

RESOLUTION

**A RESOLUTION OF THE JACKSON COUNTY BOARD OF COMMISSIONERS
APPROVING AND ADOPTING THE
JACKSON COUNTY COMPREHENSIVE PLAN 2020**

WHEREAS; In order to maintain qualified local government certification, and thereby remain eligible for selected state funding and permitting programs, each local government in Georgia must prepare, adopt, maintain, and implement a comprehensive plan as specified in state administrative rules; and

WHEREAS; Jackson County has prepared an updated comprehensive plan, with appropriate opportunity for involvement and input from stakeholders, an appointed steering committee, and the general public; and

WHEREAS; Public hearings as required by the state's administrative rules have been held; and

WHEREAS; Jackson County has transmitted the comprehensive plan for review by the Northeast Georgia Regional Commission and the Georgia Department of Community Affairs as required by local planning requirements of the state; and

WHEREAS; The Northeast Georgia Regional Commission has notified the county of the Georgia Department of Community Affairs' (DCA's) determination that the comprehensive plan meets minimum requirements of DCA Rules; effective November 5, 2020.

Now, therefore IT IS RESOLVED as follows:

1.

The Jackson County Comprehensive Plan 2020 is hereby adopted.

2.

The Clerk of the Board is hereby directed to submit a certified copy of this Resolution, along with a digital copy of the plan, to the Northeast Georgia Regional Commission within seven days of the date of adoption.

3.

To publicize adoption, the adopted comprehensive plan shall be maintained on Jackson County's website.

ADOPTED AND APPROVED, THIS THE 7TH DAY OF DECEMBER, 2020.



Tom Crow, Chairman
Jackson County Board of Commissioners

ATTEST:





Ericka Johnson, Clerk



Jackson County

Comprehensive Plan

2050

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An aerial photograph of a lush, green landscape. The foreground shows a grassy field with some trees. In the middle ground, there is a large, irregularly shaped pond surrounded by dense forest. A white arrow points from the left towards the pond. The background is a vast expanse of forest stretching to the horizon under a clear blue sky.

Introduction

INTRODUCTION

The first chapter of this five-year update to the Jackson County Comprehensive Plan is intended to provide an introduction to the plan document's content, organization, as well as necessary context for the elements that follow.

Purpose

A Comprehensive Plan is firmly grounded in the reality of where we are as a community today. This section provides important background information about the community, including our regional context, history, current land use patterns, development regulations, and finally an analysis of demographic and market conditions. Collectively, this section will provide context critical to understanding the influences that shaped the development of the Jackson County Comprehensive Plan 2050.

Context

This plan represents the latest version of a nearly continuous effort to understand and plan for growth in unincorporated Jackson County. Since 1974 when the County first adopted a zoning ordinance to ensure the orderly and logical development of land, the county has developed a continuum of plans, which this plan builds on. These plans are either referenced specifically, or incorporated by default. They include:

Jackson County

- 2019 Jackson County Transportation Plan
- 2011 Connect Jackson-Bike, Pedestrian, & Greenways Plan
- 2020 Jackson County Urban Redevelopment Plan
- 2015 Jackson County Comprehensive Plan
- 2017-2018 Jackson County – School Locations
- Jackson County Annual Financial Reports
- 2017 Jackson County Unified Development Code

Northeast Georgia Regional Commission (NEGRC)

- 2018 Northeast Georgia Regional Plan

Gainesville Hall Metropolitan Planning Organization (MPO)

- 2020 Regional Transportation Plan

Contents

This plan conforms to the Rules of the Georgia Department of Community Affairs (DCA) *Minimum Standards and Procedures for Local Comprehensive Planning*, which became effective on October 1, 2018. Accordingly, it contains the following required elements:

Community Goals

The Community Goals element establishes the vision the plan will work towards achieving. It establishes reasonable and rational goals, and recommends policies that will help move the community toward those goals. The foundation of the vision and goals is an analysis of the County's current strengths, and weaknesses, as well as the existing opportunities, and threats (SWOT). This analysis was led by staff and developed during the first meeting of the Interest Committee that guided the development of the plan document from beginning to end.

Needs and Opportunities

The needs and opportunities element identifies key issues the plan will address. Developed and prioritized by input from the public, the Interest Committee, and staff, this element is the basis for action items identified in the Community Work Program.

Land Use

An updated land use element that describes the vision for unincorporated Jackson County's development in both type and intensity is included as a framework for staff and local decision makers. This update applies the same methodology as the 2015 plan, with updates recommended to the planning staff, and reviewed by the Interest Committee to reflect changes in the built environment since the previous plan's adoption and subsequent amendments.

Transportation

Jackson County collaborated with the Gainesville-Hall Metropolitan Planning Organization, whose boundaries include the City of Hoschton, the Town of Braselton and a portion of western unincorporated Jackson County. The Cities of Commerce and Jefferson also participated individually to develop a countywide transportation plan between 2018 and 2019. Key elements of that plan, including projects, policies and goals are specifically incorporated in this document.

Broadband Services

A new requirement since the previous plan, the Broadband Services Element includes goals and actions intended to promote the deployment of cost-effective broadband services into areas of unincorporated Jackson County that DCA and the Georgia Technology Authority (GTA) have designated as unserved.

Community Work Program

The Community Work Program is a list of action items developed to respond to high-priority needs and opportunities, and demonstrating continuous progress towards the Plans identified goals. The program includes a short-term program of work, which lays out specific implementation measures for the next five years. Also included is a report of accomplishments from the 2015 plan.

Community Participation

The foundation of this Plan document was built on an extensive citizen input gathered through a variety of methods. Ranging from more formal, structured public hearings, and small interest committee meetings, to more informal online questionnaire and survey, outreach efforts were designed to offer citizens and stakeholders a venue to provide their input in an environment where they felt most comfortable being candid.

Interest Committee

The county created a standing committee comprised of those they felt could offer guidance and direction to the staff as they developed the plan. This committee met monthly, either in person, or online due to COVID-19 restrictions, to discuss various plan elements, and provide feedback on drafts of various plan sections. The list of identified stakeholders who were invited to each meeting follows.

Name	Affiliation
Tom Crow	BOC Chair
Jim Hix	BOC District 1
Marty Clark	Planning Commission Chair
Steve Wittry	Planning Commission Member
David Ayers	Planning Commission Member
Nick Bledsoe	Planning Commission Member
Les Knoblock	Planning Commission Member
Joe Holt	Board of Adjustment Chair
Mark Palmer	Board of Adjustment Member
James Scott	Board of Adjustment Member
Shirley Turner	Board of Adjustment Member
Jim Shaw	JC Area Chamber of Commerce
Keith Hayes	JC Builders Association
Joey Leslie	JC Water and Sewerage Authority
Joe Hicks	JC IDA
Tom Strong	JC Airport
Sue Anne Decker	Georgia Department of Transportation District 1
Nikki Tobias	Habitat for Humanity
Kevin Keller	Town of Braselton Planning Director
James Wascher	City of Commerce
Planner	City of Hoschton
Pricilla Murphy	City of Jefferson, Manager
Barbara Thomas	City of Maysville, Clerk
Debbie Fontaine	City of Nicholson, Clerk
Rob Russell	City of Pendergrass, Manager

Name	Affiliation
Ashley Watkins	City of Talmo, Clerk
Burke Walker	UOWB Authority Chari, and NEGRC Executive Director
Eva Kennedy	NEGRC Planning and Government Services Director
Greg Pittman	4-H Extension
Ted Gilbert	Jackson County School System
Daryl Buffenstein	Attorney / Citizen
Jeff Cain	Pastor of Commerce Presbyterian
Joe Leffew	Commerce Planning Commission Chair
Susan Chaisson	Shields-Etheredge Heritage Farm
Melody Herrington	UGA Dept. of Public Admin. / Citizen
Kerri Testament	Manager of Member Services JEMC
Dan Zogran	Grainger Industrial Supply/ Citizen
Doug Makemson	Greenspace and Citizen advocate
Alex Kharabora	Developer/Builder
Kenny Whitworth	Real Estate Developer / Citizen
Carson Saville	Insurance Brokerage/Citizen Advocate
Kevin Poe	County Manager
Cyndi Clark	Retired Educator/ Keep Jackson County Beautiful
Christie Craig	Carter's
Kayley Edwards	Student Jackson County 4-H's Council/ Keep Jackson County Beautiful
Mike Faulkner	Owner of New Vision Group/ Keep Jackson County Beautiful
Greg Laughinghouse	Retired/Member of Jefferson's PC
Jack Legg	Retired/ Keep Jackson County Beautiful
Gina McKinney	UGA Animal Science Dept. / Citizens for South Jackson
Susan Russell	Arborist for City of Jefferson
Philip Smith	Jackson County Tax Assessors Office
Yvette Wise	Town of Braselton
Joseph Boyd	GHMPO
Babs McDonald	Citizens for South Jackson
Ken Cordell	Citizens for South Jackson
Lori Redmond	Citizen
April Howard	Jackson County School System
April Edwards	Jackson County 4-H Extension
John Uessler	Empower College & Career Center
Walton Harris	Citizen

The Plan was developed using the schedule of meetings, and activities as follows:

2019 Oct	21 st SWOT Analysis 24 th Public Hearing 1 28 th Online survey opens	2019 Nov	6 th Open House: Braselton 18 th Water & Sewer Authority → Online survey continues	2019 Dec	20 th Land Use → Online survey continues
2020 Jan	23 rd Land Use 31 st Online survey closes	2020 Feb	17 th Housing	2020 Mar	16 th Natural Resources*
2020 Apr	20 th Econ. Development & Broadband*	2020 May	18 th Parks & Recreation Historic Preservation	2020 Jun	15 th STWP Review
2020 Jul	20 th Goals, Policies, Vision 23 rd Public Hearing 2 24 th Plan Transmittal	2020 Aug	Address Review Comments	2020 Sep	21 st Plan Adoption

* Opportunities for input were provided for these topics using email comments and virtual meetings, in order to comply with federal, state, and local guidance restricting gatherings of more than 10 people during the Public Health Emergency declared in response to the 2020 COVID-19 pandemic.

Citizen Input

Realizing that the ways in which people interact and communicate has changed dramatically, even in the 5 years since the previous Plan was prepared, staff's strategy for gathering input about their vision for the County's future has changed as well. An online first approach to public input was utilized to solicit input from a larger sample of Jackson County residents than would be possible through traditional committee and other public meetings. This engagement strategy gathered nearly 7,500 responses to not only questions developed by staff as part of a survey, but also allowed respondents to identify locations of particular concern on a map of the County by dropping a pin and leaving a comment. Key takeaways from the responses include:

- The desire to preserve the rural character of the County
- A high priority placed on protection of natural resources
- A strong preference for single-family detached housing
- A desire for a greater variety of service oriented commercial development (non-industrial)

A full report of survey results can be found in the Appendix.

Community Vision

We the residents of Jackson County value our rural character and connection with agriculture, our county's historical roots, and the small town feel of our cities. Jackson County's agricultural land, cattle farms, and scenic pastures, along with old barns and farmhouses, distinguish it from Athens and the Atlanta region. We appreciate Jackson County's excellent location and convenient proximity to Athens and the Atlanta metropolitan area, but we don't want our county to be swallowed up by growth pressures of either region, with their traffic headaches, faster paces, and declining environmental qualities. Jackson County is close enough to Atlanta and Athens so we can enjoy "city" life, but come home to a quieter, slower pace of life, a cleaner environment, friendlier neighbors, and an agricultural/rural/pastoral setting with small towns. We are not, and refuse to become, "another Gwinnett County."

In order to maintain these desirable qualities and attributes, we support programs to protect historic resources, the county's farms, and its rural/scenic landscapes. It would be tragic if our county lost its historical and natural resources, its beautiful farmland and rural way of life, and the charming, small-town feel of our cities. We are concerned about keeping our taxes low and want to attract light industry and develop more work places to balance residential growth with a stronger non-residential tax base. We desire more retail development and quality services, including convenient health care. We recognize opportunities to partner with the University System of Georgia, and we seek to capitalize on those opportunities for purposes of economic development as well as natural resources protection.

We can achieve these aims with a carefully thought-out growth plan that concentrates workplaces in the cities and along major transportation routes (especially Interstate 85, U.S. Highway 441, and U.S. Highway 129), while keeping resource lands and rural places much the same as they are now. We welcome new residents who want to share the many positive attributes of our county, including the friendliness and helpfulness of our people. During the early 2000s, however, the rate of residential development and population gain was too fast. The county still has many empty or partially developed residential subdivisions, and we do not seek new residential development in new areas until these homebuilding opportunities are largely exhausted. When more subdivisions are needed, we expect them to be constructed according to our growth plan and in a manner sensitive to the valuable historic, scenic, and environmental resources that we have, preserving them to the maximum extent possible. This means maintaining some of the land as greenbelts, wildlife corridors, open space, agriculture (livestock and crop production), and/or historic sites, rather than platting all of the land into lots.

Jackson County will embrace its elderly population and seek to become a more senior-friendly place. We also support new, mixed-use, pedestrian friendly development in appropriate locations based on our growth plan. We recognize manufactured homes provide necessary, affordable housing, but we do not want to provide future opportunities for manufactured housing that would diminish our stated values and desirable characteristics of the county. We support more efforts to maintain and improve the aesthetics of the county. We will bridge any divisions between different parts of the county and will work collectively toward this unified vision. This means concerted efforts to cooperate among all local governments, school systems, and service providers. ¹

¹ Stakeholders agreed that the Vision Statement from the 2015 Jackson County Comprehensive Plan should remain unchanged for this update.

An aerial photograph of a school campus. In the foreground, a large, long, grey-roofed building is partially visible. To its right is a large, paved parking lot with several cars and a few pieces of construction equipment. In the background, there are more school buildings, a baseball field, and a river. The overall scene is a typical school campus layout.

