

City of Arcade 2008-2028 Comprehensive Plan:

Community Assessment



March 2008

Prepared By:





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Technical Addendum

- Supporting Analysis of Data and Information
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Introduction

The Georgia Department of Community Affairs (DCA) administers Rules for Local Comprehensive Planning for all Qualified Local Governments in Georgia. The purpose of this program is to provide guidance for long range planning that will accomplish the following goals as outlined by the DCA:

- Involve all segments of the community in developing a vision for the community's future;
- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of citizens in implementing the plan; and
- Provide a guide for decision making for use by the local government officials and other community leaders.

DCA guidelines require the completion of three major elements, the Community Assessment, Community Participation Plan, and Community Agenda as part of the Comprehensive Plan. The Community Assessment summarizes the local government's evaluation of its development patterns, issues and opportunities, and level of compliance with the DCA's Quality Community Objectives. The Community Participation Plan is a proposal for a community involvement program that will offer a wide range of opportunities to local citizens interested in participation in the Comprehensive Plan development. Lastly, the Community Agenda includes an update of the material in the Assessment based on public input, a short and long term work program, and a list of policies for land use decision making.

This Community Assessment is being submitted to DCA along with the Community Participation Plan and Technical Addendum. The Technical Addendum contains a more detailed analysis of population, housing, natural and cultural resources, community facilities, economic development, intergovernmental coordination, and transportation. Upon approval by DCA, work on the Community Agenda will commence. The Community Agenda is the most important part of the plan. It will include the community's vision for the future, key issues and opportunities the community chooses to address during the planning period, and an implementation program.



Analysis of Existing Development Patterns

The purpose of this analysis is to gain a clear understanding of the geographic setting within which Arcade is growing and to explore further those issues and opportunities that relate directly to the physical environment. The following analysis looks at three aspects of the existing development patterns in Arcade: Existing Land Use, Areas Requiring Special Attention, and Character Areas.

Existing Land Use

The most striking feature of Arcade's Existing Land Use Map are the large parcels of undeveloped forest, pasture, and open land that make up the majority of the western half of the City. There are additional undeveloped and vacant parcels distributed throughout the City. Existing residential areas are predominantly mixed single family and mobile home neighborhoods of varying lot sizes. There are a few scattered commercial uses along the 129 Bypass, Athens Highway, and State Route 82. The existing land uses are described and defined below.

Table 1: Existing Land Uses

	Acres	% of Acres
Forest/Vacant/Undeveloped/Pasture	2,358	60%
Total Residential	1,415	36%
Mobile Home	399	10%
Single Family	1,014	26%
Multi-Family	3	0%
Commercial	32	1%
Public Institutional	11	0%
Parks Recreation Conservation	8	0%
Transportation Communication Utilities	0	0%
Transitional	4	0%
Unclassified	123	3%
Total	3,952	100%

Forest/Undeveloped/Vacant Land

The predominant land use in Arcade is undeveloped, vacant, or forested land. This largely developable land accounts for 1,750 acres, or 44% of all of Arcade's land. 1,320 acres of this land will become a planned unit development along the 129 bypass just southeast of town. (Brand



Partners, LP) The remaining 430 acres accounts for about 11% of the land in Arcade.

Residential Land Uses

36% of the land in Arcade is currently in residential use. Residential land uses in Arcade are defined as single family, mobile home, or multi-family. Accounting for 26% of all the land uses in Arcade, the predominant residential land use in Arcade is single family homes. 10% of the land in Arcade is used for mobile homes.

Pasture

There are 608 acres of pasture in Arcade (15%). The largest parcel of pasture is located at the intersection of Athens Highway and the 129 Bypass next to City Hall. This property, as well as most of the others are active in cattle production.

Commercial Land Uses

Commercial Land Uses include commercial and office uses such as gas stations, convenience stores, and other retail. Most commercial land uses are located on Athens Highway and include gas stations, convenience stores, liquor stores, and other retail. Since the early days of Arcade, commercial uses along Athens Highway have dwindled. However, in response to the market caused by the growth of Jackson County over the past decade, new commercial businesses will likely begin to locate on Athens highway and along the 129 Bypass. Currently, commercial only accounts for about 1% of all the land uses in Arcade.

Institutional Land Uses

Institutional uses consist of public buildings, such as governmental facilities, and churches. In Arcade, the local government utilizes three facilities: City Hall, the Public Safety Building, and the Fire Department. Both City Hall and the Public Safety Building are located at the intersection of Athens Highway and the 129 Bypass. The Arcade Fire Station is located at 483 Swann Road off of Hwy 82, south of the Bypass. There is one church located within the town limits on Swann Road. Institutional land uses are indicated as representing 11 acres, or less than 1 % of the total land area of Arcade.



Industrial Land Uses

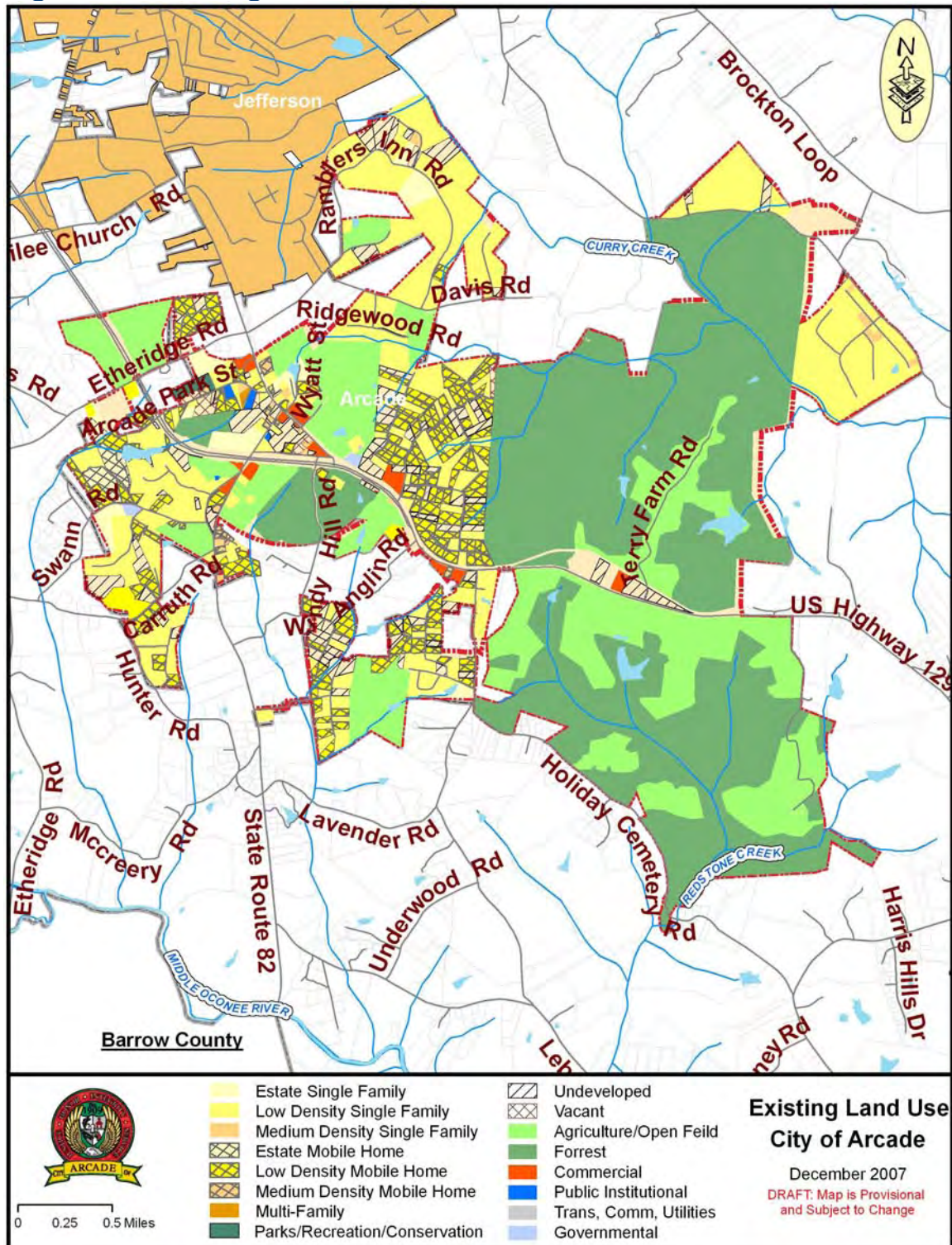
Approximately 4 acres of land in Arcade is currently being used for industrial purposes. The property is currently for sale. The land is classified as "Commercial" for the purposes of this report.

Recreation

Arcade City Park is the only recreational land-use in Arcade.



Figure 1: Existing Land Use





Areas Requiring Special Attention

Jackson County is among the fastest growing counties in the State of Georgia. As a result, the City of Arcade is experiencing significant development pressure. It is important to address and plan for the impacts this growth will have on community resources. This section discusses the effects that anticipated growth may have on natural and cultural resources and the potential for infill development throughout the City of Arcade. Also included in this section are the areas where development should be directed, areas where it should be avoided, and areas where additional investment will be needed. The Map of Areas Requiring Special Attention in **Figure 1** on page 4 identifies these areas within the City of Arcade.

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

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

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

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

The City of Arcade is projected to see a significant population increase over the next 20 years. Large undeveloped lots have been subdivided to accommodate the influx of new residents. This type of development is likely to put a strain on the existing infrastructure and lead to suburban/exurban sprawl if not managed accordingly. This significant residential growth pressure is focused on Hwy 129 in the eastern half of the city. It is also expected that highway



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



commercial development will follow the residential growth. Care should be taken to ensure that this development is consistent with the region's quality growth objectives. Quality growth objectives are discussed in the Quality Community Objectives chapter of this report.

Significant Natural and Cultural Resources

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

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

Areas with Significant Infill Development Opportunities

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



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



Undeveloped and vacant properties are common along Athens Highway.



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



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

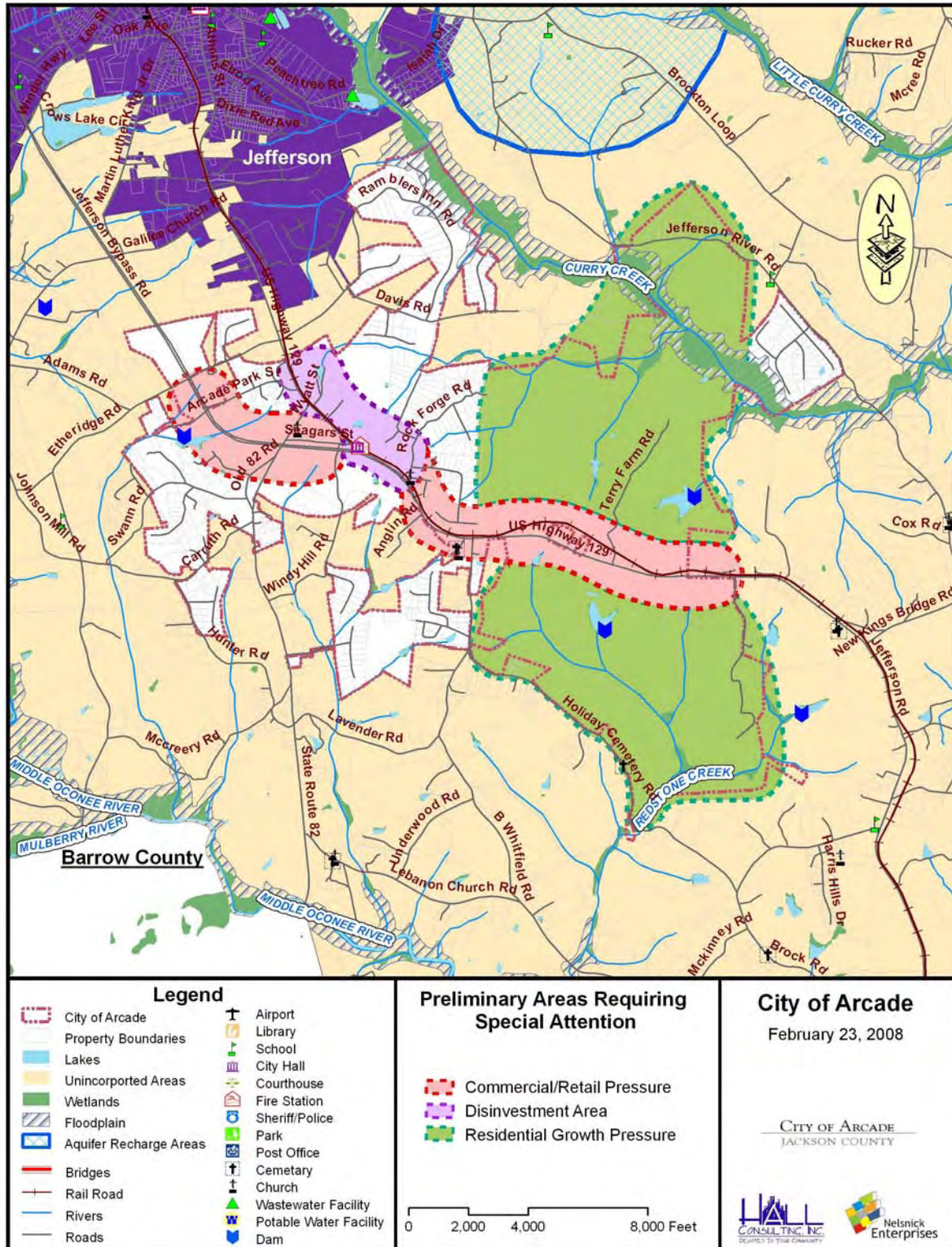
The majority of disinvestment and redevelopment opportunities in the City of Arcade are centralized around the downtown area. Residential disinvestment is most prevalent in this area. The area most suitable for commercial redevelopment is on Athens Highway as indicated on the Areas Requiring Special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

Large Abandoned Structures or Sites

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



Figure 2: Areas Requiring Special Attention





Recommended Character Areas

The DCA requires the development of “Character Areas” as part of the Rules for Comprehensive Planning to acknowledge the visual and functional differences of various neighborhoods. By identifying desirable neighborhood characteristics, the City of Arcade will be able to provide more specific guidance for future development through appropriate planning and implementation within each Character Area.

The Character Areas defined in Table 2 and illustrated on Figure 3: Recommended Character Areas have unique or special characteristics that need to be preserved or have potential to evolve into unique areas. It is important to note while reviewing the Character Area map and descriptions that the identified character may not be accurate for every single parcel, but is rather the overall defining character of the entire area. The development strategies identified within each Character Area are not requirements, but recommendations for the desired types of development and redevelopment. The strategies will be utilized to help define short-term activities and long-term policies for future growth within the City of Arcade. The Character Area descriptions below are based on the State Planning Recommendations developed by DCA, a survey of stakeholders, and interviews with city staff.

Table 2: Character Areas Descriptions

Character Area	Description/ Location	Development Strategy
Downtown	Historic commercial core on Athens Highway	Downtown should include relatively high-density mix of retail, office, services, and employment to serve the greater area. Residential development should reinforce the traditional town center through compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design should be very pedestrian-oriented, with strong, walkable connections between different



Character Area	Description/ Location	Development Strategy
		<p>uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighborhoods and major destinations, such as commercial clusters, parks, and schools.</p>
Town Center	<p>Focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, professional office, higher density housing, and appropriate public open space uses easily accessible by pedestrians.</p>	<p>The Town Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for the Town Center should be very pedestrian-oriented, with strong, walkable connections between different uses and include direct connections to greenspace and trail networks. The pedestrian-friendly environment should be enhanced by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking</p>



Character Area	Description/ Location	Development Strategy
		to neighboring communities and major destinations.
Highway Commercial	Auto-oriented commercial development on 129 Bypass and State Route 82 to serve residents and travelers.	Complete and integrate pedestrian improvements and crosswalks throughout. Connect commercial areas to nearby residential areas. The areas should be required to promote pedestrian comfort, safety and convenience; promote high standards of landscape and sign controls to improve corridor appearance and maintain traffic speeds and capacity through access management and inter-parcel access.
Gateway Corridors	Important entrances to the City on the 129 Bypass and Athens Highway	Focus upon appearance with appropriate signage, landscaping and other beautification measures. Install appropriate directory signage to community amenities and developments. Retrofit or mask unsightly features as necessary.



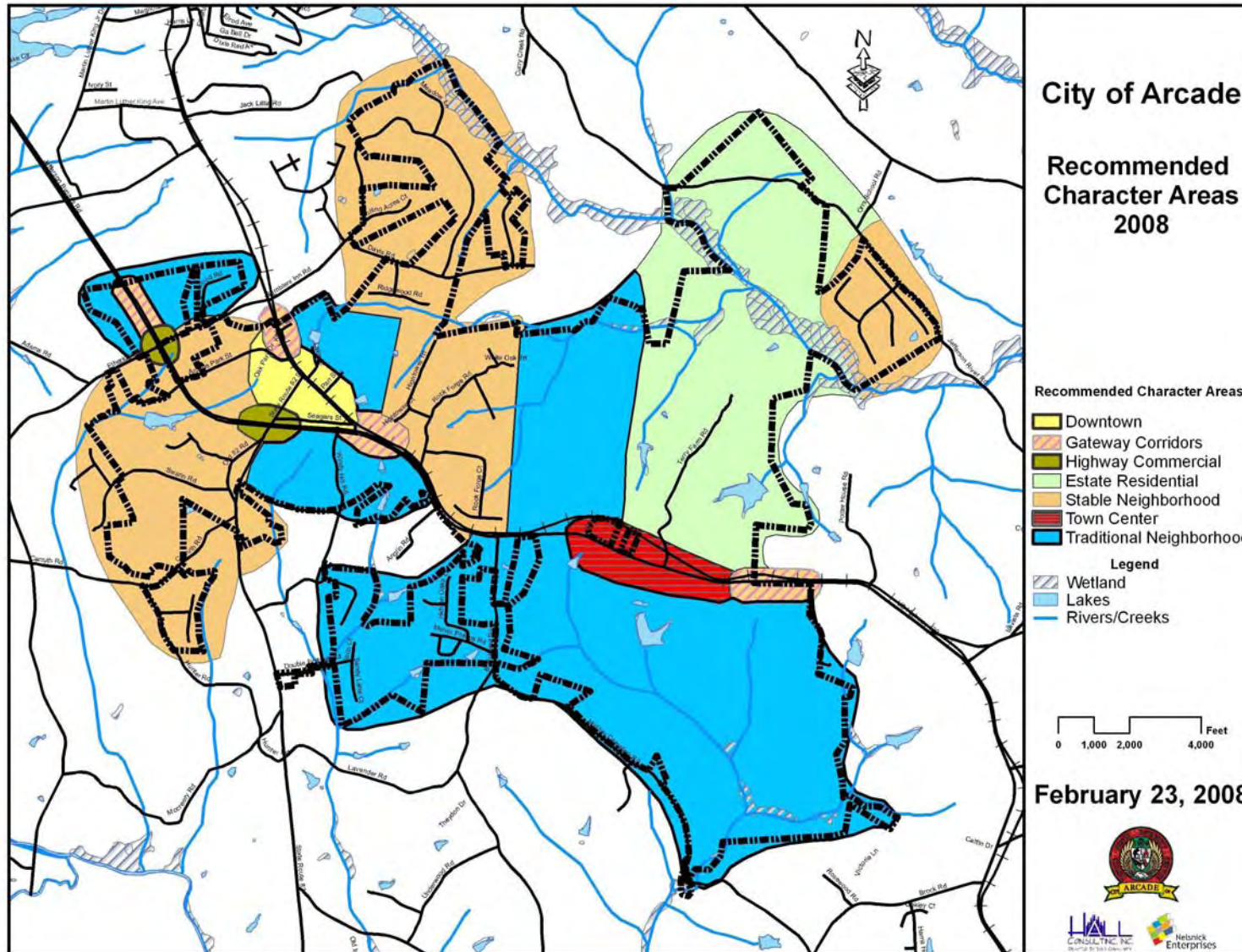
Character Area	Description/ Location	Development Strategy
Stable Neighborhood	The two areas defined as Stable Neighborhoods are located in the far north and southwest areas of the City. They are characterized by a mix of medium and low density single family and mobile homes.	Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. Well-designed new neighborhood activity center should be included at an appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents. Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping, or other destinations in the area.
Traditional Neighborhood	Large undeveloped area on the eastern half of the City.	Promote moderate density, traditional development (TND) style residential subdivisions. New development should be master planned with mixed uses, blending residential development containing several housing types with schools, parks, and recreation linked in a compact pattern that encourages walking and



Character Area	Description/ Location	Development Strategy
		minimizes the need for auto trips. There should be connectivity and continuity between master planned developments. There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.



Figure 3: Recommended Character Areas





Issues and Opportunities

The following Issues and Opportunities were identified using the Georgia Department of Community Affairs' *Quality Community Objectives Local Assessment Tool* and *Typical Issues and Opportunities*, a survey of community leaders and stakeholders, and a detailed analysis of data on demographics, housing, economic development, land-use, community facilities, intergovernmental coordination, transportation, and natural and cultural resources. The detailed analysis is included in the Technical Addendum to this report.

Population

Population Growth Jackson County is one of the fastest growing counties in the State of Georgia. It is expected that Jackson County will continue to grow at a faster rate than the region. Growth in Arcade mirrored that of the County as land that was annexed in the 1980s and 1990 has developed. Growth is expected to continue on pace with the County with the development of the BRAND (4W Farms) property and other large parcels.

If all undeveloped property is developed under current zoning, and there are no additional annexations, the City's population can grow to over 11,000 by 2030. How the City is impacted by this growth is dependant on the policies and strategies the city adopts over the next few years.

Growing Population of Seniors One of the most important trends for Arcade is the region's rapidly growing population of seniors. In the Atlanta area the older adult population grew by 31% from 2000 to 2005. This was more than double the rate of growth in the region's population during the same period of time. Evidence of this growth is the active adult component in the proposed 4W Farms development in southwest Arcade. The city should consider accommodating seniors as part of its economic development and housing strategies.

Poverty and Educational Attainment A larger percentage of people live in poverty in Arcade than in Jackson County or the State of Georgia. The majority of these households were married families with children. Also, although there is a wealth of post-secondary education opportunities near Arcade, residents are less likely to have some post-secondary education than other residents of Jackson County.



Economic Development

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

Arcade will benefit from the overall economic health of Jackson County and the region as a whole. The upgrade of S.R. 129 to a four lane divided road from Gainesville to Athens should be completed early in the 20 year plan. The influence of this roadway will be significant to the City of Arcade.

Economic Development Planning Arcade lacks sufficient jobs or economic opportunities for local residents. With the growth that is expected in the area, the City has the opportunity to plan for what type of jobs it would like to attract. Developing an Economic Development Plan would help the City focus its efforts on particular industries and job types and lay the groundwork for redevelopment and revitalization. The City of Arcade has access to many Economic Development Agencies and tools. The primary resource for economic development should be the Economic Development Authorities (both the local and the multi-county). City of Arcade staff may also seek assistance directly from the DCA.

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

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



Natural & Cultural Resources

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

Historic Resources Inventory The historic resources in Arcade have not been inventoried. Jackson County's first school and first Airport were located in Arcade. Although Arcade would like to develop a new image for itself, identifying historic resources could help focus the city in the visioning process. Many small towns in Georgia use their history as the foundation for economic development. Arcade has chosen to reinvent itself and develop a new vision for the future. This vision will be developed during the Community Participation Program of this Comprehensive Plan.

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

Facilities and Services

Growing Demand for Public Services A rapidly growing population can put a strain on public facilities and services. The City has the opportunity to plan ahead for growth by developing and maintaining a Capital Improvements Plan that includes parks, transportation, public safety, and all other public facilities and services. Additionally, the city does not have a library within its city limits. The nearest library is in the City of Jefferson. A library can become a focal point for family oriented community activities that Arcade may want to promote in the future.

