practices include expansion of existing reservoirs and development of new sources.

WASTEWATER & WATER QUALITY: The Upper Oconee Plan calls for implementation of centralized sewer in developing areas where density warrants and development of local wastewater master plans to evaluate wastewater treatment and disposal options to meet future demands. Comprehensive land use planning and local government participation in construction erosion and sediment control are also encouraged.

RECOMMENDATIONS TO STATE: Focus on incentives, collaboration and cooperation with state and local planning agencies, and support for plan implementers; fund water planning; focus funding and assistance on areas with shortfalls; continue monitoring to help conserve Georgia's natural, historic, and cultural resources.

PRODUCED: JUNE 2023



County-level ALICE "Asset Limited, Income Constrained, Employed" details for Jackson County, 2022 (United for Alice)

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COMPREHENSIVE PLAN
2024 UPDATE