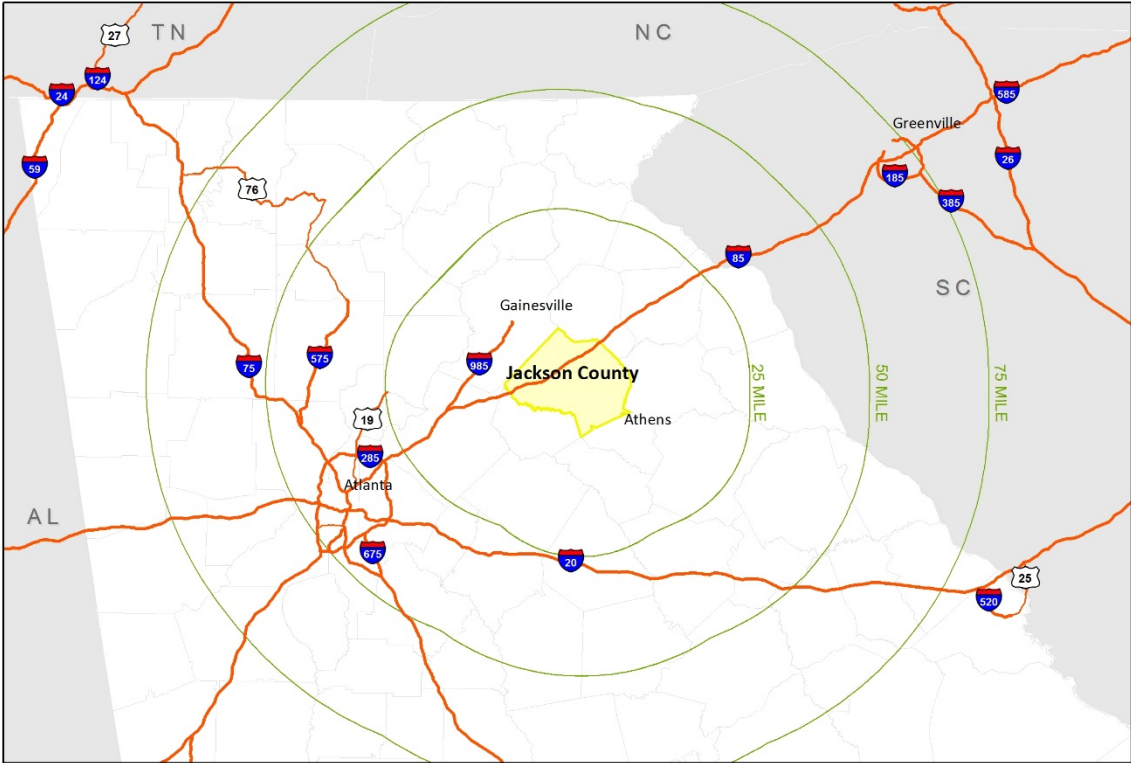
Existing
Conditions

2

EXISTING CONDITIONS

Regional Setting

Jackson County is located in northeastern Georgia. Situated approximately 50 miles northeast of Atlanta, 75 miles southwest of Greenville, South Carolina, and 175 miles southwest of Charlotte, North Carolina the County is located within the Piedmont-Atlantic Megaregion¹. Jackson County lies just outside of the Athens-Clarke County, Gainesville-Hall County, and Atlanta-Sandy Springs Metropolitan Statistical Areas (MSA). Jackson County's regional location provides residents a small town character with easy access to larger urban centers, and amenities. Interstate 85 passes through the northwestern portion of the County.



¹ As defined by the Center for Quality Growth and Regional Management: <https://cqgrd.gatech.edu/our-research>

Demographic Profile

Jackson County, GA	
Population 2010	60,485
Population 2018 estimate ¹	70,422
Population, percent change : 2010 - 2018	+ 16.50%
Population 2010	60,485
Households ¹	23,640
Average Household Size ²	2.95
Median household income ¹	\$73,150
Persons in poverty ²	11.0%

1: Source: U.S. Census Bureau, 2014-2018 American Community Survey 1-Year Estimates
2: Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

Population and Households

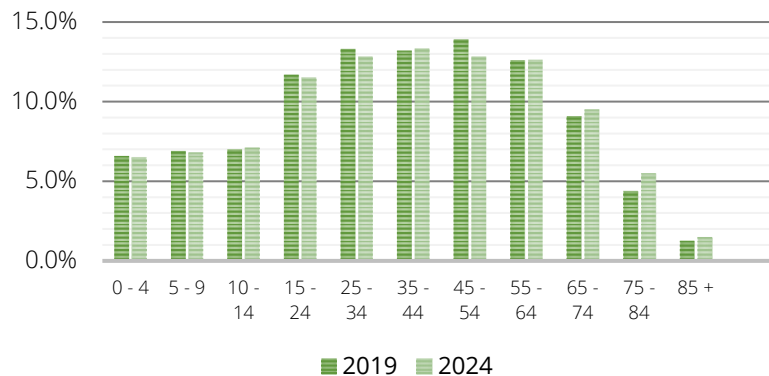
The County's population is approximately 70,000 residents (in 23,640 Households). Since the previous Comprehensive Plan in 2015, the County's population has grown by approximately 8,200, or an overall increase of 13.2 percent (2.6 percent annually). By 2050, the population is projected to increase at roughly the same annual rate, growing to 120,345 residents (80.3 percent). Household growth is projected at 1.3 percent annually between today and 2050. This translates to an average of approximately 800 new households per year between now and 2050². The projected growth in population provides an opportunity to guide growth in a manner that supports neighborhoods, employment centers, and available infrastructure.

² Source: U.S. Census Bureau, Census 2010 Summary File 1. RS&H forecasts for 2050.

Age and Population

When compared with the Region, the County's population is aging. The median age in County is 37.9, which is 2.5 years older than the Region at 35.4. The cohort aged 45-54 currently makes up the largest percentage of the population at 15.5% of the total. By 2022 the cohort aged 25-34 will be the County's largest with 14.9% of the total. The portion of the population projected to grow the most by 2022 fall within 2 groups. The 25-34, and 45-54 cohort is projected to grow by 0.8% and 0.2% respectively. The largest growth is projected in the 65-74, and 75-84 cohorts which are projected to add make up an additional 1.5% and 1.3% of the total population. The projected population distribution by age for the County is presented in the table below.³

Age Distribution 2019-2024 Jackson County

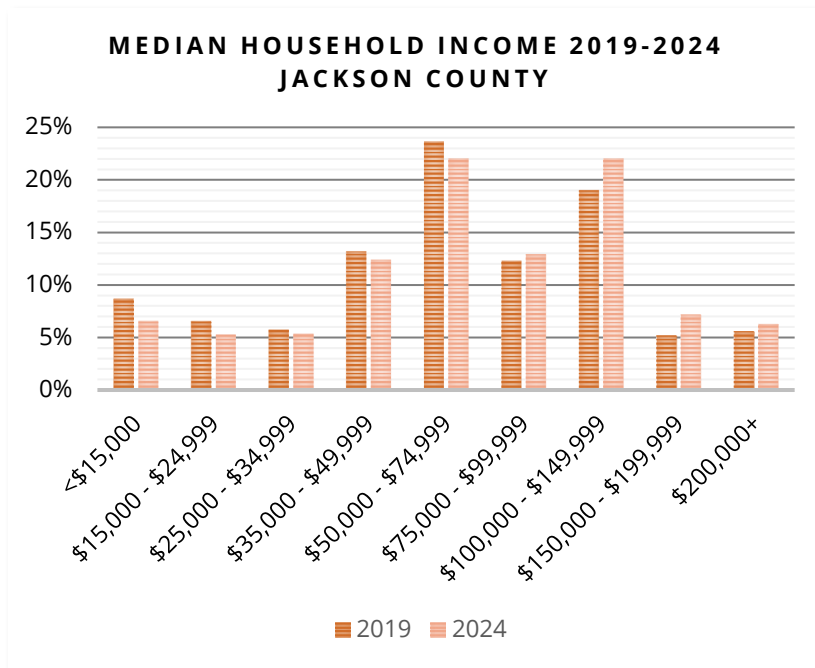


³ Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

The conclusion to be drawn from the projected age distribution projections is that new residents to the county will likely be either of retirement age (65+), or at an age where they are likely to have school aged children (20-44). Compared with the region the County's Population is aging.

Income

Household incomes in Jackson County are higher than other neighboring counties and are projected to increase. The median household income in Jackson County is higher than neighboring Barrow and Hall Counties by approximately 3 and 4 percent, respectively. Jackson County residents have an 8 percent larger median household income than the state average. Household income distribution by income is presented in the table below.⁴



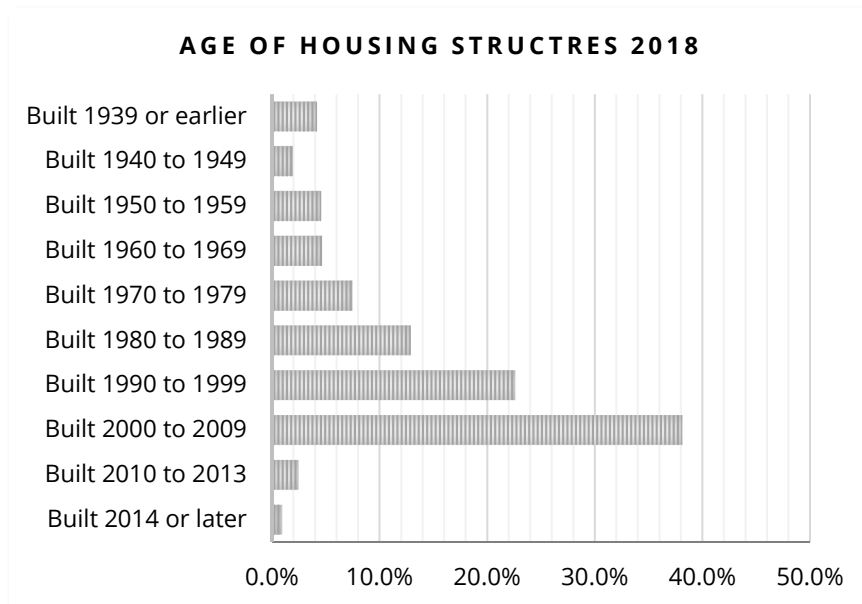
⁴ Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Housing Affordability

The typical Jackson County Household spends roughly 35% of their household income on housing. Which is 5% above the standard measure for affordability. Additionally, the same household is spending an additional 32% of their household income in transportation costs. Combined these are 12% greater than the national average for a typical household, and are an indication that the market will likely support not only more affordable housing, but also a balanced approach with a focus also on type and quality. Jackson County's quality of life is desirable enough that many will pay a premium to locate here. It should be noted that both measures of income and affordability look at the median numbers rather than the mean or average. This method removes the influence of outliers at the extreme ends of the spectrum and is a statistically more accurate measure of the costs and incomes of the County as a whole. While not perfect, they do provide a more equitable analysis of the cost and income of households in Jackson County.

Housing Stock

The majority (60.7%) of the County's Housing stock can be considered new, having been built between 1990 and 2009. The recent construction of such a large portion of the overall number of housing units likely a correlation to the slightly elevated percentage households exceeding the 30% of household income measure mentioned in the section above.⁵



⁵ Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

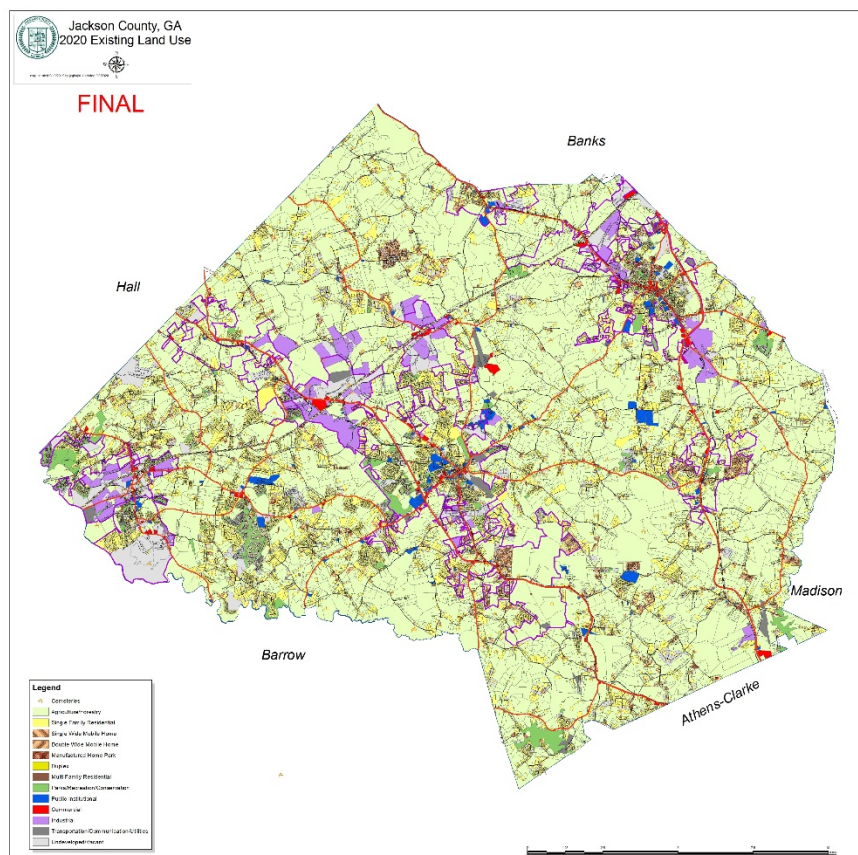
Conclusions

Housing in Jackson County is concentrated into a narrow band of prices that caters to narrow market segment. This lack of diversity in price and type limits housing choices for the existing and projected future workforce. Options for those needing to rent, rather than own are even fewer.

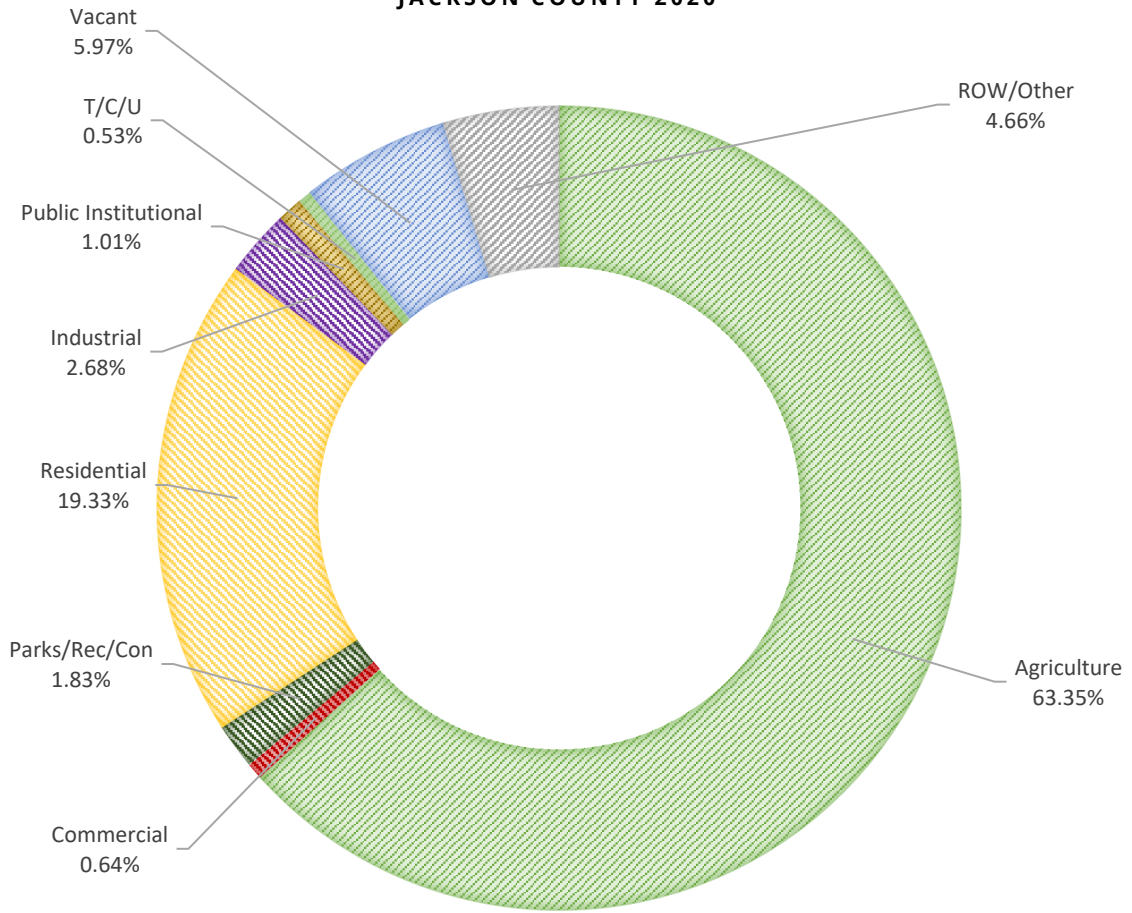
In order to respond to these needs, the Plan offers guidance for where increased density is appropriate, namely in the identified Urban Character Areas. These areas not only have access to the infrastructure to support additional density, they are also located in close proximity to centers for existing and new employment opportunities. Input from the interest committee's meeting focused on housing identified this policy as the preferred strategy for meeting the market demands for a wider range of housing options. The consensus was that these already developed areas are because they can have the greatest impact to both meet increased density will be mitigated and existing rural and suburban character be protected.

