



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 Commerce, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the Commerce City Council that the Comprehensive Plan Update for the City of Commerce, Georgia dated 2025 as approved by the Georgia Department 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 20th day of October, 2025.

City Council
Commerce, GA

Dr. J. Clark Hill III, Mayor

Clerk

CITY OF COMMERCE COMPREHENSIVE PLAN UPDATE

Adopted October 20, 2025





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

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Stacey Rucker	DDA Member & Business Owner
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Kristi Young	Business Owner

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PURPOSE

This comprehensive plan serves as a guide for local government officials and community leaders for making decisions in support of the community’s stated vision. Based on input from the public and a Steering Committee, the plan identifies needs and opportunities for the community, goals for the city’s future, and policies that provide guidance and direction for achieving these goals. The plan also offers insight into what types of land use and development are appropriate in the City of Commerce. The included community work program specifies a route for working towards implementation of the plan.

The plan seeks to establish ground rules for how the community will develop and invest by asking four questions:

- Where are we?*
- Where are we going?*
- Where do we want to be?*
- How will we get there?*

By considering current needs and existing opportunities, the plan provides a foundation for decision-making in support of achieving short- and long-term goals.

The local government should use this comprehensive plan a guide for public projects and initiatives, assessing development proposals, rezoning applications, and redevelopment plans. The plan also serves as a resource for residents, business owners, and developers to learn about appropriate land use, development, and the trajectory of growth for the City of Commerce.

PLANNING CONTEXT

The City of Commerce is part of the Northeast Georgia Region. It is located near the foothills of the North Georgia Mountains and adjacent to the Interstate 85 and U.S. Highway 441 corridors (Figure 1). Originally named Harmony Grove, the City was incorporated in 1884 and initially flourished as a cotton and later textiles market.

Commerce has a population of approximately 8,000 people, as of 2024, and is in one of the fastest growing counties in the region. According to the U.S. Census, Jackson County was the fourth fastest growing county in the United States from July 1, 2023, to July 1, 2024!

Commerce has a small-town character, with a historic downtown and a supportive and engaged community. Residents of Commerce identified many positive attributes of their City, including its vibrant downtown, good education system, family-oriented and safe community, and its central location to many urban centers. Looking to the future, residents want to maintain and enhance these valuable assets of their community through targeted and managed growth.

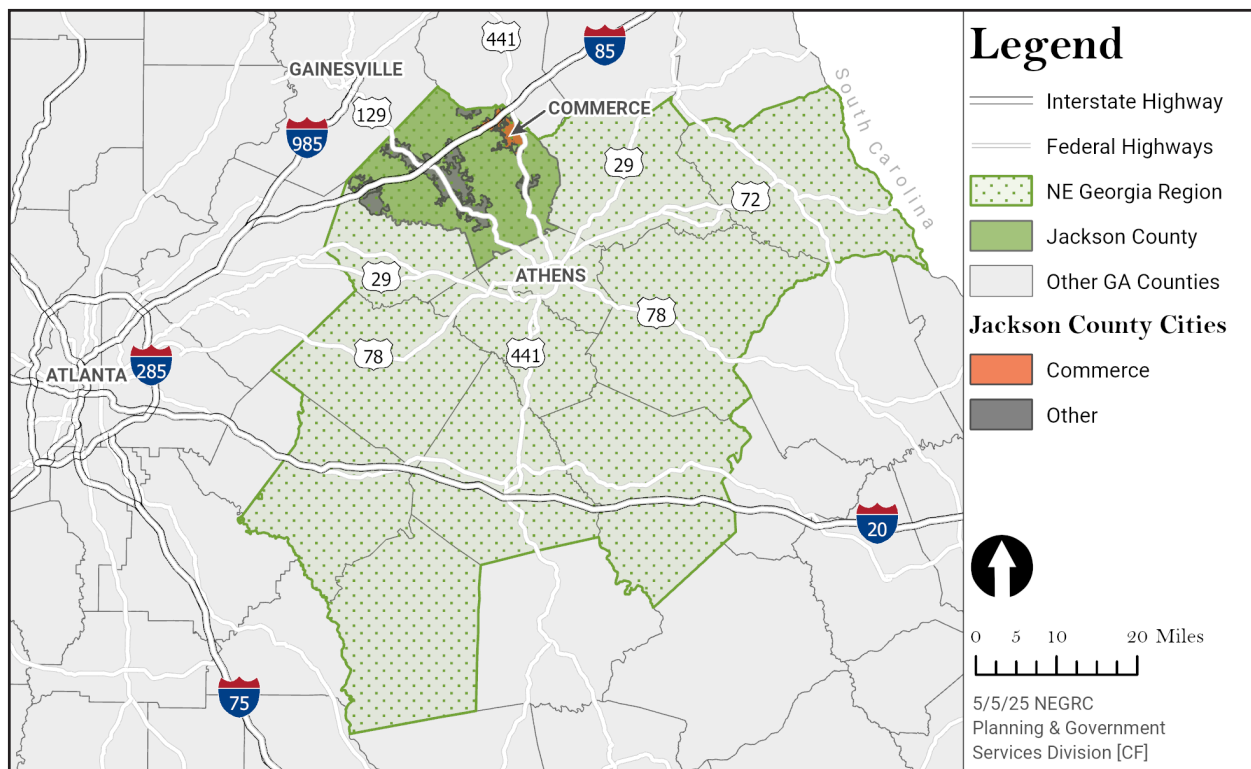


Figure 1. Commerce is in Jackson County and is part of the Northeast Georgia Region.

PROCESS

The comprehensive plan update process follows the Rules of the Georgia Department of Community Affairs (“DCA”), Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018. The DCA rules require that Commerce’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. These elements were identified through an analysis of the City’s strengths, weaknesses, opportunities, and threats (SWOT). As a part of this process, policies are identified to assist in making decisions that are consistent with community goals. Additionally, character areas, or focused areas of planning with special conditions or needs, are defined. This will help determine which parts of the community are to be enhanced or preserved, and how to guide zoning and policies in the future.

Needs & Opportunities

Public engagement and an analysis of the community’s needs and opportunities help 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.

Land Use

This element is required for any community that has a local zoning ordinances 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 component 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 and Steering Committee

This comprehensive plan update incorporated public input throughout. The planning process began with a public hearing on July 15, 2024. The Northeast Georgia Regional Commission (NEGRC) hosted a website that served as an information hub for the Comprehensive Plan update process (Figure 2). The public were also invited to two community open houses, to learn about the planning process and provide input on potential plan content (Figure 3).

An online community survey allowed the local government to receive a wider range of input than would have been otherwise possible. The survey was available to take from July 15, 2024, to December 1, 2024. Survey participation is summarized in the Appendix on page 60.

Additionally, three input meetings were held with the Steering Committee, a group of stakeholders representing various interests in Commerce. 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 Commerce’s vision.

Input from the community survey, open houses, and Steering Committee meetings was combined to create a SWOT Analysis (page 24). A final public hearing was held on August 4, 2025, before submitting the plan to DCA for review. Documentation of public hearings and open houses is included in the Appendix, beginning on page 58.

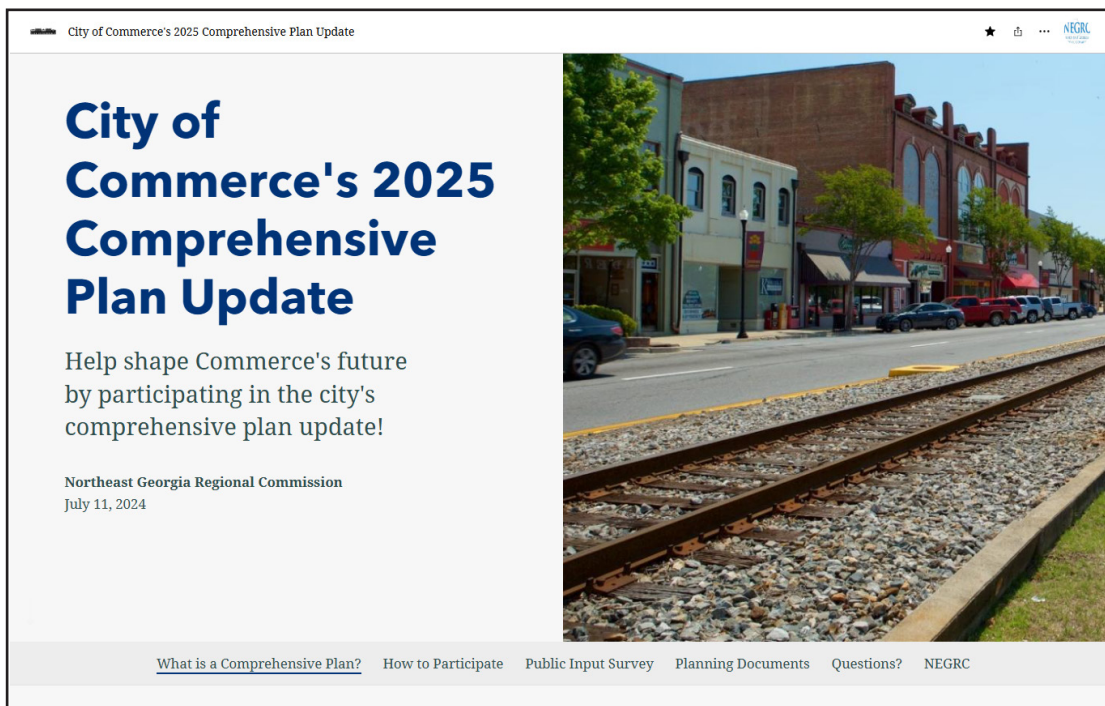


Figure 2. A StoryMap website served as an information hub about the plan update.

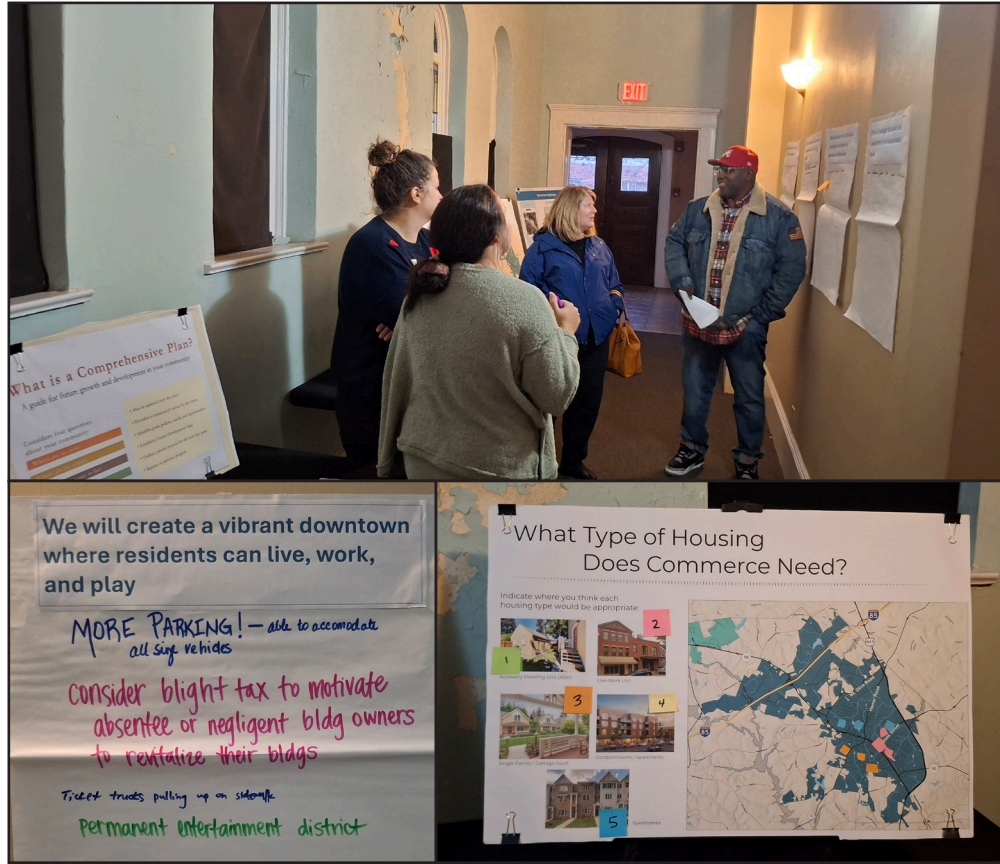


Figure 3. At two open houses, community members could learn about and provide input for the plan update.

City of Commerce Staff’s Role

Staff from several departments were involved throughout the planning process, meeting with the public at open houses, providing input on current and upcoming projects and priorities, considering public feedback and guidance, and reviewing the plan to ensure that recommendations are reflective of the community’s desires. The City Council and Mayor hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

NEGRC’s Role

The Northeast Georgia Regional Commission’s Planning and Government Services Division oversaw the development of the 2024 comprehensive plan update for the City of Commerce, including facilitating public hearings, organizing and leading open houses, facilitating input meetings, and conducting the online community survey.

REVIEW PROCESS

According to the DCA's rules for comprehensive planning, the City must transmit the plan to the Northeast Georgia Regional Commission (NEGRC) when all 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 will concurrently review the plan.

Once the plan has been found by the DCA to comply with the 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 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 2018–2022 American Consumer Survey.



2 VISION, GOALS, & POLICIES

OVERVIEW

This chapter of the Comprehensive Plan will frame the aspirations of the community in the form of a vision that will support and direct the decisions of local elected officials and City staff. The vision presented in this chapter is structured around a framework of goals and policies that address priorities for the City's future.

The vision paints a picture of what the community wants to be like in 20 years, and the goals articulate ideals toward which the community is working. The goals are followed by bulleted lists of policies that provide guidance and direction for achieving these ideals.

VISION

Through targeted, managed growth, and by forming strategic partnerships, the City of Commerce is committed to advancing by:

- 1. Creating a vibrant downtown by enhancing opportunities for residents to live, work, and play.**
- 2. Sustaining and improving the City, through investing in and improving necessary infrastructure and community amenities.**
- 3. Seeking a balance in land use and development that merges demand, demographic need, growth, and economic development.**
- 4. Promoting economic and workforce development.**

GOALS & POLICIES

In order to translate the vision into a reality, this section outlines the goals related to each of the four priorities and lists the policies that the City will follow to achieve them.

GOAL 1: DOWNTOWN

We will create a vibrant downtown where residents can live, work, and play by:

- Promoting opportunities for revitalization of downtown
- Encouraging business development
- Addressing infrastructure and amenity needs
- Creating opportunities for downtown living
- Seeking out businesses that provide entertainment, dining, or enrichment to downtown in order to draw individuals and families
- Promoting the history and unique story of Commerce to attract tourism

GOAL 2: COMMUNITY AMENITIES & INFRASTRUCTURE

Through investing in and improving necessary infrastructure, we will sustain the City by:

- Upgrading recreational and park facilities
- Developing recreational opportunities to improve quality of life
- Seeking out alternative funding opportunities for infrastructure projects
- Expanding the capacity of water, sewer, and gas, and electrical utilities
- Expanding the sidewalk network to promote walkability
- Maintaining our roads
- Maintaining public safety level of service

GOAL 3: LAND USE & DEVELOPMENT

We will manage land use and development in a sustainable manner by:

- Revising and maintaining the City’s code
- Addressing the need for beautification along gateways coming into the City
- Continuing to maintain use of the overlay district along gateway corridors
- Promoting industrial development along the I-85 Corridor
- Encouraging infill and redevelopment of vacant buildings through incentivizing use
- Continuing appropriate annexations
- Utilizing available resources, tools, and funding to enhance and upgrade housing found in existing neighborhoods, particularly in the mill house area
- Addressing vacancy and blight to enhance existing neighborhoods
- Seeking a greater percentage of owner-occupied homes
- Maintaining and enforcing standards for new housing developments
- Promoting construction of high-quality homes that maintain value

GOAL 4: ECONOMIC & WORKFORCE DEVELOPMENT

We will promote economic and workforce development by:

- Undertaking a branding and signage initiative
- Utilizing a marketing packet to recruit businesses
- Recruiting employers that will benefit from the workforce trained in Commerce at Lanier Tech
- Identifying available office space and recruiting potential businesses to occupy
- Pursuing public/private partnerships
- Capitalizing off of SK Battery by recruiting support businesses and industries
- Attracting niche businesses to downtown



3 NEEDS & OPPORTUNITIES

OVERVIEW

The following needs and opportunities were identified by the Steering Committee and the public during a series of input meetings and open houses, an online survey (page 60), and the SWOT Analysis (page 24), as well as by professional analysis of relevant data. The list updates the needs and opportunities identified in the 2021 Comprehensive Plan Update. It is intended to capture the most prescient needs the community will have over the next five-to-ten years, to help identify ways the community can work towards achieving its goals. Items are organized into the four priority areas identified in the City's vision and goals (Chapter 2):

- Downtown (page 16)
- Community Amenities and Infrastructure (page 17)
- Land Use and Development (page 22)
- Economic and Workforce Development (page 23)

Consideration of needs and opportunities continues in the Broadband Services chapter (page 25), which is a required element so is included separately to allow for more in-depth analysis.

