



City of Arcade

2014

Comprehensive Plan  
Update

**PLAN OVERVIEW**

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# PLAN OVERVIEW

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## PLAN OVERVIEW

### Plan Overview

The City of Arcade has completed the 2014 Update of its Comprehensive Plan. This plan is intended to serve as a guide for local elected officials as they make decisions about the future of the City. The Plan document is made up of three separate elements:

- **Community Goals:** the City's Vision, Goals, Policies and descriptions of the City's Character Areas.
- **Community Needs and Opportunities:** an assessment of existing conditions.
- **Community Work Program:** a guide for implementation for the next five years.

With the help and guidance of the City's elected officials, staff, and community members who all served on an advisory committee, the Northeast Georgia Regional Commission assisted in the development of the Plan.

The Comprehensive Plan provides a fact-based resource for local elected officials and community members to track the implementation of publicly vetted policies prescribed to address the needs and opportunities, and move the city closer to achieving both the goals and vision described in the plan. The issues the plan seeks to address will change over time.

### The Process

The Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs ("DCA"), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective March 1, 2014. The DCA rules state that the Comprehensive Plan consists of the following three distinct components:

### Needs and Opportunities

*Where are we?* The tool used to answer this question is the Community Needs and Opportunities analysis. The planning team will collect and analyze data and maps to understand land use, population, economic development conditions, housing, natural and cultural resources, community facilities, transportation facilities, intergovernmental coordination, and other areas that deserve special attention in a community. This research will allow your community to identify the issues that it needs to address and the opportunities on which it can capitalize.

### Community Goals

*Where do we want to be?* Through design workshops and public meetings, your community will develop a shared vision—the Community Goals report—and create character areas: focused areas of planning, each with special conditions, qualities, and needs. These character areas will define parts of the community to be enhanced or preserved, and they will guide your zoning and land subdivision policies in the future. The major tool that consolidates the community's vision is the Future Development Map. Along with the character areas, it will show a greenspace master plan, transportation strategies, infrastructure boundaries and zones, physical development patterns, and strategic partnering opportunities for community programs.

### Community Work Program

*How will we get there?* The final piece of the comprehensive plan, the Community Work Program, outlines steps and strategies for achieving your community's goals and implementing its plans. The Work Program will include a short term work plan, identifying priority projects, potential collaborations, and funding strategies.

## PLAN OVERVIEW

### Public Participation

The Comprehensive Plan relied heavily on public involvement. At the beginning of the Comprehensive Plan process, the project management team developed a Public Participation Plan. The Public Participation Plan is summarized here, and the full plan is included as an appendix to this report.

### NEGRC's Role

The City's staff and the NEGRC's Planning and Local Government Services Division made up the membership of the Project Management Team. The Project Management Team proposed recommendations for the Comprehensive Plan based on community input. The City Council and Mayor hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

### Citizen Advisory Committee

A Citizen Advisory Committee also helped to guide the Comprehensive Plan by serving as the project's primary sounding board for initial concepts and providing representation for identified stakeholder groups in the City of Arcade. They were tasked with reviewing consultant documentation and providing feedback, guidance, and recommendations based on the community's input and the City's vision. The Committee also reviewed synthesized community input and proposed recommendations that will make up the final plan.

### Public Meetings

The Project Management Team conducted three community meetings and attended multiple City Council and Planning Commission meetings. The Project Management Team reached out to the community in a number of ways in addition to the public meetings, including a web page and displays at City Hall.

### Review Process

According to the DCA's new rules for comprehensive planning, effective March 1, 2014, the City must transmit the plan to the Northeast Georgia Regional Commission (NEGRC) when all three elements are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the NEGRC will forward the plan to the DCA for review. Once the plan has been found by the DCA to be in compliance with the Minimum Standards and Procedures, the City Council must adopt the approved plan. Adoption must occur at least 60 days, but no more than one year, after submittal to the NEGRC for review.

### Environmental Planning Criteria (O.C.G.A. 12-2-8)

The City of Arcade has adopted and consistently enforces the State's Rules for Environmental Planning Criteria found in O.C.G.A. §12-2-8. The recommended policies and action items identified in this Plan Update will aid them in continuing to effectively enforce these rules.

### Upper Oconee Regional Water Plan (2011)

The policies and action items contained within this Plan Update will help the City of Arcade meet the water and wastewater needs projected in the Upper Oconee Regional Water Plan (2011). By planning for investment in the infrastructure necessary to support their goals, they will be able to more efficiently and effectively manage their water resources.

# **COMMUNITY VISION, GOALS AND POLICIES**

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### Vision Statement

In July of 2014 the Northeast Georgia Regional Commission staff facilitated a retreat and strategic planning session for City Council members and staff in Arcade. At that retreat City leaders discussed Arcade's strengths and challenges going forward as well as the qualities and character that form the identity of the City. Based on the City's four Core Values of: **Justice, Honor, Integrity,** and **Selfless Service** the following vision statement was developed to guide the City's future:



“The City of Arcade is dedicated to promoting the highest quality of life through the provision of superior municipal services in a fiscally responsible manner.

We are committed to the health, safety, and general welfare of all of our citizens.

We strive to provide a friendly living environment; balanced growth; an inclusive atmosphere; and committed leadership with character and integrity.

We encourage public involvement; and maintain a willingness to embrace positive change.”

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### Community Goals and Policies

The following list of goals and policies are designed to be a framework for guiding the growth and development in the City of Arcade. The goals are general statements that describe what the City wishes to achieve over the next five to ten years. The related policies are specific strategies that describe how the City will work to accomplish their stated goals. The goals and policies were developed by reviewing Arcade's 2008 Comprehensive Plan to determine if the list of goals and associated policies identified within it were still relevant, or needed to be revised or updated. Additional development policies for each identified Character Area are identified, and discussed further in the Land Use Element.

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

- a. Target specific industries that will have a high probability of success and are appropriate for Arcade's economy, real estate options, workforce and incentives.
- b. Work with Jackson County Area Chamber of Commerce, the Alliance for Economic Development, NEGRC and other organizations to encourage expansion and retention of jobs.
- c. Identify locations within Arcade and adjacent to the City where businesses can be encouraged to locate, or relocate.

**2. We will seek ways for new growth to pay for the increased demand on infrastructure and services it creates.**

- a. Encourage the development of public infrastructure through engaging in public-private partnerships to improve and

expand and existing infrastructure while meeting established design requirements for size and quality.

- b. Pursue grant and other funding mechanisms that can help the City add infrastructure capacity.
- c. Consider the adoption of Impact Fees for specific infrastructure improvements in accordance with State law.

**3. As growth occurs, we will accommodate our diverse population by encouraging an appropriate mixture of housing types, densities, and prices where possible.**

- a. Improve mobility and access to and from jobs and other destinations by integrating future land use, transportation, and capital improvement plans.
- b. Encourage for-profit and non-profit collaboration on mixed income, and mixed use development to serve the housing needs of all members of the community.

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

- a. Develop deeper standards for way-finding, landscaping, along major transportation corridors.
- b. Encourage development that maximizes and adds to the value of our existing transportation and other community facility infrastructure, rather than leapfrog development in undeveloped areas.
- c. Establish a recognizable transition from the developed areas of the City to the less developed areas.



# NEEDS & OPPORTUNITIES

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## NEEDS & OPPORTUNITIES

### 1. Population

- a. Future population growth will vary depending on decisions regarding annexation and future residential density. The City should prioritize areas with high development potential for annexation in order to maintain a balanced tax base and manage growth.
- b. An increasing median age among the City's population will create new planning priorities regarding housing options, recreation opportunities, and social service needs.