Existing Land Use

The map below shows existing land use by parcel:



**EXISTING LAND USE BY CATEGORY
JACKSON COUNTY 2020**



The majority of the land in Unincorporated Jackson County is currently being used for agricultural and associated uses. Ag, combined with Residential uses comprise over 62% of all land use in the County. While these uses define the character of the county as a whole, their dominance speaks to the need to encourage a diversity of uses where they would be most compatible and appropriate.

Residential uses can be community facility and resource intensive, particularly the style of single-family residences that make up the majority of Jackson County's existing housing stock. According to a 2014 analysis⁶, each \$1 expended to provide County services (including schools) for residential uses generated \$0.74 in revenue. The same study concluded that commercial and farm/forest uses generated \$2.66 and \$4.27 in revenue, respectively for the same \$1 in service expenditures.

A larger share of commercial, industrial, institutional, or more dense residential uses would not be without impacts of their own, but a more balanced portfolio of should be encouraged if taxpayers wish to see a greater return on their investment in the community.

⁶ *The Fiscal Impacts of Land Uses in Jackson County: Revenue and Expenditure Streams by Land Use Category*, Dorfman Consulting, LLC. September 2014



Community
Goals

3

COMMUNITY GOALS

This section outlines the goals the County will commit to working towards achieving in order to make the vision of the future a reality. They represent the aspirations of County residents for their legacy.

Protect natural resources

Jackson County's natural resources are the single most important contributor to defining the character and sense of place that only exists here. In order to ensure they are protected from the possible negative impacts of development, applications for comprehensive plan amendments, rezoning, special uses, variances, and subdivision plats are expected to conform to the following specific policies, and departure from them may be the basis for disapproval. After review by the Department of Public Development of applications or land development proposals in relation to these policies, the Department may propose and the Planning Commission and Board of Commissioners may impose conditions of approval intended to mitigate impacts on natural resources.

1. **Wetlands – Preservation and Mitigation.**

Preserve wetlands where they exist, or as a last resort if they cannot be preserved on-site, mitigate wetland loss by increasing ecologically equivalent wetlands on other appropriate sites (i.e., wetland mitigation through wetland banking).

2. **Wetlands – Review for Development Impacts.**

Any proposal for development involving the alteration of, or an impact on, wetlands should be evaluated according to the following (based on Ga. DNR Rule 391-3-16-.03):

- Whether impacts to an area would adversely affect the public health, safety, welfare, or the property of others.
- Whether the area is unique or significant in the conservation of flora and fauna including threatened, rare, or endangered species.
- Whether alteration or impacts to wetlands will adversely affect the function, including the flow or quality of water, cause erosion or shoaling, or impact navigation.
- Whether impacts or modification by a project would adversely affect fishing or recreational use of wetlands.
- Whether an alteration or impact would be temporary in nature.
- Whether the project contains significant State historical and archaeological resources, defined as "Properties On or Eligible for the National Register of Historic Places."
- Whether alteration of wetlands would have measurable adverse impacts on adjacent sensitive natural areas.
- Where wetlands have been created for mitigation purposes under Section 404 of the Clean Water Act, such wetlands shall be considered for protection.

3. **Wetlands – Buffers.**

When a development proposal is located close to a wetland, a minimum 25-foot wide protective buffer will be established around the wetland.

4. **Wetlands – Uses.**

Uses of wetlands may include: Timber production and harvesting; wildlife and fisheries management; wastewater treatment; recreation; natural water quality treatment or purification; and other uses permitted under Section 404 of the Clean Water Act. Unacceptable uses may include receiving areas for toxic or hazardous waste or other contaminants; and hazardous or sanitary waste landfills.

5. **Groundwater Recharge Areas.**

Maintain in the Unified Development Code regulations that implement the Georgia Department of Natural Resources' Rules for Environmental Planning Criteria for groundwater recharge areas (391-3-16-.02, "Criteria for Protection of Groundwater Recharge Areas").

6. **Water Supply Watersheds.**

Maintain in the Unified Development Code regulations that implement the Georgia Department of Natural Resources' Rules for Environmental Planning Criteria for Water Supply Watersheds (391-3-16-.01, "Criteria for Water Supply Watersheds"). This includes regulations for "small" water supply watersheds in Jackson County: Bear Creek, Curry Creek, Grove Creek, Parks Creek, Sandy Creek, and Little Curry Creek.

7. **Water Supply Watersheds – Future.**

If/when Jackson County or another local government makes a decision to secure another public water supply reservoir in Jackson County, the County should apply regulations that implement the Georgia Department of Natural Resources' Rules for Environmental Planning Criteria for Water Supply Watersheds (391-3-16-.01, "Criteria for Water Supply Watersheds") to lands within that future water supply watershed. This includes the Parks Creek Reservoir in unincorporated Jackson County and may include others.

8. **Water Supply Watersheds – Land Acquisition.**

In any future land acquisition efforts or programs, Jackson County should (all other considerations being equal) give priority to acquiring land within small water supply watersheds, in order to supplement existing regulations designed to protect water quality.

9. **Water Supply Watersheds – Enforcement of Buffer around Bear Creek Reservoir.**

Enforce the required 150-foot buffer around the Bear Creek Reservoir in order to ensure regional watershed protection, and mitigate encroachments into the buffer. Seek assistance from the Northeast Georgia Regional Commission if needed to arbitrate conflicts between the county's enforcement staff and individual property owners with encroachments on the buffer.

10. River Corridor Protection.

Maintain in the Unified Development Code regulations that meet and exceed the Georgia Department of Natural Resources' Rules for Environmental Planning Criteria for River Corridor Protection (391-3-16-.04, "Criteria for River Corridor Protection") for the North Oconee River, the Middle Oconee River, and the Mulberry River.

11. River Corridor Supplemental Buffer Policies.

In addition to the regulations of Sec. 511 of the UDC which implement the Rules for Environmental Planning Criteria for River Corridor Protection (391-3-16-.04, "Criteria for River Corridor Protection"), Jackson County hereby adopts the following policies for protected river corridors along the North Oconee River, the Middle Oconee River, and the Mulberry River:

- No dwelling or building should be constructed within 75 feet of the riverbank.
- When a single-family dwelling is proposed in a river corridor, the dwelling should be sited on non-vegetated (open) parts of the required 100-foot buffer.
- For all building uses except for single-family dwellings, when that half of the buffer closest to the river is not fully forested or vegetated, it should be replanted with native vegetation.

12. Floodways and Floodplains.

Prohibit development within floodways and restrict or prohibit development in flood plains.. In no event should development be permitted that inhibits the flow of floodwaters.

13. Floodways and Floodplains – Observed But Not Mapped.

Extend floodplain management, flood hazard area prevention, and floodway prohibitions to areas of flooding which are not officially mapped but are known through additional study or observation to experience flooding. Maintain and share data on such additional floodways and floodplains with the public and development applicants.

14. Minimize Water Quality Impacts.

The location and intensity of development should be sited to minimize the negative effects of that development on water quality, both during and after construction.

15. Stormwater Best Management Practices.

Implement best practices for water pollution control and stormwater management, including but not limited to "low impact development" techniques such as bio-filters (vegetated swales/strips), wet ponds, and constructed wetlands.

16. Prime Farmland Soils – Generally.

Jackson County's prime farmland soils are hereby declared to be important natural resources worthy of protection for future crop cultivation in support of the county's future food security.

17. Prime Farmland Soils – Protection.

Outside “urban” character areas, consult the map of prime farmland soils in the 2010 Community Assessment (see technical appendix) in future development proposals to prevent building and development encroachment within them, if possible. Outside “urban” character areas, prevent the inclusion of prime farmland soils within residential subdivision lots, where permitted, if alternative designs are feasible. Where subdivision is permitted outside “urban” character areas, promote the clustering of development and the arrangement of subdivision lots in a way that will maximize the future use of prime farmland soils for cropland cultivation.

18. Soils with Severe Limitations on Septic Tank Absorption Fields.

When the subdivision of land is proposed without sanitary sewer service or a community sewage system being available, the map of soils with severe limitations on septic tank absorption fields (see 2010 Community Assessment) should be consulted. If such soils exist on property proposed for subdivision and on-site sewage management systems, lot arrangements should be designed to avoid any lot with a majority or more of its land area containing such soils; alternatively, the subdivider should be required to demonstrate the feasibility of septic tank operations on each lot or that alternative on-site sewage management systems as may be approved by the Jackson County Environmental Health Department will work effectively.

19. Steep Slopes.

The following policies apply to lands with steep slopes (25 percent or more as shown on topographic surveys):

- When conservation subdivisions are proposed, steep slopes should be set aside as secondary conservation areas per the Unified Development Code.
- No lot should be created with more than 50 percent of its area containing steep slopes, and lot subdividers should demonstrate that each lot has a suitable building envelope outside steeply sloping areas.
- If a building site must be created with steep slopes, all buildings and structures on such building sites should have foundations, which have been designed by a civil engineer or other qualified professional.
- When development must occur within steeply sloping areas, site designers should propose and apply innovative concepts for slope and soil stabilization, and limitations on grading.

20. **Habitat Conservation.**

The following policies apply:

- Participate in any regional inventory of important (not necessarily endangered) habitats and any regional habitat conservation plan if initiated by the Northeast Georgia Regional Commission.
- Consider habitat information in the review of land developments, including but not limited to the database of the DNR Natural Heritage Program, USFWS County Listing of Threatened and Endangered Species, and the DNR Listing of Locations of Special Concern Animals, Plants, and Natural Communities.
- Promote and pursue principles of landscape ecology when reviewing large developments and major subdivisions.

21. **Trees and Tree Canopy.**

The following policies apply:

- **Street Trees.** Encourage or require the planting of street trees in subdivisions and new land developments.
- **Tree Protection.** Restrict the cutting of trees, and require the replacement of trees with trees of like species and value.
- **Tree Canopy.** Preserve and enhance tree canopy, by enforcing tree protection regulations in Article 12, Division II of the Unified Development Code.

22. **Water Conservation.**

Promote the conservation of water by residents, businesses, industries, and institutions, to meet local, regional, and state objectives or directives. Participate in private and public educational efforts that are designed to assist in water conservation.

23. **Stormwater Management.**

- Design man-made lakes and stormwater ponds for maximum habitat value and which will serve as amenities for the development.
- Sites should be designed where possible to drain to the rear or side, where detention ponds are more appropriately located. Fenced detention ponds in front yards are strongly discouraged if not prohibited altogether.
- When stormwater detention or drainage is placed adjacent to the right-of-way, the slope should be 3:1 or less and the facility designed as an amenity feature to reduce the visual impact of the otherwise required fencing.

24. **New, major residential subdivisions** should be required to ensure that adequate funding is available for maintenance of any non-public on-site stormwater detention facilities.

25. Sustainable Development Practices.

- Identify and revitalize “brownfield” (environmentally contaminated) sites.
- Institute water reuse (grey water) systems where feasible.
- Conduct and/or encourage private inventories of construction/demolition materials that can be reused and recycled (e.g., building materials deconstruction and reuse plans).
- Promote renewable energy resources such as solar electricity.
- Promote, and reward if possible through incentives, “green building” (e.g., green roofs) and green building code practices, such as but not limited to the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Rating System.
- Institute stream bank stabilization using plant materials, where needed.
- Encourage other sustainable practices, such as use of porous materials and installation of rain gardens.

Respect history and culture

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.

- 1. Incentives.**
Provide incentives to protect and preserve historic resources.
- 2. Historic Resources Survey.**
Maintain and update the county's survey of historic resources at regular intervals (target timeline would be once every 10 years).
- 3. Relation to Economic Development.**
Ensure that historic preservation and heritage tourism become components of the county's overall economic development strategies.
- 4. Countywide Emphasis.**
Jackson County's programs for historic preservation should take a countywide focus, emphasizing the interrelationships between the various cities as well as historic places in unincorporated areas.
- 5. National Register Listings.**
Encourage property owners to add eligible properties to the National Register of Historic Places.
- 6. Georgia Centennial Farms.**
Encourage property owners to add eligible farms to the Georgia Centennial Farm Program.
- 7. Reuse of Historic Buildings.**
The reuse of historic buildings is encouraged, provided the architectural character or historic significance of the building and site is retained.
- 8. Movement of Historic Buildings.**
When it is not feasible to retain a historic building or structure on its original site, as opposed to demolition, the historic building or structure should be moved intact to a county heritage village site if available and practicable.
- 9. Salvage of historic materials.**
When a historic building or structure can neither be preserved on its original site or moved intact to one a county heritage village site, the building or structure should be carefully deconstructed and the most historically or culturally significant features and materials retained and donated to the county or historic society.

10. Partnership with Historical Society & Tumbling Waters.

Jackson County should partner with the Jackson County Historical Society, and the Tumbling Waters Association in efforts to educate the citizenry and property owners about the importance of preserving and protecting historic resources in the county.

Expand job opportunities for existing and new residents.

The businesses and industries encouraged to develop or expand in Jackson County should be suitable in terms of job skills required, linkages to other economic activities in the county or region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

- 1. Range of Jobs Available.**

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

- 2. Education and Training.**

Educational and training opportunities should be readily available in the county to permit residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial endeavors. Increase skill levels of the resident labor force, in order to attract higher paying employers, while retaining and improving workforce for existing employers. The County will work in conjunction with the new Empowerment School, and Community/Technical Colleges to ensure that existing opportunities for training are meeting the evolving needs of all employment sectors.

- 3. Economic Development Generally.**

Expand the economic base and increase employment opportunities while protecting environmental, historic, and community character.

- 4. Diversity of Economic Development Approaches.** Prepare economic development strategies and plans that are comprehensive in nature, such that all economic activities are addressed. The recently adopted Regional Comprehensive Economic Development Strategy (CEDS) can serve as a top line guide for this.

- 5. Infrastructure.**

In designated locations, coordinate with Jackson County Water and Sewer Authority to provide and maintain sanitary sewer capacity and road capacity in order to attract new industry and manufacturing and commercial activities.

- 6. Positive Business Climate.**

Create and maintain a positive climate for business in the county.

- 7. Promotion and Recruitment.**

The county should actively and deliberately promote the county to business interests worldwide, and recruit industry and commerce.

- 8. Business Retention.**

The county (assigned economic development personnel) should work with existing business owners to assist them with marketing and to ensure that business retention objectives are met.

9. Relation to Land Use Plan.

Designate and reserve sufficient land for industrial and commercial development on the future land use plan maps.

10. Home Occupations.

Home occupations, when compatible with the neighborhood, are recognized as part of the overall county's economic development strategy and are encouraged, subject to compliance with applicable zoning laws.

11. Balanced Regulation.

Balance the need to regulate the design and appearance of commercial and other properties with a positive regulatory environment that is sensitive to the need for businesses to be competitive in the marketplace.

12. Public Participation.

Promote and facilitate public participation in future economic development planning.

13. Municipal Participation.

Consider the needs of individual municipalities in future economic development planning.

Add variety to existing housing options, and preserve established neighborhoods

Quality housing and a range of housing size, cost, and density should be provided in the county.

