

2008-2028 Comprehensive Plan:

Community Agenda



City of Arcade, Georgia

Draft
December 2008

Prepared By:



nelsnick
enterprises
Planning Services



Table of Contents

PURPOSE AND SCOPE	1
COMMUNITY VISION	3
GENERAL VISION STATEMENT FOR THE CITY OF ARCADE, GEORGIA	3
FUTURE DEVELOPMENT POLICIES	4
FUTURE POLICIES MAP	5
CHARACTER AREA IMPLEMENTATION MEASURES	6
HIGHWAY COMMERCIAL	6
GATEWAY CORRIDORS	7
CONSERVATION/RECREATION AREAS	7
ESTATE RESIDENTIAL AREA	8
TRADITIONAL NEIGHBORHOOD	10
STABLE NEIGHBORHOOD	10
ACTIVITY CENTER	11
TOWN CENTER	12
FUTURE LAND USE AND ZONING CATEGORIES	14
TABLE 1: FUTURE LAND USE MAP CATEGORIES AND DESCRIPTIONS	15
FUTURE LAND USE MAP	17
QUALITY COMMUNITY OBJECTIVES	18
TABLE 2: CHARACTER AREA QUALITY COMMUNITY OBJECTIVES	20
COMMUNITY ISSUES AND OPPORTUNITIES	21
IMPLEMENTATION PROGRAM	23
SHORT TERM WORK PROGRAM	23
POLICIES	27
APPENDIX I: IMPLEMENTATION MEASURES GLOSSARY	32
APPENDIX II: LIST OF ACCOMPLISHMENTS	38



Purpose and Scope

In September of 2007 the City of Arcade adopted its *Partial Update to the Comprehensive Plan*. The purpose of the *Partial Update* was to help Arcade address critical issues and opportunities during the interim, transitional period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule. The *City of Arcade 2008-2028 Comprehensive Plan Update* is an update to the *Partial Update to the Comprehensive Plan* and Arcade's part of the *Comprehensive Plan for Jackson County and the Cities of Arcade, Braselton, Commerce, Hoschton, Jefferson, Nicholson, and Pendergrass (adopted March 1998)*.

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.

The updated 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 must include an update of the material in the Assessment based on public input, a vision, a short term work program, and a list of policies for decision making.



Arcade City Hall

The Community Assessment has been approved by DCA along with the Community Participation Plan and the 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. The Community Agenda is the most important part of

the plan. It includes the community's vision for the future, key issues and opportunities the community chooses to address during the planning period, and the implementation program.



Community Vision

The Community Vision is intended to paint a picture of what the community desires to become. It provides a complete description of the development patterns to be encouraged in the jurisdiction. The Vision was developed and refined as part of the Community Participation Program for this Comprehensive Plan Update and is presented below.



Residents of Arcade work toward creating the vision for their city.

General Vision Statement for the City of Arcade, Georgia

Arcade is a safe and quiet town where families live in diverse neighborhoods. New development is family oriented, compliments the rural setting, and provides employment opportunities, services, recreation, parks, and shopping. Residents of Arcade are proud of their community and are active in local government and participate in local events.



Future Development Policies

The Future Policies Map on the following page delineates the boundaries of the City's Character Areas and covers the entire community. The Character Areas shown in the Future Policies Map are based on the Character Area Map from the Community Assessment and were refined using community and staff input. The Areas Requiring Special Attention in the Community Assessment were also considered when fine-tuning the Future Development Map.¹ There are eight distinct Character Areas in Arcade:

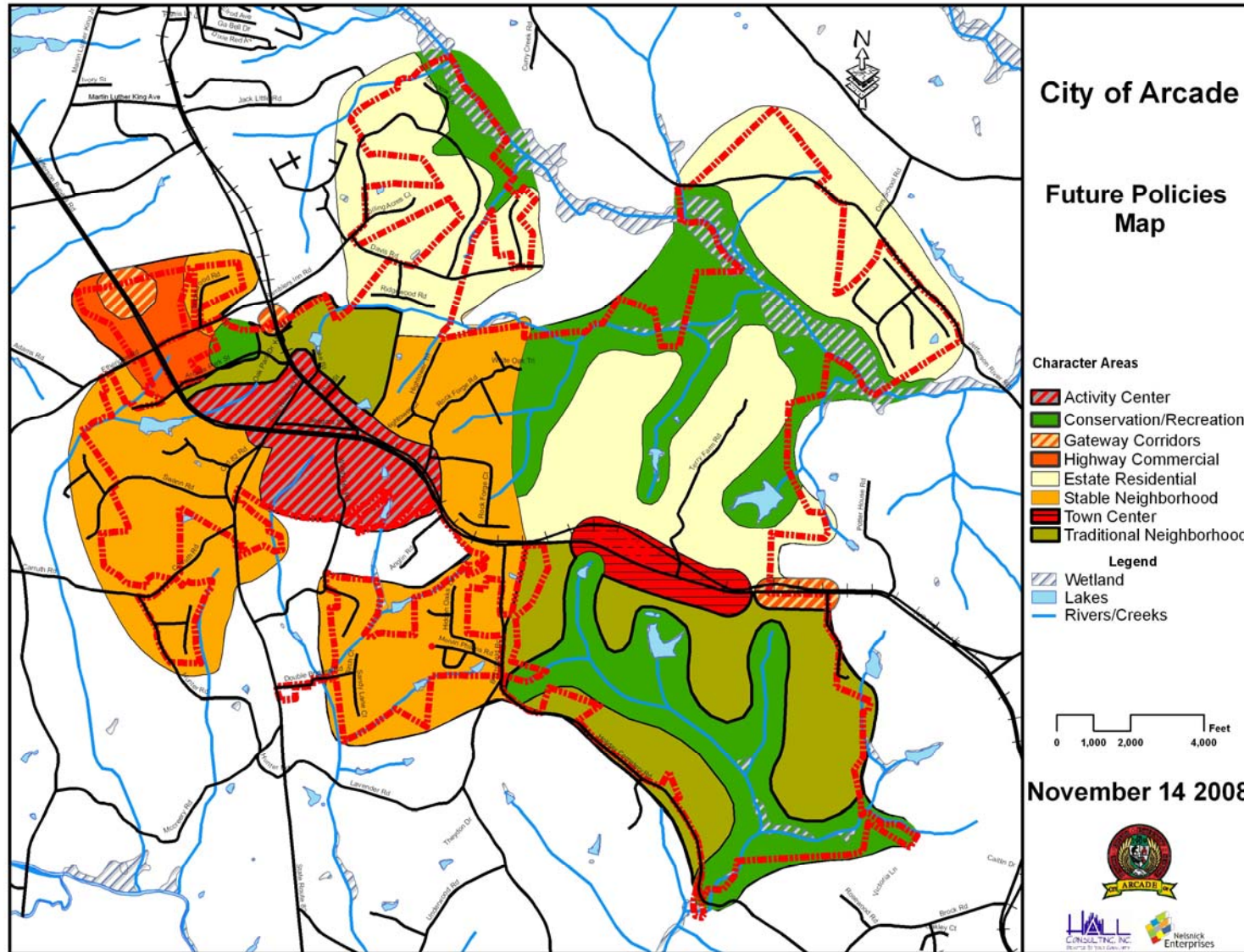
- Highway Commercial
- Gateway Corridors
- Conservation/Recreation
- Estate Residential
- Traditional Neighborhood
- Stable Neighborhood
- Activity Center
- Town Center

Each Character Area is described in detail in the Character Area Implementation Measures chapter that follows the Future Policies Map. The descriptions include location of the specified area, the patterns of development to be encouraged, implementation strategies to be used, and specific land uses/zoning categories to be allowed. A Future Land Use Analysis follows the Character Area Descriptions.

¹ Please refer to the Areas Requiring Special Attention Map in the Community Assessment for more information on these areas.



Future Policies Map





Character Area Implementation Measures

Each Character Area is described below along with a list of the implementation measures that could help maintain or achieve the desired development pattern and the specific zoning districts to be allowed. Appendix I is a glossary of Implementation Strategies. Each implementation measure is described in the Appendix. Most implementation measures in the Appendix also include additional resources to assist in future implementation.

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 public open space.

The Highway Commercial Area should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Design 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.

The City of Arcade has implemented several strategies to guide development on the 129 bypass. These include basic Design Guidelines, access control measures, landscaping and buffers. Additional strategies the city is considering include the following. Strategies that the city has chosen to implement within five years are included in the Short Term Work Program.

- Create a network of trails and greenways to connect the Activity Center to other areas in Arcade.
- Alternatives to Big Boxes
- Creative Design for Higher Density
- Flexible Parking Standards



- Mixed Use Zoning
- Enhanced Architectural and Design Guidelines
- Street Tree Plan

The specific zoning districts to be allowed in the Activity Center Character Area are C-1, C-2, O-I, and PCD.

Gateway Corridors

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.

Well designed community gateways evoke a strong sense of place. Gateway Corridors allow Arcade to “stand out from the herd” and create a powerful economic synergy that can attract new investment and aid in the recruitment of high quality business and development. The following apply to all Gateway Corridors:

- 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.

All non-industrial zoning categories may be appropriate in the Gateway Corridors. Gateway Corridors should be treated more like an overlay district where additional standards of aesthetics apply.

Conservation/Recreation Areas

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.



A multi-use trail provides transportation alternatives and offers recreational opportunities.

Connecting greenspaces into a pleasant network of greenways can create linkages throughout the City and could link Arcade to Jefferson and unincorporated areas. Land for pedestrian and bicycle connections between churches, recreation areas, the Town Center, residential neighborhoods and commercial areas should be set aside for a trail system.

In addition to setting aside land the city should consider the following

implementation measures.

- Bicycle Facility Specifications
- Conservation Easements
- Creating a Greenway and Trail System Master Plan
- Design Guidelines
- Incentive Zoning
- Purchase of Development Rights
- Increased Riparian Buffers

The specific zoning districts to be allowed in the Conservation Areas are AG, PCFD, and AG-R.

Estate Residential Area

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.

The rural atmosphere should be maintained and new development accommodated with the following development strategies.

- Require rural cluster or conservation subdivision designs that incorporate significant amounts of open space.