### 2. Land Use & Development Patterns

- a. Aesthetics, signage, and streetscapes should be improved at key gateways into the City.
- b. The City should consider "place-making" strategies in order to develop a vibrant town center that serves as a community focal point.
- c. The City should encourage the development of major employment centers and mixed use activity centers at major highway intersections.
- d. High quality mixed use development should be encouraged in order to create live-work-play community activity centers.
- e. Higher density housing options should be located in and near mixed use activity centers in order to support pedestrian-oriented retail and services.
- f. Traditional Neighborhood Development (TND) principles should be encouraged in order to make neighborhoods more pedestrian friendly and encourage community interaction.
- g. The City should avoid excessive segregation of land uses and "Euclidean" zoning approaches in order to minimize traffic and the need to drive between activities.
- h. The City's zoning and development regulations should provide incentives to encourage redevelopment of depressed areas.
- i. Appropriate design and signage standards can support the City's efforts to rehabilitate areas which are unattractive.

### 3. Transportation

- a. The City should support investments in transportation infrastructure as part of economic development initiatives.
- b. The Comprehensive Plan should identify the preferred character of roadways in Arcade to ensure that transportation design is consistent with surrounding land uses and neighborhood character.
- c. The City should conduct traffic studies of local intersections with significant level of service issues and plan roadway and signal improvements to address congestion.
- d. The City should adopt a "Complete Streets" approach to roadway design in order to accommodate multiple modes of transportation, including pedestrians, bicycles, automobiles, and transit.
- e. The City should conduct a bicycle pedestrian and trail plan in order to provide mobility and accessibility for alternative modes of transportation and support mixed use development.
- f. The City should encourage connectivity in the road layout of new residential subdivisions.
- g. The City should encourage access management techniques on major roads in order to limit the number of curb cuts and driveways.
- h. Transportation projects and streetscapes should accommodate disabled and elderly persons and meet ADA design standards.
- i. Transportation improvements need to be made concurrent with development. The City needs some specific incentives to encourage developers to build quality roadways in that exceed minimal requirements (especially on future arterial and collector corridors).

## NEEDS & OPPORTUNITIES

### 4. Economic Development

- a. The City has limited employment opportunities relative to its residential population. The City should recruit businesses in order to provide a balance of housing, employment opportunities, retail, and services.
- b. Arcade should try to maintain a balance between auto-oriented commercial centers and walkable neighborhood and community level centers to promote a variety of commercial development.
- c. Arcade should establish and maintain key entry points into the City as “Gateways” to enhance community identity and provide way finding for visitors.

### 5. Housing

- a. The City should encourage the redevelopment of substandard housing and older manufactured housing in declining neighborhoods.
- b. The City currently has few options for attached housing, such as townhomes, condominiums, mixed use, and apartments.
- c. The City should coordinate housing development with town center planning in order to provide medium density and traditional neighborhood development near mixed use amenities.
- d. Single family, large lot developments will not address all future housing needs. Zoning and development regulations should accommodate the anticipated mix of diverse housing needs.
- e. Special needs for seniors, smaller households, low-income and moderate-income households are expected to increase throughout the next two decades. The City may desire to adopt a senior housing ordinance or other similar method to ensure that the needs of the elderly population are properly planned for.

### 6. Natural & Cultural Resources

- a. The City should discourage development within environmentally sensitive areas, such as floodplains, wetlands, steep slopes, and wildlife habitat areas.
- b. The City should protect water resources and water quality through enforcement of stormwater, erosion, stream bank, and septic tank ordinances.
- c. Existing trends of low density residential infill on one-acre lots will consume more land per household unit and may limit accessibility of the remaining woodlands, pastures, stream corridors, and steep slopes that are included in one-acre lots to private use.
- d. Members of the community have expressed interest in continuing to host community events, as well as improving and expanding the Veteran’s Memorial at the Municipal Building.

### 7. Community Facilities

- a. The City’s zoning and development regulations should require new development to contribute to local infrastructure needs related to growth.
- b. New sources for funding new infrastructure facilities and expanding existing ones should be explored.
- c. A more balanced and productive tax base is needed to fund appropriate facilities to serve the needs of the local population and employment. A strong commercial property tax base will help avoid over reliance on residential property taxes.

### 8. Intergovernmental Coordination

- a. Future land uses and the provision and timing of infrastructure development in the sphere of influence around the City should be coordinated between the City and the County.
- b. The City should maintain service delivery agreements with the County as long as the value provided by the County meets with the desires of the City’s residents.

# LAND USE

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## LAND USE

### Land Use

The Land Use Chapter includes a review of existing land uses in the City of Arcade, a discussion of future development policies, and a Future Land Use Map. The revised Georgia DCA planning standards now provide for flexibility in land use planning methods. Previously, a “character area” methodology was required for land use planning that included generalized land use categories with implementation policies associated with each category. Character area-based land use planning has provided for more mixed use district categories as well as a simplified method of engaging with the public on land use decisions. However, the inclusion of mixed use within all business districts or “activity centers” may potentially diminish local governments’ ability to regulate specific land uses. For the Arcade 2014 Comprehensive Plan Update, a Long Range Development Concept has been created in order to provide a general vision of future growth policies. In addition, a traditional Future Land Use Map has been included to serve as the guiding legal document for regulation of land use change in the City.

### 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 the existing development patterns in Arcade.

### 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 1-1: Existing Land Uses

Land Use	Acreage	% of Total Acres
<b>Agriculture/Conservation</b>	8	0%
<b>Commercial</b>	32	1%
<b>Total Residential</b>	1,415	36%
<b>Mobile Home</b>	399	10%
<b>Single Family</b>	1,014	26%
<b>Multi-Family</b>	3	0%
<b>Public Institutional</b>	11	0%
<b>Vacant/Undeveloped</b>	2,358	60%
<b>Unclassified</b>	123	3%
<b>Total</b>	<b>3,952</b>	<b>100%</b>

#### Vacant/Undeveloped

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. 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 multifamily. 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.

#### 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 in Jackson County, new commercial businesses can be expected to locate on Athens Highway and along the 129 Bypass. Currently commercial uses account for about 1% of land in Arcade.

## **LAND USE**

### **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**

Approximately 4 acres of land in Arcade is currently being used for what can be defined as 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.



### Future Development Narrative

The Future Development Narrative is intended as an update to the “Defining Narrative” character area-based land use discussion included in the 2008 City of Arcade Comprehensive Plan. While the Future Land Use Map is intended to replace the “Future Development Map” as the official guiding land use document, the Future Development Narrative retains the character area based discussion of long-range development policies. This approach allows the City to identify preferred future development patterns. The Long Range Development Concept Map shows the City’s general long range vision for growth.

### Character Areas

A character area is defined by the Georgia Department of Community Affairs as “a defined geographic area that has unique or special characteristics to be preserved or enhanced, or has potential to evolve in to a unique area with more intentional guidance of future development through adequate planning and implementation, or requires special attention due to unique development issues.”