1. **Housing Variety.**

Encourage a variety of home styles, densities and price ranges in locations that are accessible to jobs and services and where appropriate infrastructure exists or is planned, to ensure housing for individuals and families of all incomes and age groups. This was identified as a priority through the public input phase of the plan.

2. **Life Cycle and Mixed Generation Communities.**

Encourage “life cycle” or “mixed generation” communities that provide for persons of different age groups (including seniors) to live in the same community as they age.

3. **Housing for Persons with Disabilities.**

Avoid regulations and practices that would discourage the provision of housing for persons with disabilities.

4. **Design and Location of Senior and Disabled Housing.**

Houses should be made available for seniors and disabled persons that contain a single-level with no-step entrances and wide doorways. Senior housing should be located in close proximity or with appropriate access to health care services.

5. **Avoid Regulatory Barriers.**

In amending zoning and development regulations, the county should consider the potential impact of such amendments on housing affordability, in order to possibly avoid creating or sustaining “regulatory barriers.”

6. **Nonprofit Housing Organizations.**

Encourage and cooperate with, community-based housing organizations in the pursuit of more affordable workforce housing, and allow these organizations the ability to apply for relief from the minimum square footage requirement through established processes when building in unincorporated Jackson County.

7. **Substandard Housing.**

Require that substandard or dilapidated housing be brought up to applicable codes or demolished if code compliance is not feasible.

8. **Housing and Property Standards Codes.**

Allocate appropriate resources to enforce housing and property maintenance codes.

9. **State and Federal Housing and Community Development Programs.**

Pursue federal and state financial assistance programs to improve areas of substandard housing and improve neighborhoods and communities.

Accommodate growing population while preserving existing levels of community services to all residents.

County staff will evaluate development proposals according to the following multipliers to assess their impact on community services unless a facility-specific master plan has been adopted to supersede these guidelines.

1. **Water:** 300 gallons per day per equivalent residential unit or 100 gallons per day per functional population (residents plus employees) within the given service area, whichever is less.
2. **Sewer:** 225 gallons per day per functional population within the given service area.
3. **Roads:** No worse than a Level of service "D" (a condition with heavy traffic operating at tolerable speeds, although temporary slowdowns in flow may occur) for county roadways and state highways.
4. **Law Enforcement:** Two sworn officers for each 1,000 functional population within the given service area.
5. **Emergency Medical Services:** One EMS station and vehicle for every 10,000 residents countywide.
6. **Fire Stations and Rolling Stock:** 1.0 square feet of fire department building space per functional population and one fire engine per 4,000 functional population.
7. **Parks and Recreation:** 2.0 acres of developed park and recreation facilities per 1,000 residents, and 2.5 acres of passive county recreation and/or open space land per 1,000 residents (excluding state owned facilities), for a total of 4.5 acres per 1,000 residents in the service area.
8. **Administrative Space:** 0.5 square feet of administrative space per functional population.
9. **Impact of Development on Schools.** Planning staff and development applicants should use the following school system pupil generation multipliers to evaluate impacts of residential development on the public school systems, unless updated multipliers are published by one or more of the public school systems in Jackson County:

Public School Student Generation Multipliers per Household Jackson County (Year 2019 Data)

Grade	Student Generated Per Household 2019
(pre-k through 2nd grade)	0.1395
Pre-k	0.0221
Kindergarten	0.0389
1 st grade	0.0403
2 nd grade	0.0382
3rd through 5th	0.1210
3 rd grade	0.0394
4 th grade	0.0395
5 th grade	0.0412
6th through 8th	0.1264
6 th grade	0.0418
7 th grade	0.0412
8 th grade	0.0433
9th through 12th	0.1431
9 th grade	0.0432
10 th grade	0.0356
11 th grade	0.0366
12 th grade	0.0306
Total Per Household	0.5291

Improve, enhance and maintain a transportation network which will safely and effectively serve the needs of all County residents, employers, and visitors

- 1.** Improve the safety and efficiency of the existing transportation network through targeted improvements to intersections and roadways.
- 2.** Coordinate local, multi-modal transportation plans with regional and state transportation plans and programs.
- 3.** Secure federal and state funding for transportation, where available, and maximize the use of available financial resources to fund needed transportation improvements.
- 4.** Minimize adverse social and environmental impacts associated with roadway improvements.
- 5.** Design planned roadway improvements in a way that is context sensitive, preserves or creates a sense of place for the areas in vicinity of the improvements, and that enhances community aesthetics.
- 6.** Ensure that vehicular traffic, especially truck traffic be routed to preserve the peace and quiet of residential neighborhoods.
- 7.** Support, update, and work towards implementing the goals, and projects identified in the 2019 Jackson County Transportation Plan.

An aerial photograph of a town, likely in the South, showing a mix of brick buildings and a prominent water tower in the background. The scene is captured from a high angle, looking down on the streets and rooftops. The overall color palette is muted, with a light blue tint. The text 'Needs & Opportunities' is overlaid in white, sans-serif font in the upper left quadrant. A large white number '4' is positioned in the lower left quadrant, partially overlapping a building. The word 'Draft' is in the bottom left corner, and the number '35' is in the bottom right corner.

Needs & Opportunities

4

NEEDS & OPPORTUNITIES

Through analyses and conversations with staff, elected officials, the committee, stakeholders, and the community, a summarized list of needs and opportunities was developed to guide policy and project recommendations.

Needs

- There is a continued desire for more diversified goods and services, particularly dining and entertainment options.
- There are not enough people currently living in Jackson County that can fill local jobs.
- The presence of warehouses and distribution centers has concerned residents as they have been built close to residential areas and have increased truck traffic.
- The county must encourage a larger variety of housing types to meet the demand from existing and emerging markets, such as the aging population, families, and young professionals.
- The County must expand diversity in the pricing of homes to serve those relocating to or from within Jackson County, or just starting out.
- Bicycle facilities are needed to accommodate both existing and would-be cyclists.
- Congestion continues to be a major issue, particularly at “rush hour.”
- The County’s location to the north of Atlanta and along the interstate make it a logical, if not necessary, place for trucks to cut-through or stop. There is a need to accommodate parking, and services required by the transportation and logistics industries while maintaining a balance with the quality of life that they can impact.

Opportunities

- A larger, more diverse population, along with those wishing to age in place, will create a market for residential and other development that is denser, more walkable, and lower maintenance.
- The overall high quality of life will continue to attract new residents.
- The recommendations of the Transportation Plan should work towards mitigating congestions.
- The County should continue to invest in quality of life enhancements such as recreational trails, parks, and community gathering spaces or community centers.
- The County should continue to invest in infrastructure to keep ahead of the demands of growth and to continue its high level of service for the foreseeable future.

Land Use

5

LAND USE

This chapter of the comprehensive plan provides descriptions and maps designed to help Jackson County manage future development in a way that protects resources, maintains existing and desired character, ensures compatibility with existing development, and establishes efficient growth patterns. Jackson County's plan for development management consists of a hierarchy of levels, starting first with the most generalized and progressing to increasingly more specific descriptions: (1) character areas; (2) future land use; and (3) current zoning map. (4) special overlays map.

1. Character Areas

This map shows the desirable (generalized) development pattern in the future using the same categories as the existing character map. The character area map has significance in terms of rezoning requests, special use approvals, variances, major subdivision plats, and municipal annexations. This comprehensive plan requires consistency with the character area map in terms of the provision and extension of sanitary sewer service and also the relative intensity or density of development. A proposed rezoning, special use, variance, major subdivision plat, or municipal annexation must be consistent with this map in terms of sanitary sewer and density/intensity. Policies associated with the character area map are presented in this chapter.

2. Future Land Use

This map is intended to be reviewed in conjunction with the Character Area map. The Future Land Use map specifies details with respect to land use at the parcel level (i.e., whether residential, commercial, industrial or other land use is appropriate). While the character maps establish density/intensity, and desired design, the future land use map designates which uses are considered appropriate. Policies associated with land uses are presented in this chapter.

3. Official Zoning Map

The Official Zoning Map was adopted as a part of the Unified Development Code. It divides all of unincorporated Jackson County into agricultural, residential, commercial, and industrial districts. This map is important in terms of regulations – it describes what land uses are permitted “as of right” and what other uses may be possible if an application is filed and approved by the Board of Commissioners. Consulting the zoning map and permissions is the first step, because if a proposed land use and development is consistent with the zoning district shown on the Official Zoning Map (and as described in the Unified Development Code), that land use and/or development is allowable regardless of what the other maps summarized in this section suggest.

4. Special Overlays Map

This map establishes special areas such as road corridors, which have policies (and in some cases accompanying regulations) that apply to development within them. The

designations on the special overlays map may have regulatory significance even with development that is consistent with the official zoning map.

Character Areas Overview

The character area maps in Jackson County's comprehensive plan are a critically important tool for countywide growth management. Jackson County's strategic approach to character area mapping is consistent with the primary purpose of character area planning as articulated in local planning rules of the state, which is generally to maintain, preserve, and enhance the unique characteristics of the county's places. The character mapping approach used in Jackson County, however, goes beyond that basic objective by incorporating countywide growth management principles such as land classification, urban and suburban containment, urban service area boundaries, growth phasing, adequate public facilities, and annexation planning. In short, the countywide growth management strategy interjects a "timing" component and city-county cooperation mechanisms that are missing from most county comprehensive plans and which are difficult to implement when only the most conventional land use planning and zoning techniques are employed.

This plan provides a Character Area map that describes the desired development pattern for all unincorporated areas of the County. The map uses a typology of five generalized land classifications:

- Conservation
- Agricultural
- Rural
- Suburban, and
- Urban

The character areas are described in detail in the following pages. For all character areas, the principal implementation technique is the zoning ordinance, which is contained within the county's Unified Development Code (UDC). Added to the zoning districts is the principle of consistency, which requires that zoning changes must be made in accordance with the character area and future land use plan maps.

Consistency Matrix

Table 4.1 provides a comprehensive listing of how the character areas align with future land use and zoning districts shown on the county’s official zoning map (and described in the Unified Development Code). Table 4.1 provides the most essential information used for consistency determinations and overrides individual descriptions of character areas in the event of conflict or inconsistency.

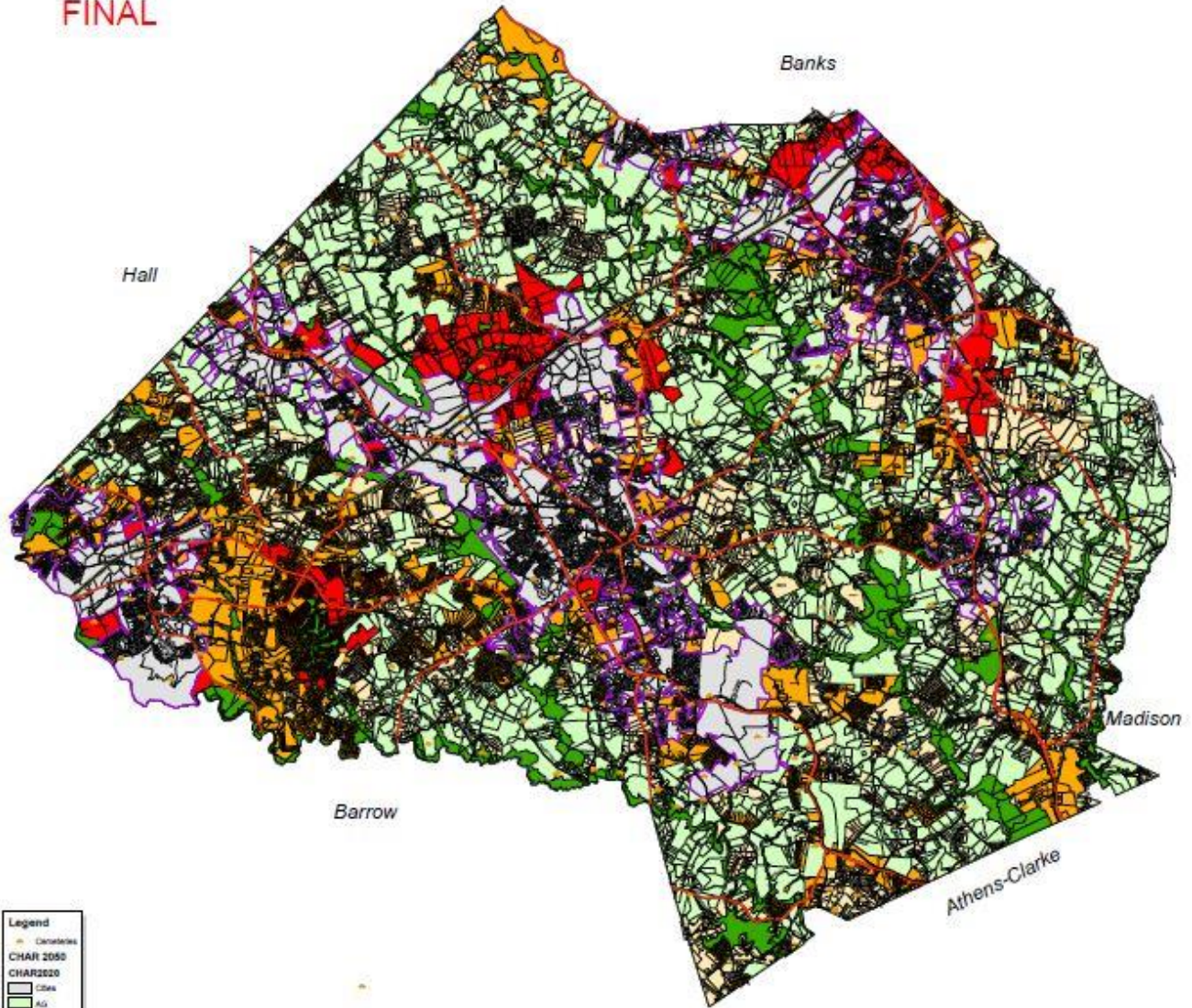
Character, Land Use and Zoning District Consistency Matrix				
Character	Future Land Use	(as zoned)	Zoning	
Conservation				
Agricultural	Intensive Agriculture	Planned Commercial Farm District (PCFD)	Agricultural Rural Farm District (A-2)	
	Agricultural/Forestry	Agricultural Rural Farm District (A-2)		
	Residential	Agricultural Rural Farm District (A-2)		
	Public/Institutional	Agricultural Rural Farm District (A-2)		
Rural	Agricultural/Forestry	Agricultural Rural Farm District (A-2)	Agricultural Residential (AR)	
	Residential	Agricultural Residential (AR)	Manufactured Housing (MH)	
	Public/Institutional	Neighborhood Retail Commercial (NRC)		
	Commercial	Neighborhood Retail Commercial (NRC)		
Suburban	Residential	Single-family Detached (R-1)	Medium Density Residential (R-2)	
	Public/Institutional	Neighborhood Retail Commercial (NRC)		
	Commercial	Neighborhood Retail Commercial (NRC)	Community Retail Commercial (CRC)	
	Master-Planned Mixed Use	Planned Development (Special Use) Neighborhood Retail Commercial (NRC)	Medium Density Residential (R-2) Single-family Detached (R-1)	
Urban	Residential	Single-family Detached (R-1)	Medium Density Residential (R-2)	Multi-family Residential (R-3)
	Public/Institutional	Neighborhood Retail Commercial (NRC)		
	Commercial	Neighborhood Retail Commercial (NRC) Planned Development (Special Use)	Community Retail Commercial (CRC)	Highway Retail Commercial (HRC)
	Master-Planned Mixed Use	Neighborhood Retail Commercial (NRC) Multi-family Residential (R-3)	Community Retail Commercial (CRC) Medium Density Residential (R-2)	Highway Retail Commercial (HRC) Single-family Detached (R-1)
	Industrial	Light Industrial (LI)	General Industrial (GI)	Heavy Industrial (HI)