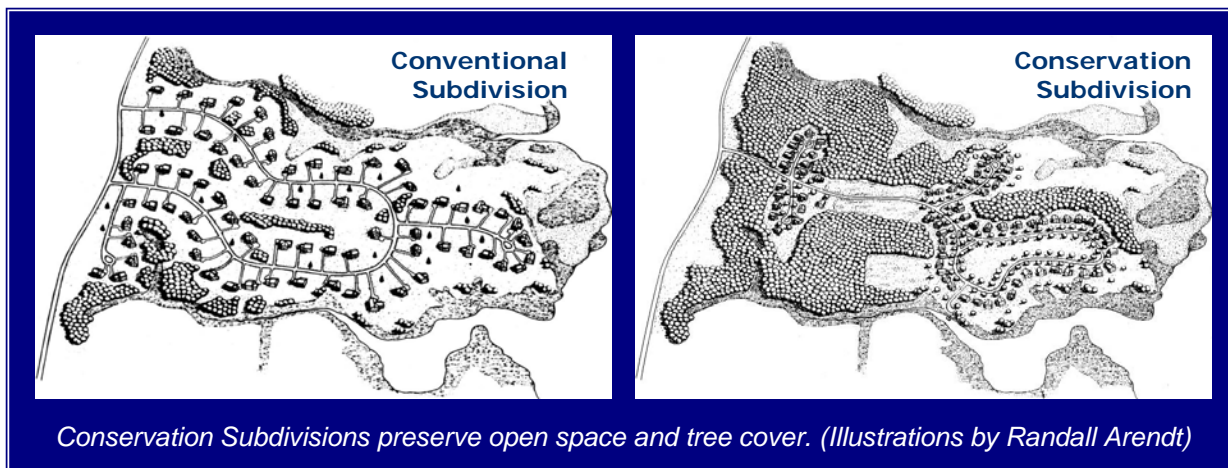


- Encourage compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture.
- Wherever possible, connect to regional network of greenspace and trails, available to pedestrians and bicyclists for both tourism, recreational, and mobility purposes.
- New developments should be designed for greater pedestrian orientation and access with attractive clustering of buildings within the center, leaving open space surrounding the center.

Specific Implementation Measures that would help maintain the rural environment include:

- 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

The specific zoning districts to be allowed in the Rural Residential Character Area are Ag-R, RR-1, R-2, RR-3, R-1, PCD, and AG.





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.

The following specific implementation measures are appropriate in this character area:

- 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

The specific zoning districts to be allowed in the Traditional Neighborhood Character Areas include PCD, RR-2, RR-3, R-1, R-2, R-3, and MFR.

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.



Stability can be reinforced 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 centers should be included at appropriate locations, which would provide a focal point for the neighborhoods, 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.

The city has several additional possible implementation strategies for revitalizing this area. They include:

- 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

The specific zoning districts to be allowed in the Stable Neighborhood Character Area are R-2, R-3, PCD, MFR, and for those properties located along Athens Street C-1, C-2, and O-1.

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. Design 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.

The following is a list of strategies to guide development in this character area. The strategies that the city has chosen to implement within five years are included in the Short Term Work Program.

- ✓ Create a network of trails and greenways to connect the Activity Center to other areas in Arcade.
- ✓ Bicycle Facility Specifications
- ✓ Creative Design for Higher Density
- ✓ Flexible Parking Standards
- ✓ Mixed Use Zoning
- ✓ Enhanced Architectural and Design Guidelines
- ✓ Street Tree Plan
- ✓ Infill Requirements

The commercial zoning districts to be allowed in the Activity Center Character Area are C-1, C-2, O-1, and PCD. The residential zoning districts include PCD, RR-2, RR-3, R-1, R-2, R-3, and MFR.

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, s, commercial clusters, and parks.

Strategies the City is considering are listed below. The strategies that will be implemented in the next five years are included in the Short Term Work Program.

- ✓ Creating Network of Trails and Greenways to connect to other areas
- ✓ Flexible Parking Standards
- ✓ Incentive Zoning
- ✓ Bicycle Facility Specifications

The commercial zoning districts to be allowed in the Activity Center Character Area are C-1, C-2, O-I, and PCD. The residential zoning districts include PCD, RR-2, RR-3, R-1, R-2, R-3, and MFR.



Future Land Use and Zoning Categories

The intent of the future land use analysis is to provide a more detailed look at land use and zoning. The future land use map is a representation of the Comprehensive Plan's goals and policies and reflects current development patterns and trends, as well as current zoning approvals. The map designations indicate the predominant type of land use in the general areas identified.

The Future Land Use Map was developed to illustrate the most desirable pattern of land use in Arcade. It was developed taking into consideration the land use patterns illustrated on the Existing Land Use and Zoning Maps, areas currently under development, the Future Policies Map, Areas Requiring Special Attention, availability of infrastructure, and needs demonstrated by residential and employment forecasts.

The following table presents the land use categories shown on the Future Land Use Map Areas and indicates the zoning districts that are most commonly compatible with the use designation. It is important to note that mixed uses are allowed in the PCD district. The Future Land Use Map follows the table.