Additional community statistics used in the local analysis to determine needs and opportunities and guide discussion during public input meetings can be found in the Appendix.

SWOT ANALYSIS

The SWOT Analysis was generated from community responses to two questions in the Online Community Survey (page 60): “What are some of Commerce’s strengths and/or opportunities?” (280 responses) and “What are some of Commerce’s weakness and/or threats?” (293 responses). Because of the large number of survey respondents, NEGRC used Microsoft CoPilot to analyze the responses to generate a SWOT analysis. NEGRC then reviewed and revised CoPilot’s summary lists to verify that they accurately represent the survey responses submitted.

Topics within each SWOT category are listed in order of frequency, below, with the most frequently mentioned topics listed at the top, and the least frequently mentioned topics listed at the bottom. **Bolded topics are those that were mentioned by at least 10% of the people who responded to each question.**

Strengths	Weaknesses
<ul style="list-style-type: none"> • Strong small-town feel and close-knit community • Charming, historic downtown with potential • Good school system and community pride • Excellent location near I-85, Athens, and mountains • Active library and community events • Safe environment and visible police presence • City-owned utilities and services • Supportive city staff and leadership 	<ul style="list-style-type: none"> • Underdeveloped downtown area • Limited and poorly designed parking • Lack of diverse dining and retail options • Aging infrastructure and poor road conditions • Housing affordability and availability issues • High taxes and utility costs • Crime and safety concerns
Opportunities	Threats
<ul style="list-style-type: none"> • Expand and diversify community events • Thoughtful, managed growth and development • Attract more local businesses and restaurants • Improve downtown appeal and walkability • Add more parks, green spaces, and family-friendly venues • Promote tourism and historic preservation • Improve infrastructure and public amenities 	<ul style="list-style-type: none"> • Uncontrolled or poorly managed growth • Increasing traffic congestion • Proliferation of warehouses and industrial sprawl • Rising crime, substance abuse, and homelessness • Economic instability from large employers (e.g., SK Battery) • Loss of small-town identity and community cohesion

DOWNTOWN

Downtown is the city’s commercial and civic core. In addition to the primary retail and institutional land uses, there are also some park, residential, and industrial spaces. Downtown is also home to many community events and festivals.

The Commerce Downtown Development Authority (DDA) works to plan and manage the downtown area, seeking

continued revitalization and preservation of the downtown area. As an Authority, the DDA is recognized by State law and is eligible to receive certain grant funding. The DDA is active in recruiting new businesses and in providing support to existing businesses. The DDA has also established downtown design standards, to ensure that new development and renovations within the downtown area complements the area’s existing character and historic nature.

Commerce's Downtown Master Plan, once adopted, will replace the 2015 Blueprint Strategy for downtown. Please refer to the Downtown Master Plan for detailed needs, opportunities, analyses, priorities, action items, and plans for the downtown area.

Downtown Needs:

- Attract increased foot traffic
- Add lodging opportunities and diversify restaurants, retail businesses, and services
- Add more downtown activities and destinations
- Incentivize repair or renovation of aging structures and facades
- Incentivize and support conversion of vacant upper floors to residences
- Address parking and traffic concerns
- Improve streetscapes
- Upgrade, repair and expand existing infrastructure
- Install new green infrastructure to manage stormwater
- Adopt and implement Downtown Master Plan

Downtown Opportunities

- Affordable retail and office space
- Civic Center
- Opportunities for infill and redevelopment
- Targeted branding and marketing to attract visitors from nearby Banks Crossing
- Incentives and tools to encourage and support businesses downtown

- Expanded festivals and events; planned new downtown parks and festival space
- Community engagement and volunteerism
- Historic downtown with a unique story

COMMUNITY AMENITIES & INFRASTRUCTURE

The Community Amenities and Infrastructure section address the following topics:

- Community Facilities
- Natural Resources & Environmental Planning Criteria
- Transportation
- Utilities

Community Facilities

The City completed a renovation of the Commerce Civic Center in early 2025. Part of the renovation entailed creating an Administrative Complex, consolidating City Hall and several other staff offices into one location (Figure 4). Additionally, the renovated Civic Center includes a large event hall and several smaller meeting rooms that can be rented. The building was formerly a textile plant, and its renovation into an event facility and government offices provides the community with an example of how other former industrial structures can be adaptively reused for other purposes. Another example of adaptive reuse now operated by the City is the Commerce Cultural Arts Center, which was originally a Presbyterian Church (Figure 5). It now serves as a venue for events such as weddings, concerts, and plays.



Figure 4. The new City of Commerce Administrative Complex, which is part of the renovated Civic Center.



Figure 5. Interior of the Commerce Cultural Arts Center.

The City's Parks and Recreation Department operates several existing parks and is also working to develop some new parks. Existing parks offer a variety of active and passive recreation options, and Commerce is one of only two cities in Jackson County with a public swimming pool. The current parks and recreation development focus is on expanding facilities and programs at existing parks and at planned parks on other city-owned land. Additionally, the DDA is working to add a festival and outdoor event space to the downtown area. All existing and planned new parks are included within the Conservation & Parks character area on the Future Development Map (page 30).

When asked whether there are enough parks and greenspace in Commerce, 56% of Online Community Survey respondents said no, while only 29% said yes. When asked whether there are any activities they would like to do in Commerce but cannot, many of the survey respondents expressed a desire for more recreational sports facilities, more adult recreational opportunities (e.g., classes and leagues), more passive recreational facilities such as trails, and more play facilities for children.

Natural Resources & Environmental Planning Criteria

As shown in Figure 6, there are very few natural resources located within Commerce's city limits that fit within the scope of Georgia's Environmental Planning Criteria.

The City of Commerce is located in the headwaters of the Upper Oconee and Savannah River Basins. Being within

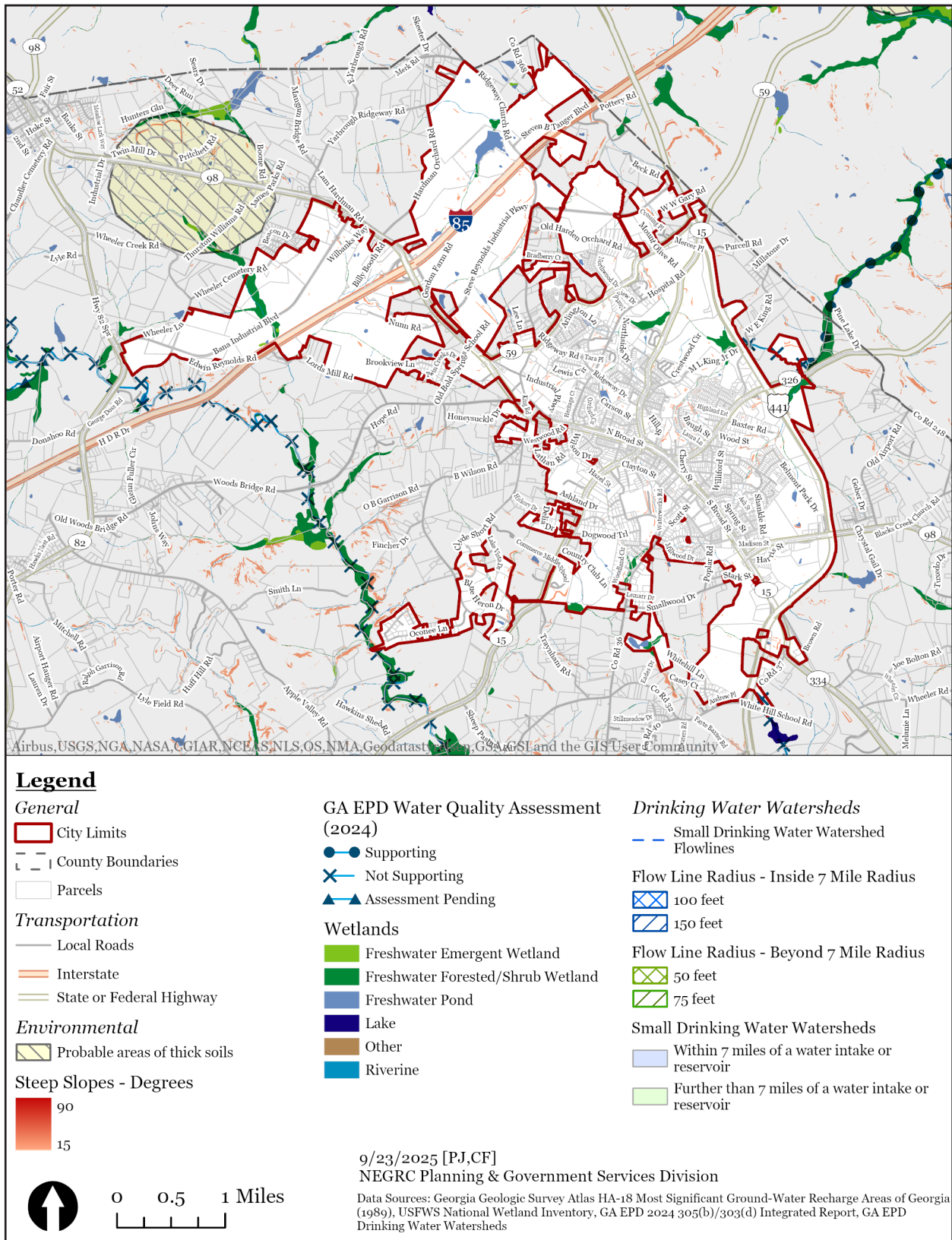


Figure 6. Sensitive natural resources in and around Commerce, including those identified in Georgia's Environmental Planning Criteria.

these two watersheds means rain that falls within some parts of Commerce drains towards the North Oconee River and continues down to the Altamaha River, while rain that falls in other parts of Commerce drains towards the Broad River and continues down to the Savannah River. As part of Jackson County, Commerce is part of Georgia's Upper Oconee Water Planning Region and has responsibilities for helping to implement the *Upper Oconee Regional Water Plan*. The Regional Water Plan is updated every five years, most recently in 2023.

Being in the headwaters presents significant water supply challenges for the City. Compared with downstream areas, headwater streams are typically smaller and have less capacity to store water. Groundwater supply is also limited, both due to being in the headwaters and because Commerce is above a crystalline rock aquifer, where water primarily exists in small cracks in the rocks. Furthermore, portions of the municipal water system piping are aged and in need of repair or replacement, presenting service and supply challenges. Both challenges affect potential future development. Some options for tools and strategies to consider that can help maximize the available water supply are summarized in Table 1, in the Utilities section on page 21.

Transportation

Several state and national highways run through Commerce. These include Interstate 85, U.S. 441, and State Routes 15, 59, 98, 326, and 334. Additionally, an active rail line passes through the heart of the city, between Elm Street and Broad Street.

Having a state route as the main street through downtown presents challenges, because it brings truck traffic through downtown, and because it limits the City's ability to modify the streets and right-of-way. Obtaining local control of this road has been identified by the community as a priority. Commerce is in discussions with the Georgia Department of Transportation (GDOT) about the possibility of converting this state highway into a local road and to identify an alternative truck route to divert traffic away from the downtown area.

Commerce has sidewalks throughout the downtown area, and new neighborhoods in all parts of the city area required to include sidewalks. Improving the streetscaping of pedestrian areas downtown is a priority identified in the proposed Downtown Master Plan. One of the city parks, Fox Trails, includes nearly four miles of multi-purpose trails for hiking and mountain biking.

Commerce does not have its own transit system, but residents of Commerce can use the services of Jackson County Transit, an on-demand shared-ride transit service. Users must schedule rides in advance. Service is available anywhere in Jackson County and from Jackson County to Athens-Clarke County.

Utilities

Public utilities offered by the City of Commerce include residential solid waste, water, sewer and wastewater, electricity, gas, and stormwater. Additionally, as discussed in more depth in the Broadband Services chapter, Commerce currently also provides fiber internet services to industrial and commercial clients.

Development in Commerce has been somewhat limited in recent years by water supply capacity and wastewater treatment capacity. The City is working

to expand wastewater capacity and service by building a new wastewater treatment plant and expanding sewer infrastructure. To expand water supply capacity, an important focus is to replace leaking water lines, to ensure that already-treated water reaches end users. Additionally, the City is in the process of drilling a new groundwater well to add an additional water source, and is in continued discussions about the creation of a regional water authority to address future needs. Additional strategies and actions to consider for maximizing the potential of the existing water supply are summarized in Table 1.

Table 1. Examples of strategies and actions that a City can use to help stretch its existing water supplies further. These examples are included for illustration and consideration only.

Strategies	Direct Action (Municipal Water Efficiency)	Indirect Action (End-User Water Efficiency)
Use current water supply more effectively	<ul style="list-style-type: none"> • Use leak detection systems • Repair or replace leaky water lines • Install low-flow fixtures, smart irrigation systems, and/or water efficient appliances at City facilities 	<ul style="list-style-type: none"> • Education/outreach • Incentives for repairs • Free or low-cost leak detection kits or smart water meters • Community conservation challenges or competitions • Rebates for low-flow fixtures, smart irrigation systems, or water-efficient appliances • Tiered water pricing • Household water audits • Water efficiency standards in development code
Reduce demand for treated water with alternative sources for non-potable uses	<ul style="list-style-type: none"> • Install and use rain barrels or cisterns at public facilities • Install reclaimed (“purple”) water infrastructure for non-potable use of treated wastewater (irrigation, dust control, toilet flushing, power plant cooling, etc.) 	<ul style="list-style-type: none"> • Rain barrel workshops • Rebates, loans, water bill discounts, or other incentives for installing cisterns • Review and revise codes if needed to allow rain barrels and cisterns • Allow residential greywater systems (would require ordinance)
Protect and augment available water supplies	<ul style="list-style-type: none"> • Indirect potable reuse • Ordinances to protect local wetlands and from development • Maintenance of City-owned green spaces • Installation of stormwater green infrastructure to promote infiltration 	<ul style="list-style-type: none"> • Incentives or requirements for greenspace preservation • Education and outreach, rebates, and/or requirements to install green infrastructure

Community Amenities & Infrastructure Needs

- Update and expand recreational equipment, facilities, and programming
- Address traffic congestion and parking concerns
- With GDOT, establish alternative route around downtown for truck traffic
- Repair and replace aging water and sewer infrastructure; fix leaks
- Expand water and wastewater capacity
- Maximize the potential of the existing water supply
- Maintain positive public safety level of service, focusing on maintaining and improving ISO rating
- Expand and improve existing utility systems (capacity, speed, and/or quality of service)

Community Amenities & Infrastructure Opportunities

- Existing parks and other City-owned properties (future parks) can accommodate more passive and active recreational amenities
- Civic Center is a versatile space with many potential uses and clients
- Potential efficiencies from having moved many City departments to a central location (new City Hall)
- Discussions with GDOT about obtaining local control of the state highway that passes through downtown
- New wastewater treatment plant in development
- Installing a new well to increase municipal water supply

LAND USE & DEVELOPMENT

Location-specific land use and development priorities and policies are summarized within each Character Area narrative (page 31). Land use and development decisions should be made after considering the Character Area narratives and the Future Development Map (page 30).

Broadly, the downtown commercial core is the heart of the City, with gradually less intense uses as you move further out from the city (e.g., downtown to commercial, to mixed residential and neighborhood-scale commercial future, to medium and then lower density residential). Industrial development is concentrated in the north of the city, near Interstate 85, and highway-scale commercial development is along U.S. Highway 441 and parts of Maysville Road.

Housing has been identified as a significant need for the community. More affordable and workforce housing is needed. In particular, more housing is needed at price points that are affordable for public servants such as teachers, and more generally at price points that match the location workforce. Additionally, it would be beneficial to add more residences within and near downtown, such as through infill projects, adaptive reuse of vacant structures, and conversion of upper floors of retail buildings to residences. This would serve three purposes: to increase the stock of available housing, to bring residents within walking distance of downtown amenities and services, and to build a nearby customer base for downtown businesses.