Parks and Recreation Arcade Park is the only recreational facility within the city limits. The seven-acre park is located on Arcade Park Street and includes a playground, picnic shelter, and ball field. New residents will have higher demands for park and recreation services. The City has the opportunity to ensure that additional facilities are included in new Planned Unit Developments. Also, the City should work



with the City of Jefferson's and Jackson County's Park and Recreation Departments to ensure that adequate park and recreation services are available to the residents of Arcade.

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

The Jackson County Water and Sewer Authority has long term plans to expand its sewer treatment capacity to 2.5 mgd. In the future, Arcade may be able to gain access to this higher treatment capacity or the gravity lines of the Jefferson Sewer System. Another opportunity to secure a sewerage system is through large planned unit developments. The Developer of the 4W Farm Development (BRAND property) has proposed to initially provide sewerage service for the 1,300 acre planned unit development. The developer is planning to cede control of the Sewer Treatment Plant to the City so that the City may provide public sewerage for its residents.

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

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

Housing

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

New Planned Unit Developments Very few homes have been constructed in Arcade over the last few years. However, the new BRAND property development is expected to add approximately 2,400 housing units. The City has the opportunity to create attractive,



pedestrian-friendly neighborhoods with a mix of housing types and open space that incorporate quality commercial enterprises. The City has the opportunity to create a trail system, recreation facilities, neighborhood schools, and other amenities as part of all its new Planned Unit Developments

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

Mobile Homes 23% of all owner-occupied homes in Arcade are mobile homes that are older than 15 years old. Old manufactured housing units, when abandoned, become eyesores and can fuel the negative impressions the public may have about manufactured housing. A large number of mobile are aging and becoming dilapidated. The City should make to remodel, renovate, or refurbish such homes.

Land Use

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

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

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

Public Spaces Arcade lacks attractive public spaces designed for gathering and social interaction. An amphitheater or other public



gathering spaces would serve as a community focal point and provide a location for community gatherings.

Transportation

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

Access to Neighborhoods There is limited access to several of Arcade's neighborhoods. Most notably, Ramblers Inn Road is the only access to the large residential area to the north of the City. The road crosses railroad tracks as well. If the road is blocked or a train is stopped on the tracks, there is no access in or out of the area. An additional concern is the long circuitous route city vehicles must take to access the subdivision in the northwestern most area of the city.

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

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

Parking As the City grows, emphasis should be on shared parking facilities rather than site specific parking. Not only will this reduce impervious surfaces and parking space needs, it will also allow friendlier pedestrian development and multimodal options and incorporation of future public transportation facilities.

Multimodal Facilities Since the Town is fairly undeveloped, opportunity exists to incorporate multimodal facilities into the transportation system. Not only will this increase the quality of life for the residents by offering various modes of transportation, it will also



help extend the capacity of the existing road system and would meet the state objective of encouraging non-automobile alternatives.

Intergovernmental Coordination

Coordination between Arcade, Jackson County, and the Jackson County Water and Sewer Authority is necessary to further the implementation of each local government's long-range goals. The provision of water and sewer within the City of Arcade is a continuing problem. Working out an agreement with the Jackson County Water and Sewer Authority is a high priority for the City. Also, Jackson County and its Cities need to better coordinate their land use, economic, housing, annexation, and environmental priorities and actions.



Quality Community Objectives

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

Development Patterns

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

Resource Conservation

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource conservation. Arcade recognizes that its rural location and surrounding natural features are important factors driving growth. While the City does not have a greenspace ordinance, it does encourage greenspace set-asides in their new developments and has a conservation subdivision ordinance. Jefferson is in compliance with the requirements of the Part V Rules for Environmental Planning Criteria. The City has the required environmental protection ordinances in place and employs code enforcement officers through the Quad Cities Planning Commission to enforce them.



Arcade does not engage in historic preservation. Instead, the City is actively trying to reinvent itself. Arcade residents will develop the new vision for the City as part of the Comprehensive Planning effort to begin in the Fall of 2007. For a more complete assessment of resource conservation see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to this report.

Social and Economic Development

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development. Arcade is a very small city that is working toward putting in place the pre-requisites for the type of growth it wants. In the Fall of 2007 the City will begin working on its full Comprehensive Plan Update at the advanced planning level. The Social and Economic Development QCOs will be advanced at that time. For a more complete assessment of social and economic development see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to this report.

Governmental Relations

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



Appendix I: Transmittal Resolution

COUNTY OF JACKSON
STATE OF GEORGIA

RESOLUTION OF THE MAYOR
AND CITY COUNCIL OF THE CITY OF ARCADE

PREAMBLE AND FINDINGS

WHEREAS, the City of Arcade has completed the Community Participation Program and Community Assessment documents as part of the 20-year Comprehensive Plan Update; and

WHEREAS, the Community Participation Program and Community Assessment was prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on March 10, 2008, at 6:15 pm at the Arcade City Hall, Arcade, Georgia.

NOW BE IT THEREFORE RESOLVED, that the City Council of the City of Arcade, does hereby submit the Community Assessment and the Community Participation Program portions of the 20-year Comprehensive Plan Update to the Northeast Georgia Regional Development Center for regional review and the Georgia Department of Community Affairs for official review, as per the requirements of the Georgia Planning Act of 1989.

SO, RESOLVED this the 10th of March, 2008, at the City of Arcade, Jackson County, Georgia.

APPROVED BY:



DOUG HAYNIE, MAYOR



RON SMITH, COUNCIL MEMBER

DEAN BENTLEY, COUNCIL MEMBER



POLLY DAVIS, COUNCIL MEMBER

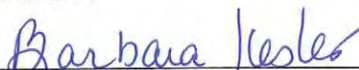


TOM HAYS, COUNCIL MEMBER



CINDY BONE, COUNCIL MEMBER

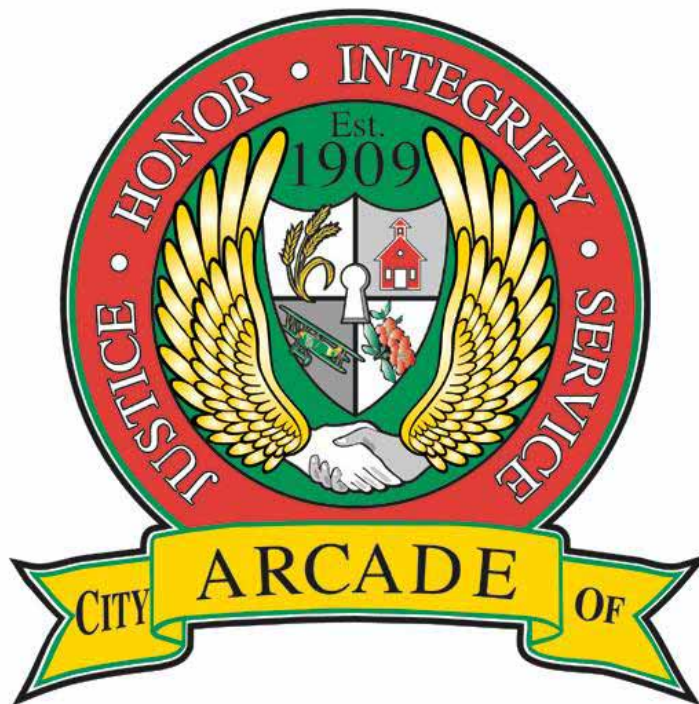
ATTEST:



BARBARA KESLER, CITY CLERK

City of Arcade 2008-2028 Comprehensive Plan:

Technical Addendum to the Community Assessment



March 2008

Prepared By:



DRAFT 4/4/2008



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1 Introduction

This "Technical Addendum" was prepared following the guidelines of the Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005. It is an extension of the "Analysis of Supportive Data and Information" in the Community Assessment.

2 Population

This element presents an analysis of the current population characteristics and projections of future population growth. The information is a significant part of the foundation on which the plan is built. Evaluating historic population characteristics such as age, sex, race, and educational attainment statistics allows a community to see the changes that have occurred in its population over time and how it may change in the future.

This evaluation will provide an indicator as to what is likely to happen in the future if current trends continue. However, Arcade's leaders have an opportunity to affect those trends to achieve a desired outcome. Thus, this element will introduce a series of scenarios that differ from previous growth trends in order to explore opportunities for the growth and development of the city while enabling a high quality of life for existing and future residents.

2.1 Historic Population Growth

From 1990 to 2000 the population of Arcade more than doubled. It is estimated that the population of Arcade increased by 259 persons from 2000 to 2006, a 16% increase. During this time period Jackson County grew by about 34%. While the growth rate in Arcade was slightly faster than the State of Georgia's, it grew significantly slower than Jackson County.

The historic population growth of Arcade compared to Georgia and Jackson County is shown below:



Table 2.1: Historic Population Trends

	1980	1990	2000	2005	2006	Average Annual % Change 2000 to 2006
Georgia	5,463,105	6,478,216	8,229,820	9,072,576	9,363,941	2.3%
Jackson County	25,343	30,005	41,589	52,292	55,778	5.6%
Arcade	223	697	1,643	1,886	1,902	2.6%

Source: U.S. Bureau of the Census

2.2 Population Projections

The City of Arcade can have a profound impact on its future growth rate through infrastructure improvements, marketing, rezoning and annexation. Several growth scenarios are projected in this report. The growth of Jackson County and some of her Cities indicate that the demand for housing will support each of the scenarios. Below is a summary of each. Regardless of which scenario is ultimately chosen by the town, each will significantly impact service and infrastructure demand. Table 2.2 shows the projections described below.

Scenario 1 - Trend Growth

Future trends can often be an extrapolation from historic statistics. Projecting growth then is simply an extension of the growth rate experienced by a community over time. As with any growth model, availability of land for development and economic factors can impact the trend. Between 1990 and 2006 the population of Arcade grew an average of 11% per year, adding about 75 persons per year. If the population continues to grow by 75 persons per year into the future, by the year 2030 a total of 3,710 persons would live within the City Limits. By the end of the planning period the growth rate would decrease to about 2.1% per year which matches the growth rate for the State of Georgia.

Scenario 2 – Infill development

Within the current limits of the city, approximately 2,608 acres are currently vacant or under-developed. The Infill development scenario assumes that the City will be completely built-out by 2030. If current zoning is maintained and no property is annexed, the maximum allowable population could be 11,312 persons if all vacant and



undeveloped property is developed. This projection assumes that the maximum allowable number of housing units will be built on all currently vacant/undeveloped properties and the all Planned Commercial Farm District property is rezoned to Planned Community Development. This projection also includes the complete buildout of the proposed BRAND Partners Property Master Plan (revised September 28, 2004) by 2015. This development includes 100 townhomes, 125 active adult homes, and 2,215 single family homes. This projection assumes that all vacant land that is currently zoned Planned Community Development District will be developed at the same density as the BRAND Partners development.

Scenario 3 – Share of Census County Subdivision Growth.

It is expected that Jackson County will continue to grow at a rapid rate. The Northeast Georgia RDC projects that the population of Jackson County will be 136,480 in 2030. The US Census Bureau divides each county by "Census County Subdivisions". The City of Arcade is located within the Jefferson Census Subdivision (JCCS) of Jackson County. It also includes the cities of Jefferson and Nicholson, and the unincorporated areas of southwest and central Jackson County. The population of the JCCS is expected to have a population of about 46,000 in 2030. (Northeast Georgia Regional Comprehensive Plan, 2004). In 2000 Arcade accounted for 11.52% of the population in the JCCS. If Arcade continues to be 11.52% of the population, it is expected that the population of Arcade will be 5,297 by 2030. Traditionally, the RDC underestimates future growth in fast-growing counties. Therefore, it is likely that this scenario will underestimate the future population in Arcade.



Table 2.2: Population Projection Methodology for Scenario 3

	1980	1990	2000	2010	2020	2030
Jackson County	25,343	30,005	41,589	66,200	98,320	136,480
Jefferson Census Subdivision	8,548	10,653	14,268	22,650	32,780	46,000
Arcade % of Subdivision	2.61%	6.54%	11.52%	11.52%	11.52%	11.52%
Arcade Projected Population	223	697	1,643	2,608	3,775	5,297

Table 2.3: Population Projection Scenarios

Year	Scenario 1	Scenario 2	Scenario 3
2006	1,902	1,902	1,902
2010	2,203	3,771	2,608
2020	2,956	7,542	3,775
2030	3,710	11,312	5,297

2.3 Households

In 1980 the US Census recorded 75 households in Arcade. By 2000 this number increased to 565. During that time the average number of people per household remained relatively stable. Nationally and statewide there is a trend toward household size reduction that is attributable to a decrease in the average number of children per family and an increase in the number of single parent households. This trend holds true for Jackson County and will like influence future trends in household size in Arcade.



Table 2.4: Total Households

	1980	1990	2000	2005
Georgia	1,886,550	2,380,830	3,006,369	3,320,278
Jackson County	8,619	10,721	15,057	21,072
Arcade	75	231	565	n/a

Source: U.S. Bureau of the Census

Table 2.5: Average Household Size

	1980	1990	2000	2005
Georgia	2.84	2.66	2.65	2.66
Jackson County	2.91	2.73	2.71	2.66*
Arcade	2.97	3.02	2.91	2.85*

Source: U.S. Bureau of the Census

* Estimates: Woods and Poole Economics, Inc and Hall Consulting, Inc.

While household size allows for a comparison of households to local and state trends, the household characteristics shown in **Table 2.6** are more useful in planning. As stated earlier, the decline in average household size is often attributable to the rise in the number of single parent households. Arcade does not show this trend because it has a high percentage of families with children. Nearly 43% of households in Arcade were families with children in 2000. This is a significantly higher percentage than for Jackson County or the State of Georgia.



Table 2.6: 2000 Household Characteristics

	Georgia	Jackson County	Arcade
Total Households	3,006,369	15,057	565
Families	70.2%	76.3%	80.9%
Families with Children <18	35.0%	36.3%	42.7%
Non-Family Households	29.8%	23.7%	19.1%
Total Householders living alone	23.6%	19.7%	15.6%
over 65 & living alone	7.0%	7.3%	1.9%
Average Household Size	2.65	2.71	2.91
Average Family Size	3.14	3.10	3.19

Source: U.S. Bureau of the Census

2.4 Age Distribution

The age distribution of Arcade residents has changed over last several decades. In the 1980s and 1990s about 9% of the population was over the age of 65. By 2000, that number had decreased to 5%. The most dramatic change in population age is for adults 35 to 54. In 1980, about 12% of the population was in this category. By 2000 the percentage had grown to 20%. This growth can be attributed the population aging in place and the immigration of families with children. As this population continues to age in place, greater pressure on services for seniors and retirees can be expected.

Projecting the age distribution for Arcade is difficult. There are several factors that will affect the age distribution in the future. For example, the type of developments that Arcade annexes in the future will impact the age distribution. If new single, family developments are annexed, the number of children and adults in their 30s and 40s will increase even more. The resulting growth in the number of families will further



stress the schools and park services. The table below projects age distribution for Jackson County through 2030.

Although Arcade’s share of seniors has decreased over time, one of the most important trends for the future is the region’s rapidly growing population of seniors. The Atlanta area, like the rest of the country and many parts of the world, is experiencing a dramatic increase in its older adult population. Between 2000 and 2015 the aging population is expected to double in Atlanta. By 2030, one in five residents will be over the age of 60. Recent data support these projections. From 2000 to 2005, the older adult population grew by 30.6%, more than double the rate of growth in the region’s population during the same period of time. (Atlanta Regional Commission, 2007)

Table 2.7: Arcade Age Trends

	1980	1990	2000	1980	1990	2000
0 – 4 Years Old	14	59	115	6.3%	8.5%	7.0%
5 – 13 Years Old	42	123	292	18.8%	17.6%	17.8%
14 – 17 Years Old	19	37	83	8.5%	5.3%	5.1%
18 – 20 Years Old	11	28	73	4.9%	4.0%	4.4%
21 – 24 Years Old	14	37	72	6.3%	5.3%	4.4%
25 – 34 Years Old	38	150	252	17.0%	21.5%	15.3%
35 – 44 Years Old	26	99	331	11.7%	14.2%	20.1%
45 – 54 Years Old	27	74	203	12.1%	10.6%	12.4%
55 – 64 Years Old	12	49	138	5.4%	7.0%	8.4%
65 and over	20	41	84	9.0%	5.9%	5.1%

Source: U.S. Bureau of the Census (SF1)

Table 2.8: Age Distribution Projection, Jackson County

	2005	2010	2015	2020	2025	2030
TOTAL POPULATION	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
UNDER 5	7.0%	7.1%	7.4%	7.5%	7.4%	7.3%
5 TO 9	7.1%	6.8%	6.9%	7.2%	7.3%	7.2%
10 TO 14	7.4%	6.7%	6.5%	6.6%	6.9%	7.0%
15 TO 19	6.7%	6.7%	6.2%	6.0%	6.1%	6.4%
20 TO 24	7.6%	7.2%	7.3%	6.6%	6.5%	6.6%
25 TO 29	7.6%	8.1%	7.6%	7.7%	7.0%	7.0%
30 TO 34	7.7%	7.5%	8.0%	7.5%	7.6%	7.0%



35 TO 39	8.1%	7.3%	7.1%	7.5%	7.1%	7.3%
40 TO 44	7.8%	7.5%	6.8%	6.6%	7.0%	6.7%
45 TO 49	7.2%	7.3%	7.0%	6.4%	6.2%	6.6%
50 TO 54	5.7%	6.6%	6.7%	6.5%	6.0%	5.7%
55 TO 59	5.5%	5.2%	6.0%	6.1%	6.0%	5.5%
60 TO 64	4.4%	5.0%	4.7%	5.4%	5.6%	5.5%
65 TO 69	3.2%	3.7%	4.2%	3.9%	4.6%	4.7%
70 TO 74	2.5%	2.6%	3.0%	3.4%	3.2%	3.7%
75+	2.6%	2.6%	2.7%	2.8%	3.0%	3.3%
MEDIAN AGE	34.38	34.87	35.16	35.69	35.76	36.04

Source: Woods and Poole Economics, Inc. (2005)

Table 2.9: Arcade Age Data, 2000

	Population			Share of Population		
	Georgia	Jackson County	Arcade	Georgia	Jackson County	Arcade
Total	8,186,453	41,589	1,643	100%	100%	100%
Under 5 years	595,150	3,021	115	7%	7%	7%
5 to 9 years	615,584	3,227	157	8%	8%	10%
10 to 14 years	607,759	3,076	135	7%	7%	8%
15 to 19 years	596,277	2,852	137	7%	7%	8%
20 to 24 years	592,196	2,521	91	7%	6%	6%
25 to 29 years	641,750	2,968	107	8%	7%	7%
30 to 34 years	657,506	3,397	145	8%	8%	9%
35 to 39 years	698,735	3,572	179	9%	9%	11%
40 to 44 years	654,773	3,278	152	8%	8%	9%
45 to 49 years	573,017	2,723	108	7%	7%	7%
50 to 54 years	506,975	2,685	95	6%	6%	6%
55 to 59 years	375,651	2,215	76	5%	5%	5%
60 to 64 years	285,805	1,733	62	3%	4%	4%
65 to 69 years	236,634	1,329	34	3%	3%	2%
70 to 74 years	199,061	1,012	22	2%	2%	1%
75 to 79 years	157,569	866	17	2%	2%	1%
80+	192,011	1,114	11	2%	3%	1%

Source: U.S. Bureau of the Census

2.5 Race and Ethnicity

Jackson County has experienced significant growth in the Hispanic population over the past decade. Between 1990 and 2000 the Hispanic population of Jackson County grew by nearly 70%. However, the vast majority of the population growth in Jackson County and the City of Arcade is White. The African American population in Jackson County grew at a much slower rate than in any nearby county. In 2000,



African Americans accounted for 118 people, or about 8% of the population of Arcade. It is expected that the distribution of population by race will stay relatively stable in Jackson over the planning period.

Table 2.10: Arcade Racial Distribution, Population

	1980	1990	2000
White alone	211	649	1,452
Black or African American alone	12	46	118
American Indian and Alaska Native alone	0	2	1
Asian or Pacific Islander	0	0	38
other race	0	0	34

Source: U.S. Bureau of the Census

Table 2.11: Jackson County Race Composition 1990-2005

	1980	1990	2000	1980	1990	2000
White alone	22,548	26,942	37,016	89.0%	89.8%	89.0%
Black or African American alone	2,750	2,904	3,234	10.9%	9.7%	7.8%
American Indian and Alaska Native alone	21	60	73	0.1%	0.2%	0.2%
Asian or Pacific Islander	15	55	400	0.1%	0.2%	1.0%
other race	9	44	866	0.0%	0.1%	2.1%

Source: U.S. Bureau of the Census

Table 2.12: Jackson County Race Composition 2005-2030

	2005	2010	2015	2020	2025	2030
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
WHITE POPULATION	88.3%	88.3%	88.4%	88.5%	88.4%	88.1%
BLACK	7.1%	6.8%	6.4%	6.0%	5.6%	5.4%
NATIVE AMERICAN	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
ASIAN AND PACIFIC ISLANDER	1.3%	1.7%	2.0%	2.3%	2.7%	3.1%
HISPANIC POPULATION	3.1%	3.0%	3.0%	3.0%	3.1%	3.2%

Source: Woods and Poole Economics, Inc. (2005)



Table 2.13: Regional Trends in Race and Hispanic Origin

	White			African-American			Hispanic Origin*		
	1990	2000	1990-2000 Annual Growth Rate	1990	2000	1990-2000 Annual Growth Rate	1990	2000	1990-2000 Annual Growth Rate
Banks	9,874	13,435	3.61%	364	464	2.75%	52	493	84.81%
Barrow	25,962	39,149	5.08%	3,354	4,483	3.37%	253	1,460	47.71%
Clarke	61,929	65,852	0.63%	22,935	27,656	2.06%	1,491	6,436	33.17%
Gwinnett	320,971	427,883	3.33%	18,175	78,224	33.04%	8,470	64,137	65.72%
Hall	83,108	112,470	3.53%	8,195	10,126	2.36%	4,558	27,242	49.77%
Jackson	26,942	37,016	3.74%	2,904	3,234	1.14%	160	1,249	68.06%
Madison	19,051	22,903	2.02%	1,849	2,176	1.77%	182	507	17.86%
Oconee	16,154	23,492	4.54%	1,315	1,683	2.80%	178	833	36.80%

Source: U.S. Bureau of the Census

2.6 Income and Poverty

As shown below, the median annual household income for Arcade is lower than the median household income for either Jackson County or the State of Georgia. Income distribution in Arcade is similar to that of Jackson County. However, Arcade has a higher percentage of households with incomes between \$20,000 and \$49,999. As shown below, the per capita income for Jackson County has shown a trend of being in line with the trend of the State of Georgia from 1980 to 1990. If the trend continues, per capita income and household income within the County will continue to increase but still be below the State average by the end of the planning period. In 1999 more than 12% of Arcade's residents lived below the poverty level. The majority of households in poverty were married couple families.