Table 1: Future Land Use Map Categories and Descriptions

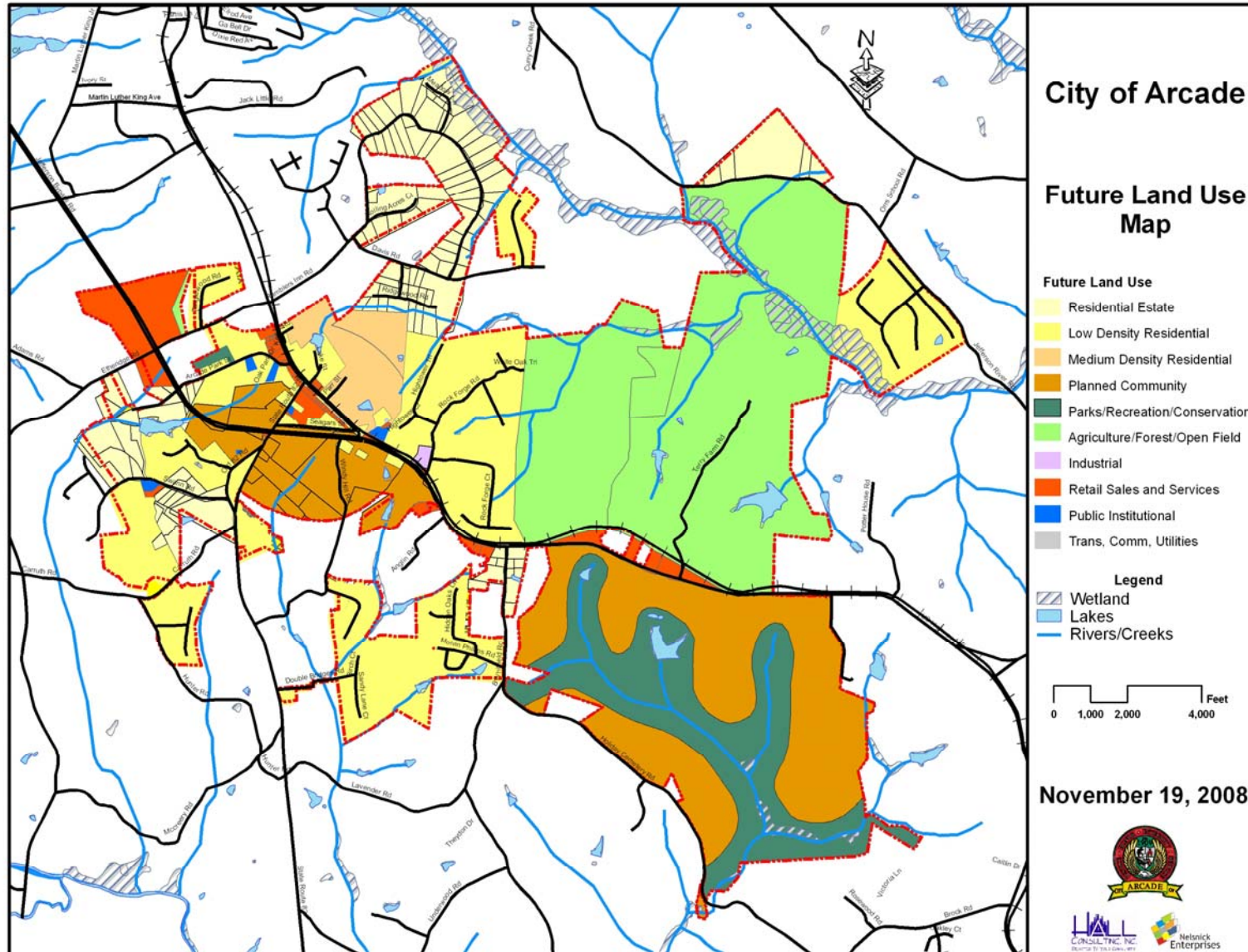
Land Use Category	Uses Included	Compatible Zoning Districts
Residential Estate	Personal agriculture uses such as farms and gardens, and single family detached lots that are 2 acres or greater in size	AG-R RR-1 PCD
Low Density Residential	Single family detached house on lots of .75 to 2 acres with development densities limited to a maximum of 1 to 2 dwellings per acre as appropriate to the surrounding area.	RR-2 RR-3 R-1 PCD
Medium Density Residential	Single family detached house on lots from .25 to .75 acres.	R-2 R-3 R-4 PCD
Planned Community	Planned community with several land uses including commercial, single family, and Multi-family residential with up to 8 units per acre.	MFR PCD R-1 R-2 R-3 R-4
Parks/Recreation/Conservation	Public or private active or passive recreation uses such as playgrounds, parks, nature preserves, golf courses, and recreation centers.	Special Use
Agriculture/Forest/Open Field	Profit-oriented agricultural uses such a crop production, general farming, and the raising of livestock. Also applies to unused land that is not forested.	AG-R AG PCFD
Industrial	Research and development businesses and office-warehouse developments where companies have administrative or sales space as will as an area for assembly or fabrication, product testing or refurbishment, or temporary storage.	LI HI



Land Use Category	Uses Included	Compatible Zoning Districts
Retail Sales and Services	Shopping centers and individual business properties offering products, entertainment, transient lodging, or services to the general public.	C-1 C-2 O-I PCD
Public Institutional/Governmental	State, federal, or local government uses such as fire stations, libraries, post offices, and schools; and institutions such as cemeteries and hospitals.	O-I
Transportation, Communication, Utilities	Electric substations, radio/TV/cable broadcasting stations and towers, telephone switching stations, and similar uses	LI



Future Land Use Map





Quality Community Objectives

DCA has established statewide goals and a number of Quality Community Objectives that further elaborate the state goals. These goals and objectives provide targets for local governments in developing and implementing their comprehensive plans. The Statewide Quality Community Objectives are as follows.

Regional Identity Objective: Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

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 Businesses Objective: The businesses 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.

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 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.