Land Use & Development Needs

- Beautify entrance corridors
- Address blight in commercial and residential zones
- Address streetscape and safety concerns along highway and street corridors
- Balance and diversity housing stock to correspond with demand and demographic need
- Explore creative, flexible solutions for meeting housing needs
- Encourage that new developments include well-connected street networks, with minimal roundabouts
- Encourage redevelopment and infill
- Balance commercial and residential development with residential development
- Evaluate whether existing historic preservation guidelines should be amended
- Public/private partnerships in development activities
- Potential for loft-style apartments downtown, and for rehabilitation of mill housing
- Renewal of GiCH alumni status
- Existing boards and committees can facilitate development (Downtown Development Authority, Housing Authority, Industrial Development Authority, Land Bank)

Land Use & Development Opportunities

- Vacant buildings along corridors and within downtown provide opportunities for retail, office, and residential redevelopment
- Good school system and high quality of life
- Opportunities for infill, especially downtown and along highway corridors
- Potential for a greater mix of uses, in character areas where it is appropriate

ECONOMIC & WORKFORCE DEVELOPMENT

Organizations involved in economic development in Commerce include the Downtown Development Authority (DDA) and Industrial Development Authority (IDA). Additionally, the Jackson County Chamber of Commerce supports economic development activities throughout the county, and partners with cities' local development authorities. Both the IDA and the DDA are involved with recruitment and support for new and existing businesses.

Lanier Technical College has a location in Commerce, which trains students in a variety of trades and other careers. Additionally, Commerce is within the Northeast Georgia service area of Workforce Georgia. This program provides several workforce-development support services through the federal Workforce Innovation Opportunity Act (WIOA), including tuition assistance, workforce preparation, and educational opportunities.

Economic & Workforce Development Needs

- Balance commercial and residential development with residential development; ensure that housing is available at price points that
- Implement standards for consistent branding and signage for wayfinding and communication
- Continue positive partnerships and relationships with industry and businesses
- Incentivize and support business development in the downtown business district and in neighborhood commercial corridors; limit new greenfield development
- Increase available workforce housing

Economic & Workforce Development Opportunities

- Potential to attract skilled jobs that align with Lanier Technical College's training programs
- Existing large industrial facilities, such as SK Battery, present opportunities to attract suppliers and support businesses to the area
- Recently developed business recruitment packet to recruit and support new businesses
- Additional housing in and around the downtown area would help build a local customer base to support downtown businesses



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 Georgia Department of Community Affairs (DCA) launched the Georgia Broadband Deployment Initiative (GDBI), a five-agency team formed to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia residents and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies. Since 2018, DCA's Minimum Standards for Comprehensive Planning have required that all local governments include a broadband services element within their comprehensive plans.

EXISTING SERVICES

The City of Commerce currently offers fiber internet services for commercial and industrial clients as a utility, while residents are served by private companies.

Most areas within city limits are considered to be fully served by broadband (Figure 7), where “served” is defined as meeting FCC’s current broadband standard of having access to infrastructure capable of download speeds of at least 100 Mbps and upload speeds of at least 20 Mbps. A 100/20 Mbps internet connection is generally sufficient for most households and many streaming activities. However, data from

the Online Community Survey (page 60) presents a different picture of broadband availability in Commerce, as 160 people rated internet services as “poor” or “very poor,” while only 71 people rated it as “excellent” or “good” (Figure 8).

Local officials should continue to monitor broadband availability throughout the community, as well as technological advancements and changing speed demands, to ensure that Commerce’s internet service stays competitive.

Free public Wi-Fi is available in the Commerce Public Library, during hours when the library is open to the public. This site is listed on the GDBI’s Free Public Wi-Fi map.

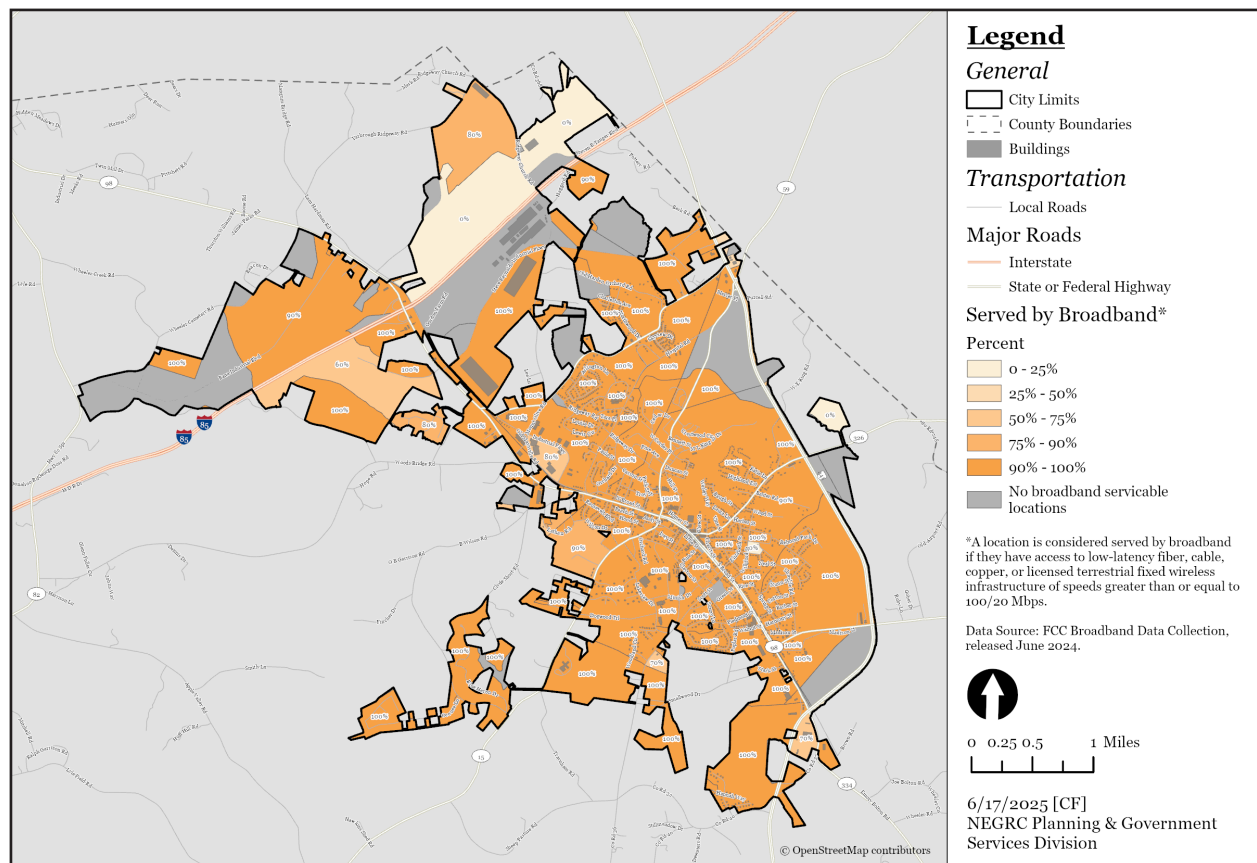


Figure 7. Broadband availability status in Commerce as of June 2024 (FCC Broadband Data Collection).

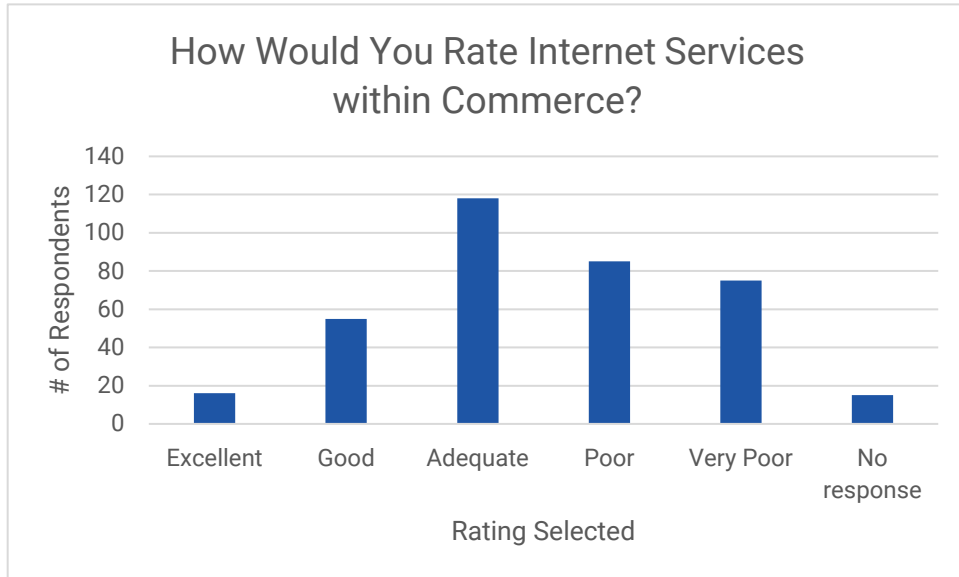


Figure 8. Responses to the question “how would you rate internet services within Commerce?” from the Online Community Survey (total responses=364),

BROADBAND SERVICES ACTION PLAN

Access to broadband services today is essential to everyday life (Figure 9). It is an essential service as fundamental as electricity, gas, water, sewer, or phone service. There is a growing need to provide the much-needed infrastructure to the homes and businesses currently without access to broadband services, and to improve service in locations where speeds or reliability are inadequate. Ensuring broadband services deployment will have a positive impact on education, health care, public safety, business and industry, government services, and leisure activities. Promoting an equitable deployment of broadband services is a public need and a benefit to the entire community.

The City of Commerce is dedicated to working with private broadband providers and Electric Membership Corporations (EMCs), to support expansion of broadband within city limits and to offer quality internet services. The City shall do so through a streamlined telecommunication permitting system, through easement documentation and maintenance, and building public-private partnerships. Additionally, the City will regularly evaluate whether it continues to be beneficial to operate as a fiber provider for commercial and industrial clients, or whether it would be better for these locations to be served by a different broadband provider.



Figure 9. Access to broadband services is essential in nearly all aspects of everyday life, including for residents, businesses, and industries.



OVERVIEW

The Land Use Chapter includes a description of future development categories with synchronized zoning designations and a Future Development Map. The “character areas” methodology was used for the format of 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. This provides the community with flexibility in land use decisions within each character area.

The Georgia Department of Community Affairs defines a character area as a specific 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 of future development through adequate planning and implementation, or
- Requires special attention due to unique development issues.

The character areas selected by Commerce are summarized in the map on 30 and the tables on 31. Narrative descriptions and implementation measures for each character area follow, on the pages indicated in the table.

FUTURE DEVELOPMENT MAP

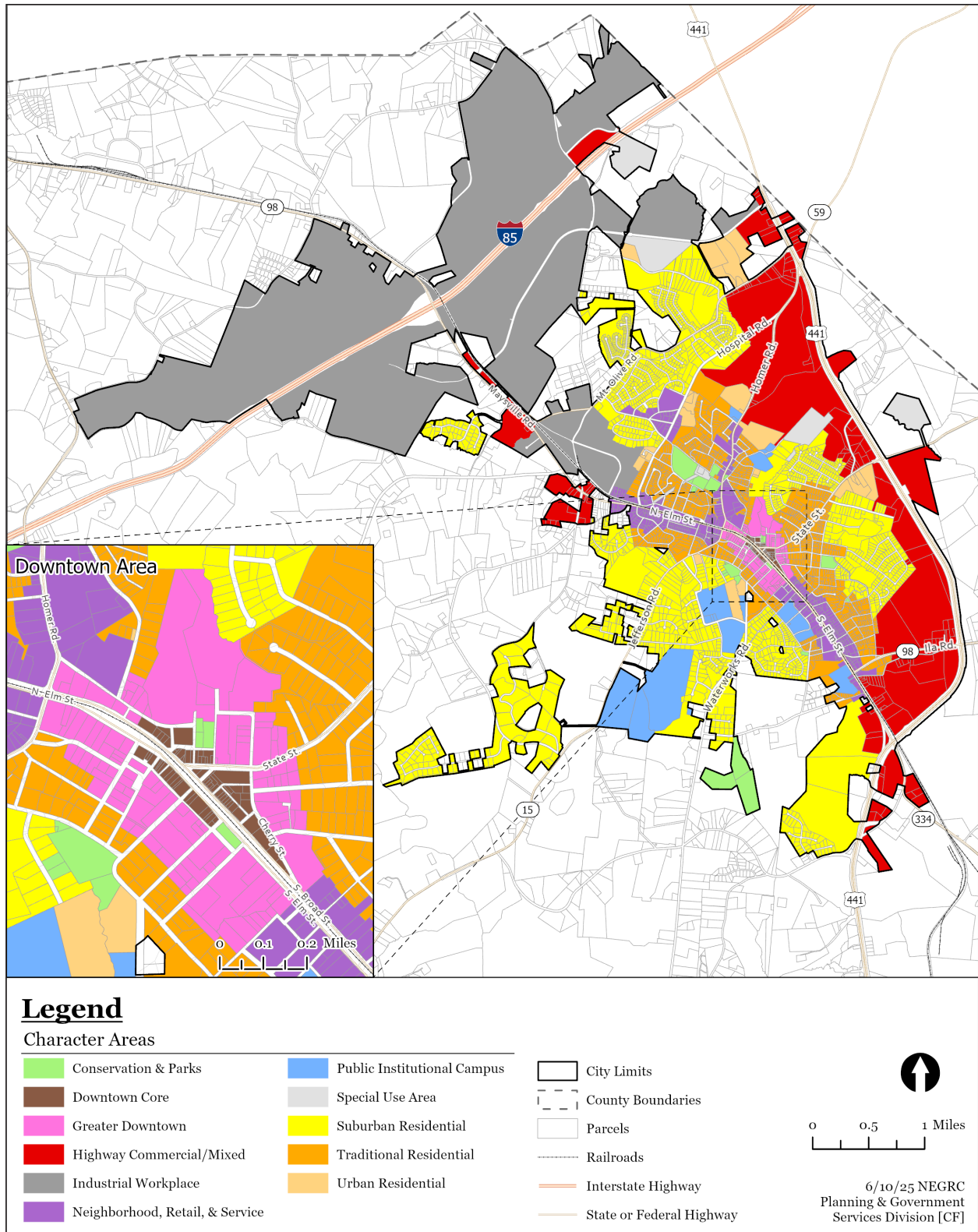


Figure 10. This Future Development Map shows the locations of Commerce's Character Areas, which are described beginning on the next page.

CHARACTER AREAS

Character areas are planning sub-areas within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the community’s goals.

Each character area is described briefly in the tables below. See the pages indicated in the table for a detailed narrative providing guidance and implementation for future development within each character area, including zoning compatibility and appropriate land uses for each character area.

Mixed-Use & Commercial Areas

CHARACTER AREA	DESCRIPTION	PAGE
Downtown Core	The commercial core of downtown, consisting primarily of retail and service businesses.	34
Greater Downtown	A transitional area surrounding the Downtown Core with a mixture of commercial, residential, and institutional uses.	36
Highway Commercial/ Mixed	Automobile-service commercial uses along highways, with potential for mixed-use development in certain areas.	38
Neighborhood, Retail, & Service	A neighborhood-scale mixed-use area located primarily along major thoroughfares that extend from downtown.	41

Residential Areas

CHARACTER AREA	DESCRIPTION	PAGE
Suburban Residential	Detached, single-family homes on larger lots (0.5–1 acre), with curvilinear streets and large front setbacks.	44
Traditional Residential	Well-connected residential neighborhoods with a traditional grid street pattern.	46
Urban Residential	Higher-density neighborhoods where multi-family housing is supported.	48

Other Areas

CHARACTER AREA	DESCRIPTION	PAGE
Conservation & Parks	Conservation land and active and passive recreation areas, defined by open and green space.	33
Industrial Workplace	Truck-oriented areas focused on manufacturing, industry, storage, and warehousing.	40
Public Institutional Campus	Publicly owned institutional facilities located in predominantly residential areas.	42
Special Use Area	Single-function land uses that do not align with another character area.	43

Defining Narratives

What is a defining narrative?

When reviewing development proposals, decision-makers should reference both the Future Development Map on page 30 and the corresponding character area narrative for guidance.

According to DCA's Minimum Standards and Procedures for Comprehensive Planning (O.C.G.A. Chapter 110-12-1, defining narratives for each character area:

- Describe and illustrate a specific vision for what types, forms, styles, and patterns of development are to be encouraged;
- List compatible land uses and zoning categories; and
- Identify implementation measures to help achieve the desired development pattern.

Descriptions, illustrations, implementation measures, and compatible land uses and zoning categories for each individual character area begin on page 33. Character area narratives are arranged alphabetically.

Compatibility with Overlay Districts

Commerce's Unified Development Code currently includes the following overlay districts, which specify additional development requirements for land within them, beyond what is specified for the underlying zoning district:

- Highway Corridor Overlay Districts
- Environmental Overlay Districts

Review of development proposals within these or any future overlay districts should consider compatibility with both the character area's defining narrative and the requirements of the overlay district.

Conservation & Parks Character Area

Description

This character area consists of undeveloped conservation land and active or passive recreation areas. The defining character is open and green space. Parks are generally located near residential neighborhoods and in the downtown area. Recreational facilities at parks include, but are not limited to, picnic tables, pavilions, community lawns, playground equipment, ball fields, seating areas, and passive recreation amenities such as trails. Conservation land may also include land within a residential development that has been set aside as protected from future development, for example through an easement or as a condition of development approval.