Table 2.14: 1999 Income Distribution and Median Income, Georgia, Jackson County, and Arcade

	Georgia	Jackson County	Arcade	Georgia	Jackson County	Arcade
Total:	3,007,678	15,029	535	100.0%	100.0%	100.0%
Less than \$10,000	304,816	1,623	41	10.1%	10.8%	7.7%
\$10,000 to \$19,999	353,735	2,021	70	11.8%	13.4%	13.1%
\$20,000 to \$29,999	383,222	2,043	92	12.7%	13.6%	17.2%
\$30,000 to \$39,999	363,686	1,749	76	12.1%	11.6%	14.2%
\$40,000 to \$49,999	326,345	1,812	72	10.9%	12.1%	13.5%



\$50,000 to \$74,999	593,203	3,268	109	19.7%	21.7%	20.4%
\$75,000 to \$99,999	311,651	1,328	43	10.4%	8.8%	8.0%
\$100,000 to \$124,999	157,818	584	17	5.2%	3.9%	3.2%
\$125,000 to \$149,999	76,275	205	7	2.5%	1.4%	1.3%
\$150,000 to \$199,999	66,084	227	1	2.2%	1.5%	0.2%
\$200,000 or more	70,843	169	7	2.4%	1.1%	1.3%
Median household income in 1999	\$42,433	\$40,349	\$37,604			

Source: U.S. Census Bureau, Census 2000 Summary File 3

Table 2.15: Trends in Income Distribution and Mean Household Income, Arcade, GA

	1990	2000	1990	2000
Total	220	535	100.00%	100.00%
Income less than \$9999	26	41	11.80%	7.70%
Income \$10000 - \$14999	33	40	15.00%	7.50%
Income \$15000 - \$19999	21	30	9.50%	5.60%
Income \$20000 - \$29999	58	92	26.40%	17.20%
Income \$30000 - \$34999	23	36	10.50%	6.70%
Income \$35000 - \$39999	13	40	5.90%	7.50%
Income \$40000 - \$49999	12	72	5.50%	13.50%
Income \$50000 - \$59999	12	43	5.50%	8.00%
Income \$60000 - \$74999	12	66	5.50%	12.30%
Income \$75000 - \$99999	10	43	4.50%	8.00%
Income \$100000 - \$124999	0	17	0.00%	3.20%
Income \$125000 - \$149999	0	7	0.00%	1.30%
Income \$150000 and above	0	8	0.00%	1.50%
Mean Household Income			27,732	43,754

Table 2.16: Projected Income Trends – Jackson County and Georgia (1996 \$)

	1980	1990	2000	2005	2010	2020	2030
Average Household Income							
Jackson County	\$35,377	\$46,011	\$59,561	\$54,191	\$56,206	\$61,288	\$68,057
Georgia	\$43,059	\$54,707	\$69,671	\$70,471	\$73,470	\$81,196	\$91,854
Per Capita Income							
Jackson County	\$12,178	\$16,765	\$21,911	\$20,288	\$21,327	\$23,525	\$25,809
Georgia	\$15,129	\$20,457	\$26,183	\$26,809	\$28,244	\$31,306	\$34,733

Source: Woods & Poole Economics, Inc.



Table 2.17: Poverty– Jefferson, Jackson County, and Georgia (1999)

	Georgia	Jackson County	Arcade
Total:	100.00%	100.00%	100.00%
Income in 1999 below poverty level:	12.99%	11.98%	12.35%
Under 65 years:	11.70%	10.19%	11.70%
In married-couple families	3.24%	3.86%	6.41%
In other families:	6.09%	4.78%	4.39%
65 to 74 years:	0.62%	0.87%	0.53%
75 years and over:	0.66%	0.92%	0.12%

Source: US Census

2.7 Educational Attainment

Education attainment levels in Arcade are indicated in the tables below. Educational attainment in Arcade is similar to Jackson County. A higher percentage of Arcade residents over the age of 25 have high school diplomas than in Jackson County. 5.3% of Arcade residents had bachelor’s degrees in 2000, while Jackson County had 7.5%. Since 1980 the percent of residents who have completed high school has increased dramatically in both Arcade and the County. The trend is most dramatic in Arcade, where the percent of residents with high school diplomas increased from 21.3% to 41.2%.

Table 2.18: Trends in 2000 Education Level Attainment, Arcade (among persons age 25 and older)

Category	1980	1990	2000	1980	1990	2000
Less than 9th Grade	45	74	92	35.4%	18.9%	9.2%
9th to 12th Grade (No Diploma)	42	105	227	33.1%	26.9%	22.8%
High School Graduate (Includes Equivalency)	27	147	410	21.3%	37.6%	41.2%
Some College (No Degree)	7	44	158	5.5%	11.3%	15.9%
Associate Degree	NA	11	31	NA	2.8%	3.1%
Bachelor’s Degree	6	7	53	4.7%	1.8%	5.3%
Graduate or Professional Degree	0	3	25	0.0%	0.8%	2.5%



Table 2.19: Trends in 2000 Education Level Attainment, Jackson County (among persons age 25 and older)

Category	1980	1990	2000	1980	1990	2000
Less than 9th Grade	4,982	3,832	3,023	33.9%	20.2%	11.3%
9th to 12th Grade (No Diploma)	3,735	4,806	5,458	25.4%	25.3%	20.5%
High School Graduate (Includes Equivalency)	3,711	6,055	9,512	25.3%	31.9%	35.7%
Some College (No Degree)	1,096	2,005	4,509	7.5%	10.6%	16.9%
Associate Degree	NA	589	1,033	NA	3.1%	3.9%
Bachelor's Degree	703	1,135	2,005	4.8%	6.0%	7.5%
Graduate or Professional Degree	466	575	1,136	3.2%	3.0%	4.3%



3 Economic Development

This section provides an analysis of the economic characteristics of the City of Arcade, Georgia. This includes an inventory and assessment of the economic base, labor force, the economic resources available, and the economic trends of the community. The following are the statewide planning goals and the quality community objectives concerning economic activity. The assessments provided in this section considered these goals and objectives for formulating any observations.

Economic Development Goal: To achieve a growing and balanced economy, consistent with the prudent management of the state's resources, that equitably benefits all segments of the population.

Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Appropriate Business Objective: The business and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Employment Options Objective: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

The Economic Development Section of the City of Arcade Comprehensive Plan is divided into four subsections. The first is an inventory of the economic base of the community. This includes employment by sector, earnings by sector, average weekly wages, personal income by type, major economic activity and special or unique economic activity. The second subsection describes the labor force, including employment by occupation, employment status, unemployment, and commuting patterns. This is followed by an assessment of the economic base and labor force for the City of Arcade. The last subsection provides an inventory and analysis of the economic development resources available, including any agencies, programs or



tools available as well as education and training opportunities of the labor force. Some data may only be available at the county level.

3.1 Economic Base

The economic base of the community is provided by the various sectors and industries that constitute the community's economy. The importance of providing an assessment of the community's economic base relates to identifying existing problems that may be alleviated through the Comprehensive Plan and avoiding potential problems caused by improper planning. As an example, a community may wish to reduce unemployment by aggressively marketing high tech industries, only to find their labor force is not sufficiently skilled and training programs are inadequate.

3.1.1 Employment by Sector

The total employment by sector is provided in **Table 3.1** for the years 1980, 1990 and 2000. The data source is the U.S. Census which is performed every 10 years and is a statistical sample (STF-3 File). The employment numbers represent where the residents of the City of Arcade are working. They do not represent the types of employment within the city, but offer an indicator for the type of work in the area.

Total employment has increased overall from 1980 to 2000. All sectors have increased however they have not done so at the same rate.

Table 3.1: Employment by Sector, City of Arcade, Georgia

Arcade: Employment by Industry			
Category	1980	1990	2000
Total Employed Civilian Population	78	304	823
Agriculture, Forestry, Fishing, hunting & mining	7	10	10
Construction	4	41	107
Manufacturing	27	74	152
Wholesale Trade	4	22	31
Retail Trade	15	70	137
Transportation, warehousing, and utilities	8	12	56
Information	NA	NA	12
Finance, Insurance, & Real Estate	4	16	34
Professional, scientific, management, administrative, and waste management services	0	14	47
Educational, health and social services	3	15	110
Arts, entertainment, recreation, accommodation and food services	6	0	61
Other Services	0	11	30
Public Administration	0	19	36

Source: U.S. Census STF-3



The percentage of total employment for each sector has changed due to the different growth rates. The percentage of persons employed in Agriculture, Forestry, Fishing, Hunting, and Mining sector has decreased to 1.2% by 2000. The Educational, health and social services sector have tripled the percentage of jobs since 1980. Manufacturing represents almost half of what it did in 1980. The individual sector data are provided in **Table 3.2**.

Table 3.2: % of Employment by Sector, City of Arcade, Georgia

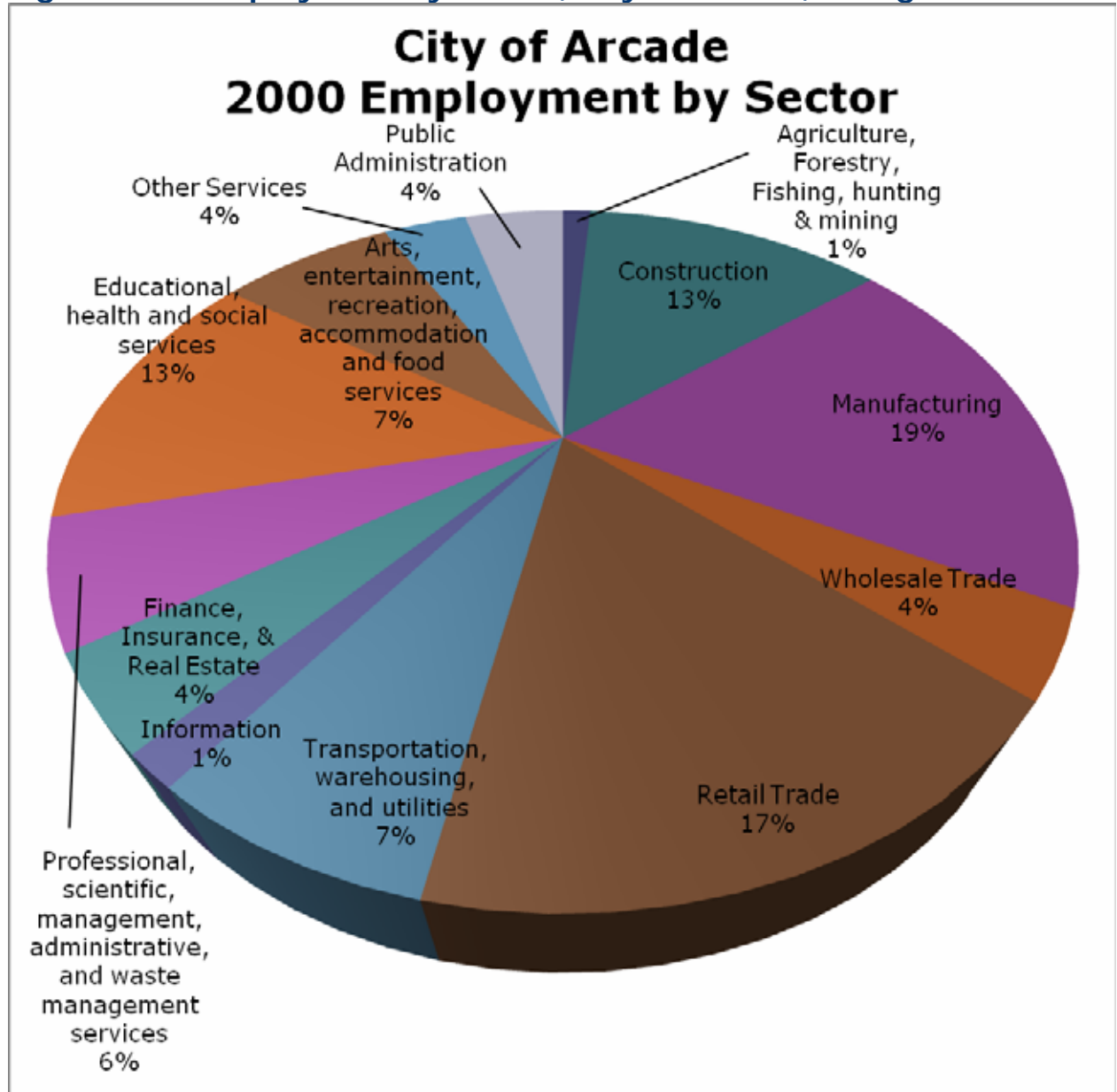
Arcade: Employment by Industry			
Category	1980	1990	2000
Total Employed Civilian Population	100.00%	100.00%	100.00%
Agriculture, Forestry, Fishing, hunting & mining	9.00%	3.30%	1.20%
Construction	5.10%	13.50%	13.00%
Manufacturing	34.60%	24.30%	18.50%
Wholesale Trade	5.10%	7.20%	3.80%
Retail Trade	19.20%	23.00%	16.60%
Transportation, warehousing, and utilities	10.30%	3.90%	6.80%
Information	NA	NA	1.50%
Finance, Insurance, & Real Estate	5.10%	5.30%	4.10%
Professional, scientific, management, administrative, and waste management services	0.00%	4.60%	5.70%
Educational, health and social services	3.80%	4.90%	13.40%
Arts, entertainment, recreation, accommodation and food services	7.70%	0.00%	7.40%
Other Services	0.00%	3.60%	3.60%
Public Administration	0.00%	6.30%	4.40%

Source: U.S. Census STF-3

Figure 3.1 provides the above information in a graphic format. Though manufacturing is still the largest employer of all the industries and overall employment has increase, it's percentage of total employment has steadily declined. This trend has occurred both state and nationwide as our economy in general has shifted to being service oriented.



Figure 3.1: Employment by Sector, City of Arcade, Georgia



The U.S. Census also prepares the County Business Patterns. The County Business Patterns is an annual series that provides sub-national economic data by industry. The series is useful for studying the economic activity of small areas; analyzing economic changes over time; and as a benchmark for statistical series, surveys, and databases between economic censuses. Businesses use the data for analyzing



market potential, measuring the effectiveness of sales and advertising programs, setting sales quotas, and developing budgets. Government agencies use the data for administration and planning.

County Business Patterns covers most of the country's economic activity. The series excludes data on self-employed individuals, employees of private households, railroad employees, agricultural production employees, and most government employees. The County Business Patterns program is tabulated on a North American Industry Classification System (NAICS) basis since 1998. Data for 1997 and earlier years are based on the Standard Industrial Classification (SIC) System.

The detailed statistics are provided in **Table 3.3** for Jackson County. The number of establishments is available at the zip-code level and is provided in **Table 3.4**. Both tables provide payroll data which will be elaborated under the labor force discussion later.

Table 3.3: Jackson County 2005 County Business Patterns (\$ = 1000)

Industry Code Description	Number of Employees for week including March 12	Payroll		Total Establishments
		1st Quarter	Annual	
Total	16,189	107,126	458,897	1,266
Forestry, fishing, hunting, and agriculture support	20	139	680	6
Mining	20-99	-	-	4
Utilities	100-249	-	-	5
Construction	1,062	7,490	35,639	236
Manufacturing	4,423	35,662	144,275	71
Wholesale trade	1,045	8,126	34,739	70
Retail trade	3,629	19,141	79,162	255
Transportation & warehousing	803	6,355	28,092	54
Information	130	1,012	4,526	15
Finance & insurance	397	3,320	14,941	59
Real estate & rental & leasing	198	1,343	5,079	49
Professional, scientific & technical services	382	2,815	13,971	85
Management of companies & enterprises	20-99	-	-	3
Admin, support, waste mgt, remediation services	352	1,659	8,086	68
Educational services	78	491	2,075	11
Health care and social assistance	922	5,257	24,944	63
Arts, entertainment & recreation	140	635	3,957	17
Accommodation & food services	1,726	6,156	28,222	78
Other services (except public administration)	518	2,713	11,645	110
Unclassified establishments	1	1	116	7



**Table 3.4: Zip Code 30549 (City of Arcade/Jefferson), 2005
County Business Patterns**

Total for ZIP Code 30549
 Number of establishments: 331
 First quarter payroll in \$1000: 20747
 Number of employees: 2835
 Annual payroll in \$1000: 91440

Industry Code Description	Total Estabs	Number of Establishments by Employment-size class					
		'1-4'	'5-9'	'10-19'	'20-49'	'50-99'	'100-249'
Total	331	206	51	44	21	5	4
Forestry, fishing, hunting, and agricultur	4	3	0	1	0	0	0
Mining	3	0	0	3	0	0	0
Utilities	2	0	1	0	0	0	1
Construction	74	58	7	8	0	1	0
Manufacturing	17	5	0	5	3	2	2
Wholesale trade	13	6	1	4	1	0	1
Retail trade	40	16	14	4	6	0	0
Transportation & warehousing	15	10	3	1	1	0	0
Information	3	1	1	0	1	0	0
Finance & insurance	21	13	5	3	0	0	0
Real estate & rental & leasing	16	15	1	0	0	0	0
Professional, scientific & technical servi	26	22	2	2	0	0	0
Admin, support, waste mgt, remediation ser	24	18	2	1	2	1	0
Educational services	3	2	0	1	0	0	0
Health care and social assistance	15	7	5	1	1	1	0
Arts, entertainment & recreation	3	1	2	0	0	0	0
Accommodation & food services	24	7	4	7	6	0	0
Other services (except public administration	28	22	3	3	0	0	0

3.1.2 Earnings by Sector

Data for earnings by sector is available from the U.S. Economic Census. This census is performed every 5 years. The latest is from the year 2002; however, data is not available at the city level for Arcade. **Table 3.5** on the following page provides the gross sales for business located in Jackson County, Georgia. Certain sectors are not provided due to reporting restrictions.



Table 3.5: Jackson County, 2002 Economic Census

Sector	Number of Establishments	(\$1,000)		Paid Employees
		Sales	Payroll	
Mining (not published for counties)	X	X	X	X
Utilities (not published for counties)	X	X	X	X
Construction (not published for counties)	X	X	X	X
Manufacturing	67	819,774	127,958	4,319
Wholesale trade	55	533,822	30,876	1,102
Retail trade	259	519,021	54,354	2,783
Transportation & warehousing (not published for counties)	X	X	X	X
Information	11	N	7,298	179
Finance & insurance (not published for counties)	X	X	X	X
Real estate & rental & leasing	37	19,460	3,035	189
Professional, scientific, & technical services	56	26,693	6,772	209
Management of companies & enterprises (not published for counties)	X	X	X	X
Administrative & support & waste management & remediation service	44	22,283	7,550	350
Educational services	5	1,378	403	7
Health care & social assistance	48	37,808	19,368	773
Arts, entertainment, & recreation	8	20,605	3,377	72
Accommodation & food services	65	84,363	12,085	1,085
Other services (except public administration)	60	25,355	7,087	277

3.1.3 Major Economic Activity

The City of Arcade has a variety of small businesses that serve mostly the local market. The larger employers are located in nearby Jefferson, Braselton, Pendergrass and Commerce. **Table 3.6** on the follow page provides the major employers of Jackson County. Since some of these businesses have the potential of employing Arcade residents, it is important to include them in this assessment.

**Table 3.6: Top 25 Employers in Jackson County**

Jackson County's Largest Employers Updated February 2007	
Wayne Farms (Pendergrass)	1,400
Jackson County Board of Education (Jefferson)	1,000
Kubota International Equipment (Jefferson)	539
Baker & Taylor Books (Commerce)	515
Mission Foods (Pendergrass)	478
Jackson EMC (Jefferson)	475
Jackson County Government	460
Chateau Elan (Braselton)	440
BJC Medical Center (Commerce)	429
Havertys (Braselton)	395
Caterpillar (Pendergrass)	302
Jefferson City Board of Education	300
Toyota Automotive Compressor Group (Pendergrass)	275
Roper Pump (Commerce)	220
Commerce City Board of Education	206
King's Delight	200
Huber Engineered Woods (Commerce)	199
Mayfield Dairy (Braselton)	190
Ten Cate Nicolon	187
Southeast Toyota Distributors (Commerce)	172
Home Depot (Braselton)	150
Year One (Braselton)	150
Buhler Yarns (Jefferson)	149
Louisiana Pacific Corp. (Commerce)	144
Universal Forest Products (Jefferson)	110

Source: Jackson County Chamber of Commerce



3.1.4 Special and Unique Economic Activity

There is currently no special or unique economic activity within the city limits. However, with the completion of the 129 Bypass between Jefferson and Athens, and the annexation of prime development land, opportunity for new and larger business will occur.

3.2 Labor Force

The labor force is the population of persons employed and those looking for available to work. The local labor force is composed of the number of individuals for whom jobs are required and are simultaneously the group of persons from which an employer can draw needed employees. Too few persons in the labor force causes a community to have a labor shortage. If too many people are in the labor force relative to the jobs base then unemployment or low wages may result. Labor force statistics should be examined in tandem with the number of persons of working age and the share of male and female members of the labor force. A low relative participation rate can be associated with an elderly or a young population. It also can mean that people have left the labor force after having become discouraged due to a lack of jobs, a disability, or the low average wage paid per job. We know that over the last twenty years, female participation rates have increased and male participation rates have decreased. This trend has emerged as the economy has moved toward employment in the services sector. Men have traditionally been paid higher wages than women; a low rate of male labor force participation may be a secondary sign of low average family incomes.

3.2.1 Employment by Occupation

Occupation is related to the type of work an individual performs within an industry. It is, in general, a reflection of the skills available to that person. However, if jobs are not available an individual may be forced to move or accept employment where their skills are not fully utilized. **Table 3.7** provides a breakdown of employment in Jackson County by occupation



Table 3.7 Jackson County Employment by Occupation

	Jackson		Jackson Area	
	NUMBER	PERCENT	NUMBER	PERCENT
Total Civilian Labor Force	20,237	100.0	526,794	100.0
Management, Business and Financial Workers	1,904	9.4	69,969	13.3
Science, Engineering and Computer Professionals	425	2.1	29,807	5.7
Healthcare Practitioner Professionals	264	1.3	12,799	2.4
Other Professional Workers	1,340	6.6	56,608	10.8
Technicians	424	2.1	11,024	2.1
Sales Workers	2,288	11.3	68,326	13.0
Administrative Support Workers	2,961	14.6	84,681	16.1
Construction and Extractive Craft Workers	1,562	7.7	28,014	5.3
Installation, Maintenance and Repair Craft Workers	1,437	7.1	25,100	4.8
Production Operative Workers	2,773	13.7	39,348	7.5
Transportation and Material Moving Operative Workers	1,091	5.4	18,129	3.4
Laborers and Helpers	1,108	5.5	23,823	4.5
Protective Service Workers	344	1.7	6,772	1.3
Service Workers, except Protective	2,246	11.1	50,047	9.5
Unemployed, No Civilian Work Experience Since 1995	70	0.4	2,347	0.5

Source: U.S. Census Bureau - 2000 Decennial Census.(EEO Data Tools)

3.2.2 Employment Status

The region as a whole is experiencing relatively low unemployment rates. When compared to the State of Georgia and the United States at 4.6%, Jackson County's 3.9% is significantly lower. The Jackson County area as a whole had an unemployment rate of 3.7%. **Table 3.8** provides an overview of these labor statistics.

Table 3.8 Jackson County Area Unemployment

2006 ANNUAL AVERAGES				
	Labor Force	Employed	Unemployed	Rate
Jackson	26,992	25,932	1,060	3.9%
Banks	9,730	9,414	316	3.2%
Barrow	31,655	30,333	1,322	4.2%
Clarke	61,628	59,199	2,429	3.9%
Gwinnett	412,993	396,127	16,866	4.1%
Hall	86,559	83,263	3,296	3.8%
Madison	16,090	15,511	579	3.6%
Oconee	17,878	17,328	550	3.1%
Jackson Area	663,525	637,107	26,418	3.7%
Georgia	4,741,860	4,522,025	219,835	4.6%
United States	151,428,000	144,427,000	7,001,000	4.6%

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.



3.2.3 Average Weekly Wages

Weekly wage averages for 2006 are available for Jackson County and the surrounding area from the Georgia Department of labor on the following page. The overall average wage for Jackson County for all industries is \$583. This is less than the average for the region which is \$627 and for the State of Georgia which is \$776. However, Jackson County is leading in wages for several categories when compared to the region. **Table 3.9** on the following page provides wage information by employment sector.