Transportation Alternatives Objective: 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.

Housing Opportunities Objective: Quality housing and 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.

Traditional Neighborhood Objective: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Infill Development Objective: 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.

Sense of Place Objective: 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.

The Quality Community Objectives to be pursued in each Character Area are listed in Table 2 on the following page.



Table 2: Character Area Quality Community Objectives

Character Area								Quality Community Objectives
Highway Commercial	Gateway Corridors	Conservation/ Recreation	Estate Residential	Traditional Residential	Stable Neighborhood	Activity Center	Town Center	
✓	✓	✓				✓	✓	Regional Identity Objective
✓		✓	✓	✓	✓	✓	✓	Growth Preparedness Objective
✓						✓	✓	Appropriate Businesses Objective
✓						✓	✓	Employment Options Objective
		✓			✓			Heritage Preservation Objective
		✓	✓					Open Space Preservation Objective
		✓						Environmental Protection Objective
		✓						Transportation Alternatives Objective
			✓	✓	✓		✓	Housing Opportunities Objective
				✓			✓	Traditional Neighborhood Objective
					✓	✓		Infill Development Objective
	✓	✓	✓	✓	✓	✓	✓	Sense of Place Objective



Community Issues and Opportunities

The agreed upon, final list of issues and opportunities that the community intends to address are shown below. They are based on the Issues and Opportunities in the Community Assessment and have been refined and prioritized through the Community Participation Process. Each Issue and Opportunity is addressed in the implementation program presented in the following Section.

Top Issues and Opportunities	
1	Economic Development - The City needs a vision for future economic development. Creating 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.
2	Capital Improvements Planning - Arcade should carefully plan to meet the service demands of population growth.
3	Mix of Housing Sizes, Types, and Income Levels - As the population grows, it is important to maintain a variety of housing types within the city limits.
4	Planned Unit Developments - Very few homes have been built in Arcade over the last few years. However, there is pressure for new, large planned developments on undeveloped land. The City should ensure that these new neighborhoods are attractive, pedestrian friendly, with mixed housing types and public facilities to serve the entire City.
5	Job Opportunities - Arcade serves as a bedroom community for other cities and counties. The city should balance residential growth with commercial growth and new jobs.
6	Parks and Recreation - Arcade Park is the only park in the city. The city should require that new park facilities are included in new Planned Unit Developments.
7	Natural Resources - Arcade has open spaces, rural character, and water features that should serve as the foundation for economic development, redevelopment, and reinvestment.
8	Poverty - A larger percentage of people live in poverty in Arcade than in Jackson County or the State of Georgia. Also, educational attainment is lower.



Top Issues and Opportunities

9	Community Pride - The City of Arcade must build a sense of community among its residents to ensure the viability of its small town character through communitywide events and actively building community pride.
10	Downtown Reinvestment - The city center along Athens Highway is unattractive and declining. The City should create a "center" that combines commercial, civic, cultural, and recreational activities in this area.



Implementation Program

As required by DCA, this Implementation Program includes a Short Term Work Program and Policies.

Short Term Work Program

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

Each item in the Short Term Work Program includes a beginning and ending date, a responsible party, a cost estimate, and funding source. The Short Term Work Program for Arcade is presented in the table on the following pages. Most items in this work plan address specific issues and opportunities that are high priorities in Arcade. They are indicated in the last column of the work program. The List of Accomplishments for the previous Short Term Work Program is included in Appendix II of this Partial Update to the Comprehensive Plan.



Short Term Work Program

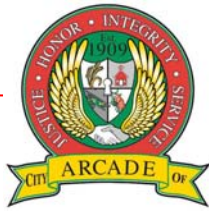
Project Description	2008	2009	2010	2011	2012	2013	Estimated Total Cost	Funding Source	Responsible Party	I&O Addressed
Cultural Resources										
Develop Vision for city and strategies to take it in that direction.	✓	✓					\$3,000	Local	City, Quad Cities Planning Commission	1
Economic Development										
Encourage infill and redevelopment within the "Activity Center" Character Area		✓	✓	✓	✓	✓	\$0	Local	City	1, 5, 8, 10
Create Economic Development Committee		✓					\$100	Local	City	1, 5, 7, 8
Further identify redevelopment opportunities using public involvement	✓	✓					\$2,000	Local	City, Quad Cities Planning Commission	1
Continue to develop community building programs	✓	✓	✓	✓	✓	✓	\$0	Local	City	1, 7, 8, 9



Project Description	2008	2009	2010	2011	2012	2013	Estimated Total Cost	Funding Source	Responsible Party	I&O Addressed
Participate in creating a strategy for county-wide public involvement in economic development matters	✓	✓	✓	✓	✓	✓	\$500	Local	City, Chamber of Commerce	1, 5
Housing										
Work with developers of planned unit developments to ensure diverse housing stock.	✓	✓	✓	✓	✓	✓	\$0	Local	City, Quad Cities Planning Commission	3, 8
Community Facilities										
Create a public sewerage system	✓	✓	✓				\$2,000,000	Local, State Grants, Federal Grants	City	2, 4
Hire additional public safety officers		✓		✓		✓	\$100,000	Local	City	2
Create a metered water system	✓	✓	✓				\$2,000,000	Local, State Grants, Federal Grants	City	2, 4
Continue to encourage public facilities within planned unit developments	✓	✓	✓	✓	✓	✓	\$0	Local	City, Quad Cities Planning Commission	2, 4, 6