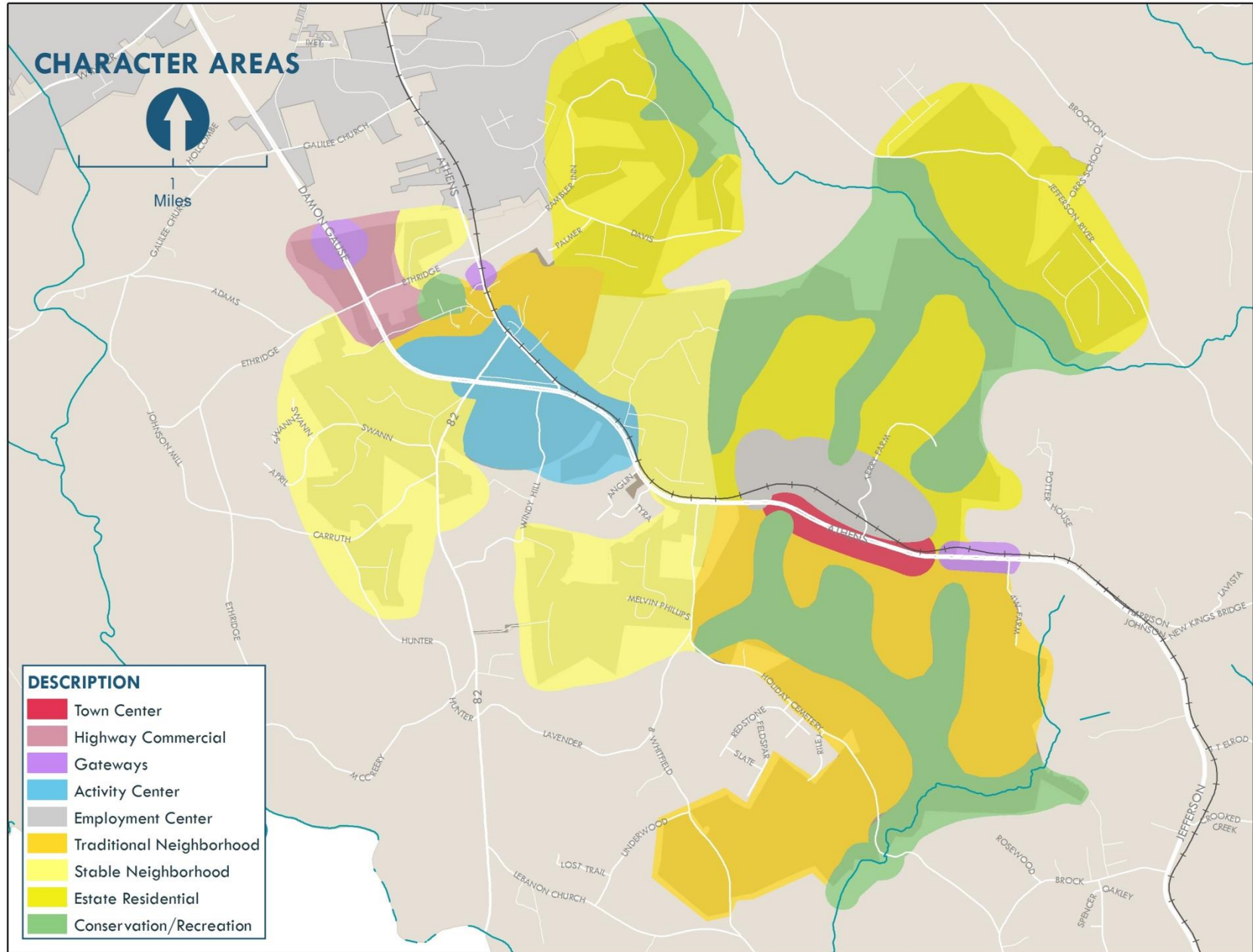
Zoning, development regulations, and infrastructure investments will need to evolve as build-out occurs to effectively implement the recommended goals for each identified character area. Decision makers will utilize the descriptions as a policy guide for future rezoning decisions.

The map along with a defining narrative for each character area organizes the future development concept that the City wishes to achieve in the long term. The character area concept allows decisions about proposed development to be considered in a broader context.

### Future Development Character Areas

<b>Town Center</b> Planned Mixed Use Development, Commercial, Office, Civic and Institutional uses.	<b>Traditional Neighborhood</b> Medium density residential, institutional and parks and recreation uses.
<b>Highway Commercial</b> Major roads serving auto-oriented commercial and office uses.	<b>Stable Neighborhood</b> Low to medium density residential, institutional and parks and recreation uses.
<b>Gateways</b> Key entrances to the City.	<b>Estate Residential</b> Very large lot residential with passive greenspace.
<b>Activity Center</b> Community scale commercial, office and institutional uses	<b>Conservation/Recreation</b> Passive greenspace and conservation, parks and other recreation uses.
<b>Employment Center</b> Regional scale office, and light industrial and manufacturing uses.	





## LAND USE

### Town Center

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

#### **Implementation Policies:**

Creating Network of Trails and Greenways to connect to other areas

Flexible Parking Standards

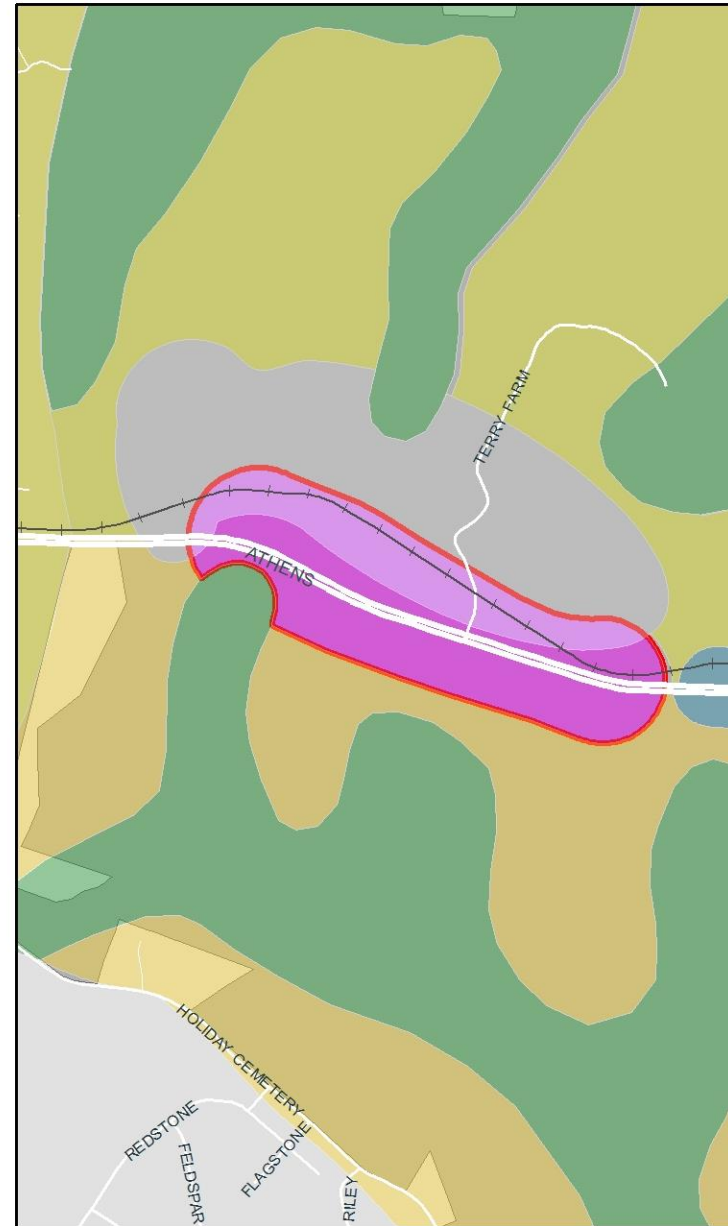
Incentive Zoning

Bicycle Facility Specifications

#### **Appropriate Zoning Districts:**

C-1, C-2, O-1, PCD, RR-2, RR-3, R-1, R-2, R-3, and MFR

### TOWN CENTER



## LAND USE

### Highway Commercial

The Highway Commercial Character Area is located along the 129 bypass. It should serve as a focal point for several neighborhoods and should have a concentration of activities such as general retail, service commercial, professional office, and appropriate auto oriented uses. Design for these areas should incorporate pedestrian friendly features when prudent.