Table 3.9 Average Weekly Wages, Jackson County, Georgia

INDUSTRY	Jackson				Jackson Area			
	NUMBER OF FIRMS	EMPLOYMENT		WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT		WEEKLY WAGE
		NUMBER	PERCENT			NUMBER	PERCENT	
Goods-Producing	346	5,923	30.3	702	6,061	96,570	18.9	749
Agriculture, Forestry, Fishing & Hunting	19	148	0.8	578	111	1,447	0.3	787
Mining	2	*	*	*	18	351	0.1	858
Construction	247	1,173	6.0	702	4,442	34,459	6.7	707
Manufacturing	78	4,558	23.3	704	1,490	60,316	11.8	752
Food Manufacturing	11	2,022	10.3	540	91	15,058	2.9	566
Beverage & Tobacco Product Manufacturing	1	*	*	*	12	222	0.0	764
Textile Mills	3	*	*	*	27	2,295	0.4	794
Textile Product Mills	2	*	*	*	50	484	0.1	445
Apparel Manufacturing	2	*	*	*	20	462	0.1	537
Wood Product Manufacturing	7	412	2.1	1,081	54	2,870	0.6	662
Printing and Related Support Activities	6	33	0.2	448	206	2,748	0.5	571
Chemical Manufacturing	4	104	0.5	988	81	3,602	0.7	1,181
Plastics & Rubber Products Manufacturing	6	417	2.1	528	52	2,665	0.5	668
Nonmetallic Mineral Product Mfg	4	*	*	*	96	2,999	0.6	738
Fabricated Metal Product Manufacturing	6	246	1.3	819	188	3,644	0.7	712
Machinery Manufacturing	6	370	1.9	918	100	4,635	0.9	860
Electrical Equipment and Appliances Manufacturing	1	*	*	*	30	3,047	0.6	886
Transportation Equipment Manufacturing	5	357	1.8	834	38	2,675	0.5	767
Furniture and Related Product Mfg	10	57	0.3	575	140	1,877	0.4	633
Miscellaneous Manufacturing	4	23	0.1	941	173	3,605	0.7	783
Service-Providing	934	10,436	53.3	524	28,141	344,362	67.3	570
Utilities	4	*	*	*	31	1,193	0.2	1,136
Wholesale Trade	94	1,508	7.7	756	3,234	39,144	7.6	807
Retail Trade	235	2,925	14.9	446	4,263	70,486	13.8	481
Transportation and Warehousing	43	793	4.1	653	763	9,715	1.9	717
Information	10	*	*	*	544	14,004	2.7	786
Finance and Insurance	66	324	1.7	768	2,106	22,179	4.3	871
Real Estate and Rental and Leasing	61	198	1.0	501	1,796	7,704	1.5	696
Professional and Technical Services	100	343	1.8	759	4,426	26,799	5.2	726
Management of Companies and Enterprises	2	*	*	*	143	7,036	1.4	1,028
Administrative and Waste Services	73	717	3.7	426	2,365	41,898	8.2	492
Educational Services	6	*	*	*	354	4,747	0.9	574
Health Care and Social Assistance	63	555	2.8	508	2,372	39,624	7.7	634
Arts, Entertainment, and Recreation	11	160	0.8	754	362	4,329	0.8	518
Accommodation and Food Services	78	2,066	10.6	296	2,279	42,421	8.3	234
Other Services, Ex. Public Admin	75	308	1.6	458	2,410	12,392	2.4	441
Unclassified - industry not assigned	13	18	0.1	724	693	696	0.1	658
Total - Private Sector	1,280	16,359	83.6	613	34,202	440,932	86.2	659
Total - Government	57	3,219	16.4	668	626	70,771	13.8	693
State Government	16	144	0.7	598	176	18,819	3.7	571
Local Government	32	2,949	15.1	543	332	46,515	9.1	595
Federal Government	9	126	0.6	862	118	5,437	1.1	914
ALL INDUSTRIES	1,337	19,578	100.0	583	34,828	511,706	100.0	627
ALL INDUSTRIES - Georgia					266,560	4,023,824		776

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding since all figures represent the Annual 2006.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.



3.2.4 Personal Income by Type

Personal income has significantly increased from 1990 to 2000. Income for the county has kept pace with inflation. **Table 3.10** provides personal income statistics by category.

Table 3.10 Personal Income, City of Arcade, Georgia

Arcade: Personal Income by Type (in dollars)		
Category	1990	2000
Total income	6,406,178	24,721,000
Aggregate wage or salary income for households	5,534,607	21,155,600
Aggregate other types of income for households	121,111	203,500
Aggregate self employment income for households	141,640	1,486,200
Aggregate interest, dividends, or net rental income	142,982	127,800
Aggregate social security income for households	229,243	864,100
Aggregate public assistance income for households	52,752	215,800
Aggregate retirement income for households	183,843	668,000

3.2.5 Education

The education of the labor force is shown in the table below. Additional information on educational opportunities in Arcade and Jackson County can be found in the Community Facilities section of this report.

Table 3.11 Education of the Labor Force, Jackson County, Georgia

Education of the Labor Force

Jackson County	PERCENT DISTRIBUTION BY AGE					
	PERCENT OF TOTAL	18-24	25-34	35-44	45-64	65+
Some High School	33.0%	40.7%	23.0%	24.7%	31.9%	56.6%
High Scholl Grad/GED	35.7%	37.0%	38.4%	38.1%	36.6%	24.8%
Some College	20.8%	20.5%	24.8%	24.7%	20.3%	9.7%
Collgege Grad 4 Yr	6.8%	1.6%	10.3%	7.3%	6.4%	6.1%
Post Graduate Studie	3.8%	0.2%	3.4%	5.2%	4.7%	2.8%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents the percentage total of workers with either Some College with no degree or an Associate degree.

Source: U.S. Census Bureau - 2000 Decennial Census.



3.2.6 Commuting Patterns

The majority of labor force living in Arcade worked outside the city limits. Only 31 of the 804 employed persons worked within the City of Arcade in 2009. The Cities of Jefferson, Commerce, Pendergrass and Braselton contain the major employers and may be employing many of Arcade's residents. Also the proximity to Athens-Clarke County, Gainesville and Interstate 85 which provide access to higher paying jobs may also influence commuting patterns.

Table 3.12 Place of Work, City of Arcade, Georgia

Labor Force by Place of Work City of Arcade		
Category	1990	2000
Total population	697	1,643
Worked in State of residence	297	804
Worked in place of residence	14	31
Worked outside of place of residence	283	773
Worked outside of state of residence	0	0

3.2.7 Economic Development Assessment and Trends

The overall economic base for Jackson County as a whole is in fairly good shape. However, wages are below regional averages and some industrial sectors are not well represented within Jackson County. **Table 3.13** provides the "Location Quotients" for various sectors in Jackson County. This statistic compares national averages with local averages to assess whether a sector would have excess capacity and thus be able to export services and/or products. A number above 1.0 would mean a location has more than the national average.

A location quotient does not necessarily mean that an area can support more employment in a sector or that it does not have enough jobs of a certain kind. It is simply a tool for comparing different places. Jackson County has a location quotient greater than 1.0 for Construction, Manufacturing, Wholesale Trade and Retail Trade. That means that the County is strong in those categories relative to the nation as a whole. It is very low in some categories such as Arts/Entertainment, Healthcare, and Information. Location Quotients provide a baseline for economic development strategies. For example, should the county and its cities further promote its strengths? Or should it try to improve on a weakness?



Arcade will benefit from the overall economic health of Jackson County and the region as a whole. The upgrade of S.R. 129 to a four lane divided road from Gainesville to Athens should be completed early in the 20 year plan. The influence of this roadway will be significant to the City of Arcade.

Table 3.13 Comparing Jackson County to the State and Nation, Location Quotients for Jackson County

Industry Description	U.S. Industry Employment 2003	Georgia Industry Employment	Jackson County Industry Employment	Georgia Location Quotient	Jackson County Location Quotient
Industry total	127,795,827	3,783,232	15,414	1.00	1.00
Agriculture, forestry, fishing and hunting	1,163,686	26,567	-	0.77	0.00
Mining	500,232	7,146	-	0.48	0.00
Utilities	829,562	20,438	-	0.83	0.00
Construction	6,868,738	196,053	1,238	0.96	1.49
Manufacturing	14,513,657	449,717	4,002	1.05	2.29
Wholesale trade	5,589,242	205,247	1,094	1.24	1.62
Retail trade	14,993,946	445,677	2,989	1.00	1.65
Transportation and warehousing	5,085,388	171,279	90	1.14	0.15
Information	3,321,420	125,255	103	1.27	0.26
Finance and insurance	5,809,484	154,163	216	0.90	0.31
Real estate and rental and leasing	2,099,651	58,423	183	0.94	0.72
Professional and technical services	6,744,928	194,830	264	0.98	0.32
Management of companies and enterprises	1,660,137	51,729	-	1.05	0.00
Administrative and waste services	7,640,043	245,979	-	1.09	0.00
Educational services	11,293,097	345,183	-	1.03	0.00
Health care and social assistance	15,434,396	392,174	68	0.86	0.04
Arts, entertainment, and recreation	2,183,120	37,665	32	0.58	0.12
Accommodation and food services	10,397,431	312,466	1,025	1.02	0.82
Other services, except public administration	4,312,477	100,170	192	0.78	0.37
Public administration	7,147,222	224,142	728	1.06	0.84

Since reporting procedures prevent some information to be disclosed care should be taken when using this data. However, in general, Jackson County has a healthy construction, manufacturing, wholesale trade and retail trade sector participation. Jackson County is lacking in information, finance and insurance, real estate, rental and leasing, professional and technical services and other general services.

Employment and unemployment rate trends are provided in Figure 3.2 below. Employment has been slow up though 2001 but has recently increased. Unemployment rates have consistently remained under 5%. Arcade's employment trends are provided in **Table 3.14** on the following page.



Figure 3.2 Employment Trends

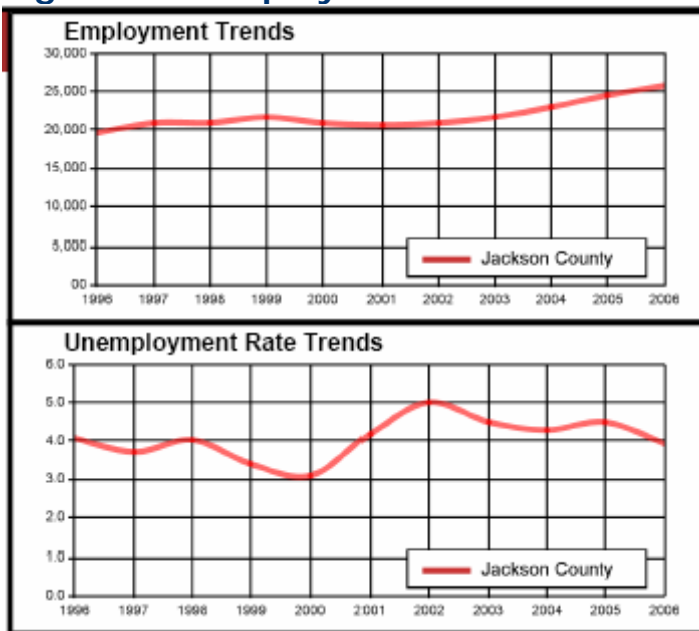


Table 3.14 Employment Trends, City of Arcade, Georgia

Projections of Employment by Industry City of Arcade						
Category	1980	1985	1990	1995	2000	2005
Total Employed Civilian Population	78	191	304	564	823	1,009
Agriculture, Forestry, Fishing, hunting & mining	7	9	10	10	10	11
Construction	4	23	41	74	107	133
Manufacturing	27	51	74	113	152	183
Wholesale Trade	4	13	22	27	31	38
Retail Trade	15	43	70	104	137	168
Transportation, warehousing, and utilities	8	10	12	34	56	68
Information	NA	NA	NA	NA	12	NA
Finance, Insurance, & Real Estate	4	10	16	25	34	42
Professional, scientific, management, administrative, and waste management services	0	7	14	31	47	59
Educational, health and social services	3	9	15	63	110	137
Arts, entertainment, recreation, accommodation and food services	6	3	0	31	61	75
Other Services	0	6	11	21	30	38
Public Administration	0	10	19	28	36	45



3.3 Economic Development Resources

3.3.1 Economic Development Agencies

The Department of Community Affairs (DCA) administers and/or assists communities with various economic development tools. These include but are not limited to funds from the Appalachian Regional Commission, One Georgia, and other state and federal agencies/organizations. These programs and eligibility are summarized in the document "Economic Development Finance Programs dated October 2007" (EDFP). This is a recent update to the "Catalog of State Financial Assistance Programs" Published in 2002.

The Georgia Department of Economic Development (GDEcD) is the principal state-level agency engaged in business, trade partnership and tourist recruitment. The agency is led by an experienced board which includes executives from many of the state's leading employers. GDEcD works in collaboration with multiple state and federal programs, and maintains a worldwide marketing campaign targeting more than 15,000 companies with the potential to expand or relocate in Georgia.

Georgia Power's Economic Development Division is charged with the responsibility of attracting businesses to the state. The Division is engaged in marketing the state of Georgia to potential investors and maintaining a database of sites appropriate for business investment. Georgia Power also serves as a consultant to local communities by providing technical advice on how to attract business investment. In addition to these services, Georgia Power's Community Development Department acts as a clearinghouse for communities to identify funding opportunities to make substantive and aesthetic improvements to local infrastructure.

The Georgia Chamber of Commerce is the unified voice of the business community, aggressively advocating the business viewpoint in the shaping of public policy, encouraging ethical business practices and ensuring the state's future as economically prosperous, educationally competitive and environmentally responsible. Mayor Doug Haynie is a member of this organization.



The Jackson County Area Chamber of Commerce serves as the economic development agency for the county and its nine municipalities.

Joint Development Authority of Northeast Georgia and the **Jackson County Industrial Development Authority** exist to promote development in Jackson County.

3.3.2 Economic Development Tools

There are over 100 programs for economic assistance summarized in the EDFP. Jackson County falls into the transitional category of the Appalachian Regional Commission and is available for 50% funding from this source. They are also eligible for Federal Low Income Tax Credit funds.

3.3.3 Education and Training Opportunities

Education opportunities are described in the Community Facilities section of this report. Specific educational opportunities that support economic development are listed below.

Georgia Quickstart Through the Office of Economic Development Programs, the Department of Adult and Technical Education provides a number of programs and services designed to assist businesses and industries with their training needs. These include Quick Start, Georgia's economic development training incentive, as well as other programs delivered through the Office of Economic Development Programs at each technical college. Continuing education, administration of Georgia's Retraining Tax Credit, the Certified Economic Developer Trainer (CEDT) program, and new program incubation are also responsibilities of Economic Development programs.

These programs serve Georgia's new, expanding and existing industries through training and developing solutions to the challenges facing Georgia's businesses, particularly in the area of developing a skilled workforce. Athens Technical College and Lanier Technical College are the closest service providers to Jefferson.

Athens Career Center The Athens Career Center is run by the Georgia Department of Labor. The Career Center offers employment services, orientation assessment, job referrals, self-help job search, job



development, referral to community services, and other services to businesses and potential employees.

University of Georgia Small Business Development Center – Athens Office The Small Business Development Center is a service of the University of Georgia. They provide business consulting, business training workshops, and marketing and research services are available to assist individuals with the start-up of new businesses or the expansion of existing businesses.

University of Georgia The University of Georgia offers many outreach and economic development services that residents and businesses in Jackson County can take advantage of. Examples include the Center for Agribusiness and Economic Development and the Cooperative Extension Service.

Other Education and Training Options Higher learning and advanced training are attainable in the City of Jefferson. All within a 90-minute drive are: Georgia Tech, Georgia State University and Emory University. Less than 30 minutes away are Gainesville College, Brenau University, and the University of Georgia. With access to Georgia Tech and Emory University, Jackson County businesses have the advantage of innovative developments in engineering and medicine, among other disciplines. Georgia Tech, one of the top engineering schools in the country, also runs the highest-ranked voluntary co-op program in the United States. Access to the University of Georgia provides local industry with up-to-date research on environmental, ecological, agricultural and chemical technologies.

3.3.4 Analysis of Economic Development Resources

The City of Arcade has access to many Economic Development Agencies and tools. The primary resource for economic development should be the Economic Development Authorities (both the local and the multi-county). City of Arcade staff may also seek assistance directly from the DCA. There is no apparent deficiency in grants, loans, and technical assistance available to the City of Arcade.



4 Housing

The Housing Element is important to the City of Arcade because of the opportunity to inventory its current housing stock and evaluate the housing in terms of affordability, condition and occupancy.

4.1 Housing Types and Mix

In 2000, well over half (59%) of the housing units in Arcade were mobile homes. At 29%, Jackson County also had a high percentage of housing units that are mobile homes. In Georgia about 19% of all housing units were mobile homes. With the exception of 4 duplexes, the remaining units in Arcade are single family detached houses.

Table 4.1: Types of Housing, Number of Units per Structure 2000

	United States	Georgia	Jackson County	Arcade
Total:	115,904,641	3,281,737	16,226	626
1, detached	69,865,957	2,107,317	10,258	244
1, attached	6,447,453	94,150	67	0
2	4,995,350	90,370	332	8
3 or 4	5,494,280	132,535	220	0
5 to 9	5,414,988	173,385	204	0
10 to 19	4,636,717	129,276	65	0
20 to 49	3,873,383	57,825	40	0
50 or more	6,134,675	97,628	13	0
Mobile home	8,779,228	394,938	5,003	374
Boat, RV, van, etc.	262,610	4,313	24	0

Source: U.S. Bureau of the Census (SF3)

Since the 2000 Census, very few new homes have been constructed in Arcade. Two permits were issued in 2006 and 5 were issued in 2005. There were no permits issued in 2003 or 2004. The City has annexed large, mostly agricultural or undeveloped areas. It is expected that these will eventually be developed as residential subdivisions or Planned Units Developments. This new development will increase the percentage of single family units in Arcade.



4.2 Age and Condition of Housing

The housing stock in Arcade is newer than in Jackson County or the State of Georgia. The majority of housing units in Arcade were built after 1990. **Table 4.3** shows that 28% of all housing units in Arcade were owner occupied mobile homes built after 1990. 23% of all units were owner occupied mobile home built before 1990. Old manufactured housing units, when abandoned, become eyesores and can fuel the negative impressions the public may have about manufactured housing. A large number of mobile are aging and becoming dilapidated. The City should make to remodel, renovate, or refurbish such homes.

Table 4.2: Age of Housing 2000

	United States	Georgia	Jackson County	Arcade
Total:	100%	100%	100%	100%
Built 1999 to March 2000	2%	4%	8%	8%
Built 1995 to 1998	7%	13%	16%	27%
Built 1990 to 1994	7%	11%	12%	19%
Built 1980 to 1989	16%	22%	18%	27%
Built 1970 to 1979	18%	19%	15%	10%
Built 1960 to 1969	14%	13%	10%	5%
Built 1950 to 1959	13%	9%	7%	2%
Built 1940 to 1949	7%	4%	5%	1%
Built 1939 or earlier	15%	6%	9%	2%

Source: U.S. Bureau of the Census (sf3)

Table 4.3: Condition of Housing 2000

	1990	2000
Total housing units	266	626
Complete Plumbing Facilities	299	624
Lacking Plumbing Facilities	6	2
Complete kitchen facilities	299	626
Lacking complete kitchen facilities	6	0

Source: U.S. Bureau of the Census (sf3)



Table 4.4: Occupancy Characteristics (2000)

	Georgia	Jackson County	Arcade
Total:	3,281,737	16,226	609
Occupied	3,006,369	15,057	565
Owner occupied	2,029,154	11,276	472
Renter occupied	977,215	3,781	93
Vacant	275,368	1,169	44
For rent	86,905	369	13
For sale only	38,440	250	14
Rented or sold, not occupied	20,353	117	5
For seasonal, recreational, or occasional use	50,064	60	1
For migrant workers	969	3	0
Other vacant	78,637	370	11

Source: U.S. Bureau of the Census (sf1)

Table 4.5: Occupancy Characteristics by Year Built (2000)

	Occupied Housing Units		% of Occupied Housing Units	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Total	493	78	86%	14%
Built 1999 to March 2000:	34	2	6%	0%
Single Family	19	0	3%	0%
2 Units in Structure	0	2	0%	0%
Mobile home	15	0	3%	0%
Built 1995 to 1998:	139	13	24%	2%
Single Family	42	2	7%	0%
2 Units in Structure	0	1	0%	0%
Mobile home	97	10	17%	2%
Built 1990 to 1994:	100	12	18%	2%
Single Family	57	0	10%	0%
Mobile home	43	12	8%	2%
Built 1980 to 1989:	129	37	23%	6%
Single Family	32	0	6%	0%
Mobile home	97	37	17%	6%
Built 1970 to 1979:	42	12	7%	2%
Single Family	14	0	2%	0%
Mobile home	28	12	5%	2%
Built 1960 to 1969:	25	0	4%	0%
Single Family	20	0	4%	0%
Mobile home	5	0	1%	0%
Built 1950 to 1959:	9	2	2%	0%
Single Family	7	2	1%	0%



	Occupied Housing Units		% of Occupied Housing Units	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Mobile home	2	0	0%	0%
Built 1940 to 1949:	4	0	1%	0%
Single Family	4	0	1%	0%
Built 1939 or earlier:	11	0	2%	0%
Single Family	11	0	2%	0%

4.3 Cost of Housing

The cost of housing in Arcade is an important consideration in existing inventories because housing availability is a key element in sustaining the quality of life of a small town. As indicated in **Table 4.5** below, the median property value in Arcade has increased dramatically since 1990. The median property value of \$43,100 in 1990 nearly tripled to \$117,000 by 2000. Rents also increased during the same time period. **Table 4.6** Shows that housing values are higher in Arcade than in Jackson County in general. Currently, there is adequate affordable housing in Arcade. However, as the population grows and the cost of housing increases, affordability will become an issue.

Table 4.6: Arcade Housing Cost, 1990 vs 2000

	1990	2000
Median property value	43,100	117,000
Median rent	336	531

Table 4.7: Value and Rent of Housing (2000)

	United States	Georgia	Jackson County	Arcade
Median Rent	\$602	\$613	\$501	\$531
Single Family	\$119,600	\$111,200	\$102,900	\$117,000
Mobile Homes	\$31,200	\$33,600	\$53,100	\$60,100
All Owner Occupied	\$111,800	\$100,600	\$89,900	\$71,400

Source: U.S. Bureau of the Census (sf3)

Table 4.8: Jackson County Housing Costs 2000

Jackson County: Housing cost (in dollars)		
Category	1990	2000
Median property value	55,300	102,900
Median rent	326	501



Source: U.S. Bureau of the Census (sf3)

Table 4.9: Average Housing Prices – Jackson County

Year of Sale	Sales Average	Units
1999	N/A	N/A
2000	\$125,586	671
2001	\$138,272	689
2002	\$146,740	811

Source: Georgia Department of Audits, Sales Ratio Division.

4.4 Cost-Burdened Housing

Households paying between 30% and 49% of their income on housing are considered to be “cost-burdened” and households paying over 50% are “severely cost-burdened”. 17 households were considered cost-burdened in Arcade in 2000, these amount to about 3% of all households in Arcade. 15% of all households in Jackson County were considered to be cost-burdened. While this includes over 2,400 households in the County, it is still relatively low. In the Atlanta MSA, by comparison, 22% of households were spending over 30% of their income on housing. **Table 4.9** shows cost cost burdened households and breaks them out by owner-occupied and renters.

Table 4.10: Cost Burdened Households

	Jackson County	Arcade
Owner Occupied:		
Total Cost Burdened	1506	6
Total Severely Cost Burdened	470	3
Total Overcrowded	143	2
Total Lacking Facilities	84	0
Total Problems	1599	6
Renter Occupied:		
Total Cost Burdened	972	11
Total Severely Cost Burdened	496	6
Total Overcrowded	198	2
Total Lacking Facilities	31	0
Total Problems	1081	1081

Source: Georgia Institute of Technology - City and Regional Planning Program



4.5 *Jobs-Housing Balance and Special Housing Needs*

This section of the housing element addresses the relationship between the existing housing stock and two aspects of the community: commuting patterns and special needs. When compared with existing housing stock, these characteristics can be evaluated as to the degree that each meets the needs of housing in Arcade.

4.5.1 Jobs-Housing Balance

The majority of labor force living in Arcade worked outside the city limits. Only 31 of the 804 employed persons worked within the City of Arcade in 2009. There are very few employment opportunities in Arcade. The Cities of Jefferson, Commerce, Pendergrass and Braselton contain the major employers and may be employing many of Arcade’s residents. Also the proximity to Athens-Clarke County, Gainesville and Interstate 85 which provide access to higher paying jobs may also influence commuting patterns.