Land Use Categories*

- **Primary:** Parks, playgrounds, active and passive recreation
- **Secondary:** None

Appropriate Zoning*

- Not applicable. Parks and conservation are permitted uses in most zoning districts.

**Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis.*

Development Strategies

- Routinely inventory existing parks and equipment to determine need for updates
- Incorporate both active and passive recreation opportunities into the City's parks network
- Consider incorporating environmentally friendly landscaping in parks, such as with native plants, drought-tolerant plants, pollinator gardens, or green infrastructure
- Expand park facilities, amenities, and programs, focusing first on existing city-owned land



Downtown Core Character Area

Description

The Downtown Core character area consists primarily of retail and service businesses, as well as important civic institutional uses such as the Civic Center and Administrative Complex. In addition to dining and shopping opportunities, annual events and festivals attract residents to the commercial core.

Most buildings in the downtown core occupy most or all of a parcel, with minimal to no setbacks. Many of them were built in the late 1800s and early 1900s. These historic structures dominate the overall character of this area. Any new infill construction within the Downtown Core should visually complement the existing historic buildings.

Since 1876, the railroad has run through the middle of downtown, impacting the City’s layout. With the central location of the rail line, railroad crossings at grade, and businesses and homes that front the tracks, the railroad is a significant feature, greatly influencing the character of and movement throughout downtown.

While the primary functions of the Downtown Core are retail, service, and civic, many of the businesses downtown are in two-to-three story buildings with vacant upper floors. These upper spaces would be suitable for conversion to non-retail uses such as residences, offices, or artists’ studios. However, due to the age of many of these buildings, significant rehabilitation may be needed before they can be used for residential or other purposes.

The City of Commerce is developing a Downtown Master Plan, with expected adoption in 2025 or 2026. The area addressed by the master plan includes the Downtown Core character area. The City’s review of any development proposed within this character area should consider its compatibility with the Downtown Master Plan.



(Character area narrative continues on next page)

(Downtown Core character area narrative, continued from previous page)

Land Use Categories*

- **Primary:** Commercial (retail and service)
- **Secondary:** Office, Institutional, Housing

Appropriate Zoning*

- **CBD** (Central Business District; currently allows upper floor residential apartment)
- Institutional

**Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis.*

Development Strategies

- Adopt and implement Downtown Master Plan
- Improve streetscapes to promote walkability
- Preserve sense of place through historic preservation
- Revitalize the downtown through infill and redevelopment
- Promote residential use on upper floors of downtown buildings
- Expand and upgrade infrastructure to support businesses and other uses
- Ensure that downtown parking areas are attractive and functional
- Enforce overlay district standards where applicable



Greater Downtown Character Area

Description

Still considered downtown, but with less compact development characteristics, the Greater Downtown character area surrounds the downtown commercial core. This character area includes a mixture of commercial, residential, and institutional uses.

Greater Downtown is transitional in nature, as it connects the city's commercial core with surrounding residential areas. There is much potential for commercial activities to expand from the downtown core into this transitional area. There is also a need for additional medium-density housing within Greater Downtown, to provide opportunities for people who wish to live within walking distance of downtown amenities, and to build a nearby customer base for downtown businesses. This area's central location also makes it well-suited for certain civic and institutional uses, such as government offices, a post office, a library, and churches.

While there are still some active industrial sites located within Greater Downtown, new development proposed within this character area should not be industrial. A few former industrial buildings have been adaptively reused, and there is potential for further conversion of old industrial sites and other old buildings to adapted uses.

The City of Commerce is developing a Downtown Master Plan, with expected adoption in 2025 or 2026. The area addressed by the master plan includes part of the Greater Downtown character area. The City's review of any development proposed within this character area should consider its compatibility with the Downtown Master Plan.



(Character area narrative continues on next page)

(Greater Downtown character area narrative, continued from previous page)

Land Use Categories*

- **Primary:** Commercial (retail and service), Housing
- **Secondary:** Office, Institutional

Appropriate Zoning*

- **CBD** (Central Business District)
- **OCR** (Office, Commercial, and Residential)
- **R-6** (Attached For-Sale Residential)
- Institutional

**Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis.*

Development Strategies

- Adopt and implement Downtown Master Plan
- Improve streetscapes to promote walkability
- Examine pedestrian network for opportunities to strengthen connectivity from Greater Downtown to the downtown commercial core
- Revitalize area through infill and redevelopment that is compatible in size, design, and use
- Encourage adaptive reuse of older buildings and industrial sites
- Expand and upgrade infrastructure to support businesses and residences
- Enforce overlay district standards where applicable



Highway Commercial/Mixed Character Area

Description

The Highway Commercial/Mixed character area consists primarily of automobile-service commercial uses. Found along U.S. Highway 441 (Veterans Memorial Parkway), as well as in select locations along State Route 98 (Maysville Road) and near Interstate 85, these commercial areas offer larger-scale lodging, big-box retail, convenience stores, auto sales, chain restaurants, and retail stores. These are areas geared toward automobile access.

Large parcels near U.S. Highway 441 may also be suitable for development as master planned mixed-use communities, which are well-connected developments that include a combination of some or all of retail, residential, office, civic-institutional, and parks and recreation uses. In these planned unit developments, retail would be most appropriately located near U.S. Highway 441 and along adjacent collector streets such as Hospital Road, Homer Road, or Ila Road. Residential and other uses located further away from these main roads would provide a transition between the intense auto-oriented uses along U.S. Highway 441 and the less intense residential uses in surrounding neighborhoods.



(Character area narrative continues on next page)

(Highway Commercial/Mixed character area narrative, continued from previous page)

Land Use Categories*

- **Primary:** Commercial
- **Secondary:** Mixed-Use, Office, Institutional

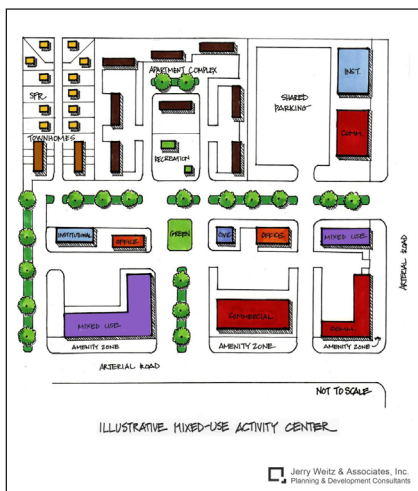
Appropriate Zoning*

- **C-2** (General Commercial District)
- **PUD** (Planned Unit Development District; appropriate near U.S. Highway 441 only)

*Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis.

Development Strategies

- Encourage revitalization and redevelopment along existing corridors
- Improve aesthetics of development and streetscapes by enforcing overlay district standards and architectural overlays, where applicable
- Encourage walkability by improving pedestrian environment through connecting gaps in sidewalks and planting trees
- Consider enacting a big-box retail ordinance to discourage long-term vacancies
- Encourage infill of compatible development in vacant areas with targeted economic development efforts.
- To reduce traffic strain on adjacent highways, require vehicular connectivity between adjacent commercial sites
- In mixed-use developments, follow planned unit development guidelines



Industrial Workplace Character Area

Description

The industrial workplace character area consists of manufacturing, industry, storage, and warehousing sites. These are typically truck-oriented storage centers, distribution centers, and business parks located along major roads and thoroughfares. The industrial workplace areas provide employment and capitalize on accessibility to major roads and highways for movement of freight and goods.

Land Use Categories*

- **Primary:** Manufacturing, industrial, storage, and warehousing
- **Secondary:** Selected businesses, restaurants, and offices

Appropriate Zoning*

- **M-1** (Light Industrial)
- **M-2** (Heavy Manufacturing)

**Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis.*

Development Strategies

- Consider developing industrial and business park covenants
- Capitalize on new industry to attract related support businesses
- Continue infrastructure and utility improvements
- Work with partners to fill developable spaces
- Strengthen development standards and requirements
- Enforce overlay district standards where applicable



Neighborhood, Retail, & Service Character Area

Description

This mixed-use character area is primarily found along major thoroughfares in a linear pattern. From downtown, it extends northward along Homer Road, westward along North Elm Street, and southward along South Elm Street. There is also an area of Neighborhood, Retail, and Service clustered around the campus of a former medical center.

These areas are transitional in nature, with a mix of medium-density residential development and adaptive reuse of dwellings for neighborhood-scale offices, services, and retail. Any infill or redevelopment within this character area should complement existing structures.

Most existing residences within this character area are single-family homes on small lots. Small townhouses (i.e., those with a relatively low number of units per structure) would also be appropriate for this character area.

<h4>Land Use Categories*</h4> <ul style="list-style-type: none"> • Primary: Residential, Commercial (neighborhood-scale) • Secondary: Professional Offices, Service, Institutional <h4>Appropriate Zoning*</h4> <ul style="list-style-type: none"> • C-1 (Neighborhood Commercial) • OCR (Office, Commercial, and Residential) • R-6 (Attached For-Sale Residential) • Institutional <p><i>*Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis.</i></p>	<h4>Development Strategies</h4> <ul style="list-style-type: none"> • Encourage development of compatible, low-intensity neighborhood mixed-use • Revitalize area through infill and redevelopment that is compatible in size, design, and use • Encourage walkability by improving pedestrian environment through connecting gaps in sidewalks and planting trees • Expand and upgrade infrastructure to support businesses and residences • Enforce overlay district standards where applicable
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Public Institutional Campus Charater Area

Description

The Public Institutional Campus character area refers to existing and future sites that consist of publicly owned, free-standing, single-function community facilities such as public schools, government campuses, public medical facilities, and City-owned cemeteries. These facilities tend to be larger and significantly different in appearance from neighboring uses. As community destinations, these facilities should be easily accessible to the public, through well-connected vehicular and pedestrian infrastructure.

Note that not all public institutional facilities are part of the Public Institutional Campus character area. Some facilities that meet this description are instead part of centrally located character areas where institutional uses are part of the prevailing character: the Downtown Core, Greater Downtown, and Neighborhood, Retail, and Service character areas. The Public Institutional Campus character area is limited to public institutional facilities that are located further out, in predominately residential areas.

Land Use Categories

- **Primary:** Public Institutional (e.g., schools, hospitals, government campuses, institutionalized residential living facilities, medical centers, cemeteries)
- **Secondary:** Mixed-uses integrated into institutional campuses

Appropriate Zoning

- Institutional
- Generally permitted in all zoning districts

**Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis.*

Development Strategies

- Traffic impact study may be required for new or expanded institutional campuses
- Coordinate with school board for infrastructure
- Connect institutional campuses to surrounding neighborhoods with sidewalks and other pedestrian amenities
- Add an Institutional zoning district to the Unified Development Code
- Enforce overlay district standards where applicable



Special Use Area Character Area

Description

The Special Use Area character area refers to single-function land uses that do not align with another character area’s narrative. Examples include treatment plants, landfills, and utilities.

Land Use Categories*

- **Primary:** Special uses as described
- **Secondary:** Uses accessory or incidental to the primary use

Appropriate Zoning*

- Not applicable (handled through special use permit process)

**Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis.*

Development Strategies

- Specific-use conditions or regulations may be needed
- Depending on the use, vegetative buffers may be necessary between the special use facility and adjacent parcels
- Depending on the use, noise or odor controls may be necessary
- Enforce overlay district standards where applicable



Suburban Residential Character Area

Description

The Suburban Residential character area consists of detached, single-family homes on individual lots, typically ranging from 0.5 to 1 acre in size. Homes are typically located along curvilinear streets, and front setbacks of 25–35 feet or more are common. Cul-de-sacs are common in existing developments here; however, traffic flow and connectivity would benefit from minimizing the use of cul-de-sacs in future developments here.

Suburban Residential neighborhoods are not within walking distance of downtown, but some are within walking distance of schools, government facilities, and parks. Private institutions, such as churches and fraternal organizations, are also acceptable in parts of this character area, in locations where traffic flow and circulation would be conducive for gatherings.



(Character area narrative continues on next page)

(Suburban Residential character area narrative, continued from previous page)

Land Use Categories*

- **Primary:** Detached Single-Family Residential

Appropriate Zoning*

- **R-1** (Single-Family Residential, Low Density)
- **R-2** (Single-Family Residential, Medium Density)
- Institutional

**Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis.*

Development Strategies

- Provide pedestrian and bicycle connections, especially between neighborhoods and nearby institutions and parks
- Inventory opportunities for infill of architecturally compatible housing
- Encourage architectural styles that maintain the neighborhood’s character
- Encourage subdivisions to include a high degree of internal and external connectivity, with minimal cul-de-sacs, to promote efficient traffic flow
- Enforce overlay district standards where applicable



Traditional Neighborhood Character Area

Description

The Traditional Neighborhood character area consists of residential areas located near the Greater Downtown and Neighborhood, Retail, and Service character areas. This character area is largely composed of single-family homes, many of which were constructed prior to 1960. Houses are situated on smaller lots with a grid street pattern, so there is a high degree of connectivity within and among these neighborhoods. Lots tend to be narrow, with shallow front setbacks.

While the prevailing use within this character area is single-family residential housing, townhouses may be appropriate on some sites, such as near the Greater Downtown character area. The appropriateness of townhouses would be determined by the City on a case-by-case basis, in consideration of the site’s surroundings and location. Private institutions, such as churches and fraternal organizations, are also acceptable in parts of this character area, in locations where traffic flow and circulation would be conducive for gatherings.

Many parts of the Traditional Neighborhood character area are within walking or biking distance of downtown, or of the developing neighborhood retail and service corridors along Elm Street and Homer Roads. Therefore, walkability and pedestrian infrastructure are very important within this character area, especially along corridors that connect neighborhoods with commercial and institutional destinations.



(Character area narrative continues on next page)

(Traditional Neighborhood character area narrative, continued from previous page)

Land Use Categories*

- **Primary:** Residential
- **Secondary:** Civic-Institutional, Accessory Dwelling Units

Appropriate Zoning*

- **R-1** (Single-Family Residential, Low Density)
- **R-2** (Single-Family Residential, Medium Density)
- Institutional

**Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis.*

Development Strategies

- Focus on reinforcing stability by encouraging home ownership and maintenance or upgrade of existing properties
- Maintain and enhance housing through code enforcement
- Inventory opportunities for infill of architecturally compatible housing
- Provide pedestrian and bicycle connections
- Improve utility services and infrastructure
- Enforce overlay district standards where applicable



Urban Residential Character Area

Description

The urban residential character area consists of higher-density neighborhoods with six-to-eight units per acre. These are areas where multi-family housing is supported. They consist of mobile home parks, apartments, condominiums, and townhouses.

Multi-family housing and other dense neighborhoods are generally most appropriate near concentrations of goods and services, such as next to commercial centers and office parks. This arrangement provides Urban Residential area residents with convenient access to amenities, and it also provides nearby businesses with a nearby customer base. The Urban Residential character area can serve as a transitional area between higher-intensity commercial areas and mid-to-low density residential neighborhoods

Land Use Categories*

- **Primary:** Multi-Family Residential, Single-Family Residential, Mobile Home Parks
- **Secondary:** Institutional, Recreational

Appropriate Zoning*

- **R-4** (Multi-Family Residential)
- **R-5** (Single-Family Residential District of Manufactured Homes)
- **R-6** (Attached For-Sale Residential)

**Note: Suitable zoning and land use classifications may vary within a character area and should be evaluated on a case-by-case basis.*

Development Strategies

- Inventory sidewalk network within residential neighborhoods and access to surrounding commercial districts
- Maintain and enhance housing through code enforcement
- Evaluate permitted densities
- Improve utility services and infrastructure
- Enforce overlay district standards where applicable





6 WORK PROGRAM

OVERVIEW

The Work Program chapter lists specific actions the City plans to take to achieve the community’s Vision and Goals (page 11). It consists of two parts: a Report of Accomplishments and a Community Work Program.

The Report of Accomplishments (page 49) provides a status report for actions listed in the 2020–2025 Community Work Program. Subsequently, the Community Work Program (page 55) is updated to reflect a new list of projects to be initiated, continued, or completed over the next five years (2026–2030). The list identifies priority projects, timelines for implementation, responsible parties, and funding strategies.

REPORT OF ACCOMPLISHMENTS, 2020–2025

This section summarizes progress on the activities listed in the two Short Term Work Programs from the previous Comprehensive Plan Update.