#### *Implementation Policies:*

Alternatives to Big Boxes

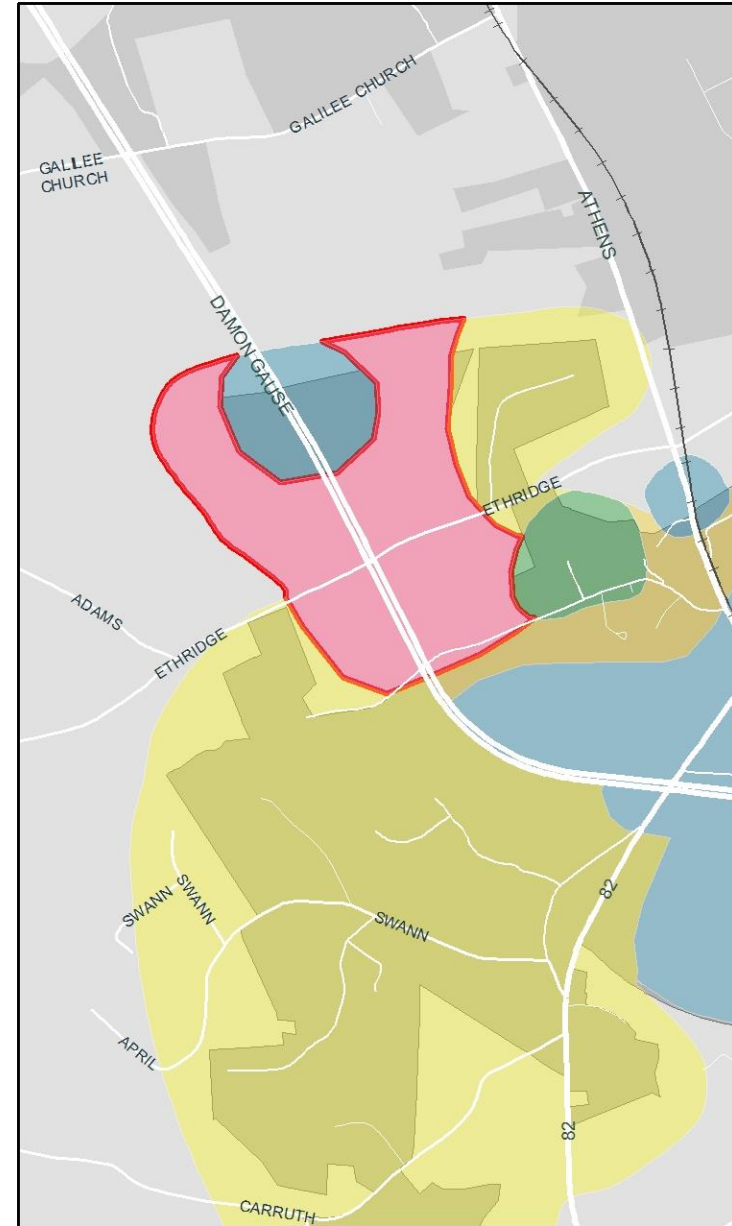
Creative Design for Higher Density

Flexible Parking Standards

#### *Appropriate Zoning Districts:*

C-1, C-2, O-I, and PCD

### HIGHWAY COMMERCIAL



## LAND USE

### Gateways

The Gateway Corridors are significant transportation corridors leading into Arcade. These corridors are important because they provide visitors with their first impression of Arcade as a community. They include the 129 Bypass and Athens Street. The purpose of the Gateway Corridor Character Area is to create a pleasant, welcoming atmosphere for people travelling toward the City.

#### **Implementation Policies:**

Focus on appearance with appropriate signage, landscaping and other beautification measures.

Manage access to keep traffic flowing; using directory signage to clustered developments.

Retrofit or mask existing strip development or other unsightly features as necessary.

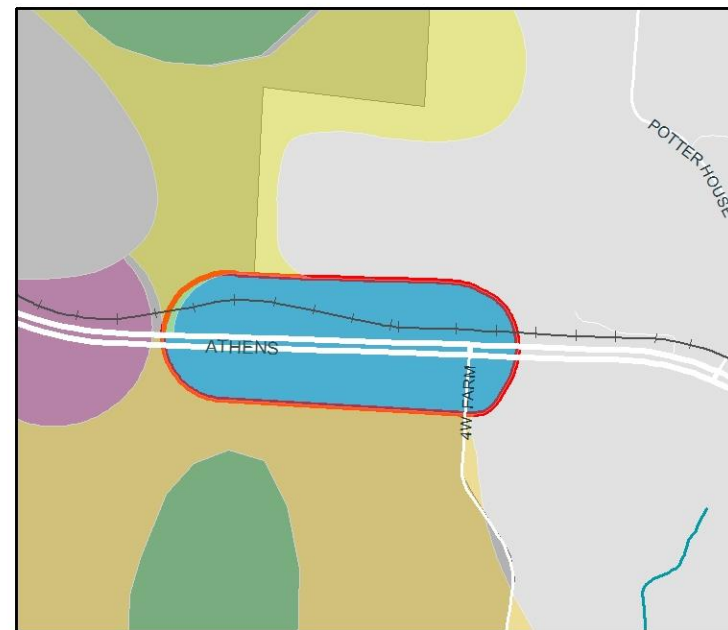
Provide pedestrian linkages to adjacent and nearby residential or commercial districts.

Parking areas should be heavily landscaped.

#### **Appropriate Zoning Districts:**

All non-industrial zoning districts

## GATEWAYS



## LAND USE

### Activity Center

The Activity Center Character Area is located along the 129 bypass and encompasses the old city center on Athens Street. It should serve as a focal point for several neighborhoods and should have a concentration of activities such as general retail, service commercial, professional office, residential and appropriate public open space. The Activity Center should include a relatively high-density mix of residential, retail, office, services, and employment to serve a regional market area. Designs for the Activity Center should be pedestrian oriented, with walkable connections between different uses and include direct connections to greenspace and trail networks. Site design should be oriented around a central green, square, or plaza. The pedestrian-friendly environment should be enhanced by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations. The Activity Center should also provide good vehicular connections with surrounding neighborhoods.