4.5.2 Special Needs

In each community, there are individuals with special needs that should be considered in the Housing Element of a Comprehensive Plan. Again, specific information for the City of Arcade is unavailable, however, the special needs of various groups in Jackson County is presented in the Table below:

Table 4.11: Special Needs – Jackson County

County	AIDS Cases 1993-2006	Family Violence, # of Police Actions 2004	Total, # Age 65+ 2000	Total, % Age 65+ 2000	Disability (Any) % Age 5+ 2000	Adult Substance Abuse Treatment Needed
Jackson County	15-45	964	4,321	10.4%	38.3%	Data not available

As indicated, there is a significant population over age 65 with special care needs and a larger population with physical disabilities. Other disabilities include those with AIDS and substance abuse. While some of these disabilities simply require modifications to existing residences, such as replacing steps with ramps and improving wheelchair accessibility, other cases, such as individuals with extreme mental disabilities, require long-term residential care.



While there are no residential services available to these individuals in Arcade, Jackson County and nearby Athens-Clarke County offers a number of services through public programs such as shelter for victims of domestic violence and their families, rehabilitation centers for individuals recovering from drug addiction or mental illness, additional residential facilities for people with developmental disabilities, and transitional housing for homeless families and individuals.

In addition, there are a number of State and Federal agencies that provide subsidized or affordable housing for older adults including providing a hospice residence for patients with terminal diseases.



5 Natural and Cultural Resources

The purpose of the Natural and Cultural Resources section is to evaluate how new development is likely to impact these resources and identify needed regulation or policies for their protection. The section is divided into two subsection; 1) Natural Resources, and 2) Cultural Resources. The following state planning goals and quality community objectives were considered in developing the assessment and analysis in this section.

Natural and Cultural Resources Goal: To conserve and protect the environmental, natural and cultural resources of Georgia's communities, regions and the state.

Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting the other scenic or natural features that are important to defining the community's character.

Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

5.1 Natural Resources

As part of the Georgia Planning Act of 1989, the Georgia Department of Natural Resources (DNR) developed the *Rules for Environmental Planning Criteria* for use by local communities. The *Criteria* establish recommended minimum planning standards for the protection of water supply watersheds, groundwater recharge areas, wetlands, river



corridors and mountains¹. This section identifies those applicable resources that are found in Arcade. Because there are no protected water supply watersheds, groundwater recharge areas, or protected mountains in close proximity to Arcade, those specific items are not addressed by this plan.

5.1.1 Public Water Supply Sources

Arcade receives water from the Jackson County Water Authority whose supply comes from the Bear Creek Reservoir. There are no public water supply sources within the city limits of the Town of Arcade.

5.1.2 Wetlands

Wetlands are inundated or saturated surfaces or groundwater sufficient to support vegetation that typically exist in saturated soil conditions. Wetlands are a vital environmental resource that deserves significant protection in the form of development regulations. They serve as breeding grounds for important fish and wildlife habitats, and plant species that are specific to the conditions present in a wetland area. They provide a filtering system for water quality. There are five categories of wetlands that require protections: open water, non-forested emergent wetland, scrub/shrub wetlands, forested wetlands, and altered wetlands.

Arcade has significant wetland resources in the north eastern and southern part of the city. The map on the following page shows these areas.

5.1.3 Protected Rivers

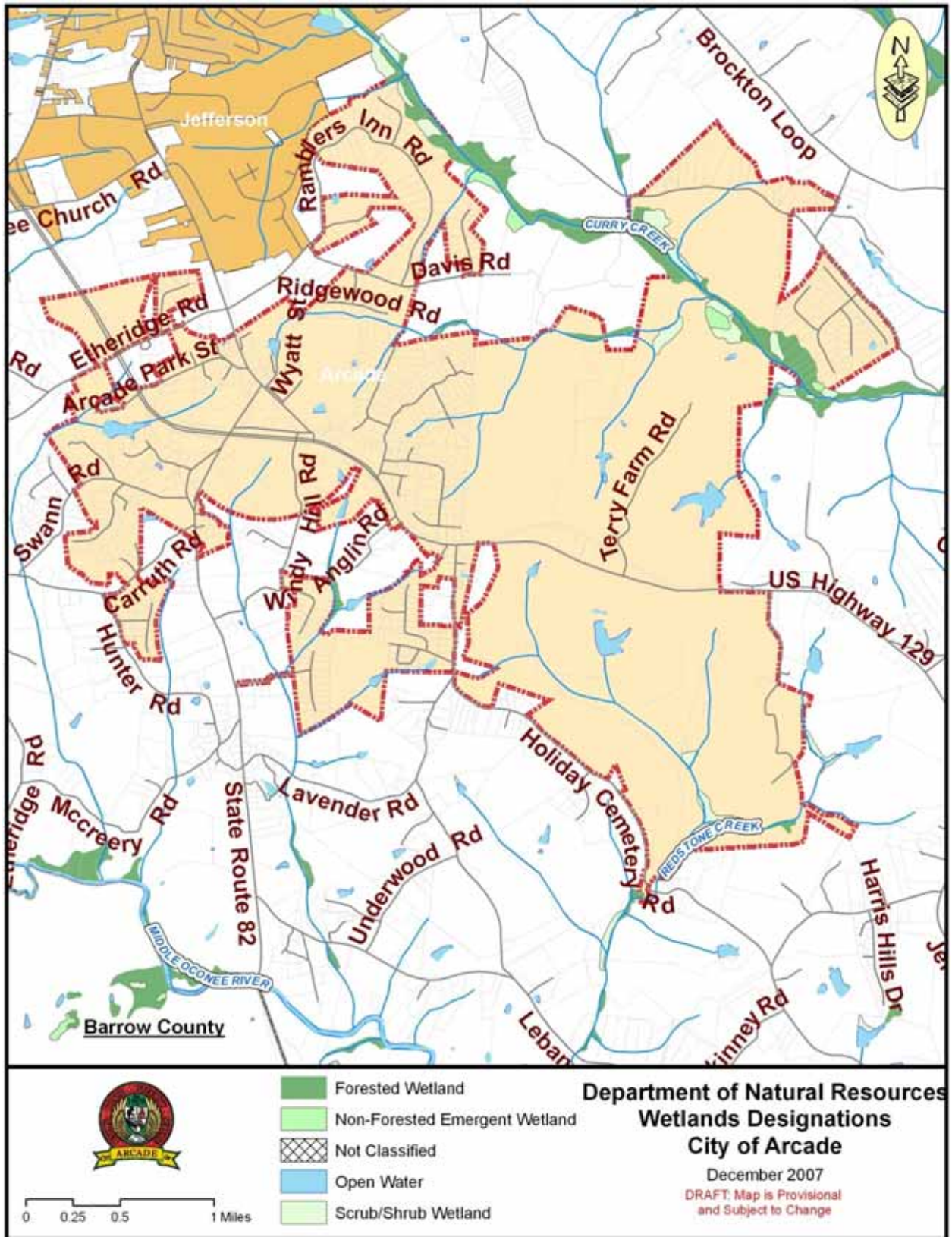
There are no protected rivers within the city limits of Arcade. However, tributaries from Arcade do feed into the Middle Oconee River that forms the border of Jackson and Barrow County to the south. This river provides a source of water and a means for sanitary sewer discharge for many communities along its route. A map is provided.

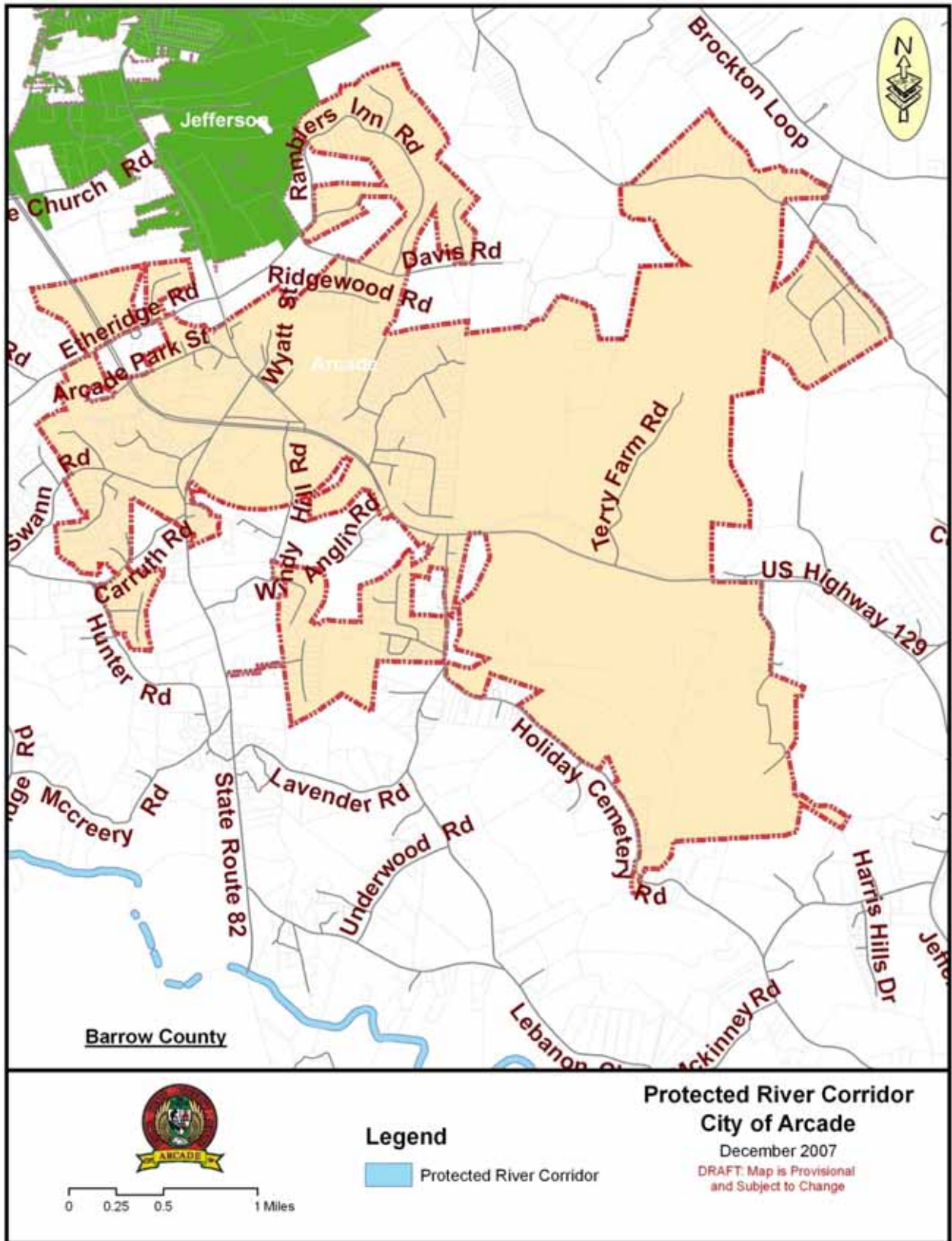
¹ Ground water recharge and water supply watersheds exist north of Arcade; however, they are upstream from them and should not affect them negatively. The Bear Creek Reservoir is south of Arcade, however, the watershed extends towards Statum in Barrow County.

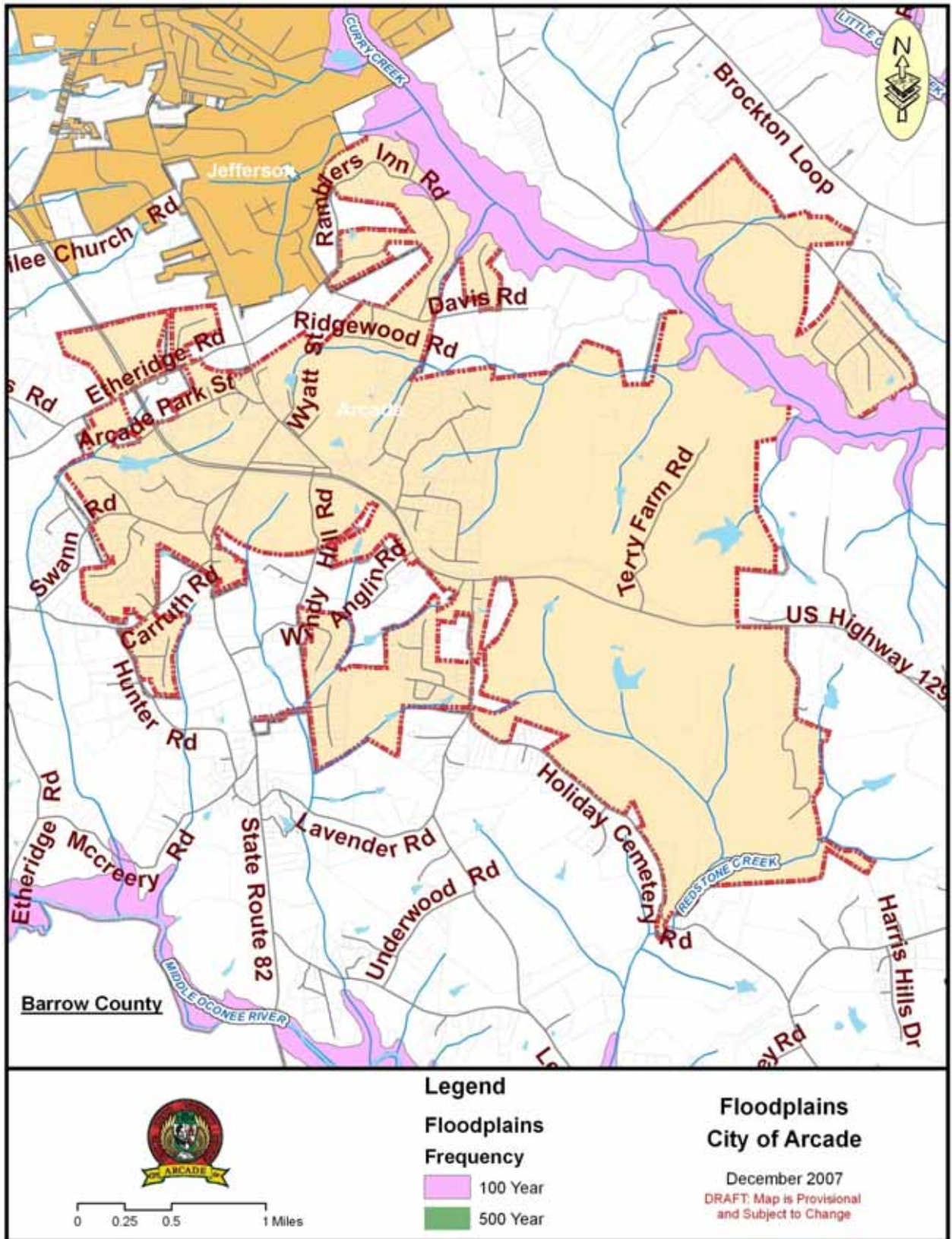


5.1.4 Flood Plains

Flood plains are areas of land that can periodically and temporarily be covered by overflowing streams and run-off from adjacent properties. These low-lying areas typically parallel perennial stream beds and swales. Floodplains serve three major purposes: natural water storage and conveyance, water quality maintenance, and groundwater recharge. These three purposes can be greatly inhibited when flood plains are misused or abused through improper and unsuitable land development. For example, if floodplains are filled in order to construct a building, then valuable water storage areas and recharge areas are lost. These activities can actually alter the shape of the flood plain and result in flooding in previously dry areas. Therefore, floodplain development is usually discouraged with exception of recreational facilities. The flood plains within Arcade are provided in the following map.



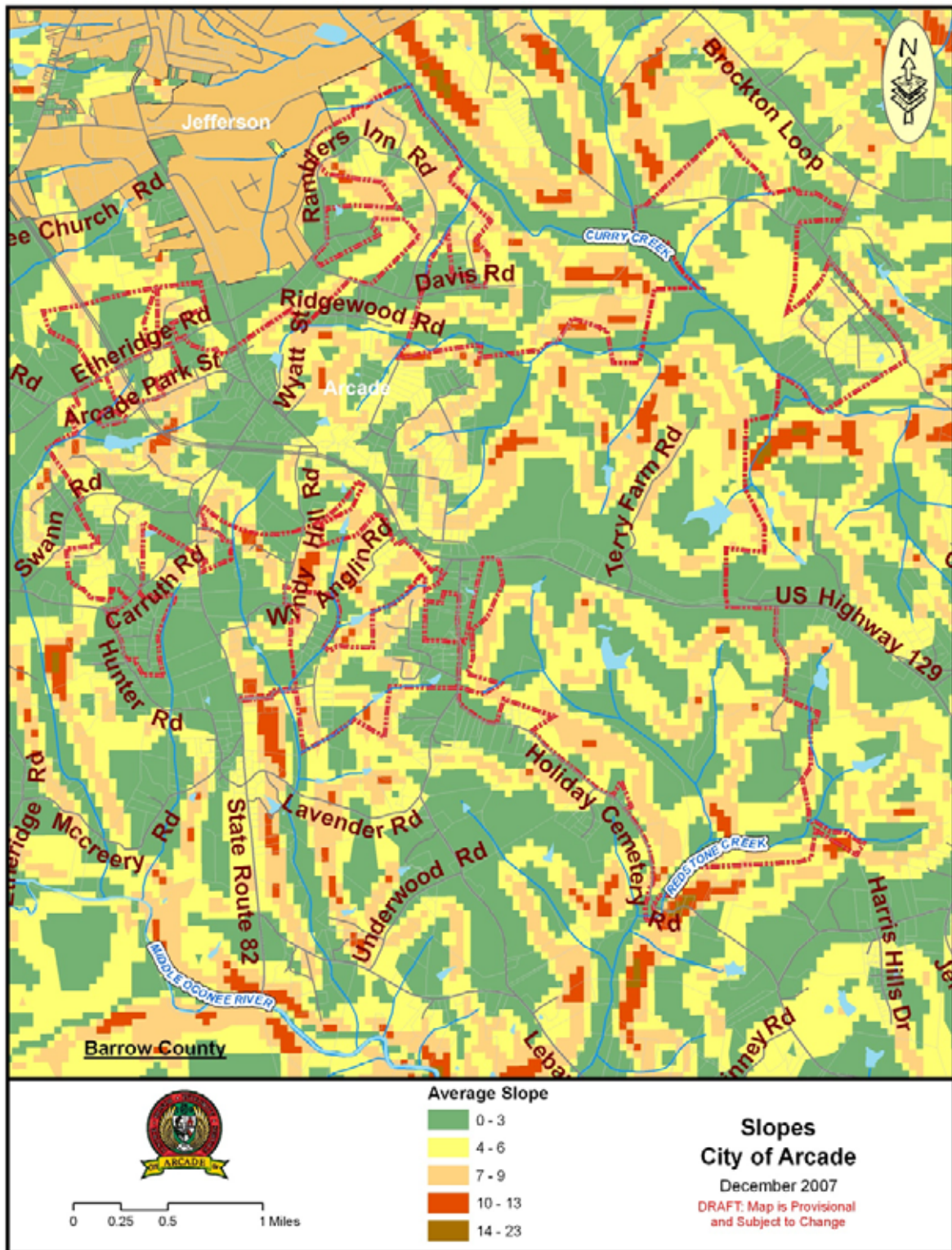






5.1.5 Steep Slopes

Arcade, for the most part has general slopes under 10%. There are some areas where slopes exceed 10% in the eastern part of the city, north of Terry Farm Road. The map on the following page provides the generalized slopes in and around Arcade.





5.1.6 Soils

The soils survey provides a general condition of the soils in terms of their conditions. The Jackson County Comprehensive Plan did an assessment of the soils in the entire county based on a soil survey conducted in 1977. The following table provides the types of soils found in Jackson County as excerpted from the County Comprehensive Plan.

Symbol	Soil Name	Acres	Percent of Total Acres	Prime Farmland	Steep Slopes	High Water Table	Shallow Depth to Bedrock	Limitation Septic Tanks
AIB	Altavista sandy loam, 2 to 6 percent slopes	960	0.4	X		X	X	X
ApB	Appling sandy loam, 2 to 6 percent slopes	2,690	1.2	X			X	
ApC	Appling sandy loam, 6 to 10 percent slopes	6,580	3.0				X	
ApD	Appling sandy loam, 10 to 15 percent slopes	2,020	0.9				X	
Au	Augusta loam	460	0.2			X		X
Cc	Cartecay and Chewacla soils	7,930	3.6			X		X
CeB	Cecil sandy loam, 2 to 6 percent slopes	24,390	11.0	X				
CeC	Cecil sandy loam, 6 to 10 percent slopes	22,000	9.9					



Symbol	Soil Name	Acres	Percent of Total Acres	Prime Farmland	Steep Slopes	High Water Table	Shallow Depth to Bedrock	Limitation Septic Tanks
CfC2	Cecil sandy clay loam, 6 to 10 percent slopes, eroded	53,780	24.3					
ChE	Chestatee stony sandy loam, 15 to 25 percent slopes	1,050	0.5		X			X
Ck	Chewacla loam, frequently flooded	2,300	1.0					X
Cw	Chewacla-Wehadkee complex	5,500	2.5			X		X
GwC2	Gwinnett clay loam, 6 to 10 percent slopes, eroded	4,740	2.1				X	
GwE2	Gwinnett clay loam, 10 to 25 percent slopes, eroded	6,340	2.9		X		X	X
HsB	Hiwassee loam, 2 to 6 percent slopes	780	0.4	X				
HsC	Hiwassee loam, 6 to 10 percent slopes	380	0.2					
HtC2	Hiwassee clay loam, 2 to 10 percent slopes, eroded	160	0.1					



Symbol	Soil Name	Acres	Percent of Total Acres	Prime Farmland	Steep Slopes	High Water Table	Shallow Depth to Bedrock	Limitation Septic Tanks
LuE	Louisburg sandy loam, 10 to 25 percent slopes	3,720	1.7		X			
MdB	Madison sandy loam, 2 to 6 percent slopes	1,250	0.6	X				
MdC	Madison sandy loam, 6 to 10 percent slopes	950	0.4					
MdD	Madison sandy loam, 10 to 15 percent slopes	400	0.2					
MdE	Madison sandy loam, 15 to 25 percent slopes	700	0.3		X			X
MIC2	Madison sandy clay loam, 6 to 10 percent slopes, eroded	2,370	1.1					
MID2	Madison sandy clay loam, 10 to 15 percent slopes, eroded	3,250	1.5					
MuD	Musella cobbly clay loam, 6 to 15 percent slopes	400	0.2				X	X



Symbol	Soil Name	Acres	Percent of Total Acres	Prime Farmland	Steep Slopes	High Water Table	Shallow Depth to Bedrock	Limitation Septic Tanks
MuF	Musella cobbly clay loam, 15 to 35 percent slopes	500	0.2		X		X	X
PaE	Pacolet sandy loam, 15 to 25 percent slopes	3,940	1.8		X			X
PgE3	Pacolet-Orthents complex, 10 to 25 percent slopes, severely eroded	1,980	0.9		X			X
PTF	Pacolet-Tallapoosa association, steep	770	0.3		X			X
PuD2	Pacolet soils, 10 to 15 percent slopes, eroded	54,720	24.7					X
To	Toccoa soils	2,710	1.2					X
WhB	Wickham sandy loam, 2 to 6 percent slopes	1,720	0.8	X				X
	TOTAL	221,440	100.0					

¹ *Manual for Erosion and Sediment Control in Georgia* (Atlanta, GA: State Soil and Water Conservation Committee, 1975), pp. 13-14.

² Stokes, Samuel N., et al. 1989. *Saving America's Countryside: A Guide To Rural Conservation*. (Baltimore: Johns Hopkins).

³ *Soil Survey of Barrow, Hall, and Jackson Counties, Georgia*, U.S. Department of Agriculture, Soil Conservation Service, February, 1977.