**An asterisk denotes items carried forward to next Community Work Program.*

#	ACTIVITY	STATUS	NOTES
DOWNTOWN			
1	Develop a recruitment packet designed to attract new business	Completed	
2	*Inventory existing and potential living opportunities in downtown	Ongoing	Expect to complete in 2025 or 2026 as part of Downtown Master Plan development effort. Modified and carried forward as part of CWP #1.
3	*Develop a downtown streetscape plan	Ongoing	Expect to complete in 2025 or 2026 as part of Downtown Master Plan development effort. Modified and carried forward as part of CWP #1.
4	*Implement downtown streetscape plan	Postponed	After Downtown Master Plan is adopted, implementation of streetscape plan will begin. Modified and carried forward as CWP #2.
5	Establish farmer’s market	Completed	Established a spring/fall weekend farmer’s market and a Tuesday market.
6	Address issues of blight in downtown through code enforcement of commercial and residential structures	Canceled	Routinely performed by Code Enforcement as ongoing responsibility; removed from work program.
COMMUNITY AMENITIES & INFRASTRUCTURE			
7	Update existing park infrastructure	Completed	Completed facility updates at multiple parks.
8	*Install multi-purpose, rectangular sports fields	Ongoing	Ridling Park design completed in 2025; renovations to be completed in 2026. Modified and carried forward as CWP #8.
9	Revise parks and recreation plan at five- year intervals	Canceled	Removed from work program (routine, ongoing responsibility).
10	*Develop a large park complex	Ongoing	Scope of this project has been revised; instead of developing one large park, the City is focused on maximizing the capabilities of existing city-owned properties. Modified and carried forward as CWP #9.
11	Develop a biking/hiking trails plan	Completed	Parks and Recreation has determined near-term needs for hiking and biking trails.
12	Install hiking/biking trails improvements, including signage, rest accoutrements, trail infrastructure, etc.	Canceled	Removed from work program. Signage and trail infrastructure improvements are installed on an ongoing, as-needed basis.

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#	ACTIVITY	STATUS	NOTES
HOUSING			
13	*Continue to operate GiCH team, or similar as an alumni community	Ongoing	GiCH certification is not current; City is actively working to reestablish GiCH participation and benefits eligibility. Modified and carried forward as CWP #155.
14	*Conduct a housing inventory to determine location of blight, vacancy, owner-occupied vs. rental properties, infill, etc.	Postponed	Current housing inventory completed before 2021; updates postponed to next work program. Modified and carried forward as CWP #166.
15	Develop a plan to promote home ownership	Canceled	Not needed as an action item, as home ownership is already high.
16	Encourage residential property maintenance and housing code compliance through code enforcement	Canceled	Routineline performed by Code Enforcement as ongoing responsibility, removed from work program.
LAND USE & DEVELOPMENT			
17	Inventory property condition and determine options for revitalization of residential and commercial properties	Canceled	Routinely performed by Code Enforcement, Downtown Development, and Planning staff as ongoing responsibility; removed from work program.
18	Develop a plan for beautification of gateway corridors	Completed	Identified where beautification is needed.
19	Revise and readopt zoning ordinance and subdivision and land development regulations	Completed	Unified Development Code completed in 2023 and amended in 2024.
20	Establish a land bank	Completed	Established in 2023.
21	Create a community improvement incentive plan to encourage redevelopment and property improvements	Canceled	This responsibility is being handled within overall DDA efforts, not as a separate project.
22	Monitor environmental conditions at "brownfield" (environmentally contaminated) sites, and encourage/apply for remediation grants	Canceled	Removed from work program (routine, ongoing responsibility).
23	Promote construction of homes with higher/lasting value	Completed	Completed as part of ordinance update adopted in 2023.
24	Develop guidelines for mixed-use master-planned developments	Completed	Completed as part of ordinance update adopted in 2023.
ECONOMIC DEVELOPMENT			
25	Develop a strategic branding and marking initiative, including signage and marketing components, to attract visitors, businesses, and industry	Completed	Rebranded for uniformity and consistency throughout the city.
26	Inventory available office space, industrial space, and developable land	Completed	DDA keeps a downtown inventory, and Planning staff review available industrial space annually.
27	Continue façade improvement program for downtown buildings	Canceled	Removed from work program (routine, ongoing responsibility).

(Table continues on next page)

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#	ACTIVITY	STATUS	NOTES
HISTORIC RESOURCES			
28	Conduct a detailed survey of historic resources (participate in countywide survey)	Canceled	No upcoming countywide historic resources survey is anticipated. City is actively working on updating ordinances and guidelines to promote historic preservation efforts.
29	Add eligible properties to the National Register of Historic Places	Canceled	Removed from work program (routine, ongoing responsibility).
PUBLIC SAFETY			
30	Work to maintain public safety level of service and increase ISO rating	Canceled	Removed from work program (routine, ongoing responsibility).
ADMINISTRATION			
31	Document Imaging System	Canceled	Removed from work program (routine, ongoing responsibility).
32	Construct a unified government building	Completed	Completed in 2025.
33	*Acquire control of downtown roads from the Georgia Department of Transportation	Ongoing	Part of Downtown Master Plan development effort; discussion with GDOT is ongoing. Modified and carried forward as CWP #4.
PUBLIC WORKS			
34	*Upgrade all GIS to include all water, sewer, electric, fiber, gas lines, and storm drains	Ongoing	Have hired full-time GIS staff and will continue to work on mapping existing infrastructure. Modified and carried forward as CWP #10.
35	Run water line from Water Works Rd to Sheep Pasture Rd. to make loop	Canceled	May not be needed. Water Model Study (in progress) will determine what future infrastructure improvements are necessary.
36	*Install expanded and upgraded water and sewer infrastructure in downtown area	Postponed	After Downtown Master Plan is adopted, implementation can begin. Modified and carried forward as CWP #6.
37	Purchase new backhoe for department	Canceled	Removed from work program (purchase of needed public works equipment is a routine, ongoing responsibility).
38	Purchase 1 4-wheel drive vehicle to access outfall lines and for inclement weather	Completed	
39	Implement valve location program to locate all valves	Completed	To be completed by end of 2025. Analysis of water model happening now.
40	Seal and/or repave 2 miles of road each year	Canceled	Removed from work program (routine, ongoing responsibility).
41	*Upgrade Beck lift station	Postponed	Upgrades will be part of the new Wastewater Treatment Plant construction, to be completed by end of 2026. Modified and carried forward as part of CWP #122.
42	Upgrade Waterworks lift station	Completed	
43	Upgrade Lathan lift station	Completed	

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#	ACTIVITY	STATUS	NOTES
44	*Identify and repair inflow and infiltration (staged process)	Postponed	Engineering and analysis are needed prior to beginning this project. Modified and carried forward as CWP #133.
45	Maysville Road water extension	Canceled	May not be needed. Water Model Study (in progress) will determine what future infrastructure improvements are necessary.
46	Emergency power Lift Stations	Canceled	Removed from work program (routine, ongoing responsibility).
47	Identify and replace old clay lines	Canceled	Removed from work program (routine, ongoing responsibility).
48	Identify future water sources	Canceled	Removed from work program (routine, ongoing responsibility).
49	*Expand wastewater treatment capacity	Ongoing	Construction of new treatment plant in progress. Modified and carried forward as CWP #122.
50	Replace and improve downtown water and sewer infrastructure	Canceled	Removed from work program (routine, ongoing responsibility).
51	Install a 1,000,000 Gallon elevated storage tank on south end of water system	Canceled	May not be needed. Water Model Study (in progress) will determine what future infrastructure improvements are necessary.
UTILITIES—GAS			
52	Replace 3" gas main on Homer Rd with 4" gas main	Canceled	Removed from work program. Analysis of system and where upgrades are needed is an ongoing responsibility.
53	Replace 2" gas main on Troy St.	Completed	
54	Replace 2" gas main on Brookwood Ave.	Canceled	Removed from work program. Analysis of system and where upgrades are needed is an ongoing responsibility.
55	Replace 2" gas main on Orchard Cir.	Canceled	Removed from work program. Analysis of system and where upgrades are needed is an ongoing responsibility.
56	Replace 2" gas main on Pine Ave.	Canceled	Removed from work program. Analysis of system and where upgrades are needed is an ongoing responsibility.
57	Install redundant 8" high pressure main along Highway 334	Completed	2.5 miles of 6" line have been installed; project will be completed in calendar year 2025.
58	Expand 6" line near Bouchard Farms	Completed	
59	Extend high pressure mains along Highway 98 and Highway 15	Completed	
60	Install gas line along B. Wilson Road	Canceled	Removed from work program. Analysis of system and where upgrades are needed is an ongoing responsibility.

(Table continues on next page)

(Table continued from previous page)

#	ACTIVITY	STATUS	NOTES
UTILITIES—ELECTRIC AND FIBER			
61	Hire fiber crew staff person	Canceled	Removed from work program. These functions are ongoing responsibilities of electric and IT departments.
62	Purchase new line truck	Completed	
63	Install fiber along Steve Reynolds Boulevard	Completed	
64	Repair and replace electric lines	Canceled	Removed from work program (routine, ongoing responsibility).
TRANSPORTATION			
65	*Improve aesthetics and function of city and DDA public parking	Postponed	After Downtown Master Plan is adopted, can begin implementation. Carried forward as CWP #3.
66	Oxford parking lot project	Completed	
67	Establish regional bicycle loop route from Nicholson via SR 334 to the Commerce area then southbound via Waterworks Road, to SR 335 and returning eastbound back to Nicholson	Canceled	No longer a priority.

COMMUNITY WORK PROGRAM, 2026–2030

This section summarizes priority projects for the next five years, listed under the corresponding goal to which each project relates. A list of the plan’s goals and associated policies is available in Chapter 2.

**An asterisk denotes items carried forward from the previous Comprehensive Plan.*

#	ACTIVITY	TIMEFRAME	COST ESTIMATE	FUNDING SOURCE	RESPONSIBLE PARTY
GOAL 1: DOWNTOWN					
We will create a vibrant downtown where residents can live, work, and play					
1	*Complete and adopt the Downtown Master Plan	2026	\$98,000	General Fund	City Manager, DDA, Planning Department
2	*Implement streetscape plan from Downtown Master Plan	2026–2030	TBD pending bid procurement	Grants, SPLOST, TSPLOST, General Fund	DDA, Public Works
3	*Improve aesthetics and function of City-owned and DDA-owned public parking areas, as identified in the Downtown Master Plan	2026–2030	TBD pending bid procurement	Grants, SPLOST, TSPLOST, General Fund	DDA, Public Works
4	*Acquire control of downtown roads from the Georgia Department of Transportation, as identified in the Downtown Master Plan.	2026–2030	TBD pending infrastructure needs and ongoing negotiations	SPLOST, TSPLOST	Public Works, City Manager
5	Following completion of Downtown Master Plan, develop a space for community festivals and other downtown events.	2026	\$500,000	SPLOST	DDA
GOAL 2: COMMUNITY AMENITIES AND INFRASTRUCTURE					
We will sustain the City through investing in and improving necessary infrastructure					
6	*Install expanded and upgraded water and sewer infrastructure in downtown area, as identified in the Downtown Master Plan.	2026–2030	TBD pending bid procurement	Grants, SPLOST, General Fund	Public works, DDA
7	New passive park and planned upgrades at existing parks (e.g., lighting, playground equipment, signage)	2026	\$100,000	General Fund	Parks and Recreation
8	*Implement design plan for Ridling Park renovations and updates, including installing sports fields.	2026–2027	\$1 Million	SPLOST	Parks and Recreation
9	*Develop plan for using existing city-owned properties for parks and program expansion.	2026	\$20,000	SPLOST, General Fund	Parks and Recreation

(Table continues on next page)

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#	ACTIVITY	TIMEFRAME	COST ESTIMATE	FUNDING SOURCE	RESPONSIBLE PARTY
10	*Update City's GIS to include all existing utility infrastructure, including water, sewer, electric, fiber, and gas lines and storm drains.	2026–2030	Staff Time	General Fund	Utility Departments
11	Install new well and storage tower at Veteran's Park	2027–2028	\$2 Million	Grants, SPLOST, General Fund	Water Department
12	*Expand wastewater treatment capacity by completing construction of the new wastewater treatment facility and upgrading the Beck lift station.	2026	\$65 Million	Grants, General Fund, Loans	Wastewater Department
13	*Identify and repair inflow and infiltration (staged process), as part of Downtown Master Plan implementation	2027–2028	TBD pending engineering and bid process	Grants, General Fund	Water/Sewer Department
14	Continue coordination with commercial broadband companies regarding installation of broadband infrastructure within the City	2026–2030	Staff Time	General Fund	Utility Departments
GOAL 3: LAND USE AND DEVELOPMENT					
We will manage land use and development in a sustainable manner					
15	*Renew GiCH alumni status to reestablish participation and benefits.	2026–2029	Retreat registration fees	General Fund	DDA
16	*Update existing housing inventory, including identifying locations of blight, vacancy, owner-occupied vs. rental properties, infill, etc.	2026–2027	Staff Time	General Fund	Code Enforcement, Planning, DDA
17	Beautify two or more gateway corridors	2026–2027	\$200,000	Grants, General Fund	City Manager
18	Reevaluate historic preservation design guidelines in Unified Development Code and amend as needed.	2026–2027	Staff Time	General Fund	City Manager
GOAL 4: ECONOMIC AND WORKFORCE DEVELOPMENT					
We will promote economic and workforce development.					
19	Recruit new businesses to fill vacant storefronts	2026–2030	Staff Time, Marketing Costs	General Fund	DDA
20	Provide resources and tools to help retain existing businesses	2026–2030	Staff Time, Marketing Costs	General Fund	DDA



APPENDIX CONTENTS

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PUBLIC HEARING/OPEN HOUSE DOCUMENTATION

Public Hearing 1

WEDNESDAY, JUNE 19, 2024

THE JACKSON HERALD


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NOTICE OF PUBLIC HEARING


The City of Commerce will conduct a Public Hearing on **July 15, 2024, at 5:00 p.m.** at the Commerce Cultural Arts Center, 232 Cherry St., Commerce, GA 30529.

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

The purpose of the public hearing is to brief the community on the process for developing the City's comprehensive plan and to obtain input on the proposed planning process. Residents, business owners, and all stakeholders are invited to attend the Public Hearing to provide comments, ideas, and suggestions. If you are unable to attend and wish to receive information regarding the hearing, please contact Carol Flaute, NEGRC Community Planner, at (706) 369-5650.

 CITY OF COMMERCE	
NAME	EMAIL
Sharon Jones	
Karen Bouchard	
James Bouchard	
Harrison Mostowitz	
Karen Quessy	
Deborah McKinn	
Justin Mittal	
Rob Brown	
Diane Wilbanks	
Persephone Patmar	

 CITY OF COMMERCE	
NAME	EMAIL
Mike Berry	
Carol Flaute	
Beck Foltz	
Natasha Thomas	
Mike Edvardson	
John Scott	
Billy Choudron	
George Wilbanks	
Ernie de Cole	
Tom Williams	
Johnny W. Eubanks	
E.R.C. GATHERETT	

 CITY OF COMMERCE	
NAME	EMAIL
Kristi Young	
Dillon Anthony	
JEFF CAIN	
jess.cogreave14@icloud.com Jess	

Commerce Main Street · Follow
July 12, 2024 ·


Please join us on Monday! #OneCommerce

NOTICE OF PUBLIC HEARING

The City of Commerce will conduct a Public Hearing on **July 15, 2024, at 5:00 p.m.** at the Commerce Cultural Arts Center, 232 Cherry St., Commerce, GA 30529.

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

The purpose of the public hearing is to brief the community on the process for developing the City's comprehensive plan and to obtain input on the proposed planning process. Residents, business owners, and all stakeholders are invited to attend the Public Hearing to provide comments, ideas, and suggestions. If you are unable to attend and wish to receive information regarding the hearing, please contact Carol Flaute, NEGRC Community Planner, at (706) 369-5650.


CITY OF COMMERCE
AGENDA • JULY 15, 2024
PUBLIC HEARING

Commerce Cultural Center **5:00 PM**

**CHERRY STREET
COMMERCE, GA 30529**

- I. PUBLIC HEARING**
 1. Commerce Comprehensive Plan Introduction Information
Matthew Hailey, City Manager
- II. PRESENTATION**
 1. Northeast Georgia Regional Commission
- III. PUBLIC COMMENTS**
- IV. ADJOURN**

City of Commerce
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Open Houses

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION			Commerce Comprehensive Plan Update Open House #1: November 4 th , 2024, 5:00-6:00 p.m. Commerce Cultural Arts Center 232 Cherry St, Commerce, GA 30529
NAME	ROLE/ORGANIZATION REPRESENTING	EMAIL ADDRESS	
Mae Barry	NEGRC		
Brian Burke	NEGRC		
Olivia Freeman	COMM		
Charlie Smith			
A.S. Pail	Bring Trull + Assn		
Mike Edmondson			
Bobby Patman, Jr			
MATTEN BEAN			
Barbara Reid	Georgia League Managers		
Maddison Dean	Boys & Girls Clubs of Jackson County		
Jessica Alvarez	Facility Coordinator		

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION			Jackson County Comprehensive Plan Update Open House #2: January 6 th , 2024, 5:00-6:00 p.m. Commerce Cultural Arts Center 232 Cherry St, Commerce, GA 30529
NAME	ROLE/ORGANIZATION REPRESENTING	EMAIL ADDRESS	
Carol Flaute	NEGRC		
Shane Peters	Public Info		
Mered Peters	Public Info		
Dele Davis	League Pres		
Ricky Woodruff	Reaction Director		
Maddison Dean	Citizen		
Nicole Howard	Resident		

Public Hearing 2

PAGE 6A THE JACKSON HERALD WEDNESDAY, JULY 9, 2025

NOTICE OF PUBLIC HEARING


The City of Commerce will conduct a Public Hearing on **Monday, August 4, 2025**, at the Commerce Administrative Complex, 110 State Street, Commerce, GA 30529. The hearing will take place during the Commerce City Council's Work Session, which will begin at **6:00 p.m.**

Comprehensive Plan Update for the City of Commerce

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 (NEGRC) at (706) 369-5650.