Project Description	2008	2009	2010	2011	2012	2013	Estimated Total Cost	Funding Source	Responsible Party	I&O Addressed
Land Use and GIS										
Review and Update the Land Use Management Code	✓	✓	✓				\$10,000	Local	City, Quad Cities Planning Commission	4, 6, 10
Update city boundaries in GIS	✓	✓					\$1,000	Local	City, Quad Cities Planning Commission	
Transportation										
Investigate funding sources for installing sidewalks on Athens Highway	✓	✓	✓				\$0	Local	City	1, 9, 10



Policies

The policies below are designed to help the City of Arcade in the decision-making process. They are based on the Georgia Department of Community Affairs State Planning Recommendations and address the issues and opportunities presented in this Community Agenda. The relevant Issues and Opportunities are shown in parenthesis for each policy. The policies should apply to areas within the existing town limits and areas to be annexed in the future.

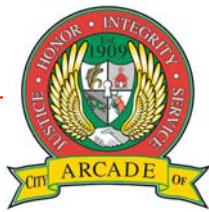
Several of the policies do not correspond directly to specific high priority Issues and Opportunities. These policies address statewide Quality Community Objectives that are important to the quality of life and sustainability of the City of Arcade.

Economic Development

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

Natural and Cultural Resources

- ◆ We will incorporate the connection, maintenance and enhancement of greenspace in all new development.



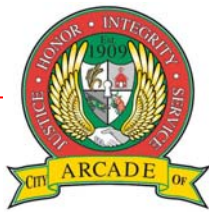
- ◆ We will encourage new development in suitable locations in order to protect natural resources and environmentally sensitive areas.

Facilities and Services

- ◆ Our community will make efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.
- ◆ We will coordinate public facilities and services with land use planning to promote more compact urban development.
- ◆ We will invest in parks and open space to encourage private reinvestment.
- ◆ Our community will use planned infrastructure to support areas identified as suitable for development.
- ◆ The community will establish regulations that serve as a way for new growth to pay for itself.
- ◆ We will protect existing infrastructure investments (i.e. already paid for) by encouraging infill, redevelopment, and compact development.

Housing

- ◆ Development shall provide for a variety of residential types and densities.
- ◆ We will eliminate substandard or dilapidated housing in our community.
- ◆ We will stimulate infill housing development in existing neighborhoods.
- ◆ Our neighborhoods will be interactive communities where people have easy access to parks, common open space,

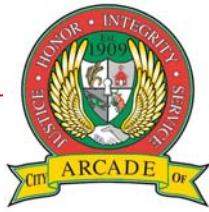


residences and businesses through walkways, bike paths, and roads.

- ◆ We will accommodate our diverse population by encouraging a harmonious mixture of housing types and uses.
- ◆ We will increase investment in the existing neighborhoods.
- ◆ We will promote walkable, safe neighborhoods.
- ◆ We will provide pleasant, accessible public gathering places.
- ◆ We will encourage parks and community facilities to be located as focal points in neighborhoods.

Land Use

- ◆ We will promote efficient use of land by promoting well-designed, more pedestrian friendly, development patterns with a mix of uses and an efficient, creative use of land.
- ◆ We will develop a recognizable transition from the urban to the rural areas of our community.
- ◆ We will avoid leapfrog development across undeveloped areas.
- ◆ We will support opportunities for residential and non-residential in-fill development that positively impacts the character of existing neighborhoods.
- ◆ We will encourage the use of landscaping, lighting, signage, underground utilities and building design to add value to our community.
- ◆ Our gateways and corridors will create a "sense of place" for our community.
- ◆ We will reduce the adverse visual impact of the automobile in both commercial and residential areas of our community.



- ◆ We will make neighborhoods and business areas more secure.
- ◆ Green space will be a major component within our neighborhoods, along our streets, parking lots and within commercial and industrial developments.
- ◆ Commercial nodes of varying sizes should be located at the intersections of arterial streets.
- ◆ We will employ innovative planning concepts to achieve desirable and well-designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance the quality of life in our community.

Transportation

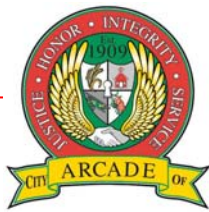
- ◆ We will address the location, vehicular/pedestrian/open space design, landscaping, and furnishing of residential and non-residential streets as one of the community's most important components contributing to the character, structure and development pattern of the community.
- ◆ We will ensure that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

Intergovernmental Coordination

- ◆ We will share services and information with other public entities within the jurisdiction.

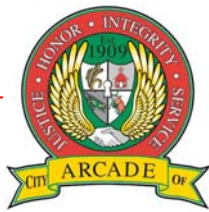


- ◆ We will establish coordination mechanisms with adjacent local governments to provide for exchange of information.
- ◆ We will pursue joint processes for collaborative planning and decision-making.