#### **Implementation Policies:**

Creating Network of Trails and Greenways to connect to other areas

Flexible Parking Standards

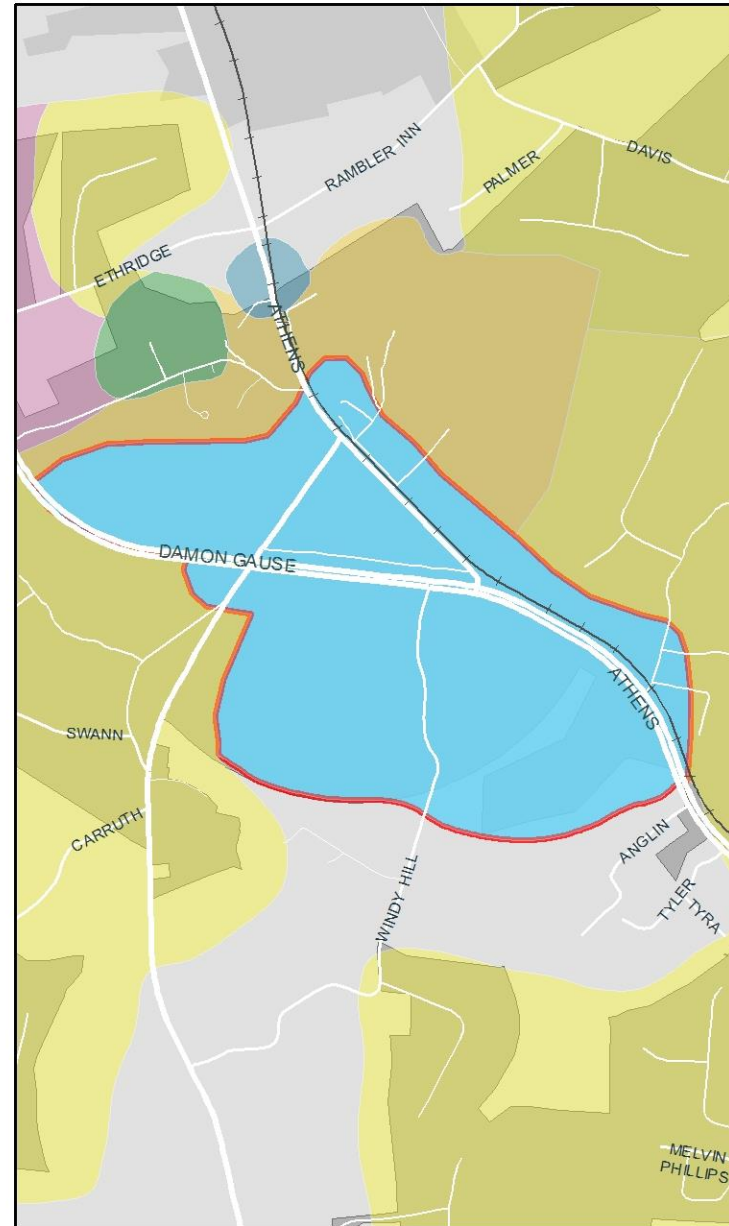
Incentive Zoning

Bicycle Facility Specifications

#### **Appropriate Zoning Districts:**

C-1, C-2, O-I, PCD, RR-2, RR-3, R-1, R-2, R-3, and MFR

### ACTIVITY CENTER





## LAND USE

### Traditional Neighborhood

Traditional Neighborhoods are areas where pressures for suburban residential subdivisions are the greatest. Moderate density, traditional development (TND) style residential subdivisions should be promoted. New development should be master planned with mixed uses, blending residential development containing several housing types with community parks and recreation linked in a compact pattern that encourages walking and 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.

#### Implementation Policies:

Accessory Housing Units

Adaptive Use

Conservation Subdivisions

Create a Network of Trails and Greenways

Mixed Use Zoning

Sidewalk and Pedestrian Network Design

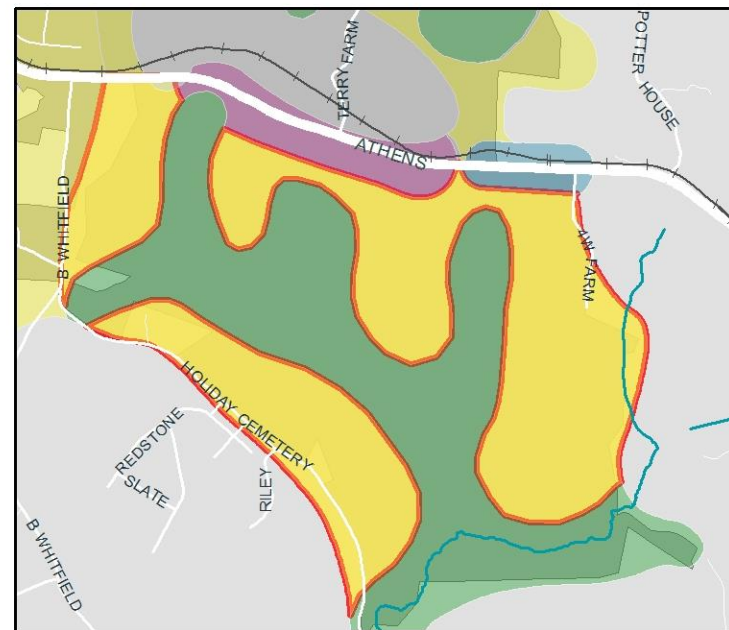
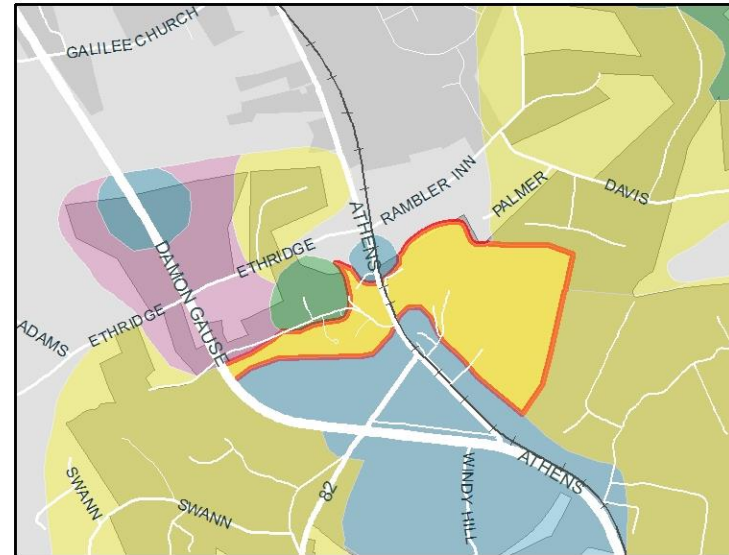
Traditional Neighborhood Development – Floating Districts

Landscaping and Buffers

#### Appropriate Zoning Districts:

PCD, RR-2, RR-3, R-1, R-2, R-3, and MFR

### TRADITIONAL NEIGHBORHOOD



## LAND USE

### Stable Neighborhood

The two areas defined as Stable Neighborhoods are located in the far northwest and central areas of the City. They are characterized by a mix of medium and low density single family homes and mobile homes. The vision for these areas is for them to become cohesive, walkable traditional neighborhoods with a mix of housing types and income levels.