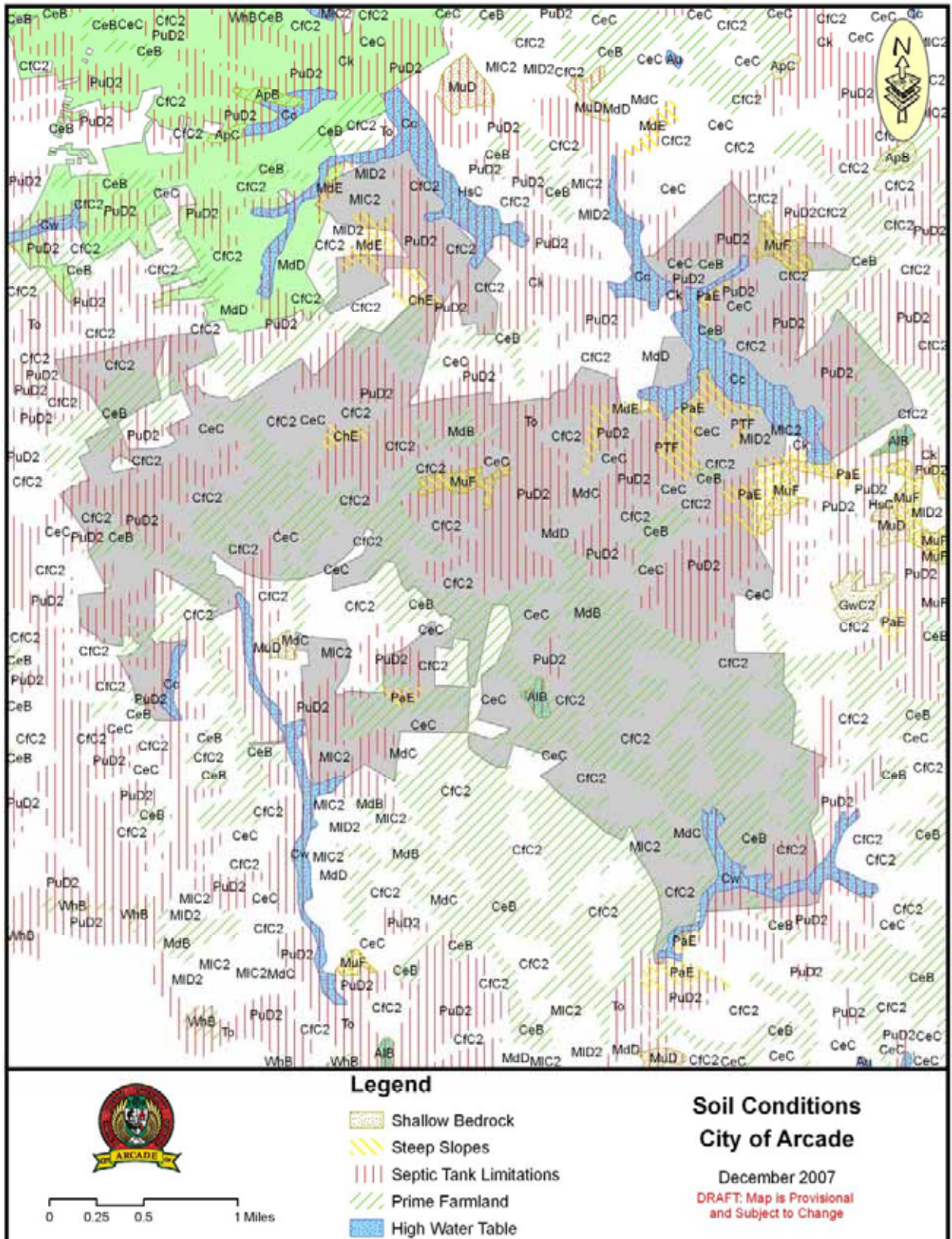


In Arcade, the soils in the south western part of the city are conducive for farming activities. In the north eastern part of the city, soils may present a problem for septic tanks systems. To the very north and very south part of the city as well as on the east side, soil conditions suggest a high water table. There are some locations with shallow bedrock formations.

The Northeast Georgia Regional Development Center provided an ArcView shape file that located the soil boundaries for Jackson County. By linking the table above with the ArcView shape file, a map could be drawn thematically showing the soil conditions. This is provided on the following page.



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5.1.7 Prime Agricultural and Forest Land

A large portion of Arcade remains undeveloped. A recent annexation to the South of Arcade nearly double the area of the city. This land is primarily forested land and open areas. The map on the following page shows all the agricultural and forested areas of Arcade. Some of these lands have already been planned for major development, including property adjacent to U.S. 129 in the south part of Arcade.

5.1.8 Plant and Animal Habitats

There are no endangered or threatened species designated within Arcade. The Altamaha Shiner, a fish that inhabits shallow rocky streams and creeks is designated south of Arcade.

5.1.9 Major Parks, Recreation, and Conservation Areas

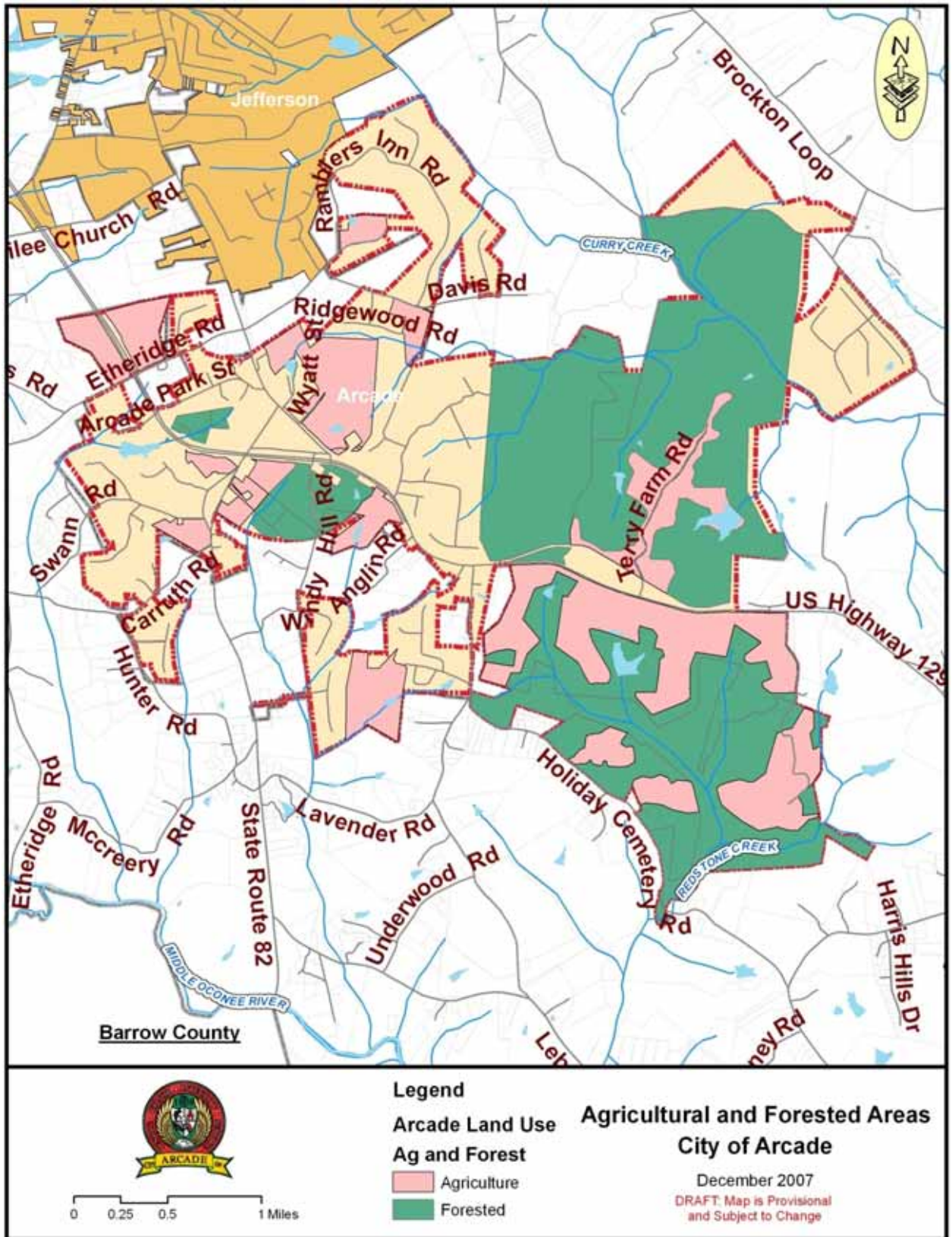
There are no major parks in Arcade; however they do have a local park located off of Arcade Park Street in the north part of town. Arcade residents have good access to Lake Lanier and the Georgia Mountains. Bear Creek Reservoir, just south of Arcade, is planned to provide recreational activities. The facility is fairly new and is a water supply source for Athens-Clarke, Barrow, Jackson and Oconee Counties.

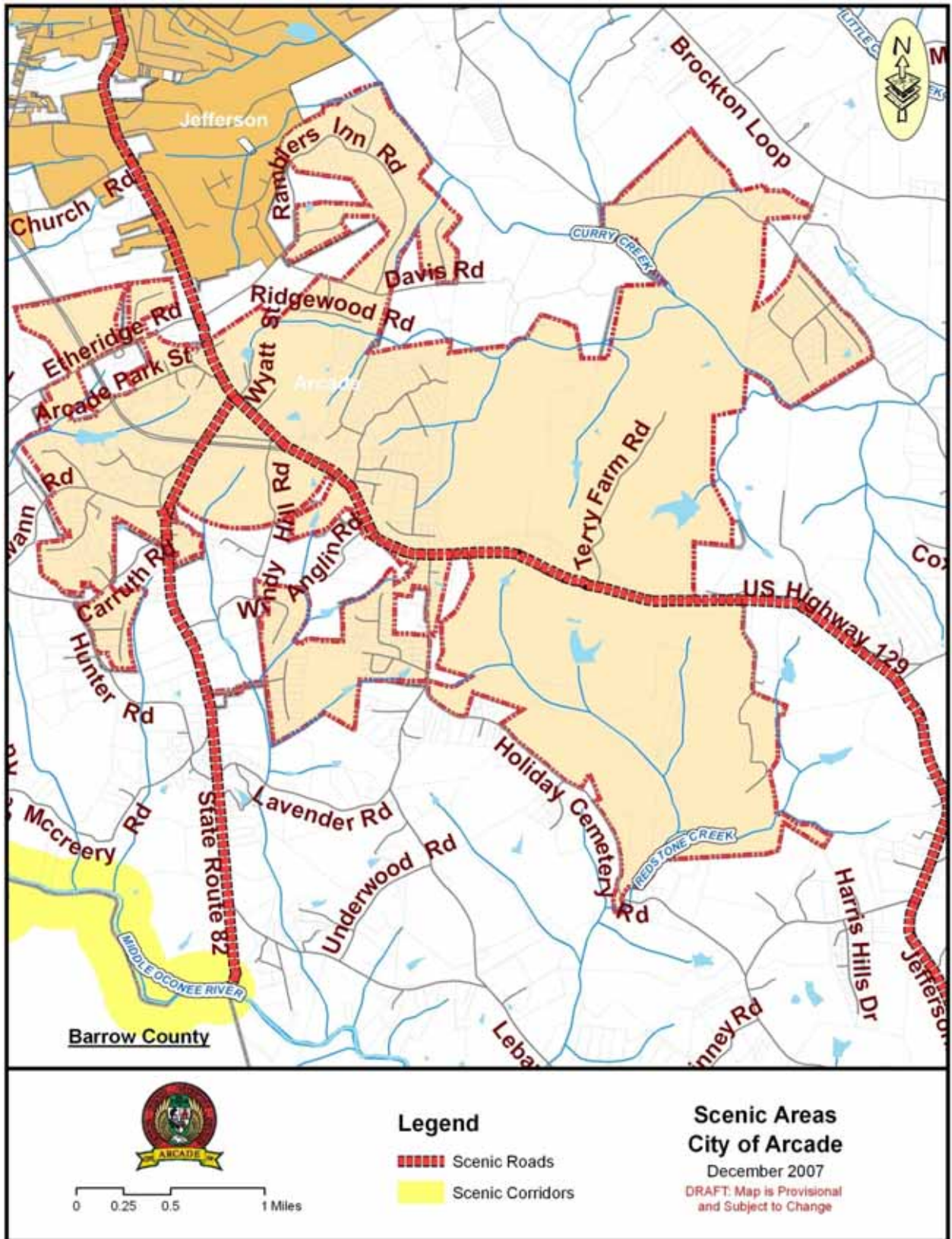
5.1.10 Scenic Views and Sites

S.R. 82 and U.S. 129 are designated scenic road corridors through Jackson County. These roads intersect in Arcade just north of City Hall. Additionally, the Middle Oconee River is a designated scenic corridor just south of Arcade.



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5.1.11 Natural Resources Assessment

Arcade has many natural resources when compared to its overall size that need to be protected. There are significant flood plain and wetland areas to the north east, forested and agricultural land to the south, and designated scenic road corridors that intersect at the north part of the city. Nearby to the south is the Middle Oconee River that is protected and also serves as a supply to the Bear Creek Reservoir. Development is already planned that will affect much of the land on the south side of the city. With the completion of the U.S. 129 widening, additional growth pressure will occur.

5.2 Cultural Resources

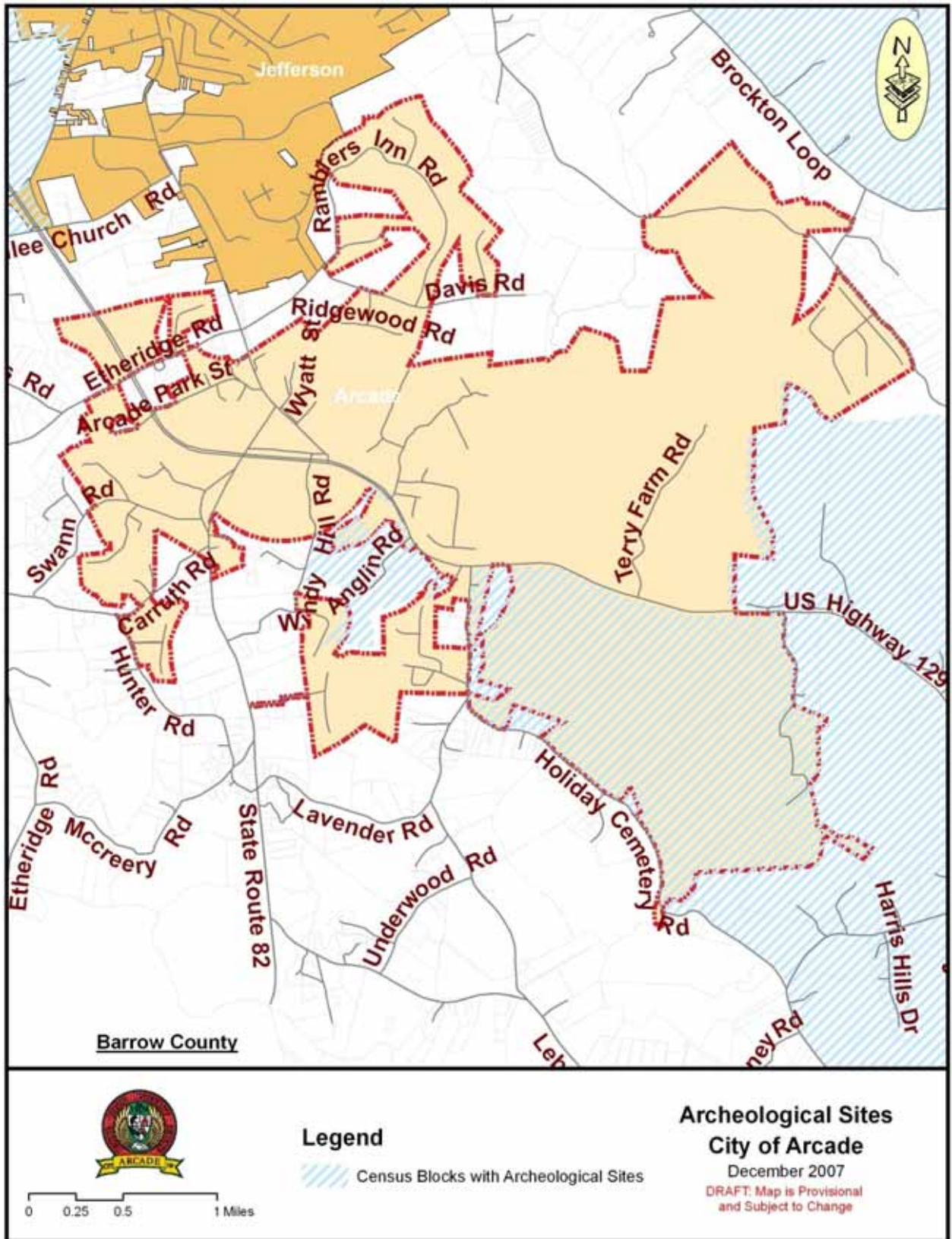
The City of Arcade was incorporated in 1995 and has a relatively short history. There are no significant residential, commercial, institutional, industrial, or transportation resources with Arcade. Nearby, there are some cultural resource sites including the Orr's School House and the Shields-Etheridge Heritage Farm.

5.2.1 Archaeological

Archaeological sites have been identified in the southern part of Arcade. The exact locations are not provided as matter of practice for the Department of Natural Resources. The map on the following page provides the general location of these sites.

5.2.2 Assessment

The cultural resources of Arcade are limited to a designated archeological site in the southern part of the city. Developments in this area should have an environmental review at the state level to determine and ensure that these archeological sites are not disturbed.





6 Community Facilities and Services

One of the primary purposes of local government is the provision of public services and facilities. The purpose of the Community Facilities and Services element in planning is to assist the City of Arcade in coordinating the planning of public facilities and services in order to efficiently use existing infrastructure and future investments and expenditures for capital improvements. A map of public facilities in Arcade is provided on page 76.

6.1 Transportation Network

The City of Arcade is located in Jackson County which requires an advanced level of planning. The transportation network is assessed in Section 8, the Transportation Element of this Comprehensive Plan.

6.2 Water Supply and Treatment

The Jackson County Water and Sewer Authority (JCWSA) provides water service to the entire city of Arcade. The majority of water supplied by the JCWSA is purchased from the Bear Creek Reservoir and Water Treatment Plant. The 505-acre reservoir is located in extreme southwest Jackson County. This water is pumped into the adjacent water plant where the water is conditioned, filtered, chlorinated and pumped in the JCWSA's system ready for use.

The Bear Creek Reservoir and Treatment Plan is owned and operated by the Upper Oconee Basin Water Authority, an independent political subdivision of the State of Georgia. Athens-Clarke, Jackson, Barrow, and Oconee Counties own a share of the reservoir and Jackson, Barrow, and Oconee Counties own a share of the treatment plant.

Jackson County's share of the reservoir is 25% and its share of the treatment plant is 43.9%. The JCWSA has the ability to, and does from time-to-time, purchase treated water from the City of Commerce in northeast Jackson County. This is done mainly in response to high demands on the system such as water main breaks, severe drought, or other unforeseen circumstances.

6.3 Sewerage Systems and Wastewater Treatment

At the present time, the City of Arcade has no sewerage system or wastewater treatment facilities. All residential, commercial, institutional and other uses are on septic systems. The Jackson County Water and



Sewer Authority (JCWSA) is currently working on a countywide wastewater study. The JCWSA's current capacity for wastewater treatment is 300,000 gpd. The Authority has long term plans to expand capacity to 2.5 mgd. In the future, Arcade may be able to gain access to this higher treatment capacity, the gravity lines of the Jefferson Sewer System, or treatment plants created as a part of new, large Planned Use Developments.

The Developer of the 4W Farm Development (BRAND property) has proposed to upgrade the permitted .25-mgd Sewer Treatment Plant to 1.0-mgd. It will initially provide sewerage service for the 1,300 acre planned unit development to be located south of the 129 bypass. The developer will cede control of the Sewer Treatment Plant to the City so that the City may provide public sewerage for its residents, and eventually eliminate the need for private septic systems. This project is in the permitting process.

6.4 Stormwater Management

Storm water management is handled through the Quad Cities Planning Commission. The QCPC approves and dispenses permits for projects and ensures that all development is in compliance with the Quad Cities Land Use Management Code ordinances that deal with erosion and sedimentation control. The QCPC has adopted by resolution the Georgia Stormwater Management Manual.

6.5 Solid Waste Management

The City of Arcade provides weekly solid waste and recyclables collection to its residents and businesses through a contract with Waste Pro. Cardboard and paper can be recycled. In nearby Jefferson, Christmas trees, electronics, paint, and tires are collected through special events and paid for by Jackson County. Also, Jackson County currently operates a drop-off program to collect recyclables at the County transfer station and two staffed compactor sites. The transfer station and drop-off sites collect aluminum cans, newspaper, cardboard, and white goods for recycling.

Solid waste collected in the City of Arcade is unloaded at the Jackson County transfer station. The transfer station ships all waste to the R&B landfill owned and operated by Waste Management in Banks County. Long-term contracts are in place and Waste Management has provided the County with a Letter of Capacity Assurance until 2013.



6.6 General Government

The local government of Arcade consists of a mayor, five council persons, and City Clerk. The elected officials serve on a part-time basis and, in the past have not required or been provided administrative space. The daily business of the City of Arcade including public hearings is conducted in the City Hall 3325 Athens Highway. The 10,000 square foot facility was built in 2006. Council meetings, planning meetings and other city business meetings are held in the City Hall. City Hall is shown on the Community Facilities Map included in the Atlas of Supportive Maps at the end of this Technical Addendum.

6.7 Public Safety

6.7.1 Law Enforcement

Law enforcement in the City of Arcade is provided by the Arcade Police Department. The Police Department operates out of the new Public Safety facility located next to City Hall. The 4,000 square foot Public Safety facility was completed in 2006. The City's maintenance garage is next to the Public Safety building. The garage includes three maintenance bays and a pole barn. The department plans to add a precinct to the BRAND property Planned Unit Development on the 129 Bypass in the southwestern part of the city. The department also hopes to update its computer system in the next four years. They would like to incorporate on-board computers linked to station computers and supply workstations to new officers.

The Arcade Police Department operates 11 patrol cars and replaces them every 3-4 years or 100,000 miles. This amounts to a rotation of about 2 cars per year. New patrol cars will be needed as additional officers are hired. The department employs 10 staff and officers. The department has budgeted for these additional officers in 2008 and expects to need an additional 7 officers when the 2,400 unit BRAND property is complete. Also, the City has a mutual aid agreement with Jackson County and the City of Jefferson.

The City of Arcade is proud of its Intensive Criminal Enforcement Unit (ICE). The ICE unit is responsible for traffic law enforcement, drug enforcement, dui, and special operations. The ICE unit also provides backup to emergency calls. A new K-9 unit has been added to ICE. The multi-purpose dog is a tracker, drug dog, and patrols in a K-9 unit.



6.7.2 Fire Services

Jackson County's fire protection is provided by volunteer Fire Departments divided into eleven districts. The City of Arcade is served by the Arcade Fire District which is governed by an elected Board of Directors who set the budget and mil rate for the district. The District goes from 4-w farm to the south, Galilee Church to the north and the Barrow County line to the west and includes the entire City of Arcade. The Fire Chief is responsible for the operation of the Department. The ISO rating in Arcade is 6.

Arcade's fire station is located at 483 Swann Road off of Hwy 82, south of the Bypass. The Fire Station employs 22 firemen and has 2 engines, a tanker, and a rescue truck.

The Fire District will need to build a new station with the construction of the new BRAND Planned Unit Development. The Arcade Fire District hopes to purchase a new engine and rescue by 2012. Currently, they run an average of 300 calls per year. By 2012 it is expected that the number will be around 600 per year.

6.7.3 Municipal Court Services

The City's Municipal Court prosecutes violations of city ordinances, misdemeanors, and traffic violations. The court employs a judge, two solicitors/prosecutors, a clerk of court, and an interpreter and is run out of City Hall.