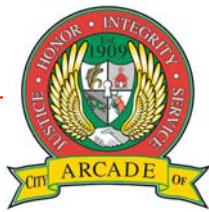


Appendix I: Implementation Measures Glossary

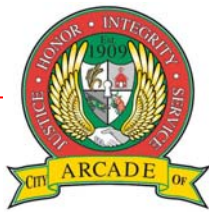
Implementation Measure	Description	Additional Resources
Access Control Measures	Access control measures seek to provide reasonable access to developments, while preserving the safe flow of traffic on an arterial or major collector, often a strip mall environment. Techniques like managing where and how approaches or signals are allowed, use of medians, creation of turn lanes, and supportive local ordinances improve the driving atmosphere. In some cases (medians, limits on curb cuts) they also make movement easier and safer for pedestrians and bicyclists.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=175
Accessory Housing Units	Revising local development regulations to permit development of accessory housing units in key neighborhoods of the community. Accessory housing units are garage apartments, "granny flats," "in-law apartments," "carriage houses," or similar secondary housing units located on the same lot with a single family residence. Encouraging accessory housing units is one means to bring affordable housing into all neighborhoods of the community.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=60
Adaptive Use	Adaptive use is the conversion of a disused building, usually abandoned and/or historic, into a functional building with a new use. This is often a better practice than demolishing buildings in order to build brand-new ones, but sometimes it needs to be encouraged by tax breaks, code changes, or other regulatory means. Adaptive use can be especially valuable for popular historic buildings, but it is also an important tool for regenerating deteriorating areas.	
Alternative Street and Pedestrian System Standards	Provides for alternative street specifications that will reduce construction costs to developers, including minimized right-of-way widths, pavement widths, turnaround dimensions, intersection curb radii, addition of bicycle lanes, etc.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=96
Alternatives to or Reuse of Big Boxes	The impacts of Big Box commercial developments can be controlled by ordinance and design standards.	http://www.law.uga.edu/landuseclinic/research/bigbox3.pdf



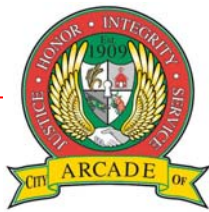
Implementation Measure	Description	Additional Resources
Analyze financial impacts of growth	Using the financial impacts of development patterns on local revenues to determine types of development patterns desired and needed.	
Bicycle Facility Specifications	Ensures safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=97
Cluster Development	Commercial, residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc.) are clustered on the remainder of the property.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=58
Compact Development	Refers to the act of constructing buildings vertically rather than horizontally, and configuring them on a block or neighborhood scale that makes efficient use of land and resources, and is consistent with neighborhood character and scale.	
Conservation Easements	An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=35
Conservation Subdivisions	Residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property. A Conservation Subdivision Ordinance authorizes the development of new conservation subdivisions on sites proposed by a developer, provided the development plans meet certain criteria specified in the ordinance.	
Creating More Onstreet Parking	Identifying and taking advantage of opportunities to add on-street parking in areas where additional parking is most needed. This may include changing parallel parking to angle parking, converting underused medians, loading areas, turn lanes, or traffic lanes for parking, or narrowing wide sidewalks to add parking.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=18



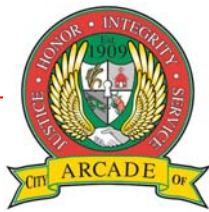
Implementation Measure	Description	Additional Resources
Creative Design For Higher Density	Encouraging the design of higher density developments to blend with the surrounding neighborhood, perhaps by masking the high-density aspects of the development through landscaping or architectural details. For example, multi-family housing can be designed to appear as a single family residence from the street, or heavy landscaping can be used to hide parts of the development.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=59
Design Guidelines	Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.	
Development Regulations for Highway Interchange Areas	A partial-zoning scheme to guide future development surrounding Highway Interchanges.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=121
Environmental Impact Review	Allows local governmental agencies to consider the environmental consequences of projects via the preparation of a document called an environmental checklist.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=133
Establish an Urban Redevelopment Area	The Urban Redevelopment Act gives cities and counties in Georgia specific powers to rehabilitate, conserve or redevelop any defined geographical area that is designated as a "slum area".	
Flexible Parking Standards	Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=17
Flexible Street Design Standards	Revising street design requirements in local development regulations to tailor streets to the scale of the neighborhood and types of traffic they serve. Revisions may include reducing required street widths, requiring bicycle lanes, or adding on-street parking.	
Gathering Community Opinions on Economic Development	Input on types of businesses stakeholders support and want in the community.	
Historic Preservation Standards	Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=118



Implementation Measure	Description	Additional Resources
Incentive Zoning	Incentive zoning is the practice of granting developers extra elements they want (most often density increases) in exchange for the provision of amenities such as affordable housing units, public spaces, infrastructural improvements, or greenspace. When a density increase is allowed, this is often known as a "density bonus."	
Infill Development Program	A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=32
Landscaping and Buffer Requirements	Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=106
Large Lot Zoning	Establishes zoning districts with very large minimum lot size requirements (at least 10 acres, preferably 20 acres) in order to strictly limit development density in areas where preservation of rural character, agriculture and/or greenspace is desired.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=38
Low Impact Development (LID)	Using various land planning and design practices and technologies to conserve and protect natural resource systems and reduce infrastructure costs.	
Mixed Use Zoning	In contrast to traditional zoning techniques, mixed-use zoning allows different types of uses (such as housing, commercial and office) to locate within the same area, provided the uses are reasonably compatible. This creates a more diverse and dynamic urban setting, and makes it easier for people to carry out some daily activities by walking. Mixed-use zoning is often accomplished through zoning overlays.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=40
Opportunity Zone	Allows local government to abate or exempt property tax, occupation tax, license fees, building inspection fees, their local taxes and fees except sales tax to promote development. Local government may also waive ordinances to create further incentive for development in the	http://www.dca.state.ga.us/economic/DevelopmentTools/publications/OpportunityZonesRevitalizationStrategies.pdf