#### Implementation Policies:

Adaptive Use

Creating a Network of Trails and Greenways

Creative Design for Higher Density

Mixed Use Zoning

Residential Infill Requirements

Right of Way Improvements

Sidewalk and Pedestrian Network Design

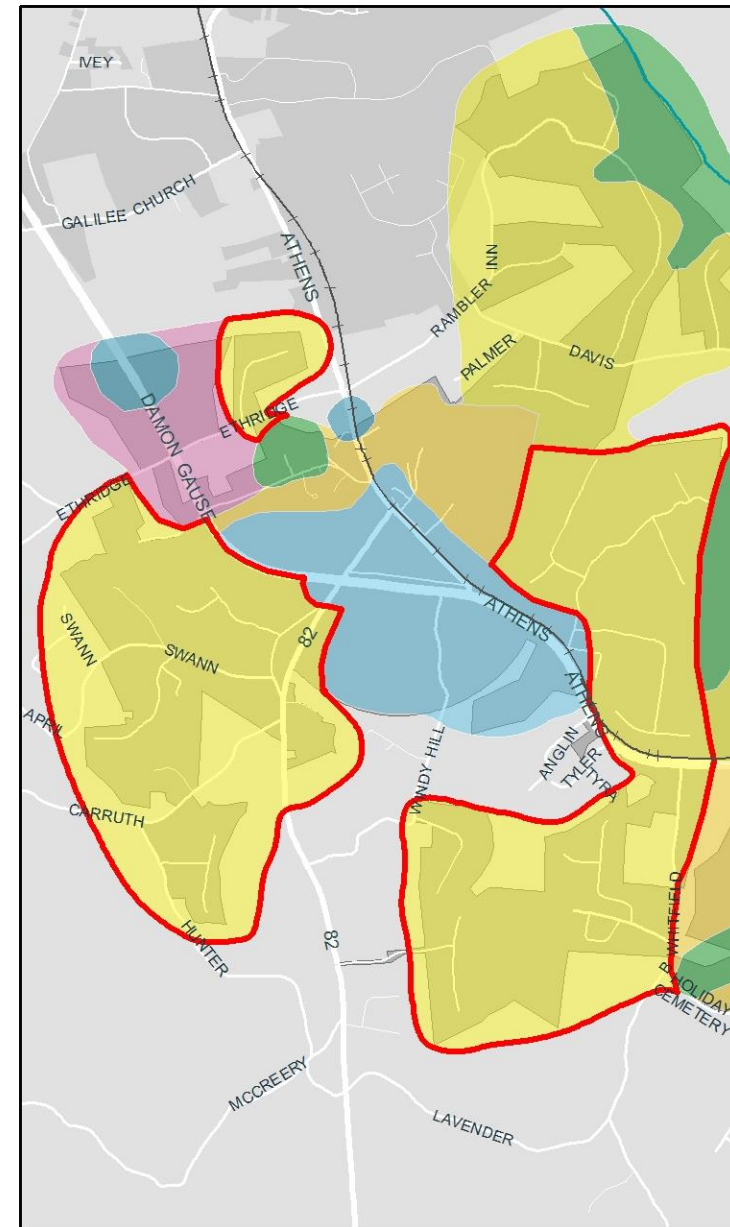
Accessory Housing Units

Streetscape Enhancements and Tree Program

#### Appropriate Zoning Districts:

R-2, R-3, PCD, MFR, and for those properties located along Athens Street C-1, C-2, and O-1

### STABLE NEIGHBORHOOD



## LAND USE

### Estate Residential

The Estate Residential Areas are rural areas that are likely to face additional development pressure for lower density residential development. The vision for this character area is that it remains largely rural in character. Open space should dominate the landscape and any development should be of appropriate scale.

#### *Implementation Policies:*

Accessory Housing Units

Cluster Development

Conservation Easements

Conservation Subdivisions

Create a Network of Trails and Greenways

Landscaping and Buffers

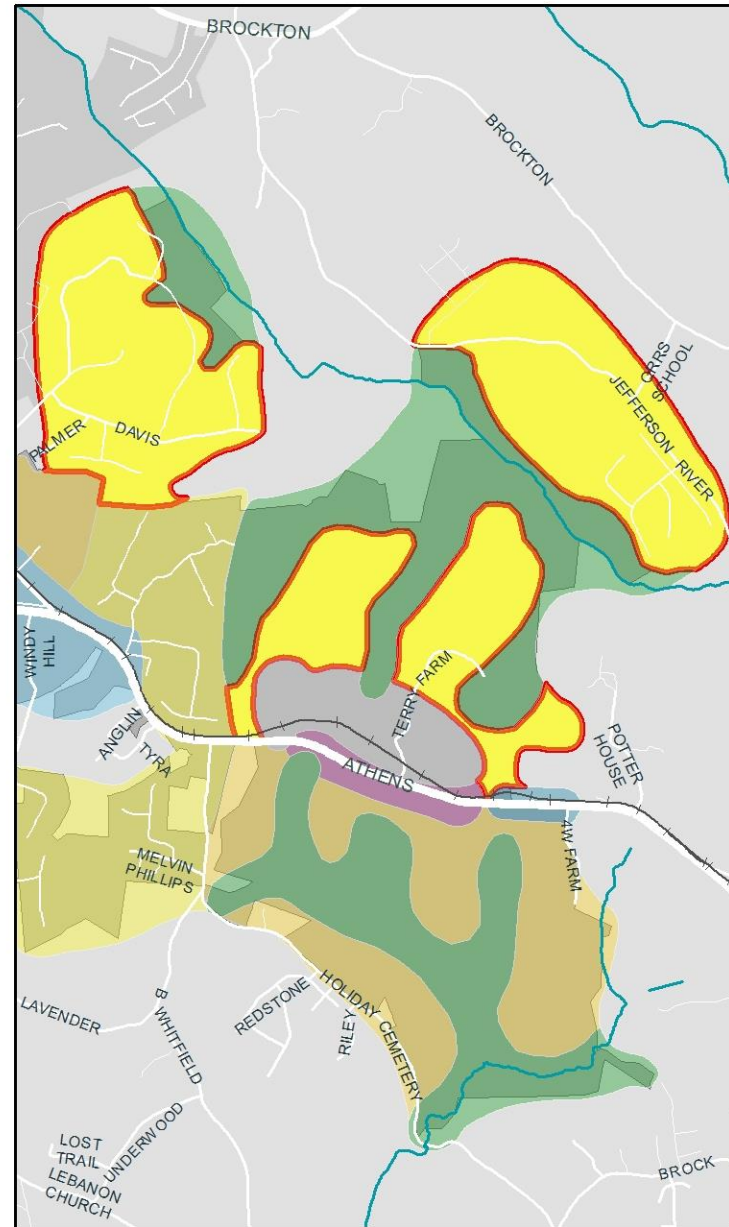
Large Lot Zoning

Sign Control for Rural Corridors

#### *Appropriate Zoning Districts:*

AG-R, RR-1, R-2, RR-3, R-1, PCD, and AG

### ESTATE RESIDENTIAL





## LAND USE

### Conservation/Recreation

These are areas where open space follows natural and manmade linear features for recreation, transportation, and conservation purposes and link ecological, cultural and recreational amenities.