A draft of the Comprehensive Plan Update is available here: <https://arcg.is/1KxSB>





AGENDA • AUGUST 4, 2025

WORK SESSION

110 State Street **6:00 PM**

A. Call to Order -- Mayor Clark Hill

D. Public Hearing -- 2025 Comprehensive Plan

- Presentation by NEGRC

E. Public Comment

- David Marlow, Edwin Reynolds Rd., Maysville, GA - Wheeler Cemetery Road Abandonment
- Gwen Marlow, Edwin Reynolds Rd., Maysville, GA - Wheeler Cemetery Road Abandonment
- Rob Jordan, Old Hoods Mill Road, Commerce, GA - PUD - 1134 State Street
- Joyce Dorian, Bowden Street, Commerce, GA - PUD - 1134 State Street
- Matthew Riles, Baxter Road, Commerce, GA - PUD - 1134 State Street
- Barbara Reid, Baxter Road, Commerce, GA - PUD - 1134 State Street
- Richard Holland, Waterworks Road, Commerce, GA - PUD - 1134 State Street
- Kristin Wood, State Street, Commerce, GA - PUD - 1134 State Street

F. Unfinished Business

1. PR25-0004: Rezoning - PUD: Ken Gary, applicant, and Fifty Five Fifty, property owner, seek rezoning from AR, (Agriculture Residential) District and C-2, (General Commercial) District to PUD, (Planned Unit Development) on approximately +/- 23.4 acres and further identified as 1134 State Street, Map/Parcels 009 028 and 009 028A.

G. New Business

1. Cemetery Relocation Permit: Request by RP Bana 85 LLC to relocate a cemetery/burial ground for the purpose of land development from Tax/Map Parcel 047 006C to 1649 Wheeler Cemetery Rd (Tax/Map Parcel 047 009A)
2. Road Abandonment - Portion of Wheeler Cemetery Road including ROW between Edwin Reynolds Road and Wheeler Lane

City of Commerce - Agenda *City Council* *August 4, 2025*

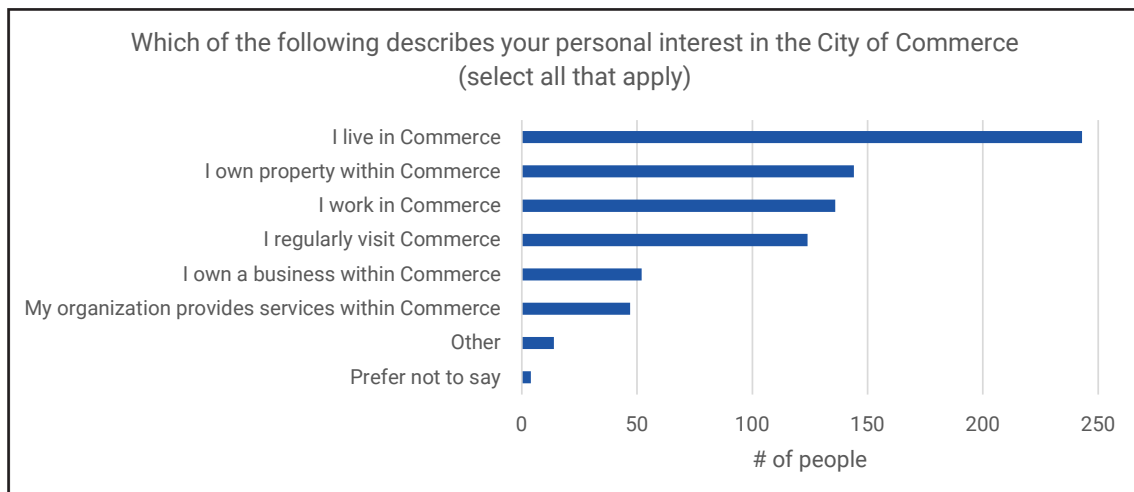
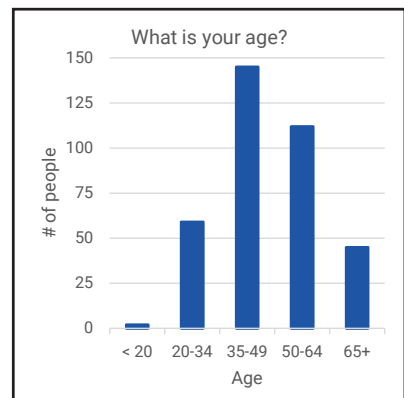
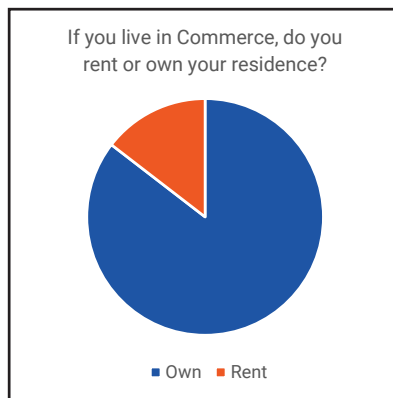
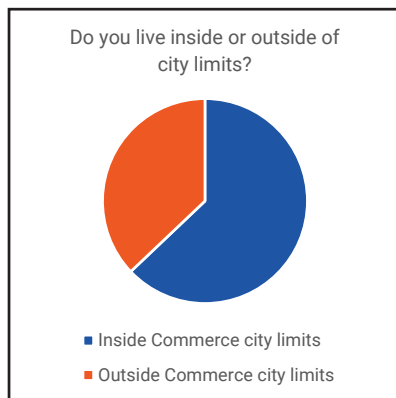
NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION			City of Commerce: Comprehensive Plan Update Public Hearing #2: August 4, 2025, 6:00 PM (during Council Work Session) Commerce Administrative Complex, 110 State Street, Commerce, GA 30529
NAME	TITLE / REPRESENTING	EMAIL	
Jesse Luffell	PEB Construction		
BRIAN DAY	DRY DESIGN GROUP		
KEN GARY	LEXES HOMES INC.		
Brian Bowden	Wheeler Road State		
Tamara Grigg	LEXES HOMES INC		
Lilly Chandler	Judge		
George Wilkins	Retired		
John Eubanks	Retired		
Baronah Reid	Education retired		
BARBARA K. REID	CITIZEN		
Deig Dan	Retired		
Michelle Palmer	Teacher		
Brian Owensby	Citizen		
Richard Holland		Employed	
David Marlow		Retired	
Gwen Marlow		Owner	
Rob Jordan			
Deborah Wickers			
Robert Wickers			

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION			City of Commerce: Comprehensive Plan Update Public Hearing #2: August 4, 2025, 6:00 PM (during Council Work Session) Commerce Administrative Complex, 110 State Street, Commerce, GA 30529
NAME	TITLE / REPRESENTING	EMAIL	
Leigh McEllwee	Patricia Martin		
Patricia Martin	Patricia Martin		
Olivia Freeman	self		
John Freeman	self		

COMMUNITY SURVEY AND STORY MAP WEBSITE

NEGRC hosted a website that served as an information hub for the comprehensive plan update process. Additionally, as part of collecting community input for the comprehensive plan update, NEGRC conducted a Community Survey from July 19, 2024, to December 1, 2024. The survey was advertised on two social media pages (City of Commerce Government and Commerce Main Street), on signs in government buildings, and at the first public hearing and the first community open house.

A total of 364 people completed the survey. The charts below summarize self-reported information about survey participants. A separate document containing detailed survey responses was provided to the City of Commerce during plan development.



COMMUNITY DATA



Community Profile

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	Commerce city...
Population Summary	
2010 Total Population	6,581
2020 Total Population	7,414
2020 Group Quarters	175
2024 Total Population	8,000
2024 Group Quarters	175
2029 Total Population	8,842
2024-2029 Annual Rate	2.02%
2024 Total Daytime Population	9,569
Workers	5,258
Residents	4,311
Household Summary	
2010 Households	2,441
2010 Average Household Size	2.60
2020 Total Households	2,809
2020 Average Household Size	2.58
2024 Households	3,011
2024 Average Household Size	2.60
2029 Households	3,308
2029 Average Household Size	2.62
2024-2029 Annual Rate	1.90%
2010 Families	1,719
2010 Average Family Size	3.08
2024 Families	1,978
2024 Average Family Size	3.22
2029 Families	2,155
2029 Average Family Size	3.26
2024-2029 Annual Rate	1.73%
Housing Unit Summary	
2000 Housing Units	2,383
Owner Occupied Housing Units	58.5%
Renter Occupied Housing Units	31.9%
Vacant Housing Units	9.6%
2010 Housing Units	2,819
Owner Occupied Housing Units	54.2%
Renter Occupied Housing Units	32.4%
Vacant Housing Units	13.4%
2020 Housing Units	3,013
Owner Occupied Housing Units	58.6%
Renter Occupied Housing Units	34.6%
Vacant Housing Units	6.8%
2024 Housing Units	3,277
Owner Occupied Housing Units	60.6%
Renter Occupied Housing Units	31.3%
Vacant Housing Units	8.1%
2029 Housing Units	3,594
Owner Occupied Housing Units	62.8%
Renter Occupied Housing Units	29.2%
Vacant Housing Units	8.0%

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.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 19, 2024



Community Profile

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	Commerce city...
2024 Households by Income	
Household Income Base	3,011
<\$15,000	3.5%
\$15,000 - \$24,999	7.3%
\$25,000 - \$34,999	13.0%
\$35,000 - \$49,999	13.3%
\$50,000 - \$74,999	19.2%
\$75,000 - \$99,999	20.3%
\$100,000 - \$149,999	17.9%
\$150,000 - \$199,999	4.3%
\$200,000+	1.3%
Average Household Income	\$74,715
2029 Households by Income	
Household Income Base	3,308
<\$15,000	2.9%
\$15,000 - \$24,999	5.2%
\$25,000 - \$34,999	10.5%
\$35,000 - \$49,999	12.1%
\$50,000 - \$74,999	18.7%
\$75,000 - \$99,999	21.9%
\$100,000 - \$149,999	21.1%
\$150,000 - \$199,999	6.1%
\$200,000+	1.5%
Average Household Income	\$84,730
2024 Owner Occupied Housing Units by Value	
Total	1,985
<\$50,000	2.5%
\$50,000 - \$99,999	7.0%
\$100,000 - \$149,999	7.8%
\$150,000 - \$199,999	8.1%
\$200,000 - \$249,999	18.7%
\$250,000 - \$299,999	18.8%
\$300,000 - \$399,999	24.7%
\$400,000 - \$499,999	8.7%
\$500,000 - \$749,999	3.3%
\$750,000 - \$999,999	0.2%
\$1,000,000 - \$1,499,999	0.1%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.1%
Average Home Value	\$275,882
2029 Owner Occupied Housing Units by Value	
Total	2,257
<\$50,000	2.4%
\$50,000 - \$99,999	6.5%
\$100,000 - \$149,999	7.0%
\$150,000 - \$199,999	7.7%
\$200,000 - \$249,999	17.4%
\$250,000 - \$299,999	20.5%
\$300,000 - \$399,999	24.2%
\$400,000 - \$499,999	10.0%
\$500,000 - \$749,999	3.9%
\$750,000 - \$999,999	0.3%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$281,081

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.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 19, 2024



Community Profile

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	Commerce city...
Median Household Income	
2024	\$64,648
2029	\$75,437
Median Home Value	
2024	\$265,976
2029	\$271,976
Per Capita Income	
2024	\$28,159
2029	\$31,734
Median Age	
2010	36.8
2020	37.7
2024	38.3
2029	39.6
2020 Population by Age	
Total	7,414
0 - 4	6.0%
5 - 9	6.8%
10 - 14	6.9%
15 - 24	12.7%
25 - 34	14.1%
35 - 44	12.8%
45 - 54	12.2%
55 - 64	10.9%
65 - 74	9.6%
75 - 84	6.2%
85 +	1.7%
18 +	76.1%
2024 Population by Age	
Total	8,000
0 - 4	6.1%
5 - 9	6.3%
10 - 14	6.8%
15 - 24	12.7%
25 - 34	14.0%
35 - 44	12.2%
45 - 54	12.4%
55 - 64	11.9%
65 - 74	9.0%
75 - 84	6.4%
85 +	2.1%
18 +	76.8%
2029 Population by Age	
Total	8,842
0 - 4	5.8%
5 - 9	5.7%
10 - 14	6.3%
15 - 24	12.0%
25 - 34	13.2%
35 - 44	13.8%
45 - 54	12.5%
55 - 64	12.1%
65 - 74	9.8%
75 - 84	6.5%
85 +	2.3%
18 +	78.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 19, 2024



Community Profile

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	Commerce city...
2020 Population by Sex	
Males	3,533
Females	3,881
2024 Population by Sex	
Males	3,888
Females	4,112
2029 Population by Sex	
Males	4,288
Females	4,554
2010 Population by Race/Ethnicity	
Total	6,581
White Alone	79.1%
Black Alone	13.4%
American Indian Alone	0.4%
Asian Alone	1.1%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.9%
Two or More Races	2.1%
Hispanic Origin	7.7%
Diversity Index	44.6
2020 Population by Race/Ethnicity	
Total	7,414
White Alone	73.5%
Black Alone	12.2%
American Indian Alone	0.3%
Asian Alone	1.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	5.5%
Two or More Races	6.6%
Hispanic Origin	10.4%
Diversity Index	54.2
2024 Population by Race/Ethnicity	
Total	8,000
White Alone	70.8%
Black Alone	13.7%
American Indian Alone	0.4%
Asian Alone	2.0%
Pacific Islander Alone	0.1%
Some Other Race Alone	6.3%
Two or More Races	6.7%
Hispanic Origin	11.4%
Diversity Index	57.8
2029 Population by Race/Ethnicity	
Total	8,842
White Alone	68.5%
Black Alone	14.6%
American Indian Alone	0.4%
Asian Alone	2.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	6.8%
Two or More Races	7.2%
Hispanic Origin	12.4%
Diversity Index	60.8

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 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 19, 2024



Community Profile

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	Commerce city...
2020 Population by Relationship and Household Type	
Total	7,414
In Households	97.6%
Householder	37.9%
Opposite-Sex Spouse	17.6%
Same-Sex Spouse	0.2%
Opposite-Sex Unmarried Partner	2.4%
Same-Sex Unmarried Partner	0.1%
Biological Child	26.4%
Adopted Child	0.6%
Stepchild	1.7%
Grandchild	2.9%
Brother or Sister	1.6%
Parent	1.4%
Parent-in-law	0.4%
Son-in-law or Daughter-in-law	0.4%
Other Relatives	1.2%
Foster Child	0.1%
Other Nonrelatives	2.6%
In Group Quarters	2.4%
Institutionalized	2.4%
Noninstitutionalized	0.0%
2024 Population 25+ by Educational Attainment	
Total	5,445
Less than 9th Grade	5.3%
9th - 12th Grade, No Diploma	8.7%
High School Graduate	38.7%
GED/Alternative Credential	4.9%
Some College, No Degree	15.3%
Associate Degree	9.3%
Bachelor's Degree	12.6%
Graduate/Professional Degree	5.2%
2024 Population 15+ by Marital Status	
Total	6,464
Never Married	29.9%
Married	52.8%
Widowed	8.0%
Divorced	9.3%
2024 Civilian Population 16+ in Labor Force	
Civilian Population 16+	3,763
Population 16+ Employed	98.4%
Population 16+ Unemployment rate	1.6%
Population 16-24 Employed	14.3%
Population 16-24 Unemployment rate	0.8%
Population 25-54 Employed	64.2%
Population 25-54 Unemployment rate	1.2%
Population 55-64 Employed	15.7%
Population 55-64 Unemployment rate	2.7%
Population 65+ Employed	5.8%
Population 65+ Unemployment rate	4.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 19, 2024