Implementation Measure	Description	Additional Resources
	zone.	
Overlay Districts	A mapped area where special regulations on development are applied. An overlay is typically superimposed over conventional zoning districts, but may also be used as stand-alone regulations to manage development in desired areas of the community.	
Performance Standards Regulation Offsite Impacts	Regulates land uses that generate noise, odor, smoke, glare from outdoor lighting, or similar nuisances in order to minimize the impacts on neighboring land uses.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=99
Reducing Barriers to Affordable Housing	Revising local development regulations to make it easier to develop affordable housing.	
Residential Infill Requirements	Ensures that new infill development is compatible with its neighborhood, maintains harmony and character of existing residential areas, and that development occurs in an orderly and desirable manner.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=107
Right of Way Improvements	Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=3
Rural/Suburban Arterial Corridor Overlay	Establishes an amenity zone adjacent to arterial corridors to provide for sidewalks and other enhancements, and to manage development so as to avoid a strip commercial pattern.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=114
Scenic Corridor Overlay District	Protects scenic views by requiring land uses to complement rather than detract from scenic experience.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?GetTool=113
Sign Control for Rural Corridors	Protect rural areas by regulating signage.	http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/downloads/resourceTeams/camdencounty/Sign%20Control%20on%20Rural%20Corridors.pdf
Strategies for Reuse of Greyfields	Creatively redevelop abandoned strip malls and commercial sites.	



Implementation Measure	Description	Additional Resources
Surveying Business Needs	Gathering information on problems and needs for local resources to support existing businesses.	
Sustainable building techniques	Creating environmentally-sound and resource-efficient buildings by using an integrated approach to design: promoting resource conservation, including energy efficiency, renewable energy, and water conservation features; reducing operation and maintenance costs; and addressing issues such as historic preservation, access to public transportation and other community infrastructure systems. The entire life-cycle of the building and its components is considered, as well as the economic and environmental impact and performance.	
Traditional Neighborhood Development - Floating District	Enables building of new TND developments at particular locations proposed by a developer, provided these locations meet certain criteria specified in the ordinance. TND's typically include small lot single-family homes, multi-family residences, and neighborhood commercial developments, all within easy walking distance of one another.	http://www.dca.state.ga.us/toolkit/ToolDetail.asp?Tool=9
Traffic Calming	Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.	
Transportation Enhancement Program	Providing grant funds for alternative transportation projects, such as sidewalks, bike trails, rail depot renovations, and streetscape improvements. A diverse array of projects are eligible for funding, including those related to cultural, natural, and scenic elements of the transportation network. A diverse array of projects are eligible for funding, including those related to cultural, natural, and scenic elements of the transportation network.	
Water resource management	Managing and protecting water supply, watersheds and coastal areas; providing safe drinking water and wastewater treatment services.	



Appendix II: List of Accomplishments

List of Accomplishments				
Project Description	Responsible Party	Year from Previous STWP	Status	Explanation for Postponed or Not Accomplished Project or Activity and/or Notes
Cultural Resources				
Develop Vision for city and strategies to take it in that direction.	City, Quad Cities Planning Commission	2007-2009	underway	
Economic Development				
Create Economic Development Committee	City	2007	postponed	Other priorities were more important at the time.
Further identify redevelopment opportunities using public involvement	City, Quad Cities Planning Commission	2007-2009	underway	
Investigate opportunities for Community Building Programs with DCA	City	2007	Not Accomplished	Done internally instead. Will be ongoing.
Participate in creating a strategy for county-wide public involvement in economic development matters	City, Chamber of Commerce	2007-2012	underway	



List of Accomplishments

Project Description	Responsible Party	Year from Previous STWP	Status	Explanation for Postponed or Not Accomplished Project or Activity and/or Notes
Housing				
Evaluate housing needs based on revised population projections and public involvement.		2007-2008	complete	
Investigate possibility of inviting DCA Housing experts to visit and evaluate housing opportunities in Arcade.		2008	not accomplished	Not needed, will include diverse housing stock in planned unit developments
Community Facilities				
Create a public sewerage system	City	2007-2009	underway	permit applied for
Hire additional public safety officers	City	200,720,092,011	underway	
Create a metered water system	City	2007-2009	underway	
Evaluate Community Facilities needs based on revised population projections and public involvement.	City, Quad Cities Planning Commission	2007-2009	complete	



List of Accomplishments

Project Description	Responsible Party	Year from Previous STWP	Status	Explanation for Postponed or Not Accomplished Project or Activity and/or Notes
Investigate feasibility of public spaces with public involvement	City, Quad Cities Planning Commission	2007-2009	complete	
Review the possibility of creating a Clean and Beautiful Committee	City	2007	complete	
Land Use and GIS				
Create checklist for plan review process	Quad Cities Planning Commission	2007-2008	complete	
Assess public interest in establishing a trail system	City, Quad Cities Planning Commission	2008	complete	
Full update to Comprehensive Plan		2007-2009	complete	
Investigate feasibility of gateways with public involvement	City, Quad Cities Planning Commission	2008	complete	
Transportation				
Investigate funding sources for installing sidewalks on Athens Highway	City	2008	underway	