Jackson County, GA
2050 Character Area



FINAL



Legend

- Character Area
- CHAR 2050
- CHAR 2020
- AG
- CCN
- R
- HI
- I



Conservation			
PRINCIPLE(S) AND QUALITY COMMUNITY OBJECTIVES		GENERAL LAND USE FRAMEWORK	
Overarching Principle(s)	Environmental Protection	Overarching Land Use(s)	Mostly natural state
Environmental Protection	Chief emphasis	General Intensity of Development	Very low if any; development discouraged if permitted at all
Open Space Protection	Leading role of character area; required	SPECIFIC LAND USE PERMISSIONS	
Growth preparedness	Inapplicable	Land Subdivision Permissions	Restricted or prohibited
Appropriate Business	Inapplicable	Agriculture and Forestry	Restricted
Employment Options	Inapplicable	Residential Density "Target"	Less than 1 unit per 10 acres
Educational Opportunities	Inapplicable	Residential Density Maximum	Not specified
Housing Opportunities	Inapplicable	Manufactured Housing	Inapplicable-buildings discouraged
Traditional Neighborhood	Inapplicable	Multi-Family Housing	Inapplicable-buildings discouraged
Infill Development	Inapplicable	Institutional (Churches, Schools, etc.)	Inapplicable-buildings discouraged
Heritage Preservation	Mostly inapplicable	Commercial	Inapplicable-buildings discouraged
Regional identity	Contributing role	Industrial	Inapplicable-buildings discouraged
Sense of Place	Contributing role	Semi-Public Uses	Case by case basis
Regional Cooperation	Leading role (conservation)	PRIMARY LAND USE REGULATORY IMPLEMENTATION MEASURES	
Transportation Alternatives	Greenways/multi-use trails may be included	Existing Base Zoning District(s)	None
Jobs-Housing Relationship	Inapplicable – built environment is discouraged	New/Modified Base Zoning District(s)	Consider new district as may be needed
		Existing Overlay District(s)	100-year floodplains; wetlands; others
WATER AND SEWER SERVICE AVAILABILITY		New Overlay District(s)	None identified
Sanitary Sewer Available?	No	Special Tool(s): Land Acquisition for Open Space	Conservation easements; PDR; TDR
Public Water Available?	Not usually	Special Tool: Corridor Map	Reserve future facilities/routes
DESIGN-RELATED CONSIDERATIONS (BUILT ENVIRONMENT)		TRANSPORTATION-RELATED CONSIDERATIONS	
Overall Building Form/Pattern	Inapplicable-buildings discouraged	Primary Mobility Option	Not applicable
Building Setback from Road; Orientation	Inapplicable-buildings discouraged	Road Service and Surfacing	Not provided except where essential crossings are needed
Desired Design Principles	None – leave in natural state	Road Design Features (Improvements)	Environmental considerations dominate where provided
Special Design Features	Natural or environmentally sensitive features only	Access Management	Inapplicable – no access
Stormwater Management	Natural system	Connectivity	Not encouraged
Parking Areas	None except recreational based; environmentally sensitive design	Sidewalks	Not required but multi-use trails may be planned

Conservation Character Area Implementation Summary

Conservation Character Area Policies

1. **Open Space.** When a major subdivision (6 or more lots) or land development of 5 acres or more involves land designated as conservation, such subdivision or land development should protect as permanent open space all (or at least the vast majority) of the land designated as conservation.
2. **Preferred Methods.** Preferred methods of the permanent protection of conservation lands as open space include dedication to a public entity (if dedication is acceptable locally) and/or a conservation easement with management by an approved land trust.
3. **Transfer /Purchase of Development Rights.** Subject to county initiation of a transfer or purchase of development rights (TDR/PDR) program, the transfer or purchase of development rights will also be a preferred method of permanent open space protection.
4. **Acceptable Method.** Ownership and management by a homeowners, condominium, or property owners association may also be an acceptable method of permanent open space protection. The use of such conservation lands for crop cultivation may be permitted.
5. **Passive Recreation.** Jackson County intends conservation lands to be publicly accessible for passive recreational opportunities, particularly when public access is supported by specific policies for public open space acquisition and/or parks and greenway plans.
6. **Private Exclusion.** The set aside of conservation lands for private use (i.e., only the residents or users of the subject development) will not be considered acceptable unless it can be demonstrated public access is impractical, unnecessary, or otherwise unsupportive in terms of county policies.
7. **Land Development Impacts.** If land development within a conservation area is permitted, it needs to minimize the impact on water quality and the environment. Acceptable mitigation practices for land development in conservation areas may include limiting pavement and impervious surfaces, natural buffers, and low impact development designs that feature naturalized designs for stormwater management.
8. **Annexation.** If a municipality annexes land designated as conservation, it should provide for the permanent protection of the land designated as conservation by appropriate means in a manner consistent with county policies for the conservation character area.

Agricultural			
PRINCIPLE(S) AND QUALITY COMMUNITY OBJECTIVES (QCOs)		GENERAL LAND USE FRAMEWORK	
Overarching Principle(s)	Resource Protection	Overarching Land Use(s)	Predominantly agriculture and agriculture homesteads
Environmental Protection	Focus on agricultural best management practices	General Intensity of Development	Very low
Open Space Protection	Farmland as private open space	SPECIFIC LAND USE PERMISSIONS	
Growth preparedness	Mostly inapplicable	Land Subdivision Permissions	Restricted to minor lot platting
Appropriate Business	Agribusiness	Agriculture and Forestry	Permitted and encouraged
Employment Options	Agribusiness	Residential Density "Target"	1 unit per 10 acres
Educational Opportunities	Inapplicable	Residential Density Maximum	1 unit per 8 acres with additional allowances
Housing Opportunities	Mostly inapplicable	Manufactured Housing	Permitted with fewest restrictions
Traditional Neighborhood	Inapplicable	Multi-Family Housing	None unless farm-worker housing is permitted by special use
Infill Development	Inapplicable	Institutional (Churches, Schools, etc.)	Discouraged except for existing
Heritage Preservation	Leading role of character area	Commercial	Limited to farm-related activities only
Regional identity	Contributing role	Industrial	Restricted; generally prohibited
Sense of Place	Leading role of character area	Semi-Public Uses	Discouraged
Regional Cooperation	Leading role (economy and resource protection)	PRIMARY LAND USE REGULATORY IMPLEMENTATION MEASURES	
Transportation Alternatives	Not feasible/ not provided except rural public transit	Existing Base Zoning District(s)	PCFD; A-2
Jobs-Housing Relationship	Relatively balanced and self-sustaining	New/Modified Base Zoning District(s)	Exclusive or intensive farmland (modify existing)
		Existing Overlay District(s)	None identified
WATER AND SEWER SERVICE AVAILABILITY		New Overlay District(s)	SR 334 Scenic Corridor
Sanitary Sewer Available?	No	Special Tool(s): Land Acquisition for Open Space	Conservation easements; PDR; TDR
Public Water Available?	No	Special Tool: Corridor Map	Reserve future facilities/routes
DESIGN-RELATED CONSIDERATIONS (BUILT ENVIRONMENT)		TRANSPORTATION-RELATED CONSIDERATIONS	
Overall Building Form/Pattern	Farmstead	Primary Mobility Option	Automobile
Building Setback from Road; Orientation	Usually very large (100'+) and variable	Road Service and Surfacing	Unimproved, mostly private; some paved county roads and state routes
Desired Design Principles	Agrarian -- rural	Road Design Features (Improvements)	Irregular, lack standards except for fire accessibility
Special Design Features	Not applicable except those related to farmland protection	Access Management	Mostly inapplicable
Stormwater Management	Unimproved sheet flow to watershed lakes	Connectivity	Not necessary
Parking Areas	Not regulated	Sidewalks	Not feasible/ not provided

Agricultural Character Area Implementation Summary

Agricultural Character Area Policies

1. **Sewer.** The extension of public sewer service into this character area is not contemplated and highly discouraged.
2. **Land Subdivision and Development.** Major subdivisions (6 or more lots) for non-agricultural purposes are inconsistent with this character area and should not be allowed. Land developments of 2 acres or more, when unrelated to agriculture, forestry, resource land use or public or semi-public use, are inconsistent and should not be allowed.
3. **Small Subdivisions.** Small or “de minimus” land subdivisions (i.e., creation of no more than three lots in any given three-year period) for purposes of intra-family land transfer or public sale are consistent with this character area, if consistent with other stated character area policies. Successive practices over time of such subdivisions to the point that more 6 or more lots are created on the same original lot of record is inconsistent with this character area and should be precluded via regulation.
4. **Septic Tank Limitations.** Where flexibility permits, new lots when permitted should be located and designed to avoid soils with severe limitations on septic tank absorption fields, as mapped and provided in this comprehensive plan.
5. **Farmland Impact of Subdivisions.** In cases where the subdivision of land is permitted in the agricultural character area, as a prerequisite for plat approval, the subdivider should be required to demonstrate the subdivision’s impact on prime farmland soils will be minimized. This may be achieved by excluding (where options exist) prime farmland soils from the boundaries of subdivided lots, by locating lots at the edges of resource lands (rather than in the middle where it might disrupt farming potential or render large scale farming activities difficult), and limiting the size (area) of such lots to within a range of 1.5 acre minimum to 2.0 acres maximum.
6. **Public and Semi-Public Uses.** The siting of public uses (especially schools) and quasi- or semi-public uses within agricultural character areas is strongly discouraged, unless such uses are resource dependent in terms of location.
7. **Acknowledgement of Nuisance Impacts.** As a prerequisite for a building permit to construct a single-family dwelling or manufactured home, or as a condition of subdivision plat approval, in the agricultural character area, the applicant should

sign an acknowledgment form which indicates that the applicant is proposing to build or subdivide in an agricultural area with potential nuisances to occupants of residential dwellings.

8. **Agricultural Outbuildings.** The maintenance and repair of barns and other agricultural buildings which contribute to agrarian and/or rural character is specifically and strongly encouraged. Proposals for subdivision or land development, where permitted, should be required to indicate whether such outbuildings exist on site and provide a plan for maintaining and preserving them, or in the alternative, provide an opportunity for alternative plan for preservation or relocation to another approved historic settlement site.
9. **Manufactured Housing.** In agricultural character areas, the fewest possible restrictions will be placed on the installation of manufactured housing, where homes are otherwise permitted.
10. **Farm Worker Housing.** Temporary housing for migrant farm workers is generally not considered necessary in Jackson County but if a need exists may be permissible by right in agricultural districts subject to specific use standards.
11. **Transfer /Purchase of Development Rights.** Subject to county initiation of a transfer or purchase of development rights (TDR/PDR) program, the transfer or purchase of development rights will also be a preferred method of permanent open space protection.
12. **Annexation.** Annexation by a city of land designated as agricultural character is not contemplated and highly discouraged. Jackson County may object to a municipal annexation of agricultural land, unless a compelling need is demonstrated.

Rural			
PRINCIPLE(S) AND QUALITY COMMUNITY OBJECTIVES (QCOs)		GENERAL LAND USE FRAMEWORK	
Overarching Principle(s)	Maintenance of Identity	Overarching Land Use(s)	Predominantly agriculture and residences
Environmental Protection	Achieve through low intensities	General Intensity of Development	Low
Open Space Protection	Rural areas as private open space	SPECIFIC LAND USE PERMISSIONS (see Table 4.1 for future land use districts)	
Growth preparedness	Mostly inapplicable	Land Subdivision Permissions	Permitted
Appropriate Business	Mostly inapplicable or negligible	Agriculture and Forestry	Permitted and encouraged
Employment Options	Mostly inapplicable or negligible	Residential Density "Target"	1 unit per 3 to 5 acres
Educational Opportunities	Mostly inapplicable or negligible	Residential Density Maximum	1 unit per 1.5 acres
Housing Opportunities	Contributing role	Manufactured Housing	Permitted with limited restrictions
Traditional Neighborhood	Mostly inapplicable	Multi-Family Housing	None except for existing manufactured home parks
Infill Development	Mostly inapplicable	Institutional (Churches, Schools, etc.)	Limited mostly to existing churches and cemeteries
Heritage Preservation	Contributing role	Commercial	Provisions for "country stores" and other low-intensity uses
Regional identity	Contributing role	Industrial	Discouraged and restricted with exceptions
Sense of Place	Leading role of area	Semi-Public Uses	Discouraged
Regional Cooperation	Mostly inapplicable	PRIMARY LAND USE REGULATORY IMPLEMENTATION MEASURES	
Transportation Alternatives	Not feasible/ not provided except rural public transit	Existing Base Zoning District(s)	A-3; AR
Jobs-Housing Relationship	Imbalanced in favor of housing; limited employment	New/Modified Base Zoning District(s)	Conservation subdivision (permit in multiple districts)
		Existing Overlay District(s)	Rural Design
		New Overlay District(s)	SR 334 Scenic Corridor
Sanitary Sewer Available?	No	Special Tool(s): Land Acquisition for Open Space	Conservation easements; PDR; TDR
Public Water Available?	Maybe	Special Tool: Corridor Map	Reserve future facilities/routes
DESIGN-RELATED CONSIDERATIONS (BUILT ENVIRONMENT)		TRANSPORTATION-RELATED CONSIDERATIONS	
Overall Building Form/Pattern	Irregular and not predictable	Primary Mobility Option	Automobile
Building Setback from Road; Orientation	Large (50-100'); irregular orientation	Road Service and Surfacing	County roads, paved and unpaved
Desired Design Principles	Rural – conservation subdivisions	Road Design Features (Improvements)	Rural cross-section standard (no curb and gutter); context sensitive
Special Design Features	Use of natural materials (stone, wood)	Access Management	Limited applicability
Stormwater Management	Mostly sheet flow; limited structures	Connectivity	Not necessary
Parking Areas	Unpaved (gravel) lots encouraged; off-street parking required	Sidewalks	Not required; natural trail systems encouraged

Rural Character Area Implementation Summary

Rural Character Area Policies

1. **Sewer.** The extension of public sewer service into rural character areas is not contemplated and highly discouraged.
2. **Septic Tank Limitations.** Where flexibility permits, lot arrangements should be located and designed to avoid soils with severe limitations on septic tank absorption fields, as mapped and provided in this comprehensive plan.
3. **Conservation Principles.** Major subdivisions (6 or more lots) in a rural character area are strongly encouraged, if not required, to follow principles of conservation subdivision and design, either as generally accepted by planning professionals or as specifically stated in county regulations.
4. **Subdivision Lot Design.** When land is subdivided, regular or recurring patterns of lots are discouraged; instead, lot layouts that maintain the informality of existing and nearby property ownership patterns is encouraged to maintain rural character. In cases of minor subdivisions (5 or less lots) "flag" or "panhandle" lots and shared access easement arrangements may be consistent with this character area and permitted.
5. **Access to Abutting Conservation Lands.** Major subdivisions (6 or more lots) are strongly encouraged, if not required, to provide pedestrian easements or fee-simple land dedications to public open spaces and/or publicly designated conservation lands on all abutting properties.
6. **Public and Semi-Public Uses.** The siting of public uses (especially schools) and quasi- or semi-public uses within rural character areas is discouraged, unless it can be demonstrated that other suitable locations in suburban and/or urban character areas do not exist or there are clear location advantages to siting such uses in rural areas.
7. **Agricultural Outbuildings.** The maintenance and repair of barns and other agricultural buildings which contribute to agrarian and/or rural character are specifically and strongly encouraged. Proposals for subdivision or land development, where permitted, should be required to indicate whether such outbuildings exist on site and provide a plan for maintaining and preserving them, or in the alternative, provide an opportunity for an alternative plan for preservation or relocation to another approved historic settlement site.