Community Profile

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	Commerce city...
2024 Employed Population 16+ by Industry	
Total	3,703
Agriculture/Mining	0.5%
Construction	7.0%
Manufacturing	11.2%
Wholesale Trade	3.5%
Retail Trade	16.7%
Transportation/Utilities	7.6%
Information	2.3%
Finance/Insurance/Real Estate	1.8%
Services	44.3%
Public Administration	5.1%
2024 Employed Population 16+ by Occupation	
Total	3,703
White Collar	54.1%
Management/Business/Financial	14.1%
Professional	19.4%
Sales	8.9%
Administrative Support	11.8%
Services	19.8%
Blue Collar	26.1%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	3.9%
Installation/Maintenance/Repair	3.6%
Production	7.4%
Transportation/Material Moving	10.9%
2020 Households by Type	
Total	2,809
Married Couple Households	46.9%
With Own Children <18	19.0%
Without Own Children <18	27.9%
Cohabiting Couple Households	7.0%
With Own Children <18	2.8%
Without Own Children <18	4.2%
Male Householder, No Spouse/Partner	16.0%
Living Alone	10.1%
65 Years and over	3.0%
With Own Children <18	1.5%
Without Own Children <18, With Relatives	3.1%
No Relatives Present	1.3%
Female Householder, No Spouse/Partner	30.0%
Living Alone	15.4%
65 Years and over	8.3%
With Own Children <18	6.0%
Without Own Children <18, With Relatives	7.4%
No Relatives Present	1.2%
2020 Households by Size	
Total	2,809
1 Person Household	25.5%
2 Person Household	33.5%
3 Person Household	17.6%
4 Person Household	12.4%
5 Person Household	5.3%
6 Person Household	2.7%
7 + Person Household	3.1%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 19, 2024



2020 Census Profile

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	2010		2020		2024		Annual Rate		
	Number	Percent	Number	Percent	Number	Percent	2000-2020	2010-2020	2020-2024
Total Population	6,581	100.0%	7,414	100.0%	8,000	100.0%	1.45%	1.20%	1.81%
Household Population	6,346	96.4%	7,239	97.6%	7,825	97.8%	1.56%	1.33%	1.85%
Group Quarters	235	3.6%	175	2.4%	175	2.2%	-1.75%	-2.90%	0.00%
Population Density	506.2	-	550.8	-	594.3	-			
Total Housing Units	2,819	100.0%	3,013	100.0%	3,277	100.0%	1.18%	0.67%	2.00%
Total Households	2,441	86.6%	2,809	93.2%	3,011	91.9%	1.33%	1.41%	1.65%
Total Vacant	378	13.4%	204	6.8%	266	8.1%	-0.55%	-5.98%	6.44%
Average Household Size	2.60	-	2.58	-	2.60	-	-	-	-

Population by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	7,414	100.0%	6,646	89.6%	768	10.4%
Population Reporting One Race	6,925	93.4%	6,386	86.1%	539	7.3%
White	5,450	73.5%	5,333	71.9%	117	1.6%
Black	903	12.2%	886	12.0%	17	0.2%
American Indian	22	0.3%	12	0.2%	10	0.1%
Asian	131	1.8%	129	1.7%	2	0.0%
Pacific Islander	8	0.1%	1	0.0%	7	0.1%
Some Other Race	411	5.5%	25	0.3%	386	5.2%
Population Reporting Two or More Races	489	6.6%	260	3.5%	229	3.1%
Diversity Index	54.2	-	-	-	-	-

Population 18+ by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	5,644	76.1%	5,158	77.6%	486	63.3%
Population Reporting One Race	5,340	72.0%	4,982	75.0%	358	46.6%
White	4,228	57.0%	4,167	62.7%	61	7.9%
Black	692	9.3%	681	10.2%	11	1.4%
American Indian	20	0.3%	12	0.2%	8	1.0%
Asian	106	1.4%	104	1.6%	2	0.3%
Pacific Islander	6	0.1%	1	0.0%	5	0.7%
Some Other Race	288	3.9%	17	0.3%	271	35.3%
Population Reporting Two or More Races	304	4.1%	176	2.6%	128	16.7%

Population <18 by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	1,770	23.9%	1,488	22.4%	282	36.7%
Population Reporting One Race	1,585	21.4%	1,404	21.1%	181	23.6%
White	1,222	16.5%	1,166	17.5%	56	7.3%
Black	211	2.8%	205	3.1%	6	0.8%
American Indian	2	0.0%	0	0.0%	2	0.3%
Asian	25	0.3%	25	0.4%	0	0.0%
Pacific Islander	2	0.0%	0	0.0%	2	0.3%
Some Other Race	123	1.7%	8	0.1%	115	15.0%
Population Reporting Two or More Races	185	2.5%	84	1.3%	101	13.2%

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.

September 19, 2024



ACS Population Summary

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	2018-2022			
	ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	3,393	100.0%	266	High
Worked in state and in county of residence	2,176	64.1%	227	High
Worked in state and outside county of residence	1,177	34.7%	142	High
Worked outside state of residence	41	1.2%	41	Low
SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER				
Total:	3,429	100.0%	268	High
Male:	1,827	53.3%	206	High
Employee of private company workers	1,233	36.0%	147	High
Self-employed in own incorporated business	65	1.9%	66	Low
Private not-for-profit wage and salary workers	76	2.2%	45	Medium
Local government workers	258	7.5%	134	Medium
State government workers	20	0.6%	61	Low
Federal government workers	17	0.5%	29	Low
Self-employed in own not incorporated business workers	149	4.3%	60	Medium
Unpaid family workers	10	0.3%	33	Low
Female:	1,602	46.7%	154	High
Employee of private company workers	1,103	32.2%	148	High
Self-employed in own incorporated business	45	1.3%	83	Low
Private not-for-profit wage and salary workers	48	1.4%	26	Medium
Local government workers	228	6.6%	74	Medium
State government workers	128	3.7%	59	Medium
Federal government workers	1	0.0%	28	Low
Self-employed in own not incorporated business workers	48	1.4%	36	Low
Unpaid family workers	0	0.0%	0	
POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER				
Total	7,274	100.0%	506	High
Population <18 in Households	1,983	27.3%	271	High
Have a Computer	1,983	27.3%	271	High
Have NO Computer	0	0.0%	53	
Population 18-64 in Households	4,339	59.7%	323	High
Have a Computer	4,252	58.5%	324	High
Have NO Computer	86	1.2%	58	Low
Population 65+ in Households	953	13.1%	104	High
Have a Computer	891	12.2%	102	High
Have NO Computer	62	0.9%	24	Medium
HOUSEHOLDS AND INTERNET SUBSCRIPTIONS				
Total	2,538	100.0%	159	High
With an Internet Subscription	2,334	92.0%	160	High
Dial-Up Alone	0	0.0%	0	
Broadband	1,890	74.5%	149	High
Satellite Service	271	10.7%	114	Medium
Other Service	18	0.7%	31	Low
Internet Access with no Subscription	8	0.3%	24	Low
With No Internet Access	196	7.7%	49	Medium

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: High Medium Low

September 19, 2024



ACS Population Summary

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	3,393	100.0%	266	High
Drove alone	2,618	77.2%	241	High
Carpooled	477	14.1%	116	Medium
Public transportation (excluding taxicab)	36	1.1%	74	Low
Bus or trolley bus	36	1.1%	74	Low
Light rail, streetcar or trolley	0	0.0%	0	
Subway or elevated	0	0.0%	0	
Long-distance/Commuter Train	0	0.0%	0	
Ferryboat	0	0.0%	0	
Taxicab	0	0.0%	0	
Motorcycle	0	0.0%	5	
Bicycle	21	0.6%	39	Low
Walked	8	0.2%	15	Low
Other means	45	1.3%	59	Low
Worked at home	189	5.6%	82	Medium
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	3,205	100.0%	263	High
Less than 5 minutes	139	4.3%	115	Low
5 to 9 minutes	631	19.7%	130	Medium
10 to 14 minutes	614	19.2%	111	High
15 to 19 minutes	490	15.3%	118	Medium
20 to 24 minutes	178	5.6%	73	Medium
25 to 29 minutes	212	6.6%	67	Medium
30 to 34 minutes	354	11.0%	100	Medium
35 to 39 minutes	92	2.9%	50	Medium
40 to 44 minutes	52	1.6%	35	Low
45 to 59 minutes	272	8.5%	79	Medium
60 to 89 minutes	71	2.2%	65	Low
90 or more minutes	99	3.1%	39	Medium
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	2,140	100.0%	186	High
Own children under 6 years only	165	7.7%	63	Medium
In labor force	121	5.7%	57	Medium
Not in labor force	44	2.1%	47	Low
Own children under 6 years and 6 to 17 years	274	12.8%	77	Medium
In labor force	121	5.7%	69	Medium
Not in labor force	153	7.1%	80	Medium
Own children 6 to 17 years only	418	19.5%	102	Medium
In labor force	295	13.8%	77	Medium
Not in labor force	123	5.7%	108	Low
No own children under 18 years	1,284	60.0%	162	High
In labor force	972	45.4%	138	High
Not in labor force	311	14.5%	80	Medium

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: High Medium Low

September 19, 2024



ACS Population Summary

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY OTHER INCOME				
Social Security Income	855	33.7%	113	High
No Social Security Income	1,683	66.3%	146	High
Retirement Income	559	22.0%	67	High
No Retirement Income	1,979	78.0%	155	High
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS				
<10% of Income	13	1.3%	41	Low
10-14.9% of Income	127	12.3%	51	Medium
15-19.9% of Income	258	25.0%	102	Medium
20-24.9% of Income	102	9.9%	64	Medium
25-29.9% of Income	82	7.9%	51	Medium
30-34.9% of Income	91	8.8%	93	Low
35-39.9% of Income	45	4.4%	66	Low
40-49.9% of Income	68	6.6%	47	Medium
50+% of Income	160	15.5%	62	Medium
Gross Rent % Inc Not Computed	88	8.5%	46	Medium
HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS				
Total	2,538	100.0%	159	High
With public assistance income	21	0.8%	20	Low
No public assistance income	2,517	99.2%	160	High
HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS				
Total	2,538	100.0%	159	High
With Food Stamps/SNAP	215	8.5%	56	Medium
With No Food Stamps/SNAP	2,323	91.5%	154	High
HOUSEHOLDS BY DISABILITY STATUS				
Total	2,538	100.0%	159	High
With 1+ Persons w/Disability	773	30.5%	101	High
With No Person w/Disability	1,765	69.5%	147	High

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 2022, adjusted for inflation.

2018-2022 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2018-2022 ACS estimates, five-year period data collected monthly from January 1, 2018 through December 31, 2022. 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, 2018-2022 American Community Survey

Reliability: high medium low

September 19, 2024



ACS Housing Summary

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	7,482		512	High
Total Households	2,538		159	High
Total Housing Units	2,734		165	High
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	1,504	100.0%	126	High
Housing units with a mortgage/contract to purchase/similar debt	842	56.0%	97	High
No Second Mortgage and No Home Equity Loan	826	54.9%	97	High
Multiple Mortgages	15	1.0%	26	Low
Second mortgage and Home Equity Loan	0	0.0%	0	Low
Only Home Equity Loan	12	0.8%	27	Low
Only Second Mortgage	3	0.2%	15	Low
Home Equity Loan without Primary Mortgage	0	0.0%	24	Low
Housing units without a mortgage	662	44.0%	113	High
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$209,343		\$38,113	High
Housing units without a mortgage	\$244,783		\$66,716	Medium
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	1,504	100.0%	126	High
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	45	3.0%	28	Medium
10.0 to 14.9 percent	173	11.5%	47	Medium
15.0 to 19.9 percent	208	13.8%	59	Medium
20.0 to 24.9 percent	91	6.1%	35	Medium
25.0 to 29.9 percent	72	4.8%	61	Low
30.0 to 34.9 percent	54	3.6%	47	Low
35.0 to 39.9 percent	29	1.9%	56	Low
40.0 to 49.9 percent	87	5.8%	62	Low
50.0 percent or more	84	5.6%	34	Medium
Not computed	0	0.0%	4	Low
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	209	13.9%	44	Medium
10.0 to 14.9 percent	83	5.5%	43	Medium
15.0 to 19.9 percent	118	7.8%	79	Low
20.0 to 24.9 percent	27	1.8%	16	Medium
25.0 to 29.9 percent	56	3.7%	21	Medium
30.0 to 34.9 percent	115	7.6%	162	Low
35.0 to 39.9 percent	0	0.0%	0	Low
40.0 to 49.9 percent	11	0.7%	13	Low
50.0 percent or more	43	2.9%	28	Medium
Not computed	0	0.0%	5	Low

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: High Medium Low

September 19, 2024



ACS Housing Summary

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	1,034	100.0%	132	High
With cash rent	984	95.2%	131	High
Less than \$100	10	1.0%	33	Low
\$100 to \$149	45	4.4%	41	Low
\$150 to \$199	0	0.0%	0	
\$200 to \$249	0	0.0%	11	
\$250 to \$299	0	0.0%	0	
\$300 to \$349	0	0.0%	0	
\$350 to \$399	0	0.0%	0	
\$400 to \$449	15	1.5%	15	Low
\$450 to \$499	45	4.4%	52	Low
\$500 to \$549	40	3.9%	34	Low
\$550 to \$599	37	3.6%	65	Low
\$600 to \$649	64	6.2%	36	Medium
\$650 to \$699	0	0.0%	7	
\$700 to \$749	27	2.6%	26	Low
\$750 to \$799	156	15.1%	74	Medium
\$800 to \$899	178	17.2%	104	Medium
\$900 to \$999	119	11.5%	80	Low
\$1,000 to \$1,249	171	16.5%	67	Medium
\$1,250 to \$1,499	54	5.2%	61	Low
\$1,500 to \$1,999	12	1.2%	21	Low
\$2,000 to \$2,499	12	1.2%	28	Low
\$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	51	4.9%	52	Low
Median Contract Rent	\$830		\$0	High
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	1,034	100.0%	132	High
Pay extra for one or more utilities	1,022	98.8%	131	High
No extra payment for any utilities	12	1.2%	28	Low

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: High Medium Low



ACS Housing Summary

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	1,034	100.0%	132	High
With cash rent:	984	95.2%	131	High
Less than \$100	0	0.0%	0	
\$100 to \$149	10	1.0%	33	Low
\$150 to \$199	0	0.0%	0	
\$200 to \$249	0	0.0%	8	
\$250 to \$299	9	0.9%	18	Low
\$300 to \$349	22	2.1%	54	Low
\$350 to \$399	0	0.0%	0	
\$400 to \$449	14	1.4%	25	Low
\$450 to \$499	0	0.0%	0	
\$500 to \$549	5	0.5%	8	Low
\$550 to \$599	17	1.6%	39	Low
\$600 to \$649	16	1.5%	24	Low
\$650 to \$699	10	1.0%	16	Low
\$700 to \$749	7	0.7%	22	Low
\$750 to \$799	24	2.3%	40	Low
\$800 to \$899	168	16.2%	73	Medium
\$900 to \$999	107	10.3%	97	Low
\$1,000 to \$1,249	353	34.1%	86	Medium
\$1,250 to \$1,499	127	12.3%	66	Medium
\$1,500 to \$1,999	77	7.4%	53	Low
\$2,000 to \$2,499	12	1.2%	28	Low
\$2,500 to \$2,999	0	0.0%	0	
\$3,000 to \$3,499	0	0.0%	0	
\$3,500 or more	6	0.6%	20	Low
No cash rent	51	4.9%	52	Low
Median Gross Rent	\$1,059		\$0	
Average Gross Rent	N/A		N/A	

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: High Medium Low

September 19, 2024



ACS Housing Summary

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	2,734	100.0%	165	High
1, detached	2,010	73.5%	142	High
1, attached	7	0.3%	14	Low
2	52	1.9%	27	Medium
3 or 4	18	0.7%	27	Low
5 to 9	209	7.6%	113	Medium
10 to 19	155	5.7%	95	Medium
20 to 49	7	0.3%	22	Low
50 or more	86	3.1%	79	Low
Mobile home	189	6.9%	80	Medium
Boat, RV, van, etc.	0	0.0%	0	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	2,734	100.0%	165	High
Built 2020 or later	31	1.1%	36	Low
Built 2010 to 2019	118	4.3%	58	Medium
Built 2000 to 2009	525	19.2%	89	High
Built 1990 to 1999	477	17.4%	111	Medium
Built 1980 to 1989	331	12.1%	88	Medium
Built 1970 to 1979	374	13.7%	69	High
Built 1960 to 1969	293	10.7%	70	Medium
Built 1950 to 1959	202	7.4%	83	Medium
Built 1940 to 1949	80	2.9%	31	Medium
Built 1939 or earlier	302	11.0%	177	Medium
Median Year Structure Built	1983		0	High
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	2,538	100.0%	159	High
Owner occupied				
Moved in 2021 or later	76	3.0%	49	Medium
Moved in 2018 to 2020	268	10.6%	68	Medium
Moved in 2010 to 2017	371	14.6%	71	High
Moved in 2000 to 2009	283	11.2%	54	High
Moved in 1990 to 1999	98	3.9%	33	Medium
Moved in 1989 or earlier	408	16.1%	111	Medium
Renter occupied				
Moved in 2021 or later	133	5.2%	74	Medium
Moved in 2018 to 2020	167	6.6%	66	Medium
Moved in 2010 to 2017	482	19.0%	98	Medium
Moved in 2000 to 2009	208	8.2%	84	Medium
Moved in 1990 to 1999	44	1.7%	27	Medium
Moved in 1989 or earlier	0	0.0%	0	
Median Year Householder Moved Into Unit	2012		0	High