6.7.4 Additional Public Safety Services

Additional public safety services are provided by Jackson County through an intergovernmental agreement. The services provided by the County are listed below. Additional information is provided about Law Enforcement and Fire Services following the list.

County Court Services The Jackson County Courthouse began operations in August, 2004. It has 5 courtrooms, 2 jury rooms, 2 public restrooms on each of its three floors, 5 elevators, and a full basement. It houses all Judicial offices, including Superior Court, Probate Court, Juvenile Court, State Court, Magistrate Court, District Attorney's Office, Public Defender's Office, and Clerk of Court' Office. It also houses the Jackson County Historic Society, Information Technology, Sheriff/Courthouse Security and a law library. The state of the art building has automated lighting and temperature controls, and is secured by metal detectors and surveillance cameras.



E-911 The Jackson County Public Safety Communications Center was established in 1991. The center operates 24 hours a day, seven days a week and provides Emergency 911 access to all of Jackson County, including all of its municipalities. The center serves as central dispatch for all public safety units within Jackson County. When 9-1-1 is called the call is handled within the center and not transferred to another office for dispatching of units. In 2006, the Board of Commissioners approved an upgrade, the first major upgrade since 1991. The upgrade renovates and replaced equipment in the communications center.

Emergency Management and Civil Defense Emergency Management and Homeland Security in Jackson County is responsible for mitigation, preparedness, response, and recovery to emergencies and disasters throughout Jackson County and its municipalities. The division responds to emergencies involving multi-agency or multi-jurisdictional response to coordinate resources and provide assistance with managing operations and resources. EMA provides for planning and mitigation of all hazards which could potentially affect Jackson County and its municipalities.

Jail Services The Jackson County Sheriff's Office and Jail is located at 268 Curtis H. Spence Drive near Jefferson. This location houses the Administrative Officer, Uniform Patrol Division, Criminal Investigations Division, and the Jail. There is a new Sheriff's Office and Jail under construction. It is scheduled to be completed in 2009

6.8 Recreation Facilities

Arcade Park is the only recreational facility within the city limits. The seven-acre park is located on Arcade Park Street and includes a playground, picnic shelter, and ball field. Additional Parks and Recreation Facilities are provided by Jackson County and the City of Jefferson.

6.8.1 Jackson County Parks

The County operates five parks. Lamar Murphy Park opened in the Spring of 1997. Lamar Murphy Park has the following amenities.

- 3 -300' lighted baseball/softball fields
- 2 -200' lighted baseball/softball fields
- 2 lighted football/soccer fields
- 2 outdoor batting cages



- 2 - concession stands
- 3 covered pavilions with picnic tables
- Playground
- walking trail
- 2 parking lots

West Jackson Park opened in Spring 2004 and is located in Hoschton.

- Amenities include:
 - 4 -200' lighting baseball/softball fields
 - 1 -100' t-ball field
 - 1 -concession stand
 - 2 -covered pavilions with picnic tables
 - Playground
 - walking trail
 - 2 parking lots

East Jackson Park, near Nicholson, is scheduled to open in the Spring of 2008. Hurricane Shoals Park is located just off Ga. Hwy. 82 Spur in Maysville. There are seven covered pavilions and an amphitheatre which can be rented. There are many open picnic tables, grills, two restroom facilities, two playgrounds and walking trails. Sell's Mill Park has a covered pavilion with several picnic tables, a playground, restrooms, walking trails and The Mill building.

Other parks, Center Park and Hoschton City Park are not owned by Jackson County but are programmed and maintained by the Jackson County Department of Parks and Recreation. Center Park is located south of Nicholson. Recreation facilities in Center Park include: a multi-use field, gymnasium building, cookout facilities, a play area, and support facilities. Hoschton City Park is small. It serves residents of the western portion of the County. The park contains multi-use fields and support facilities. There are five school recreation sites that have indoor and outdoor facilities that are used by the JCDPR for practice and game purposes.

The JCDPR provides a wide range of youth programs for children between ages of five and 16 years. Program offerings include athletics, cheerleading, and camps. Programs are offered seasonally, on a year-around basis.



6.8.2 Jefferson Parks and Recreation Department

The Jefferson Parks and Recreation main office is located at 2495 Old Pendergrass Road. The main campus has a gymnasium, offices, and facilities for multiple programs, meetings, events and storage. The facility has three new multipurpose fields for soccer and football and two 300' baseball fields with batting cages. The 99 acre park has plenty of parking and passive recreation areas to enjoy. Phase two will soon begin to bring more baseball/softball fields and walking trails to this area.

City Park is another facility that is home to the Jefferson Tee-Ball complex. The four fields are home to the department's largest sport. City Park also features restrooms, a playground, and a stocked pond for youth fishing lessons and tournaments.

The Jefferson Recreation Department City Pool is located just behind Memorial Stadium on Memorial Drive across from City Park. This facility is open Memorial Day through Labor Day and home to the Jefferson Sea Dragons swim team. Also, the Jefferson Elementary Fields are home to all of the 8U and 10U baseball and 8U, 10U and 12U fast-pitch softball.

Radio Jefferson 1620 a.m. began broadcasting on August 1, 2007. This unique project provides a valuable and missing community service and should provide an alternative funding source for projects. The start-up costs were approximately \$80,000 and should be funded by SPLOST funds (Although the City Council did approve \$17,000 from the contingency fund if necessary). The Department utilizes their old office building for an office and studio.

The Park and Recreation Department has acquired a 35 acre property donation that has been added to the park space inventory. The City hopes to work with the Boy Scouts of America to build a trail system there.

In 2006 the Parks and Recreation Department completed a Citywide Park Needs Assessment Study that is the basis for the Park Master Plan. That plan calls for the construction of four new ball fields on current property, enclosing the City Pool, expansion of the current gymnasium, and construction of a soccer field complex at Curry Creek Park. The estimated costs for these are:

- Ball fields - \$1,600,000;
- Pool - \$1,250,000;
- Gymnasium \$1,800,000;



and Soccer Complex \$1,000,000.

The plan has yet to be submitted or approved by City Council and is considered preliminary at this point.

The goal is to utilize the radio revenue, growth in sales tax revenues and impact fee increases, as well as other proposals such as Water Bill Round Up, Mitigation, Concurrency, Grants, and private Capital Campaigns together to issue another bond. This will be contingent on the establishment of this additional revenue first. It is expected that the additional facilities will add approximately \$200,000 to the City's operating budget but will bring in additional revenue of \$350,000.

6.9 Hospitals and Other Public Health Facilities

6.9.1 Major Hospitals/Primary Care Facilities

Nearby Athens-Clarke County is the medical center for northeast Georgia, serving a large geographic market, including Jackson County and the City of Arcade.

Athens Regional Medical Center (ARMC) is the cornerstone of Athens Regional Health Services. ARMC is located less than half an hour away at 1199 Prince Avenue in Athens. It consists of 315-bed regional referral center, acute care facility, two urgent care centers, a quality network of physicians and a health maintenance organization. ARMC also offers services such as a nationally recognized open-heart program, diabetes education, oncology services, maternal/child services, emergency trauma care and all major areas of intensive care. ARMC's medical staff numbers more than 250 professionals, and there are more than 2,800 employees. ARMC services a 17-county service area in northeast Georgia, including Athens/Clarke, Oconee, Oglethorpe, Madison, Jackson, Barrow, Walton, Morgan, Greene, Taliaferro, Wilkes, Elbert, Hart, Franklin, Banks, Stephens and Habersham.

St. Mary's Hospital is part of St. Mary's Health Care System, is located at 1230 Baxter Street, about a half hour's drive from Jefferson. The non-profit, faith-based hospital provides a continuum of inpatient and outpatient health care services, including a 24-hour emergency room and EMS service. Focus areas include neuroscience, cardiac care, general medicine/general surgery, orthopedics, women's and children's services, gastroenterology and senior services. The system also



features home health care/hospice services, provided in the home; a wellness center/outpatient rehabilitation center at 105 Trinity Place; industrial medicine practice at 1500 Oglethorpe Avenue, and Highland Hills retirement community in Oconee County.

6.9.2 Public Health Facilities

The Jackson County Health Department maintains two clinics in Jackson County. They are located at 341 General Jackson Drive in Jefferson and 623 South Elm Street in Commerce. The clinics provide the following basic services: health checkups, immunizations, WIC Supplemental Food Program, nutrition education, family planning, and screening for STDs, HIV, Tuberculosis and Hepatitis B.

6.10 Educational Facilities

6.10.1 Jackson County School System

Arcade is served by the Jackson County School System. 2007-2008 enrollment in Jackson County public schools is approximately 7,065 students. Enrollment is expected to increase by 8% per year. The Jackson County School System operates the following public schools. Enrollment, capacity, and future plans are presented in **Table 6.1**

- North Jackson Elementary School
- Maysville Elementary School
- East Jackson Elementary School
- South Jackson Elementary School
- Benton Elementary School
- West Jackson Primary School (pre-k through 2nd grade)
- West Jackson Intermediate School (3rd through 5th grade)
- West Jackson Middle School (6th through 8th grade)
- East Jackson Middle School (6th through 8th grade)
- Kings Bridge Middle School (6th through 8th grade)
- East Jackson Comprehensive High School
- Jackson County Comprehensive High School



Table 6.1 – Jackson County School System Enrollment and Capacity

	Enrollment	Capacity	Future Plans
Benton Elementary 5488 Highway 441 S Nicholson, GA	300	600	None
East Jackson Elementary 1531 Hoods Mill Road Commerce, GA 30529	450	650	Available for Expansion
Gum Springs Elementary Gum Springs Church Road Jefferson, GA 30549	0	875	Under Construction
Maysville Elementary 9270 Highway 82 Spur Maysville, GA 30558	410	650	None
North Jackson Elementary 1880 Old Gainesville Hwy Talmo, GA 30575	415	500	Possible Expansion
South Jackson Elementary 8144 Jefferson Rd. Athens, GA 30607	600	650	None
West Jackson Intermediate 391 E. Jefferson St. Hoschton, GA 30548	650	600	Redistrict in 08-09
West Jackson Primary 4825 Hwy 53 Braselton, GA 30517	730	600	Redistrict in 08-09
East Jackson Middle 1880 Hoods Mill Road Commerce, GA	425	600	Available for Expansion
Kings Bridge Middle 1630 New Kings Bridge Rd. Athens, GA 30607	410	650	Available for Expansion
West Jackson Middle 400 Gum Springs Church Rd Jefferson, GA 30549	775	650	None
East Jackson Comprehensive High 1435 Hoods Mill Rd Commerce, GA 30529	900	1850	Available for Expansion
Jackson County Comprehensive High 1668 Winder Hwy Jefferson, GA 30549	1050	1200	Available for Expansion
Gordon Street Center	Serves as day alternative school,		



441 Gordon Street
Jefferson, GA 30549

regional evening school, and overflow
for JCCHS. No plans for expansion

The Jackson County Board of Education owns property adjacent to Kings Bridge Middle School. This property has been rough graded and is suitable for a future elementary school.

6.10.2 *Private Schools*

Two private schools are located in Jackson County. They are Providence Academy and Jackson Trail Christian School. Providence Academy was established in 1993 as a ministry of the Commerce Center for Christian Education. It is a non-profit and non-denominational college preparatory school serving the needs of kindergarten through twelfth grade. Jackson Trail Christian School is located in Jefferson and serves children in grades K-4.

6.10.3 City of Jefferson Public Schools:

Residents of Arcade may also apply to enroll in Jefferson City Schools. Total enrollment in the Jefferson City Schools was about 2,500 in August of 2007. The system consists of four schools:

- **Jefferson Elementary School** is currently at capacity with an enrollment of 700 students in grades K-2
- **Jefferson Academy** has 577 students in grades 3-5 and has a capacity of 750 students.
- **Jefferson Middle School** has a capacity of 750 students and currently enrolls 595.
- **Jefferson High School** enrolls 660 students and has a capacity of 750.

In order to control enrollment numbers, Jefferson City Schools is limiting the number of non-resident students. Enrolling in Jefferson City Schools is becoming difficult for most prospective students.

6.10.4 *Post-Secondary Schools:*

Jefferson is a short commute to Athens Technical College and the University of Georgia.

Additional post-secondary education is available within the immediate region and within less than an hour commute. One of the closest opportunities is in the City of Commerce at the Jackson Campus of



Lanier Technical College. Located in a shopping center in downtown Commerce, the campus is expanding to accommodate its anticipated growth. The addition of square feet will allow for more classrooms, computer labs, and office and storage space. Programs available in Commerce include Business Office Technology, Computer Information Systems, Horticulture, and Practical Nursing. Other nearby post-secondary schools are Lanier Technical College, Brenau University, and Gainesville State College in the nearby city of Gainesville.

Many additional educational opportunities exist in Atlanta including: Georgia Institute of Technology, Georgia State University, Southern Polytechnic State University, Clayton College and State University, Morehouse College, Clark-Atlanta University, Morris Brown College and others.

6.11 Library

There are no libraries within the City Limits of Arcade. However, residents may use nearby libraries in Jefferson and Jackson County. The nearest library is located in Jefferson. The Jefferson Public Library is located near the campuses of Jefferson City Schools at 379 Old Pendergrass Road. It is a branch of the Piedmont Regional library system which is a member of the PINES network of libraries.

The Jefferson Public Library has approximately 21,000 volumes. This includes books as well as media items like DVDs, VHS tapes and books on CD. There are 13 public computers available for internet searching, word processing, children's games and card catalog searches. There are 3 staff computers at the front desk for checking out patrons.

The City of Jefferson anticipates the need for a larger library. A possible location for the new facility is near the Civic Center in Jefferson. The City is looking into funding options for relocating the library to a larger facility

6.12 Service Delivery Strategy analysis

The most critical relationship with other local governments is with Jackson County. In 2004, the City of Arcade entered into a Service Delivery Strategy with Jackson County.

The services included in the Service Delivery Strategy are shown in the table below. There are no inconsistencies that need to be addressed in



this Comprehensive Plan or in the Service Delivery Strategy that relate to the City of Arcade.



Services Provided	Jackson County Service Delivery Strategy	Areas Served	Arcade
Airport	Jackson County Airport Department, Jackson County Airport Authority provides funding mechanisms for capital projects and assists in airport development.	Jackson County and all its Cities	
Animal Control			no mention in SDS
Court Services	Jackson County provides Superior Court, State Court, Magistrate Court, Probate Court and Juvenile Court Services.	Jackson County and all its Cities	Arcade provides court services for cases which the municipal court has jurisdiction under state law and city charter.
Downtown Development Authority			n/a
E-911 Addressing Services	Jackson County Provides this service	Jackson County and all its Cities	
E-911 Services	Jackson County Provides this service	Jackson County and all its Cities	
Economic Development			n/a
Elections	Jackson County Provides this service	Jackson County and all its Cities	
Emergency Management Civil Defense	Jackson County Provides this service	Jackson County and all its Cities	



Services Provided	Jackson County Service Delivery Strategy	Areas Served	Arcade
Emergency Medical Services	Jackson County Provides this service	Jackson County and all its Cities	
Fire Protection			Service provided by the County through the Arcade Fire District
Health and Human Services	Jackson County Provides this service	Jackson County and all its Cities	
Homeland Security	Jackson County Provides this service	Jackson County and all its Cities	
Housing Authority			n/a
Jail Services	Jackson County Provides this service	Jackson County and all its Cities	
Land Use Planning	Quad Cities Planning Commission Provides this service	Jefferson, Talmo, Arcade	
Law Enforcement			Arcade provides this service within it city limits
Libraries			There is no library in Arcade, residents can use County libraries
Parks and Recreation	Jackson County Provides this service	Countywide	City maintains a park for use by residents
Property Tax Assessment	Jackson County Provides this service	Jackson County and all its Cities	



Services Provided	Jackson County Service Delivery Strategy	Areas Served	Arcade
Property Tax Collection	Jackson County Provides this service	unincorporated county and cities other than Jefferson, Commerce, and Maysville	
Road and Bridge Construction			County provides service on County roads, city provides service on city roads
Road and Bridge Maintenance			County provides service on County roads and several other roads within the city
Senior Center	Jackson County Provides this service	Jackson County and all its Cities	
Site Development/Inspection	Quad Cities Planning Commission Provides this service	Jefferson, Talmo, Arcade	
Solid Waste Collection and Recycling			Franchise agreement for residential and small commercial, Large commercial uses free market contractor
Solid Waste Disposal			Franchise agreement for residential and small commercial, Large commercial uses free market contractor
Stormwater Master Planning			City Provides this service
Stormwater System Maintenance			City Provides this service



Services Provided	Jackson County Service Delivery Strategy	Areas Served	Arcade
Water Distribution			Shared water distribution service with JCWSA
Water Supply, Treatment and Transmission			Service Provided by the Jackson County Water and Sewer Authority
Transportation Master Planning			City Provides this service
Wastewater Collection			n/a
Wastewater Treatment			n/a
Zoning Administration	Quad Cities Planning Commission Provides this service	Jefferson, Talmo, Arcade	
Zoning Enforcement	Quad Cities Planning Commission Provides this service	Jefferson, Talmo, Arcade	



7 Intergovernmental Coordination

The Intergovernmental Coordination Element provides the City of Arcade an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments that can affect the implementation of its Comprehensive Plan. The purpose of this element is to assess existing coordination mechanisms and develop goals and a strategy for effective implementation of policies and objectives that may involve other local governments.

This section describes the relationships between the City of Arcade and Jackson County with respect to the following:

1. Adjacent local governments;
2. School boards;
3. Independent special districts;
4. Independent development authorities; and
5. Utility companies.

In particular, it focuses on existing formal coordination mechanisms such as intergovernmental agreements, special legislation, joint meetings or work groups for the purpose of coordination. It also identifies the party (ies) or offices within the local government with primary responsibility for coordination.

7.1 Adjacent Local Governments

The City of Arcade is located in Jackson county and is very close to the City of Jefferson to the North.

7.1.1 Jackson County

The most critical relationship with other local governments is with Jackson County. In 2002, the City of Jefferson entered into a Service Delivery Strategy with Jackson County. The Service Delivery Strategy was updated in 2006 and discussed in detail in Section 6 Community Facilities. There are no other formal coordination agreements between the City and County.

7.1.2 City of Jefferson

The City of Jefferson is located just north of Arcade on Athens Highway and the 129 bypass. The two cities work together with the Quad Cities Planning Authority on land use and planning issues.



7.2 School Board

The Jackson County School System serves the City of Arcade

7.3 Independent Development Authorities

There are several independent development authorities in Jackson County and the City of Jefferson.

7.3.1 Jackson County Chamber of Commerce

The Jackson County Area Chamber of Commerce serves as the economic development agency for the county and its nine municipalities. It is a member driven business, non-profit organization that serves as the voice of the business community. Comprised of the business leaders and partners and supporters committed to creating a vibrant community in which to live, work and play.

7.3.2 Jackson County Industrial Authority

7.4 Northeast Georgia RDC

Arcade is located in the Northeast Georgia Regional Development Center (RDC). The RDC serves 12 counties and 54 municipal governments in the Northeast Georgia Region. The agency was created in 1963 to be a focal point for regional issues concerning local government and to be a resource for those governments in a variety of specialized areas. These include local government planning, economic development, grant preparation and administration, job training, and aging services. The Northeast Georgia service area encompassed by the RDC is 3,260 square miles with an estimated population of 438,300.

7.5 Utility Companies

The City of Arcade is served by the following utilities companies:

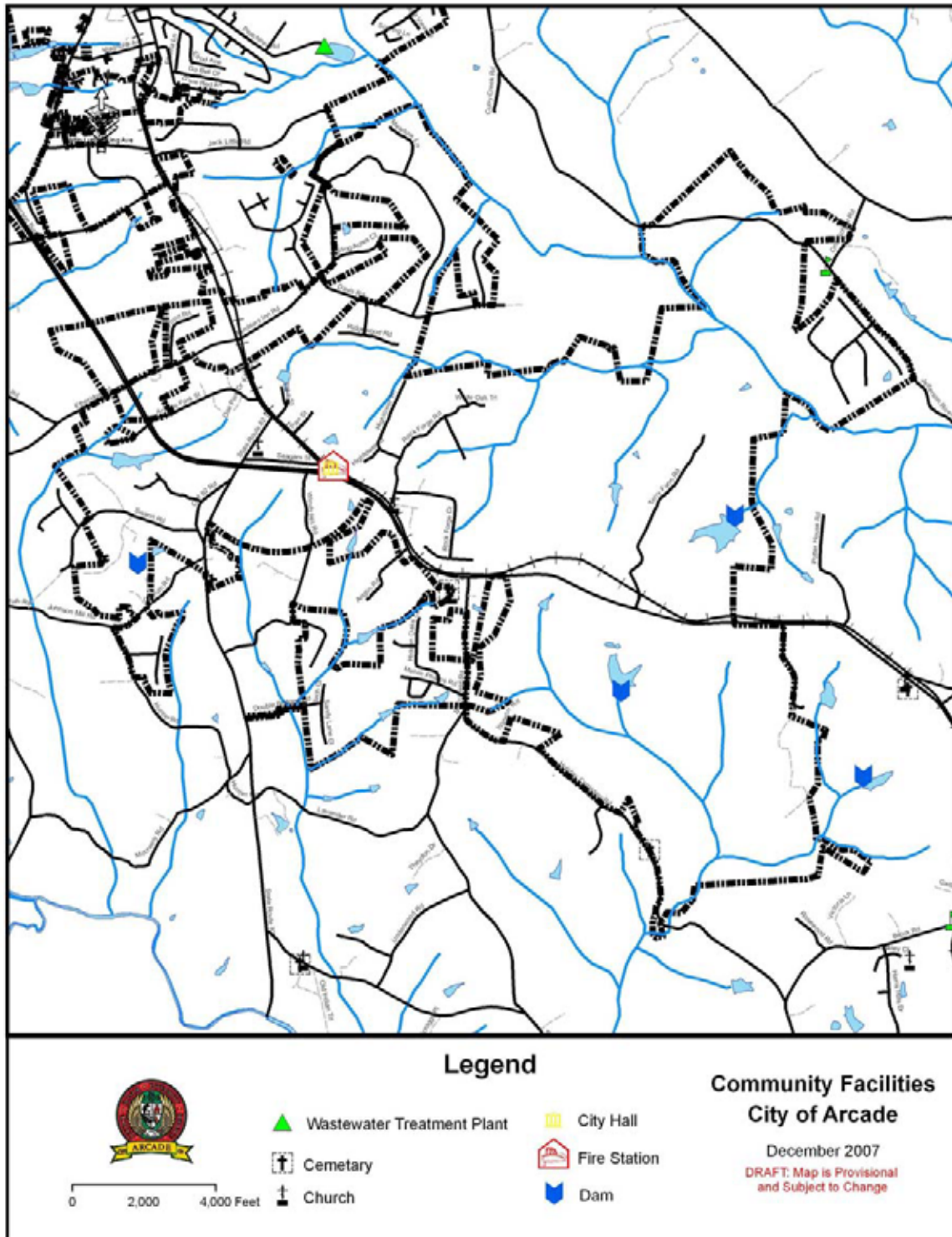
- Jackson EMC
- Georgia Power
- Georgia Natural Gas
- Windstream Telephone, Cable and High Speed Internet Services



7.6 Federal, State, and Regional Entities

The City of Arcade works to coordinate efforts with government agencies at the State and Federal level. Below is a list of the agencies that the city is currently working with and the primary areas of coordination with the City of Arcade.

- Georgia Department of Community Affairs – Comprehensive Planning, Waste Management Planning
- Georgia Department of Transportation – Transportation Planning and Projects





8 Transportation

This element of the City of Arcade Comprehensive Plan provides an evaluation of the transportation network. This not only includes an analysis of the street network that serves the automobile, but also an inventory and review of pedestrian and bicycle facilities, railroads, parking, public transportation and airports. As part of the evaluation of transportation in City of Arcade, the following state planning objectives and quality community objectives were considered.

Land Use and Transportation Goal: To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs.

Transportation Alternatives Objectives: Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternative transportation should be encouraged.