#### Implementation Policies:

Bicycle Facility Specifications

Conservation Easements

Creating a Greenway and Trail System Master Plan

Design Guidelines

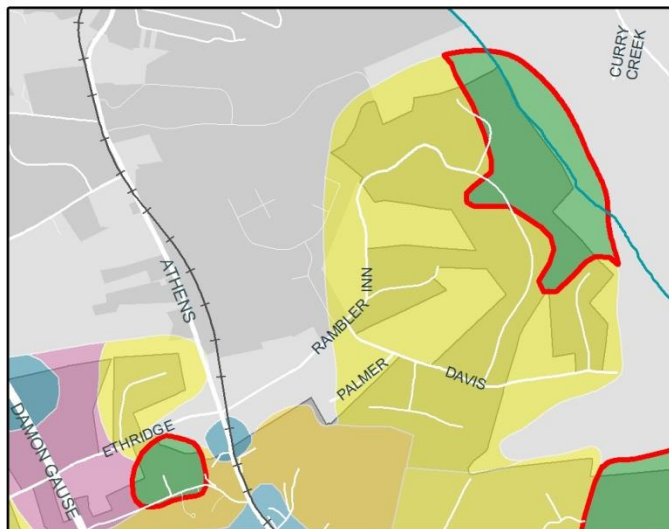
Incentive Zoning

Purchase of Development Rights

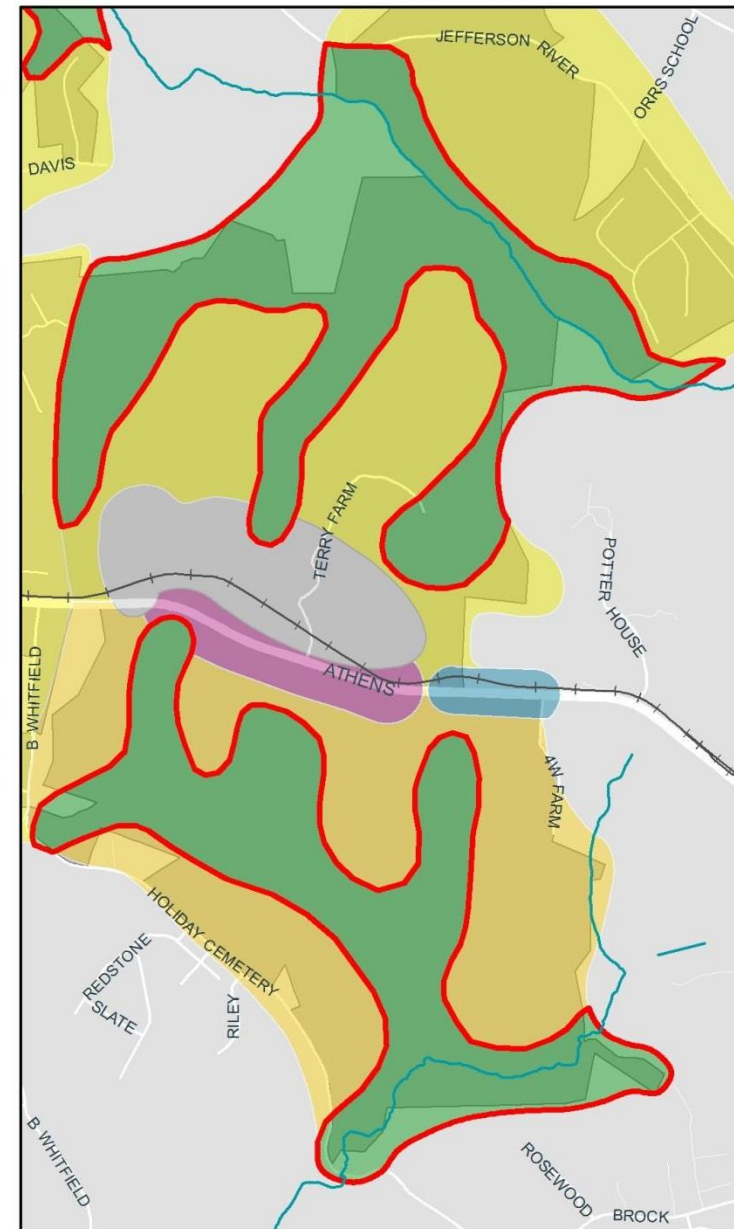
Increased Riparian Buffers

#### Appropriate Zoning Districts:

AG, PCFD, and AG-R



## CONSERVATION/RECREATION



## LAND USE

### Employment Center

The area located in close proximity to both Athens Hwy and the existing CSX Railroad to the north of what is the existing “Town Center” character area is a new Character Area for the 2014 Update. The close proximity to major transportation infrastructure, as well as the amount of developable land makes this area ideal for uses that can serve as a concentrated center of employment for the residents of Arcade, and the surrounding area as well. The vision is for Commercial and very light industrial manufacturing uses to locate here.

#### *Implementation Policies:*

Focus on appearance with appropriate signage, landscaping and other beautification measures.

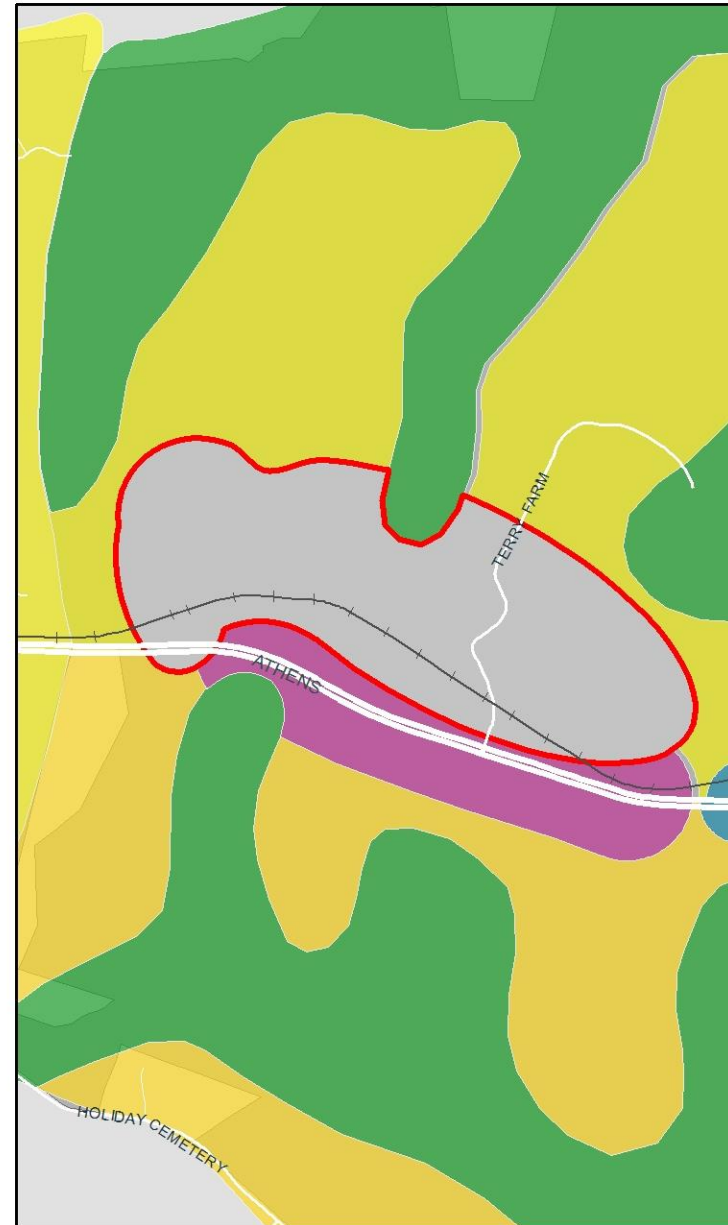
Manage access to keep traffic flowing; using directory signage to clustered developments.

Parking areas should be heavily landscaped.

#### *Appropriate Zoning Districts:*

All commercial and industrial districts could be appropriate within the Employment Center.

### EMPLOYMENT CENTER



# **COMMUNITY WORK PROGRAM**

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## COMMUNITY WORK PROGRAM

### Community Work Program

The City of Arcade 2014 Comprehensive Plan Update provides revisions to the core elements of the Comprehensive Plan, including community needs and opportunities, land use, and future development policies. The Community Work Program includes a listing of specific actions that the City plans to take in order to achieve the vision developed in the plan. The Community Work Program includes a Report of Accomplishments on previous planning projects and a Short Term Work Program (STWP) with a list of projects that can be accomplished over the next five years.

The revised Short Term Work Program is focused on major planning initiatives and city-sponsored work items. The STWP has been edited substantially to exclude ongoing policies. General city policies are instead located within the Community Goals and Policies chapter of this plan. In addition, area specific development policies are included within the Future Land Use Narrative portion of this document. Due to the national recession, several projects previously identified as short-term work items have been relegated to long term status.

2008-2014 Report of Accomplishments

Project Description	Responsible Party	Status				Explanation for Postponed or Not Accomplished Project
		Date Completed	Currently Underway	Postponed	Not Accomplished	
<b>Natural &amp; Historic Resources</b>						
Develop Vision for city and strategies to take it in that direction.	City, Arcade Planning Commission	2014				
<b>Economic Development</b>						
Encourage infill and redevelopment within the "Activity Center" Character Area	City		✓			
Create Economic Development Committee	City				✓	Relationship with the Chamber of Commerce accomplishes this goal.
Further identify redevelopment opportunities using public involvement.	City, Arcade Planning Commission		✓			
Continue to develop community building programs.	City		✓			
Participate in creating a strategy for county-wide public involvement in economic development matters.	City, Chamber of Commerce		✓			
<b>Housing</b>						
Work with developers of planned unit developments to ensure diverse housing stock.	City, Arcade Planning Commission		✓			
<b>Community Facilities</b>						
Create a public sewerage system.	City		✓			
Hire additional public safety officers.	City		✓			
Create metered water system.	City		✓			

2008-2014 Report of Accomplishments

Project Description	Responsible Party	Status				Explanation for Postponed or Not Accomplished Project
		Date Completed	Currently Underway	Postponed	Not Accomplished	
Continue to encourage public facilities with planned unit developments.	City, Arcade Planning Commission		✓			
<b>Land Use &amp; GIS</b>						
Review and update the Land Use Management Code	City, Arcade Planning Commission		✓			
Update City boundaries in GIS	City, Arcade Planning Commission	2013				
<b>Transportation</b>						
Investigate funding sources for installing sidewalks on Athens Highway.	City				✓	Priorities for building sidewalks have shifted away from Athens Hwy to other areas of the City.