8. **Non-Residential Building Sizes.** Where permitted (see future land use plans for guidance), non-residential building space should not exceed the following (gross square feet):

Nonresidential Type	Maximum Gross Square Feet Individual Establishment	Maximum Gross Square Feet Total Building, Multiple Tenants
Public/Institutional	10,000	20,000
Office or Commercial	5,000	12,500
Light Industrial	10,000	10,000

9. **Subdivision and Project Identification.** Minor subdivisions (5 lots or less) should not be identified with subdivision entrance signs or monuments. Any entrance signs or monuments for major subdivisions (6 lots or more) should be pedestrian scale (no less than four feet in height), small in area (not exceeding 24 square feet), and constructed of natural (wood or stone) materials only. Where such signs are permitted, they are encouraged to incorporate the settlement name as shown on the county's settlement character map if applicable.
10. **Manufactured Housing.** In rural character areas, some restrictions will be placed on the installation of manufactured housing, where homes are otherwise permitted. Manufactured home parks will not be permitted. Manufactured home subdivisions are permitted subject to meeting county requirements. Manufactured homes placed on lots outside of designated manufactured home subdivisions are permitted subject to meeting aesthetic standards (e.g., roof pitch, skirting, heated floor area requirements or requirements for double-section homes, etc.).
11. **Annexation.** Annexation by a city of land designated as rural character is not contemplated and discouraged. Jackson County may object to a municipal annexation of rural lands, unless a compelling need is demonstrated, particular if density higher than that contemplated in the county's rural character area is proposed.

Suburban			
PRINCIPLE(S) AND QUALITY COMMUNITY OBJECTIVES (QCOs)		GENERAL LAND USE FRAMEWORK	
Overarching Principle(s)	Neighborhood Protection	Overarching Land Use(s)	Predominantly residential but multiple uses permitted
Environmental Protection	Achieve through regulation of the built environment	General Intensity of Development	Moderate
Open Space Protection	Set-aside; opportunities exist	SPECIFIC LAND USE PERMISSIONS (see Table 4.1 for future land use districts)	
Growth preparedness	Leading role of area	Land Subdivision Permissions	Permitted
Appropriate Business	Applicable in limited contexts	Agriculture and Forestry	Permitted
Employment Options	Applicable in limited contexts (retail/service)	Residential Density "Target"	1 unit per 0.5 acres
Educational Opportunities	Applicable in limited contexts	Residential Density Maximum	1 unit per 0.33 acres
Housing Opportunities	Contributing role	Manufactured Housing	Prohibited or substantial restrictions
Traditional Neighborhood	Encouraged but not anticipated	Multi-Family Housing	Permitted only if sewer exists and then only at low densities
Infill Development	Leading role of character area (essential need)	Institutional (Churches, Schools, etc.)	Permitted if compatible scale and character
Heritage Preservation	Contributing role	Commercial	Provisions for neighborhood retail and service uses
Regional identity	Contributing role	Industrial	Generally not anticipated and discouraged; exceptions
Sense of Place	Contributing role	Semi-Public Uses	Permitted
Regional Cooperation	Leading role of character area (municipal-county service delivery)	PRIMARY LAND USE REGULATORY IMPLEMENTATION MEASURES	
Transportation Alternatives	Feasible and encouraged if not required	Existing Base Zoning District(s)	R-1; R-2; MH; NRC
Jobs-Housing Relationship	Imbalanced with housing; some employment	New/Modified Base Zoning District(s)	Add Planned Unit Development (PUD)
		Existing Overlay District(s)	SR 124/SR 53
WATER AND SEWER SERVICE AVAILABILITY		New Overlay District(s)	Commercial Corridor Design (SR 98, US 129, US 441)
Sanitary Sewer Available?	Not usually; some places	Special Tool(s): Land Acquisition for Open Space	Set-asides with development; minimum open space requirements
Public Water Available?	Yes, connection required	Special Tool: Corridor Map	Reserve future facilities/routes
DESIGN-RELATED CONSIDERATIONS (BUILT ENVIRONMENT)		TRANSPORTATION-RELATED CONSIDERATIONS	
Overall Building Form/Pattern	Predictable and repetitive	Primary Mobility Option	Automobile
Building Setback from Road; Orientation	25-40' predictable and repetitive; facing street	Road Service and Surfacing	Paved county roads and state highways
Desired Design Principles	Conservation and conventional subdivisions	Road Design Features (Improvements)	Curb and gutter; suburban standard; mostly curvilinear with cul-de-sacs
Special Design Features	Planned, monumental entrances	Access Management	Regulated
Stormwater Management	Engineered/ required	Connectivity	Encouraged
Parking Areas	Paved off-street parking required (minimums and maximums)	Sidewalks	Required and provided as development occurs

Suburban Character Area Implementation Summary

Suburban Character Area Policies

1. **Sewer.** Land development and land subdivisions in the suburban character area should be connected to public sanitary sewer as a condition or prerequisite of development approval, where public sanitary sewer is within reasonable proximity (i.e., 1,000 feet or less) of the land being developed and practical to do so, as determined by planning, public works, and environmental health officials of the county.
2. **Conservation Principles.** Major subdivisions (6 or more lots) in suburban character areas are encouraged (not required), where opportunities exist, to follow principles of conservation subdivision and design.
3. **Access to Abutting Conservation Lands.** Major subdivisions (6 or more lots) are strongly encouraged, if not required, to provide pedestrian easements or fee-simple land dedications to public open spaces and/or publicly designated conservation lands on all abutting properties.
4. **Pedestrian Facilities.** Major subdivisions (6 or more lots) are strongly encouraged, if not required, to provide sidewalks within the subdivision and linking to public sidewalks planned for or provided outside the subdivision and connecting to public open spaces and/or publicly designated conservation lands on all abutting properties. Land developments are strongly encouraged, if not required, to provide pedestrian facilities interior to the development and linking to public sidewalks planned for or provided outside the land development and connecting to public open spaces and/or publicly designated conservation lands on abutting properties.
5. **Traditional Neighborhood Development.** Major subdivisions designed based on accepted principles of traditional neighborhood development (a.k.a., “new urbanism”) are consistent with this character area if compatible in density and consistent with other stated policies for the suburban character area.
6. **Adequate Public Facilities.** As a condition of approval, major subdivisions (6 or more lots) and major land developments should be required to demonstrate availability of public water, fire protection, law enforcement, roads, stormwater management, parks and recreation, and public school facilities. Major subdivisions and major land developments that cannot demonstrate all such facilities are available or planned at the time of development or within a reasonable period of time thereafter may gain approval only if they mitigate the lack of such facilities, through the dedication of land in the subdivision or off-site, on-site and/or off-site improvements, payment of impact fees if imposed by the county, or payment of in-lieu fees or other acceptable arrangements via development agreements.
7. **Manufactured Housing.** Manufactured home parks, manufactured home subdivisions, and manufactured homes on individual lots are strongly discouraged if not prohibited by regulation.

8. **Non-Residential Building Sizes.** Where permitted (see future land use plans for guidance), non-residential building space should not exceed the following (gross square feet):

Nonresidential Type	Maximum Gross Square Feet Individual Establishment	Maximum Gross Square Feet Total Building, Multiple Tenants
Public/Institutional	No Maximum	No Maximum
Office or Commercial	60,000	240,000
Light Industrial	60,000	120,000

Urban			
PRINCIPLE(S) AND QUALITY COMMUNITY OBJECTIVES (QCOs)		GENERAL LAND USE FRAMEWORK	
Overarching Principle(s)	Efficient growth and Adequate Public Facilities	Overarching Land Use(s)	Multiple uses; mixed uses encouraged
Environmental Protection	Achieve through regulation of the built environment	General Intensity of Development	High
Open Space Protection	Set-aside as opportunities exist	SPECIFIC LAND USE PERMISSIONS (see Table 4.1 for future land use districts)	
Growth preparedness	Leading role of area	Land Subdivision Permissions	Permitted
Appropriate Business Employment Options	Leading role of area	Agriculture and Forestry	Permitted but discouraged
	Leading role of area	Residential Density "Target"	1 unit per 0.33 acres
Educational Opportunities	Leading role of area	Residential Density Maximum	Variable based on specific locations
Housing Opportunities	Leading role of area	Manufactured Housing	Discouraged if not prohibited
Traditional Neighborhood	Encouraged	Multi-Family Housing	Permitted in locations per plan
Infill Development	Leading role of character area (opportunities)	Institutional (Churches, Schools, etc.)	Permitted and encouraged in locations per plan
Heritage Preservation	Contributing role	Commercial	Permitted and encouraged in locations per plan
Regional identity	Contributing role	Industrial	Permitted and encouraged in locations per plan
Sense of Place	Diverse opportunities	Semi-Public Uses	Permitted
Regional Cooperation	Leading role of character area (municipal-county service delivery)	PRIMARY LAND USE REGULATORY IMPLEMENTATION MEASURES	
Transportation Alternatives	Required based on opportunities	Existing Base Zoning District(s)	R-3; CRC; NRC; CRC; LI, GI
Jobs-Housing Relationship	Usually imbalanced in favor of employment	New/Modified Base Zoning District(s)	Add Master-Planned Mixed Use; PUD
		Existing Overlay District(s)	SR 124/SR 53; Airport Zone
WATER AND SEWER SERVICE AVAILABILITY		New Overlay District(s)	Commercial Corridor Design (SR 98, US 129, US 441)
Sanitary Sewer Available?	Yes (required or planned)	Special Tool(s): Land Acquisition for Open Space	Set-asides with development; minimum open space requirements
Public Water Available?	Yes, connection required	Special Tool: Corridor Map	Reserve future facilities/routes
DESIGN-RELATED CONSIDERATIONS (BUILT ENVIRONMENT)		TRANSPORTATION-RELATED CONSIDERATIONS	
Overall Building Form/Pattern	Concentrated and diverse	Primary Mobility Option	Automobile
Building Setback from Road; Orientation	0-30'; Regular but variable and flexible depending on use	Road Service and Surfacing	Paved county roads and state highways
Desired Design Principles	New Urbanism – traditional neighborhood	Road Design Features (Improvements)	Curb and gutter; urban standard applied; grid or modified grid pattern encouraged
Special Design Features	Variable based on land use and intensity	Access Management	Regulated
Stormwater Management	Engineered/ required	Connectivity	Required
Parking Areas	off-street parking required (minimum and maximums)	Sidewalks	Required and provided

Urban Character Area Implementation Summary

Urban Character Area Policies

1. **Sewer.** Land development and land subdivisions in the urban character area should be connected to public sanitary sewer as a condition or prerequisite of development approval.
2. **“Dry Sewer.”** If the immediate connection of land development or land subdivisions to public sanitary sewer is not practical, the installation of “dry” sanitary sewers for purposes of later connection to the public system may be acceptable.
3. **Interim Development Without Sewer.** Interim development with little sewage disposal generation or “low flow” demands that can be handled with a septic or other on-site sewage management system, as approved by the Jackson County Environmental Health Department, may be authorized.
4. **Pedestrian Facilities.** All subdivisions and land developments are strongly encouraged, if not required, to provide sidewalks within the subdivision and linking to public sidewalks planned for or provided outside the subdivision and connecting to public open spaces and/or publicly designated conservation lands on all abutting properties.
5. **Adequate Public Facilities.** As a condition of approval, all subdivisions and land developments should be required to demonstrate availability of public water, fire protection, law enforcement, roads, stormwater management, parks and recreation, and public school facilities. Subdivisions and land developments that cannot demonstrate all such facilities are available or planned at the time of development or within a reasonable period of time thereafter may gain approval only if they mitigate the lack of such facilities, through the dedication of land in the subdivision or off-site, on-site and/or off-site improvements, payment of impact fees if imposed by the county, or payment of in-lieu fees or other acceptable arrangements via development agreements.
6. **Manufactured Housing.** Manufactured home parks, manufactured home subdivisions, and manufactured homes on individual lots are strongly discouraged if not prohibited by regulation.

PRINCIPLES FOR ENSURING CONSISTENCY WITH CHARACTER MAPS

The county seeks to ensure that future zoning decisions are made in a manner consistent with the character area maps for 2025 and 2040. The legal requirement to be consistent with the county's comprehensive plan is contained in the county's unified development code. In order to assist with determining consistency, a number of principles are articulated here which should be consulted when interpreting the character maps and the consistency requirement.

- 1. Descriptions and policy statements.** This chapter includes a detailed description of the intentions for development within each character area, and policies for each character area. Those descriptions and policies must be consulted when a zoning change, special use permit, variance, preliminary subdivision plat, or any other "discretionary" land use application is filed for consideration with the Jackson County Planning Commission and/or Board of Commissioners. Applicants should be required to indicate in a letter of intent or other written and/or graphic analysis (e.g., site plan) how the development proposal meets with the parameters described for the given character area and the policy statements articulated for that character area.
- 2. Consistency determinations.** Although the final determination is left to the county, it is the obligation of the applicant to demonstrate that the proposed development will be consistent with the descriptions and policies applicable to the character area in which the property and application are located.

Rule of interpretation: Sanitary sewer. Any discretionary development proposal (e.g., rezoning, special use permit, variance, preliminary subdivision plat, etc.) that would necessitate extension of sanitary sewer service or use of a community sewerage system in an agricultural or rural character area is prima facie evidence of inconsistency, and the county will not accept such development proposals for consideration since there is no way to mitigate or alter the development proposal to be consistent with the character area description and policies.