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: High Medium Low

September 19, 2024



ACS Housing Summary

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	2,538	100.0%	159	High
Utility gas	967	38.1%	122	High
Bottled, tank, or LP gas	61	2.4%	63	Low
Electricity	1,474	58.1%	138	High
Fuel oil, kerosene, etc.	0	0.0%	0	
Coal or coke	0	0.0%	0	
Wood	12	0.5%	19	Low
Solar energy	0	0.0%	0	
Other fuel	0	0.0%	26	
No fuel used	24	0.9%	40	Low
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	2,538	100.0%	159	High
Owner occupied				
No vehicle available	11	0.4%	15	Low
1 vehicle available	281	11.1%	72	Medium
2 vehicles available	737	29.0%	115	High
3 vehicles available	298	11.7%	54	High
4 vehicles available	119	4.7%	58	Medium
5 or more vehicles available	57	2.2%	43	Low
Renter occupied				
No vehicle available	56	2.2%	41	Low
1 vehicle available	379	14.9%	89	Medium
2 vehicles available	458	18.0%	118	Medium
3 vehicles available	104	4.1%	51	Medium
4 vehicles available	37	1.5%	63	Low
5 or more vehicles available	0	0.0%	6	
Average Number of Vehicles Available	N/A		N/A	
VACANT HOUSING UNITS				
Total vacant housing units	202	100.0%	75	Medium
For rent	54	26.7%	72	Low
Rented, not occupied	0	0.0%	0	
For sale only	0	0.0%	0	
Sold, not occupied	28	13.9%	43	Low
Seasonal/occasional	22	10.9%	37	Low
For migrant workers	0	0.0%	0	
Other	98	48.5%	73	Low

Source: U.S. Census Bureau, 2018-2022 American Community Survey

Reliability: High Medium Low



ACS Housing Summary

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	2018-2022 ACS Estimate	Percent	MOE(±)	Reliability
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	1,504	100%	126	High
Less than \$10,000	0	0.0%	0	High
\$10,000 to \$14,999	0	0.0%	20	High
\$15,000 to \$19,999	0	0.0%	0	High
\$20,000 to \$24,999	2	0.1%	7	Low
\$25,000 to \$29,999	0	0.0%	0	High
\$30,000 to \$34,999	0	0.0%	0	High
\$35,000 to \$39,999	14	0.9%	30	Low
\$40,000 to \$49,999	10	0.7%	11	Low
\$50,000 to \$59,999	26	1.7%	31	Low
\$60,000 to \$69,999	0	0.0%	18	High
\$70,000 to \$79,999	22	1.5%	25	Low
\$80,000 to \$89,999	42	2.8%	35	Low
\$90,000 to \$99,999	27	1.8%	20	Low
\$100,000 to \$124,999	62	4.1%	26	Medium
\$125,000 to \$149,999	147	9.8%	42	Medium
\$150,000 to \$174,999	111	7.4%	37	Medium
\$175,000 to \$199,999	121	8.0%	56	Medium
\$200,000 to \$249,999	388	25.8%	89	Medium
\$250,000 to \$299,999	239	15.9%	58	Medium
\$300,000 to \$399,999	227	15.1%	129	Medium
\$400,000 to \$499,999	19	1.3%	25	Low
\$500,000 to \$749,999	44	2.9%	37	Low
\$750,000 to \$999,999	0	0.0%	5	High
\$1,000,000 to \$1,499,999	1	0.1%	22	Low
\$1,500,000 to \$1,999,999	1	0.1%	6	Low
\$2,000,000 or more	0	0.0%	6	High
Median Home Value	\$221,585		\$0	
Average Home Value	\$224,942		\$30,648	High

Data Note: N/A means not available.

2018-2022 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2018-2022 ACS estimates, five-year period data collected monthly from January 1, 2018 through December 31, 2022. 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.



2020 Census Profile

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

	2010		2020		2024		Annual Rate		
	Number	Percent	Number	Percent	Number	Percent	2000-2020	2010-2020	2020-2024
Total Population	6,581	100.0%	7,414	100.0%	8,000	100.0%	1.45%	1.20%	1.81%
Household Population	6,346	96.4%	7,239	97.6%	7,825	97.8%	1.56%	1.33%	1.85%
Group Quarters	235	3.6%	175	2.4%	175	2.2%	-1.75%	-2.90%	0.00%
Population Density	506.2	-	550.8	-	594.3	-			
Total Housing Units	2,819	100.0%	3,013	100.0%	3,277	100.0%	1.18%	0.67%	2.00%
Total Households	2,441	86.6%	2,809	93.2%	3,011	91.9%	1.33%	1.41%	1.65%
Total Vacant	378	13.4%	204	6.8%	266	8.1%	-0.55%	-5.98%	6.44%
Average Household Size	2.60	-	2.58	-	2.60	-	-	-	-

Population by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	7,414	100.0%	6,646	89.6%	768	10.4%
Population Reporting One Race	6,925	93.4%	6,386	86.1%	539	7.3%
White	5,450	73.5%	5,333	71.9%	117	1.6%
Black	903	12.2%	886	12.0%	17	0.2%
American Indian	22	0.3%	12	0.2%	10	0.1%
Asian	131	1.8%	129	1.7%	2	0.0%
Pacific Islander	8	0.1%	1	0.0%	7	0.1%
Some Other Race	411	5.5%	25	0.3%	386	5.2%
Population Reporting Two or More Races	489	6.6%	260	3.5%	229	3.1%
Diversity Index	54.2	-	-	-	-	-

Population 18+ by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	5,644	76.1%	5,158	77.6%	486	63.3%
Population Reporting One Race	5,340	72.0%	4,982	75.0%	358	46.6%
White	4,228	57.0%	4,167	62.7%	61	7.9%
Black	692	9.3%	681	10.2%	11	1.4%
American Indian	20	0.3%	12	0.2%	8	1.0%
Asian	106	1.4%	104	1.6%	2	0.3%
Pacific Islander	6	0.1%	1	0.0%	5	0.7%
Some Other Race	288	3.9%	17	0.3%	271	35.3%
Population Reporting Two or More Races	304	4.1%	176	2.6%	128	16.7%

Population <18 by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	1,770	23.9%	1,488	22.4%	282	36.7%
Population Reporting One Race	1,585	21.4%	1,404	21.1%	181	23.6%
White	1,222	16.5%	1,166	17.5%	56	7.3%
Black	211	2.8%	205	3.1%	6	0.8%
American Indian	2	0.0%	0	0.0%	2	0.3%
Asian	25	0.3%	25	0.4%	0	0.0%
Pacific Islander	2	0.0%	0	0.0%	2	0.3%
Some Other Race	123	1.7%	8	0.1%	115	15.0%
Population Reporting Two or More Races	185	2.5%	84	1.3%	101	13.2%

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.

September 19, 2024



2020 Census Profile

Commerce City, GA
 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

Group Quarters Population	2020	
	Number	Percent
Total	175	2.4%
Institutionalized population	175	2.4%
Correctional facilities for adults	0	0.0%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	175	2.4%
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	3,533	47.7%
Female	3,881	52.3%

Population by Age	2020	
	Number	Percent
Total	7,414	100%
Age 0-4	442	6.0%
Age 5-9	505	6.8%
Age 10-14	513	6.9%
Age 15-19	490	6.6%
Age 20-24	455	6.1%
Age 25-29	579	7.8%
Age 30-34	467	6.3%
Age 35-39	480	6.5%
Age 40-44	470	6.3%
Age 45-49	451	6.1%
Age 50-54	457	6.2%
Age 55-59	411	5.5%
Age 60-64	397	5.4%
Age 65-69	364	4.9%
Age 70-74	348	4.7%
Age 75-79	274	3.7%
Age 80-84	186	2.5%
Age 85+	125	1.7%
Age 18+	5,644	76.1%
Age 65+	1,297	17.5%

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.

September 19, 2024



2020 Census Profile

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 Commerce City, GA (1319112)
 Geography: Place

Prepared by Esri

Households by Type	2020	
	Number	Percent
Total	2,809	100%
Married Couple Households	1,318	46.9%
With Own Children <18	534	19.0%
Without Own Children <18	784	27.9%
Cohabiting Couple Households	197	7.0%
With Own Children <18	80	2.8%
Without Own Children <18	117	4.2%
Male Householder, No Spouse/Partner	450	16.0%
Living Alone	284	10.1%
65 Years and over	85	3.0%
With Own Children <18	42	1.5%
Without Own Children <18, With Relatives	88	3.1%
No Relatives Present	36	1.3%
Female Householder, No Spouse/Partner	844	30.0%
Living Alone	433	15.4%
65 Years and over	232	8.3%
With Own Children <18	169	6.0%
Without Own Children <18, With Relatives	207	7.4%
No Relatives Present	35	1.2%

Households by Size	2020	
	Number	Percent
Total	2,809	100%
1 Person Household	717	25.5%
2 Person Household	941	33.5%
3 Person Household	493	17.6%
4 Person Household	348	12.4%
5 Person Household	148	5.3%
6 Person Household	76	2.7%
7+ Person Household	86	3.1%

Population by Relationship	2020	
	Number	Percent
Total	7,414	100%
In Households	7,239	97.6%
Householder	2,807	38.8%
Opposite-Sex Spouse	1,305	18.0%
Same-Sex Spouse	15	0.2%
Opposite-Sex Unmarried Partner	180	2.5%
Same-Sex Unmarried Partner	10	0.1%
Biological Child	1,959	27.1%
Adopted Child	43	0.6%
Stepchild	124	1.7%
Grandchild	218	3.0%
Brother or Sister	115	1.6%
Parent	103	1.4%
Parent-in-law	30	0.4%
Son-in-law or Daughter-in-law	33	0.5%
Other Relatives	91	1.3%
Foster Child	11	0.2%
Other Nonrelatives	195	2.7%

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

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Households by Age of Householder	2020	
	Number	Percent
Total	2,809	100%
Householder Age 15-24	101	3.6%
Householder Age 25-34	463	16.5%
Householder Age 35-44	490	17.4%
Householder Age 45-54	507	18.0%
Householder Age 55-59	270	9.6%
Householder Age 60-64	235	8.4%
Householder Age 65-74	423	15.1%
Householder Age 75-84	262	9.3%
Householder Age 85+	58	2.1%

Family Households by Race of Householder	2020	
	Number	Percent
Total	1,922	100%
Householder is White Alone	1,476	52.5%
Householder is Black Alone	212	7.5%
Householder is American Indian Alone	2	0.1%
Householder is Asian Alone	40	1.4%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	101	3.6%
Householder is Two or More Races	90	3.2%
Households with Hispanic Householder	176	6.3%

Nonfamily Households by Race of Householder	2020	
	Number	Percent
Total	887	100%
Householder is White Alone	701	25.0%
Householder is Black Alone	118	4.2%
Householder is American Indian Alone	1	0.0%
Householder is Asian Alone	3	0.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	24	0.9%
Householder is Two or More Races	40	1.4%
Households with Hispanic Householder	41	1.5%

Total Housing Units by Occupancy	2020	
	Number	Percent
Total	3,013	100%
Occupied Housing Units	2,809	93.2%
Vacant Housing Units	204	6.8%
For Rent	66	32.4%
Rented, not Occupied	2	1.0%
For Sale Only	53	26.0%
Sold, not Occupied	21	10.3%
For Seasonal/Recreational/Occasional Use	3	1.5%
For Migrant Workers	0	0.0%
Other Vacant	59	28.9%

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.

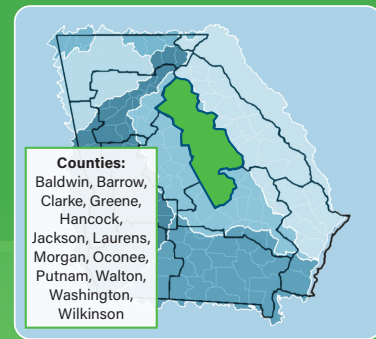
September 19, 2024

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.



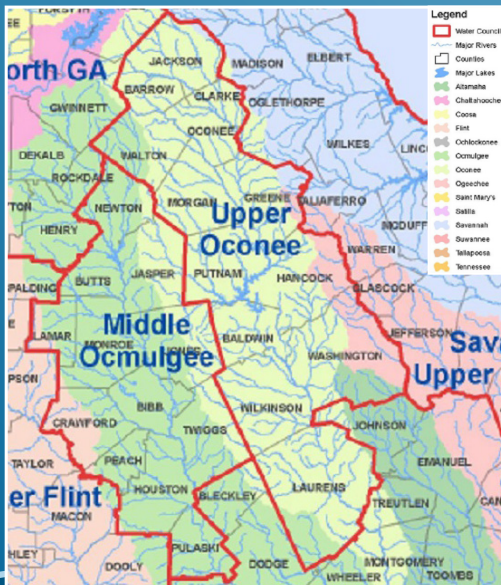
OVERVIEW OF UPPER OCONEE REGION

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 617,000 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.

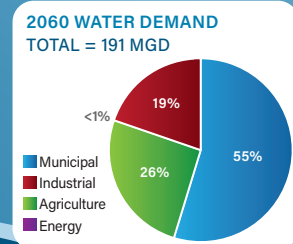
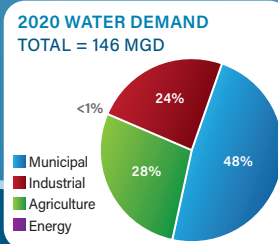
KEY WATER RESOURCE ISSUES ADDRESSED BY THE COUNCIL

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

FORECASTED REGIONAL WATER DEMANDS



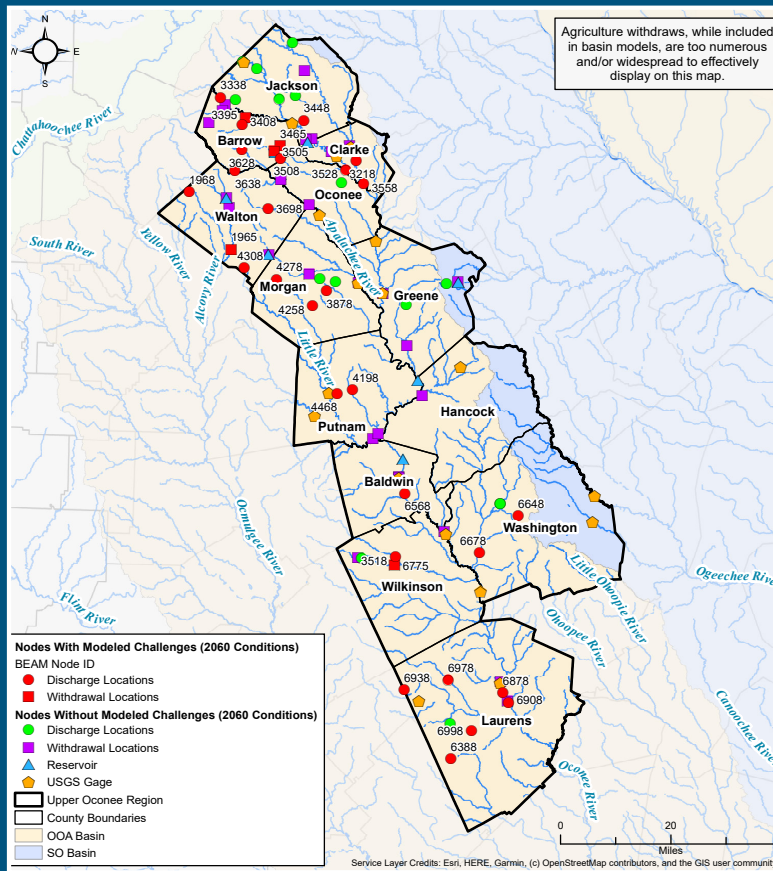
SUMMARY OF 2023 RESOURCE ASSESSMENT RESULTS

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.

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COMPREHENSIVE PLAN