2015-2019 Short-Term Work Program

Project Description	2015	2016	2017	2018	2019	Estimated Total Cost	Funding Source	Responsible Party
1. Expand infrastructure to ensure delivery of services to population and encourage economic development.	✓	✓	✓	✓	✓	TBD-Will vary by project	City, Private Sector	City
2. Revise Land Development Ordinance to develop clearer and more effective standards to preserve and protect both open space, and small town character of Arcade.	✓	✓				Staff Time	City	City
3. Provide sidewalks at targeted locations within the City.	✓	✓	✓	✓	✓	TBD-Will vary by project	City, Private Sector	City
4. Draft and adopt a Complete Streets policy that will encourage the consideration of all forms of travel, not solely automobiles in transportation investments.		✓	✓			Staff Time	City	City
5. Establish a Historic Preservation Committee and charge them with an inventory of assets.		✓				Staff Time	City	City
6. Host annual community events, beginning with the Encore Azalea Festival, and Movies in the Park.	✓	✓	✓	✓	✓	Staff Time	City	City
7. Work with Piedmont Regional Library to establish Book Deposit Location at City Hall.	✓					Staff Time	City	City
8. Acquire property for construction of Arcade Public Library.				✓	✓	TBD-Will depend on exact location	City	City
9. Develop a Master Plan for the expansion and enhancement of Arcade City Park, and one additional park within the City.		✓	✓	✓		\$15,000	City	City
10. Incorporate a Veteran's Memorial into the design of renovated or newly constructed park.				✓	✓	\$15,000	City	City
11. Develop incentives that will encourage redevelopment within the Town Center.		✓	✓	✓	✓	Staff Time	City	City

2015-2019 Short-Term Work Program

Project Description	2015	2016	2017	2018	2019	Estimated Total Cost	Funding Source	Responsible Party
12. Partner with the private sector to share costs associated with expansion of water, sewer, transportation, and communication infrastructure whenever possible.	✓	✓	✓	✓	✓	TBD-Will vary by project	City, Private Sector	City
13. Adopt a "Dig Once" policy to encourage the cost effective expansion of infrastructure investments.	✓					Staff Time	City	City
14. Conduct a Target Industry Analysis to identify which sectors economic development efforts should focus on attracting	✓					\$15,000	City	City
15. Use results of Target Industry Analysis to make necessary improvements to infrastructure and evaluate incentives the city can offer to attract desired economic growth.		✓	✓	✓	✓	Staff Time	City	City



# APPENDIX

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**MAYOR**  
**Doug Haynie**

**COUNCIL MEMBERS**  
**Ron Smith**  
**Dean Bentley**  
**Cindy Bone**  
**Tom Hays**  
**Debra Gammon**

September 10, 2014

Northeast Georgia Regional Commission  
305 Research Dr.  
Athens, GA 30605

RE: Comprehensive Plan Update Submittal


The City of Arcade has completed an update of its comprehensive plan and is submitting it with this letter for review by the Northeast Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Deborah Mockus, City Administrator, 706-367-5500 or [arcadecityadmin@windstream.net](mailto:arcadecityadmin@windstream.net).

Sincerely,

  
Doug Haynie, Mayor  
City of Arcade

Enclosures



**MAYOR**  
**Doug Haynie**

**COUNCIL MEMBERS**  
**Ron Smith**  
**Dean Bentley**  
**Cindy Bone**  
**Tom Hays**  
**Debra Gammon**

August 15, 2014

PUBLIC HEARING

COMPREHENSIVE PLAN UPDATE

The City of Arcade will hold a Public Hearing on Monday, August 25, 2014, at 6:00 p.m. in Arcade City Hal, 3325 Athens Highway, Jefferson, GA.

The purpose is to have a workshop to continue a review of the 2008 Comprehensive Plan in order to assess which of the needs and opportunities that it identifies are still relevant, and discuss additional ones that might be added to this update, which will focus on the next five (5) years.



**MAYOR**  
**Doug Haynie**

**COUNCIL MEMBERS**  
**Ron Smith**  
**Dean Bentley**  
**Cindy Bone**  
**Tom Hays**  
**Debra Gammon**

August 26, 2014

PUBLIC HEARING

COMPREHENSIVE PLAN UPDATE

The City of Arcade will hold a Public Hearing on Wednesday, September 3, 2014, at 6:00 p.m. in Arcade City Hal, 3325 Athens Highway, Jefferson, GA.

This workshop will focus on the Land Use portion of the 2008 Comprehensive Plan Update and also the implementation plan. The public is invited to attend.



**MAYOR**  
**Doug Haynie**

**COUNCIL MEMBERS**  
**Ron Smith**  
**Dean Bentley**  
**Cindy Bone**  
**Tom Hays**  
**Debra Gammon**

August 29, 2014

PUBLIC HEARING

COMPREHENSIVE PLAN UPDATE

The City of Arcade will hold a Public Hearing on Monday, September 8, 2014, at 6:00 p.m. in Arcade City Hal, 3325 Athens Highway, Jefferson, GA.

The public is invited to provide their ideas and input for the update of the Comprehensive Plan. Public comments will be incorporated and used to guide the development of the Plan which will serve as a guide for the City of Arcade for the next 5 years.





**MAYOR**  
**Doug Haynie**  
**COUNCIL MEMBERS**  
**Ron Smith**  
**Dean Bentley**  
**Cindy Bone**  
**Tom Hays**  
**Debra Gammon**

**SIGN IN HERE TO ADDRESS MAYOR AND COUNCIL**

**PUBLIC HEARING**

**September 8, 2014**

- |                                   |           |
|-----------------------------------|-----------|
| 1. <u>JUSTIN CRIGGTON, NEGIZC</u> | 16. _____ |
| 2. _____                          | 17. _____ |
| 3. _____                          | 18. _____ |
| 4. _____                          | 19. _____ |
| 5. _____                          | 20. _____ |
| 6. _____                          | 21. _____ |
| 7. _____                          | 22. _____ |
| 8. _____                          | 23. _____ |
| 9. _____                          | 24. _____ |
| 10. _____                         | 25. _____ |
| 11. _____                         | 26. _____ |
| 12. _____                         | 27. _____ |
| 13. _____                         | 28. _____ |
| 14. _____                         | 29. _____ |
| 15. _____                         | 30. _____ |





**MAYOR**  
Doug Haynie

**COUNCIL MEMBERS**  
Ron Smith  
Dean Bentley  
Cindy Bone  
Tom Hays  
Debra Gammon

**RESOLUTION**  
**ADOPTION OF COMPREHENSIVE PLAN UPDATE 2014**

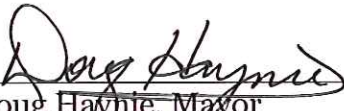
**WHEREAS**, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and


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

**NOW, THEREFORE, BE IT RESOLVED** by the Arcade City Council that the Comprehensive Plan Update for the City of Arcade, Georgia dated 2014, as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

**SO RESOLVED AND ADOPTED** by the Arcade City Council, Georgia, this 10<sup>th</sup> day of November 2014.



  
\_\_\_\_\_  
Doug Haynie, Mayor

  
\_\_\_\_\_  
Deborah L. Mockus,  
City Administrator/Clerk