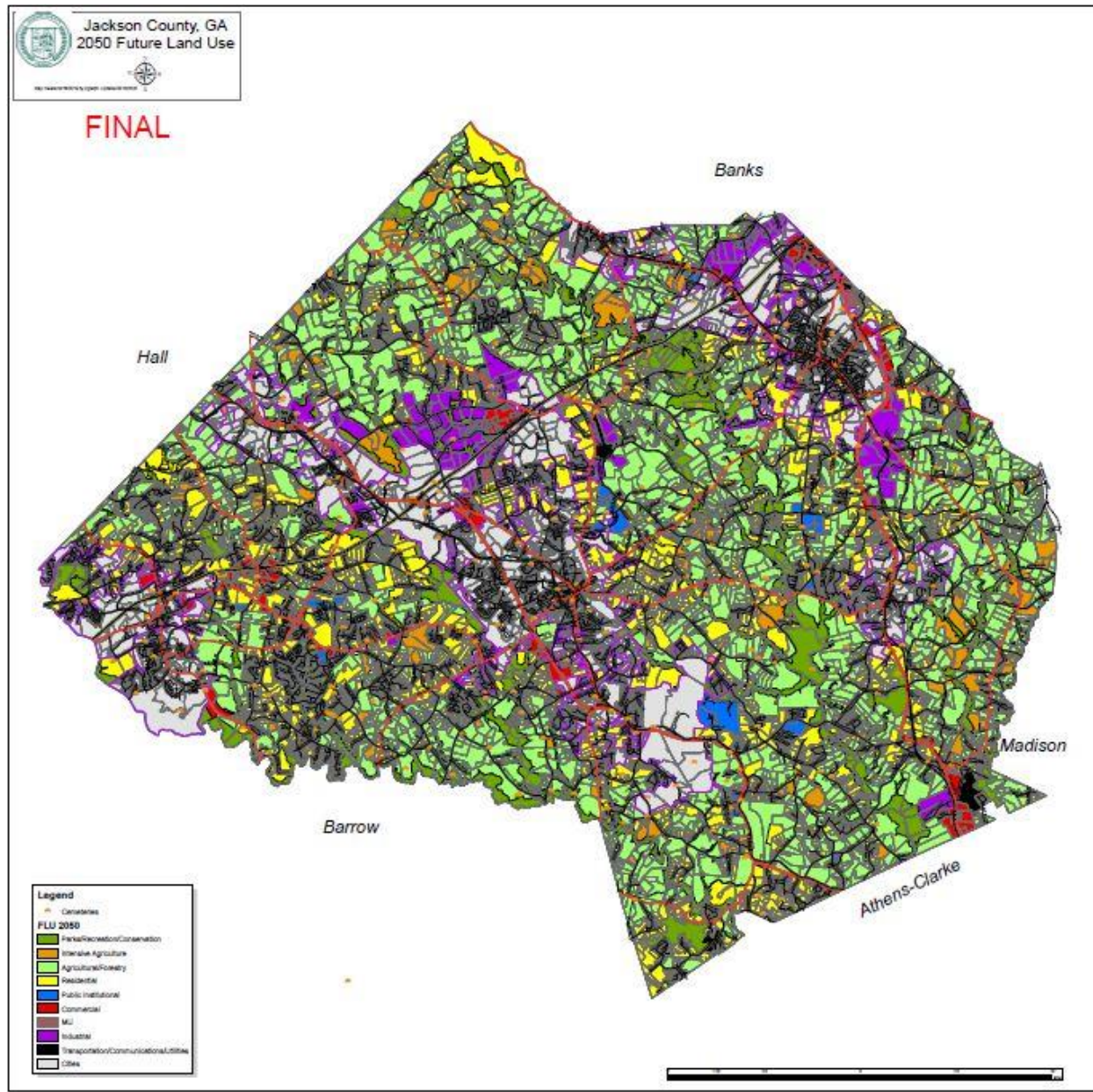
Rule of interpretation: Density/intensity. Any proposal that would exceed the maximum density or intensity parameters, or the maximum building size, specified for the applicable character area is prima facie evidence of inconsistency, and the county will not accept such development proposals for consideration since there is no way to mitigate or alter the development proposal to be consistent with the character area description and policies.

Rule of interpretation: applicable zoning district(s). Application for rezoning to a zoning district other than those listed in Table 4.1 (existing zoning districts in the UDC) or any additional zoning district prepared to be compatible a given character area), is prima facie evidence of inconsistency, and the county will not accept such rezoning applications for processing.

Rule of interpretation: mitigation. A development proposal that on first review appears to be inconsistent with the description for the character area and character area policies may still be considered, if there are clear proposals by way of voluntary conditions of zoning or development approval that would mitigate the inconsistent aspects of the subject proposal. In such cases the applicant must indicate in writing the conditions that will satisfactorily mitigate inconsistencies. Density/intensity and sewer service inconsistencies cannot be mitigated.

- 3. Current zoning.** Nothing in this section shall be construed to prevent a property owner from developing according to existing zoning permissions, despite the character area designation.

Future Land Use



Land Use Policies Generally

1. **Efficient Development Patterns.** Use land efficiently to avoid the costs and problems associated with exurban, rural, suburban, and urban sprawl.
2. **Property Rights.** In applying land use plans and regulations, all property owners must be afforded some reasonable economic use of their properties, but not necessarily the “highest and best” use as that term is understood in the real estate appraisal profession. The fact that a property would be valued more highly if rezoned is not in itself a sufficient reason for rezoning. However, a showing that property cannot be reasonably used in accordance with the existing regulations may be considered among other reasons for approving a land use amendment and/or changing the zoning district applicable to a given property.
3. **Balance.** In land use planning and individual decisions about land use, Jackson County strives to balance non-residential and residential development in order to reduce the burden of taxes on residents. This means that Jackson County will strive to protect parcels designated for commercial and industrial uses rather than rezoning such parcels to uses that do not support sustained economic health and higher wage jobs in the county.
4. **Compatibility.** Rezoning if approved should result in land development that is suitable in view of the use and development of adjacent and nearby property. Development should not adversely affect the existing use or usability of adjacent or nearby property.
5. **Public Facility and Service Impacts.** Development should not occur or be approved which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety facilities, parks and recreation facilities, libraries, schools, or other publicly-provided facilities and services.
6. **Buffers and Screening.** Screen negative views through site planning, architectural, and landscape devices. Utilize buffers to separate potentially conflicting or incompatible land uses.
7. **Transitions.** Avoid harsh or abrupt changes of land use or character, by encouraging a logical and compatible relationship of land use and character, transitioning from one property development to another. In terms of land use, the ideal progression of land use compatibility is from residential to public-institutional (including private office), to commercial, to industrial. In terms of character areas, the ideal progression of character compatibility is from agricultural, to rural, to suburban, to urban. If harsh or abrupt changes in land use or character cannot be avoided, the transition should be better facilitated with special design techniques, step downs in intensity or density, and/or conditions of approval relating to building

height, building setbacks, buffers, and limitations on incompatible operating characteristics.

8. **Prevailing Land Use Patterns.** Respect and maintain prevailing land use patterns, unless the future land use plan clearly suggests changes are appropriate.
9. **Spot Zoning and Spot Land Use Amendments.** Decisions about amendments to the future land use plan maps and official zoning map should not result in the creation of an isolated future land use designation or isolated zoning district unrelated to adjacent and nearby land use or zoning districts.
10. **Land Use-Transportation Connections.** Coordinate land use and transportation decisions.
11. **Creativity and Flexibility.** Encourage creativity in development design and provide for design flexibility. Jackson County is open to considering land planning and development concepts that may be new to the county but have been implemented successfully in other places.
12. **Redevelopment.** Encourage redevelopment of obsolete or deteriorating buildings, properties, and areas.
13. **Development Approval Process.** Continually monitor the time frames required to review development proposals and shorten them or make them more efficient where possible.
14. **Intergovernmental Coordination.** Coordinate land use decisions between the county and municipalities. Land use decisions made by municipalities at the time of annexation should respect and be consistent with the character and future land use plans previously approved by Jackson County. Municipalities should anticipate formal objections by the county when annexations are for zoning and development inconsistent with the county's comprehensive plan.
15. **Architectural Requirements.** Promote the highest quality of development. Reevaluate and reconsider architectural and site design standards as appropriate to encourage increased quality of site development, architectural detailing and materials. Implement design controls through requirements in the Unified Development Code, and through other appropriate means.
16. **Sustainable Development Practices.** Communities and individual land developments which are developed consistent with generally accepted principles of sustainable development should receive priority consideration over developments relying on conventional designs and features. Any available incentives should be used to reward development which meets generally accepted sustainable development principles.

Park/Recreation/Conservation

This category includes lands dedicated to both active and passive recreational uses. These lands may be either publicly or privately owned, and they may include playgrounds, public parks, nature preserves, wildlife management areas, forest preserves, golf courses, recreation centers, or similar uses. All of the lands within the "conservation" character area are designated as park/recreation/conservation on the future land use plan maps. Park/recreation/conservation lands also exist in other character areas, such as a developed recreation complex in an urban character area, or a neighborhood park in a suburban neighborhood.

In addition to the flood plains of major rivers and streams, the following are areas designated park/recreation/conservation on the future land use plan map:

- The State Arboretum property north of Braselton.
- Forest land owned by the University of Georgia on the west side of U.S. Highway 441 between the city of Nicholson and the unincorporated Center community.
- The open space complex of wetlands just west of and including some of the city limits of Jefferson, along the Middle Oconee River.
- The area surrounding the proposed Parks Creek Reservoir, in between Apple Valley Road and Lyle Field Road. This area is being planned by the City of Jefferson with the cooperation of Jackson County for a water supply reservoir. The land is not presently under the ownership and control of the city or county. Upon approval of the reservoir, the land surrounding it is proposed to be purchased for open space, watershed protection, and limited passive recreational activities.
- Extensive areas of flood plain along the North Oconee River from the Athens-Clarke County line to the south side of SR 335 (Brockton Road).

Intensive Agriculture

This category includes poultry farms and is designated separately from the more general Agricultural/Forestry future land use category. In these areas, land owners have made significant investments, predominantly in the production of chickens but also in other major agricultural pursuits. Intensive agricultural areas include residential land uses by definition, including manufactured homes. The future building of dwellings or manufactured homes that are not farm-related are restricted, except for an allowance to subdivide a small number of small tracts over time for "minor subdivisions." Intensive agricultural land uses lie almost exclusively within the "agricultural" character area, though some poultry farms may be classified as rural on the character area map if the farm is isolated and/or in an area expected to transition out of intensive agricultural use to rural residential use during the next ten or twenty years.

These areas need to be treated differently from hay fields and private forests because they have potential nuisance impacts on abutting or nearby residents. It is important to the future economy of Jackson County that intensive farming operations be protected from major subdivision tract development. Although Georgia has a right-to-farm law, in many instances it does not fully protect active farming operations from nuisance claims and lawsuits, even if the intensive farm operation existed prior to building the home or homes nearby.

While intensive agricultural areas are spread out among most of the non-urbanized unincorporated parts of the county, the most notable concentrations are as follows:

- Multiple poultry farms north of Interstate 85, especially between the Banks County line and Plainview Road, including concentrations south of Deadwyler Road west and east of Dixon Bridge Road.
- South and southeast of Maysville, north of Interstate 85.
- Southwest of Commerce along the east side of B. Wilson Road.
- North and south of Thyatira-Brockton Road east of Wilhite Road and west of Elliot Smith Road.
- Along Brockton Loop Road south of SR 335 (Brockton Road) south of South Apple Valley Road.
- South of SR 124 east of Mark Dodd Road.
- Along parts of Lebanon Church Road and Gum Springs Road.
- Several farms in eastern Jackson County, especially between U.S. Highway 441 and the Madison County line.

Agricultural/Forestry

Much of the land in this category is simply vacant or undeveloped, but other tracts are forested and there may be some raising of livestock or cultivation of crops in this future land use category. Residential land uses are allowed but they are limited to single-family, stick-built homes on individual lots and manufactured homes on individual lots. Like with the intensive agricultural category, residential uses by definition are included but they primarily relate to the larger agricultural or forestry tract. The future building of dwellings or manufactured homes that are not farm-related is restricted, except for an allowance to subdivide a small number of small tracts over time for "minor subdivisions."

Agricultural/Forestry areas can exist within the rural and even suburban character areas, but they are generally not designated within conservation character or urban character areas. Once designated urban character, farming in such areas is allowed to continue but is not expected to perpetuate.

The 2025 and 2040 future land use plan maps retain agricultural character as much as possible, considering needs for future conversion of farmland for residential uses. Unlike the previously adopted future land use plan, the 2025 and 2040 future land use plans in this comprehensive plan promote the preservation of agricultural and forestry lands in many different non-urban unincorporated parts of the county. Even so, agricultural and forestry use (not counting land in the intensive agricultural category which will be retained) will decline as a percentage of all unincorporated land uses.

Land Use Policies: Intensive Agriculture and Agricultural/Forestry

1. **Preservation.** Preserve and encourage agricultural land use and operations, especially poultry farms which are vital to the county's economy.
2. **Avoid Conflicts.** Avoid, reduce, and mitigate the occurrence of conflicts between agricultural and non-agricultural land uses.
3. **Notices.** Applicants for building permits for buildings or for uses on non-agricultural land abutting agricultural land or operations should be required to be supplied with notice about the county's support of the preservation of agricultural lands and operations and the potential for nuisance-type operations emanating from active farm operations.
4. **Buffers.** New non-agricultural land developments adjacent to intensive agricultural operations (excluding lands designated in the agricultural/forestry future land use plan category) should provide a sizeable buffer (i.e., at least 100 feet in width) to reduce the potential conflicts between intensive agricultural and non-agricultural land uses.
5. **Residential Lot Platting.** When new lots are platted pursuant to residential land use allowances in intensive agriculture and/or agricultural/forestry future land use plan categories, the lots should be designed so that they are large enough for a well (if unserved by public water supply) and septic tank (i.e., at least one acre) but small enough to not take away land from potentially viable future agricultural use (i.e., not more than two acres). Such lots should be located at the edge of agricultural fields and farm operations as opposed to being in the middle of the tract or otherwise making existing or future farming operations more difficult or less efficient.
6. **Best Management Practices.** Although agricultural operations are normally exempted from state and local soil erosion and sedimentation controls, agricultural property owners should be educated on the proper application of Best Management Practices (BMPs) and encouraged to apply them.
7. **Commercial Sales and Agri-tourism.** Avoid regulations and policies that would prevent agricultural areas and farms from offering to the public the commercial sale of farm products produced on the premises (e.g., farm produce stands) in agricultural and rural character areas. Also, avoid restrictions that would have the effect of preventing or discouraging recreational-based agri-tourism opportunities on farms and in agricultural areas (e.g., "U-Pick" farms, pumpkin patches, etc.).
8. **Development Standards.** Agricultural-related land development within intensive agriculture and agricultural/forestry land use classifications should be subjected only to the most minimal development regulations, i.e., those that are essential to public health, safety, and welfare.

Residential

This category includes dwellings of all types. Most commonly, they consist of single-family, detached dwelling units on individual lots, but the type of housing unit (e.g., stick-built versus modular or manufactured) is not differentiated according to this future land use category. Residential uses are allowed in all but the conservation character area, and even then some residences may exist in areas designated for conservation. Within urban character areas, residential designations may include higher density housing, including duplexes, triplexes, townhouses, apartments, and residential condominiums. Multi-family and/or attached housing may be permissible in suburban areas but at lower densities than permitted in urban areas. Manufactured home permissions are guided by the character area policies which treat manufactured homes differently according to character area. Residential use densities also differ remarkably among the various character areas.

Residential development between 2015 and 2025 will primarily stay within existing residentially developed areas in many different parts of unincorporated Jackson County. Primary existing residential corridors and areas currently exist along the following and will witness additional residential development:

- Residential development will expand in a logical, sequential fashion south of the city limits of Commerce and to a lesser extent around the city limits of Maysville.
- Along both sides of Ila Road (SR 326) east of Commerce.
- Along the U.S. Highway 441 corridor between Commerce and Nicholson.
- Along much of Waterworks Road between Commerce and Nicholson.
- South of Interstate 85 along SR 82, the western part of Woods Bridge Road, and along the south side of Apple Valley Road.
- The SR 82 corridor north of Interstate 85 and along the north side of Pond Fork Church Road (the Holly Springs area).
- North of Interstate 85 northeast of SR 53, emanating outward from the Braselton area's residential growth.
- Much of the already residential developed areas along SR 124, Doster Road, and Jackson Trail Road.
- Residential infill on large tracts west of Braselton and west-southwest of Hoschton.
- Some residential development east of Jefferson north and south of SR 335.

- Infill residential developments along Jefferson River Road between New Bridge Road and Chandler Bridge Road.
- Extensive additional rural residential growth around the area of Bear Creek Reservoir (but without access to the reservoir), and along SR 330 in the southernmost triangle of the county.