This section is divided into three subsections; 1) Transportation System Components, 2) Public Transit and Goods Movement and, 3) Land Use Issues. The subsection on the transportation system components provides an inventory and analysis of the road, parking, pedestrian and bicycle network. The public transit and goods movement subsection focuses on the transportation system that, in general the transportation service is provided by others. The last subsection provides an evaluation of the transportation system as it relates to land use, including congestion caused by intense land use and underutilized infrastructure.

8.1 Transportation System Components

8.1.1 Streets, Roads, and Highways

The City of Arcade is bisected by a rural minor arterial², U.S. 129, that runs north-south and splits at the north into the Jefferson bypass and Athens Street. The road is currently under construction to be widened to a four lane divided highway. State Route 82 and Etheridge Road

² Provides links between cities and larger towns; and, should provide for relatively high overall travel speeds with minimum interference to through movement.

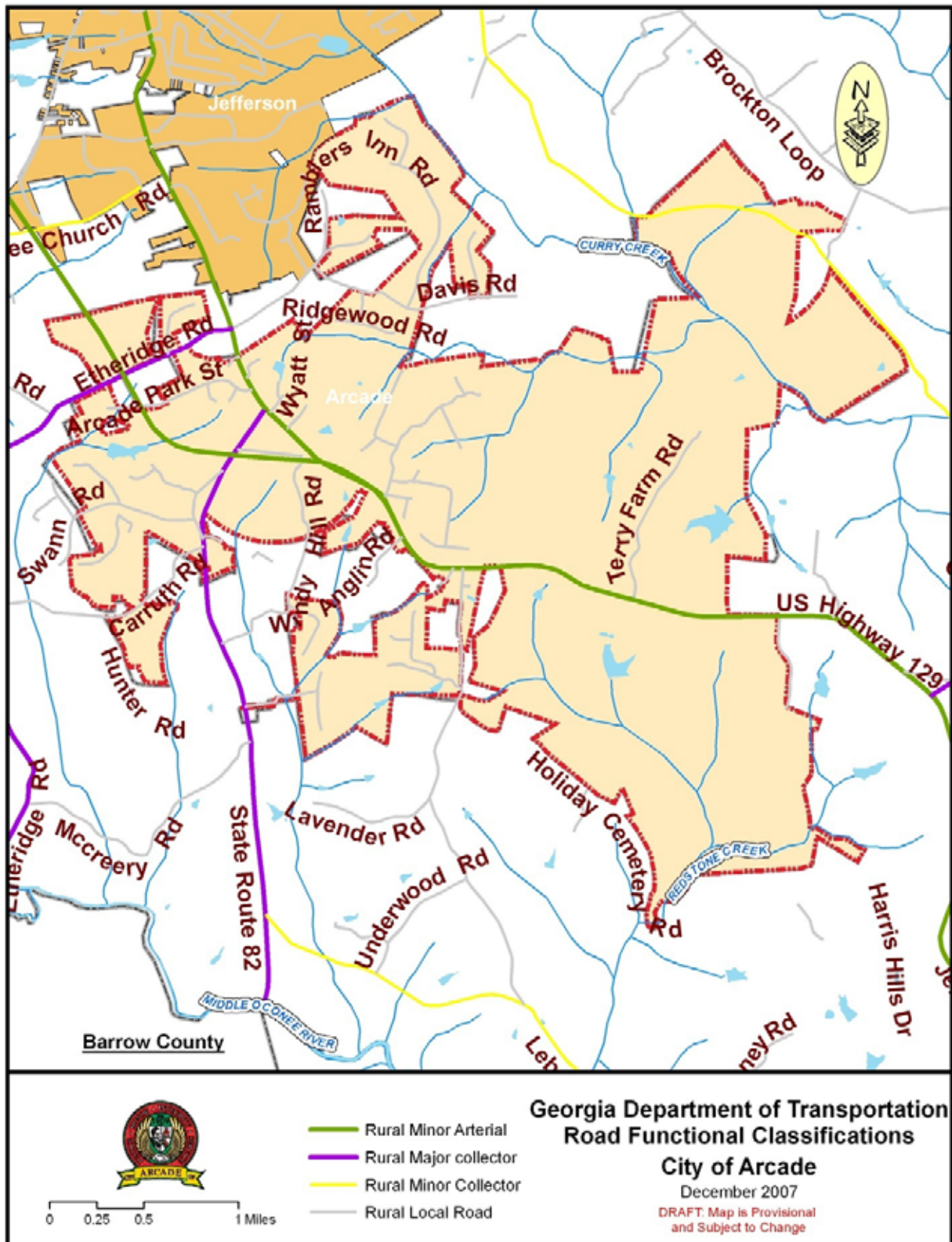


enter into the City from the east. These are both rural major collectors³. A rural minor collector serves the northern part of Arcade. The remaining roads are rural local roads. The map on the following page shows the functional class of the Arcade road network.

³ Provides links to traffic generators not served by the arterial system including small towns, consolidated schools, shipping points, county parks, mining and agriculture.



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Source: DOT Highway Characteristics File



8.1.2 Bridges

There is only one bridge identified in the GDOT Highway Characteristics File. It is located in the north part of Arcade crossing a Curry Creek tributary.

8.1.3 Signalization and Signage

For the most part, traffic in Arcade is controlled through signage. A single signal, which controls access at U.S. 129 and Athens Street, is the only signal within the City. A map is provided on the following page.
Significant Bicycle and Pedestrian Ways

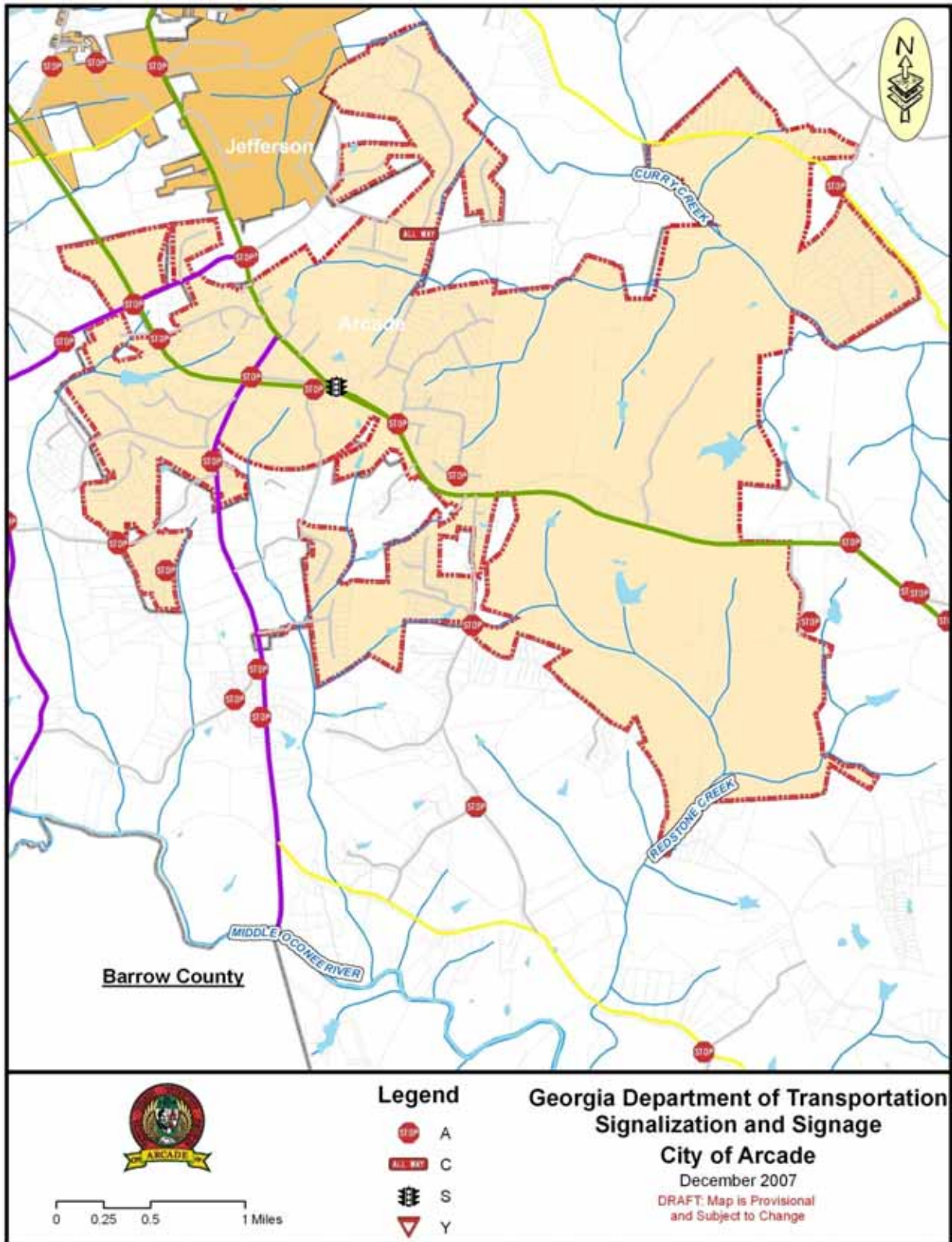
There is currently no significant bicycle or pedestrian ways within the city limits of Arcade. A sidewalk has been provided as part of the U.S. 129 widening project in the southern part of the city. This will serve a proposed development and the proposed Town Center Character Area.

8.1.4 Significant Parking Facilities

The City of Arcade does not operate a parking authority or provide general public parking beyond spaces provided at government facilities. Commercial establishment provide their own parking.



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City of Arcade, Georgia



Source: GDOT Highway Characteristic File



8.1.5 Assessment

The Georgia Department of Transportation compiles crash data from multiple agencies and maintains a database of accident locations. The map on the following page depicts the crashes from 2001 through July 2007 in the City of Arcade and surrounding areas. A cluster of crashes may suggest geometric and/or signage/signalization adjustments. The intersection of S.R. 82 and Carruth Road has experienced multiple crashes over the past 6 years. Crashes on U.S. 129 have also clustered in some segments of the road, however, any correction needed may be alleviated by the widening of the road.

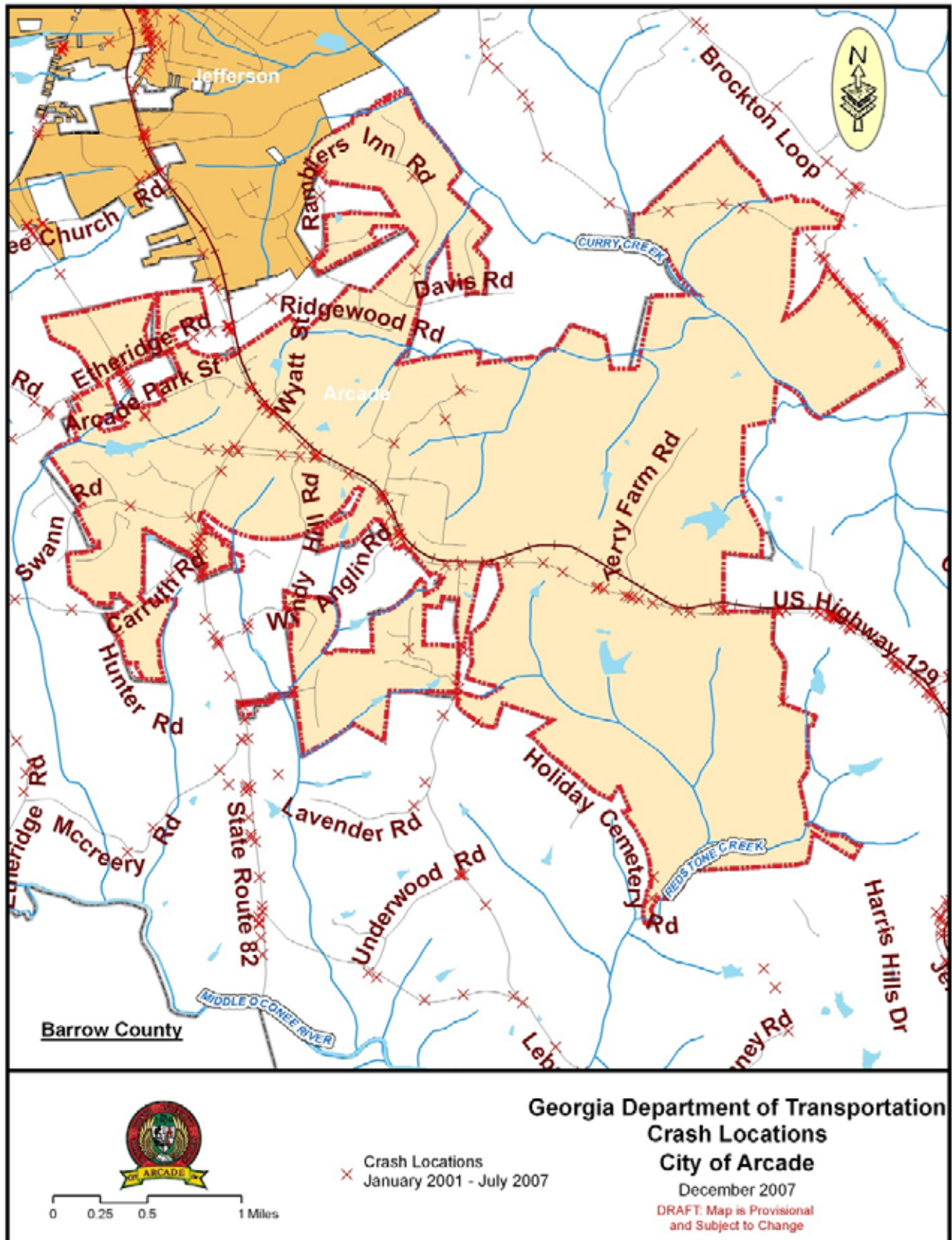
In general, the road system adequately serves the residents and businesses of the Town of Arcade. The one exception may be the intersection of S.R. 82 and Carruth Road that has a history of crashes at and near the intersection. Pedestrian and bicycle facilities are currently absent and should be considered in future development. Sidewalks have been placed on U.S. 129 in the south of Arcade but currently do not serve any pedestrian activity. Also, as the Town of Arcade grows additional collectors may be required, especially on the east side.

Public parking should also be adequate as the Town grows and more businesses develop. Emphasis should be on shared parking facilities rather than site specific parking. Not only will this reduce impervious surfaces and parking space needs, it will also allow friendlier pedestrian development and multimodal options and incorporation of future public transportation facilities.

Since the Town is fairly undeveloped, opportunity exists to incorporate multimodal facilities into the transportation system. Not only will this increase the quality of life for the residents by offering various modes of transportation, it will also help extend the capacity of the existing road system and would meet the state objective of encouraging non-automobile alternatives.



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City of Arcade, Georgia



Source: GDOT Crash Data



8.2 Public Transportation and Goods Movement

8.2.1 Public Transit

There are no public transportation facilities located within Arcade, Georgia.

8.2.2 Railroads, Port Facilities, Airports and Air Terminals

Arcade has a single rail line that follows along on the east side of U.S. 129. The railroad is operated by CSX. This is a minor rail line serving from Athens to Gainesville with less than 10 million tons of freight per year. A map is provided on the following page.

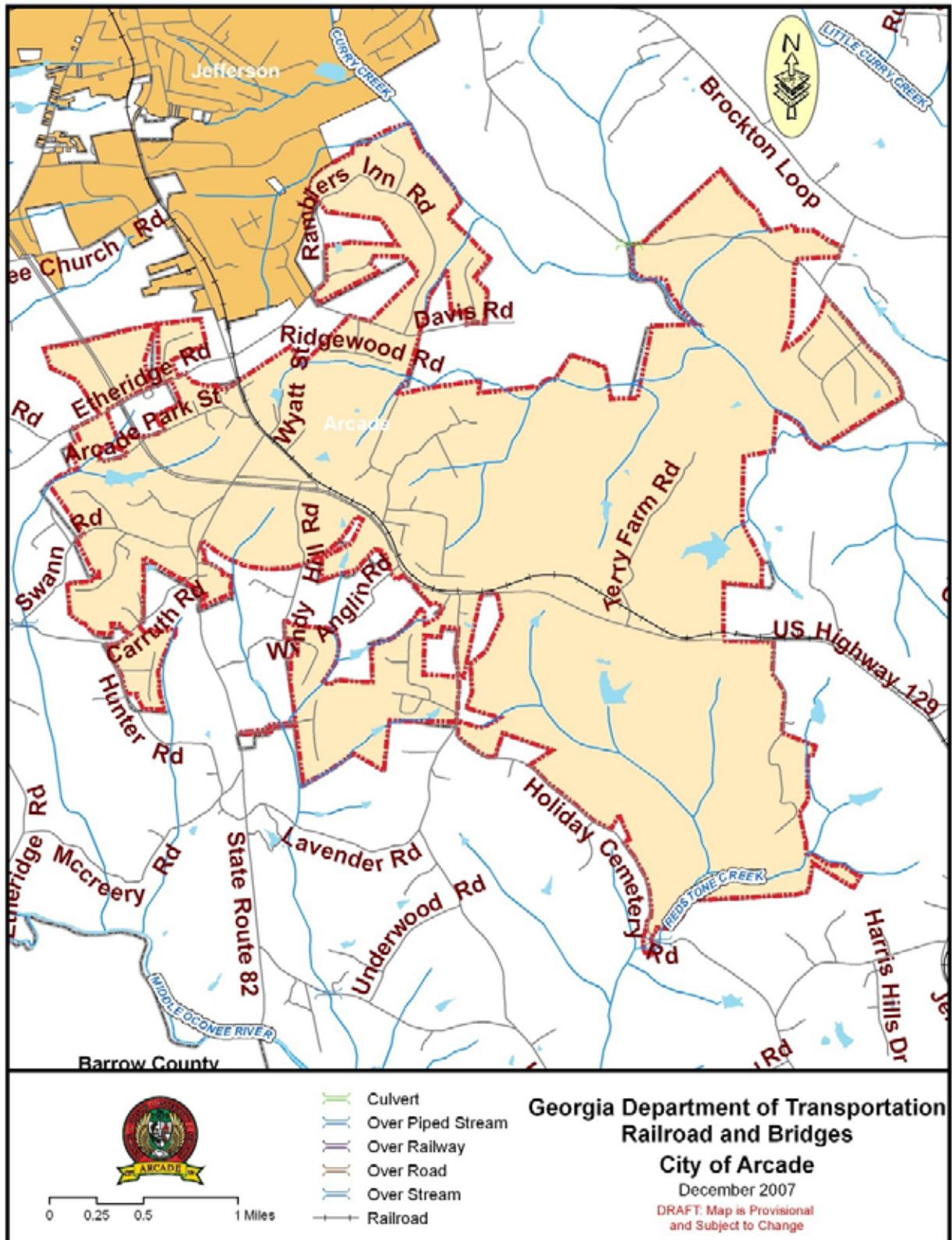
The City of Arcade has no port facilities, airports or air terminals. The closest airport is just northeast of Jefferson. Arcade is not near navigable rivers, there are no port facilities in this part of Georgia.

8.2.3 Assessment

The lack of public transportation in Arcade is a reflection of its rural character and low density population. As population and business activity increases, opportunities to provide these facilities should be pursued.



2007 Partial Update to the Comprehensive Plan
City of Arcade, Georgia



Source: GDOT Highway Characteristics File



8.3 Land Use Issues

8.3.1 Traffic Congestion

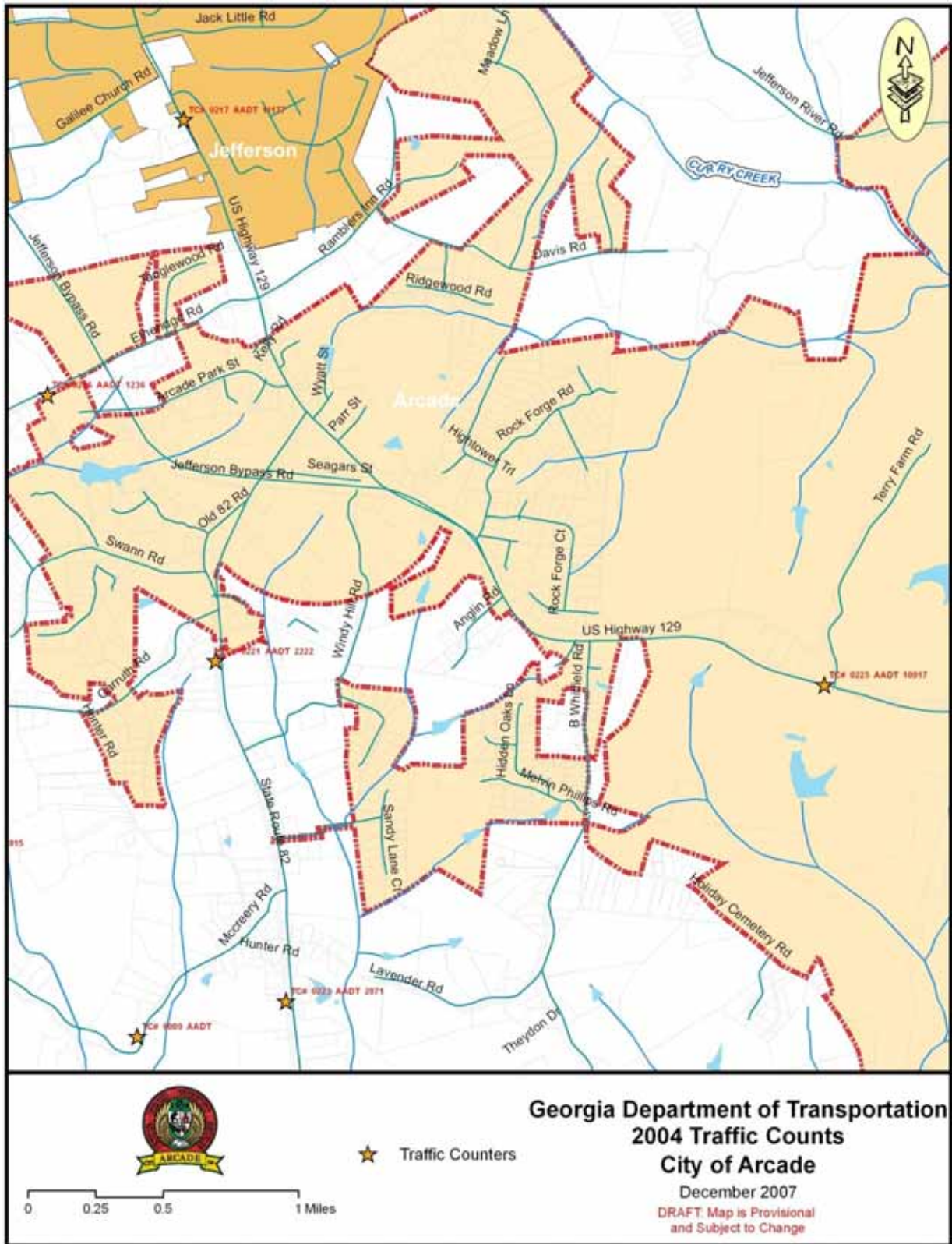
The transportation system is currently adequate for the low density population and businesses of Arcade. No significant congestion exists and most roads are currently underutilized. The Georgia Department of Transportation keeps track of traffic volumes on an annual basis for a sample of roadways in Georgia. A map of counts in and near Arcade is provided in the map on the following page. The highest volume road is currently U.S. 129 with over 10,000 vehicles per day on average. This road is currently being upgraded to a four lane divided highway and will adequately serve the anticipated volumes of traffic over the next 20 years.

8.3.2 Connectivity

The majority of Arcade is currently undeveloped. Many existing developments in Arcade do lack connectivity and for the most part, access is limited to S. R. 129. Development regulations should consider connection to adjacent developments as a requirement.



2007 Partial Update to the Comprehensive Plan
City of Arcade, Georgia



Source: GDOT STARS



9 Quality Community Objectives Local Assessment

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

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

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

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

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

Completed by Hall Consulting, Inc. March 2007



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



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



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



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



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



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



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



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



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



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