Between the years 2026 and 2040, new residential areas will develop in the following areas (in addition to extensive residential development within municipalities, particularly within Arcade):

- The most significant addition of residential development during this time period in unincorporated areas will be the Diamond Ranch residential development.
- Significant residential expansion will occur around the cities of Commerce and Maysville between 2026 and 2040.
- The SR 82 Spur corridor north of the city of Jefferson and south of Interstate 85 will develop into a mostly residential corridor (including Dry Pond Road, Barber Road, and Rford Wilson Road).
- Significant conversion of agricultural lands along the north and south sides of Interstate 85 between Jefferson and Braselton, especially on the north side of I-85 along SR 332 and on the north side of McNeal Road.
- Residential development will extend in a linear fashion along SR 53 southeast of Hoschtou.
- Continued conversion of farmland to residential subdivisions along SR 124 and north of Doster Road.
- New residential development will occur along Storey Porter Lane, between the developed portions of Jefferson and the industrial development along Hog Mountain Road.
- New residential development south of Jefferson and southwest of Arcade, along the south side of U.S. Highway 129 (Damon Gause Parkway).
- Limited, dispersed, non-uniform development along U.S. Highway 129 between Arcade and the Athens-Clarke County line.
- Infill residential tracts along SR 82 and north of Double Bridges Road, south of the city limits of Arcade.

- Residential development will begin to infill along both sides of U.S. Highway 441 between Nicholson and the unincorporated community of Center, and extend west of unincorporated Center along New Kings Bridge Road.

Land Use Policies: Residential

1. **Protect Residences from Incompatible Land Uses and Nuisances.**

Where designated residential on the future land use plan maps, maintain and preserve quiet, stable neighborhoods of residences at low (or current) densities. Preserve and enhance the stability of existing residential neighborhoods. Protect residential areas (whether rural, suburban, or urban) from nuisances (e.g., excessive noise, odor, traffic and lighting) and from encroachment by incompatible land uses.

2. **Preservation of Residential Neighborhoods.** The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight in all land use plan amendment and rezoning decisions.

3. **Transitional Properties and their Impacts on Residential Neighborhoods.** In those instances in which property proposed for change in future land use category or rezoning from residential to nonresidential use fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight in all land use plan amendment and rezoning decisions.

4. **Natural Areas, Open Space and Recreation.** New residential development should preserve the natural amenities of the land through maintenance of conservation areas and open spaces. When new major residential subdivisions or any multi-family complexes are developed, there should be a minimum of 20 percent of the total development area set aside for green space, open space, and active or passive recreational opportunities.

5. **Densities.** The density of residential development should be guided by the character area designations (agricultural, rural, suburban, and urban), with increasing densities permitted as development transitions from agricultural to urban.

6. **Market for Single-family Homebuilding Opportunities.** Encourage homebuilding on existing, vacant, residential subdivision lots prior to plating of new residential lots. Jackson County strongly encourages the consumption of available inventory of single-family lots prior to rezoning for new single-family residential subdivisions. Jackson County will consider the market need for housing in decisions whether to rezone for new single-family detached residential subdivisions.

7. **Neighborhood Interconnectivity.** Encourage intra- and inter-connectivity within, between, and among residential neighborhoods. Roads ending in cul-

de-sacs are discouraged in all character areas but where provided should be limited to suburban character areas.

8. **Residential Use Adjacent to Water Supply Reservoirs.** New residential development is highly discouraged along the shorelines of public water supply reservoirs.

Public-Institutional

This category includes federal, state, or local government uses, and a wide variety of institutional land uses. Government uses include county-owned facilities, fire stations, post offices, and schools. Private institutional uses include schools, colleges, churches, cemeteries, and private non-profit meeting halls, among others. The public/institutional category also specifically includes private office development and which may include selected, low-intensity personal service establishments and other quasi-commercial land uses.

Public-institutional uses can be found and are permissible in virtually all character areas: urban, suburban, rural, and agricultural. In rural areas, public-institutional uses take the form of mostly historic churches and cemeteries and small meeting halls for private, non-profit groups. The scale and size of public-institutional uses are guided by the policies for character areas. The siting of public uses such as schools is generally discouraged in agricultural and rural character areas if other practicable alternatives exist. As an example, if a church wants to locate in a rural character area, the size and other characteristics must be consistent with the rural character area description.

It is difficult to generalize the existing and future pattern of public-institutional uses. However, it is noted here that this category is used in many places as a transitional land use category between residential uses and commercial or industrial uses.

Land Use Policies: Public-Institutional

1. **Reservation for Certain Uses.** Certain properties, particularly those at key road intersections with sufficient acreage, may be appropriate for institutional uses such as churches, other places of worship, private schools, non-profit clubs and lodges, institutional residential facilities such as nursing homes and care centers, and public or other semi-public uses. Priority should be given to these uses prior to establishing other uses permitted in the public-institutional future land use category, such as private offices.
2. **Intensities.** The intensity (floor-area ratio or building space per acre) of institutional development should be guided by the character area designations (rural, suburban, and urban), with increasing densities permitted as development transitions from rural to urban.
3. **Transitional Nature.** The public-institutional future land use category is considered a transitional designation to buffer residential uses from commercial and/or industrial uses, as shown on the future land use plan maps.
4. **Site Plan Review.** Regardless of which character area within which it is located, all institutional developments should be reviewed with respect to the following which should not be considered limiting: access, site design, landscaping, parking, environmental protection, lighting, and signage.

Commercial

This category applies to lands dedicated to non-industrial business uses, including retail sales, offices, services and entertainment facilities. As with public-institutional uses, commercial uses can be appropriate in a variety of character areas, so long as they meet the parameters for commercial use specified in character area policies. For instance, the future land use plan may designate new commercial development within a rural character area – however, in order to be consistent with the rural character area policies, development must remain small in scope and have architectural characteristics that resemble a rural area (see “rural character area”).

Extensive additional commercial development will occur in the following unincorporated areas between 2026 and 2040 (these are in addition to extensive additional commercial development anticipated within the city limits of Commerce and Jefferson):

- West of U.S. Highway 441, north of the city limits of Commerce, in the Banks Crossing area.
- Along U.S. Highway 441 east of the city limits of Commerce.
- Along the SR 98 corridor between Interstate 85 and downtown Commerce, as well as interchange-related commercial development expansion west of Interstate 85 along SR 98.
- A small neighborhood-scale commercial node will form at the intersections of Pond Fork Church Road and CR 242.
- Commercial development will expand incrementally southward from existing commercial development at the southwest quadrant of Interstate 85 and Dry Pond Road (SR 82).
- Limited, infill commercial development on smaller tracts between U.S. Highway 129 and Old Gainesville Highway between the cities of Pendergrass and Talmo.
- Additional, highway-oriented interchange commercial uses will develop along SR 53 north of the Interstate 85 interchange.
- A commercial node serving suburban residential neighborhoods will continue developing along SR 124 at its intersections with SR 332 and Gum Springs Church Road.
- A suburban commercial node will form at SR 124 and Mark Dodd Road and Creek Nation Road.

- Commercial development will extend in a linear fashion along SR 53 southeast of the city of Hoschton.
- Smaller-scale commercial development will form in the Center unincorporated area at the intersection of U.S. Highway 441 and SR 334 as well as U.S. Highway 441 and Old Commerce Road extension.
- Small, rural convenience commercial development will occur at the intersections of Brockton Road (SR 335) with Thyatira-Brockton Road and South Apple Valley Road.

Land Use Policies: Commercial

1. **Patterns.** Discourage patterns of “strip” commercial development. Encourage building designs which locate all of the off-street parking provided on the commercial lot between the road and the building.
2. **Efficient Use.** Encourage the re-occupancy of existing retail space prior to the construction of new retail spaces.
3. **Intensities.** The intensity (floor-area ratio or building space per acre) of commercial development should be guided by the character area designations (rural, suburban, and urban), with increasing densities permitted as development transitions from rural to urban.
4. **Site Plan Review.** Regardless of which character area within which it is located, all commercial developments should be reviewed with respect to the following which should not be considered limiting: access, site design, landscaping, parking, environmental protection, lighting, and signage.
5. **Long-term Quality versus Short-Term Maximizing of Investment.** Unless specifically designated as an interim use (where long-term development of a more permanent nature is contemplated), commercial developers need to consider the long-term impact of their development on the surrounding community. Efforts to maximize return on investment with little consideration to the long-term community impact will be judged by the county accordingly.
6. **Highway Commercial Uses.** The fact that an existing lot has frontage on a state or federal highway is one consideration but is not in itself prima facie evidence that such property should be or will be allowed to be used commercially. The creation of new highway business districts without frontage on a state highway is strongly discouraged. Great scrutiny will be given to any requests for land use amendments or rezonings to extend highway commercial zoning districts beyond those areas designated on the

future land use plan maps. Substantially compelling evidence of the need for additional highway business uses in the county must be presented to support such a change.

7. **Architectural Harmony among Phases and Outparcels.** When commercial development occurs in phases, and for commercial development with outlots reserved for future commercial development, the property owner or developer should ensure that the designs of building forms are interrelated and architecturally harmonious.
8. **Neighborhood Commercial.** Where commercial is designated at corners of intersections of local roads, the commercial land uses within such neighborhood-serving commercial nodes should not contain highway-oriented commercial developments such as but not limited to lodging, auto sales, auto service, and open air business establishments. With the exception of convenience stores with gasoline pumps, neighborhood commercial areas do not permit or accommodate automotive uses or other types of more intensive highway business activities, or those uses that generate excessive traffic, noise, odors, pollution, safety hazards, or other adverse impacts which would detract from the desirability of adjacent properties for residential use. Commercial development within neighborhood commercial nodes should be small-scale commercial uses of a convenience nature serving nearby residential neighborhoods as opposed to a regional market. Uses within neighborhood commercial areas generally occur within enclosed buildings with no outside storage and limited (if any) outdoor display of goods and merchandise.
9. **Interstate 85 Frontage.** Commercial developments with frontage on Interstate 85 should maintain trees immediately adjacent to the interstate right of way, to buffer noise emanating from the interstate highway and reduce impacts noise will have on nearby properties. A natural, undisturbed buffer of 50 feet in width should be maintained along the property's frontage on Interstate 85. Such a buffer will allow for a significant view corridor into the site while mitigating some of the noise impacts compared with commercial sites that are clearcut all the way to the Interstate right of way.
10. **Impervious Surfaces.** Within water supply watersheds and other sensitive environmental areas, strong consideration should be given by site designers and land developers to special design techniques that will reduce surface water runoff. Impervious surfaces should be limited in such areas to no more than 60 percent of the total site area. Pervious pavement and gravel

parking should be permitted in order to allow site developments to meet this criterion.

Master Planned Mixed Use

This category does not apply to any existing development in Jackson County. It is appropriately applied only in urban areas which have water and sewer service. This category encourages an appropriate mix of residential, office, civic-institutional, retail-service, and open space in a planned environment.

Land Use Policies: Master Planned Mixed Use

1. **Densities and Intensities.** The density of residential development and intensity of non-residential development (floor-area ratio or building space per acre) of commercial development should be guided by the character area designations (rural, suburban, and urban), with increasing densities permitted as development transitions from rural to urban. Within a master planned mixed use development, densities and intensities should be greatest at road intersections and/or along major road corridors and the least at the fringe along property lines abutting less intensive development.
2. **Housing Variety.** Encourage a variety of home styles, housing types, densities and price ranges, including mixed-income housing, within mixed-use developments.
3. **Attached and Group Quarters Housing.** Attached housing and group quarters housing are encouraged to be located within mixed-use developments.
4. **Life Cycle and Mixed Generation Communities.** Within mixed use developments, encourage "life cycle" or "mixed generation" communities that provide for persons of different age groups (including seniors) to live in the same community as they age.
5. **Vertical Mixed Use.** Within master-planned mixed use developments, the vertical mixing of residential with office and commercial land uses is desirable.
6. **Pedestrian Retail.** A pedestrian-oriented retail district should be planned and provided for mixed use developments large enough to support such a district.
7. **Jobs-Housing Balance.** Having 1.5 jobs for each housing unit is considered a good balance of residential and nonresidential development. This policy should be used as a guide in planning development in this category, but it is non-binding.

Industrial

This category includes lands dedicated to industrial uses, including warehouses, wholesale trade facilities, research and development facilities, and manufacturing operations, processing plants, factories, and mining or mineral extraction activities. Light industrial uses are relegated to urban character areas given their need for urban-type facilities such as water, sanitary sewer, and collector roads or highways. Some extraction or mining operations may exist in rural character areas and be appropriately sited in remote places designated for rural or agricultural character, subject to specific land use policies.

There are several unincorporated areas that are designated for future industrial development. These are in addition to substantial industrial development planned within the city limits of Commerce along Interstate 85 and in Jefferson near the SR 82 (Dry Pond) interchange of Interstate 85.

- Adjacent to existing industry in Maysville, along the south side of SR 98.
- West of the commercial interchange area development at SR 98 and Interstate 85.
- Along Steve Reynolds Industrial Parkway north of SR 98.
- Smaller scale expansion of the industrial area east of the city limits of Commerce and U.S. Highway 441 along SR 334.
- Development of sites within existing industrial parks and areas north of Interstate 85 between Valentine Industrial Parkway and Dry Pond Road (SR 82), along Raco Parkway (west of the Dry Pond Road interchange with I-85), and along Valentine Industrial Parkway and Bonnie Valentine Way, as well as north of Wayne Poultry Road.
- Along the south side of McClure Industrial Parkway.
- North of I-85 between SR 98 and the Banks County line.
- Infill industrial development north and south of U.S. Highway 129 in the Pendergrass and Jefferson areas west of I-85.

Land Use Policies: Industrial

1. **Appropriate Locations.** All industrial land uses should be limited to areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets.
2. **Expansion of Existing Suburban Industrial Areas.** Zoning for existing industrial uses designated “suburban” on the character area map should not be expanded unless sanitary sewer is provided and expansion takes place in an “urban” character area.
3. **Light versus Heavy Industry.** New industrial operations should be limited to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards or other objectionable conditions. However, in areas designated for industry which are clearly removed from residential areas, heavy manufacturing and heavy industrial uses, including those creating objectionable conditions, are considered appropriate.
4. **Industrial Park and Campus Designs.** Future industrial developments serving more than one industry are strongly encouraged to be developed within planned industrial parks which are designed with campus-style layouts including generous building setbacks from exterior roads and landscaping.
5. **Interstate 85 Frontage.** Industrial developments with frontage on Interstate 85 should maintain trees immediately adjacent to the interstate right of way, to buffer noise emanating from the interstate highway and reduce impacts noise will have on nearby properties. A natural, undisturbed buffer of 50 feet in width should be maintained along the property’s frontage on Interstate 85. Such a buffer will allow for a significant view corridor into the site while mitigating some of the noise impacts compared with industrial sites that are clear-cut all the way to the Interstate right of way.
6. **Impervious Surfaces.** Within water supply watersheds and other sensitive environmental areas, strong consideration should be given by site designers and land developers to special design techniques that will reduce surface water runoff. Impervious surfaces should be limited in such areas to no more than 60 percent of the total site area. Pervious pavement and gravel parking should be permitted in order to allow site developments to meet this criterion.
7. **Reservation of Prime Industrial Sites with Publicly Subsidized Sewer for High Employment-Generating Uses.** In areas designated for future industrial development, priority should be placed on attracting industrial

developments with significant employment densities (i.e., jobs per acre of land or per acre of building space). Jackson County may elect not to approve rezoning for industrial development in such areas if the development proposed is for low density employment industrial uses such as warehousing, so as to reserve prime industrial sites that have been subsidized with regard to sanitary sewer service for the highest employment-generating industrial uses.

Transportation/ Communications/ Utilities

This category applies primarily to electricity facilities like power substations and major transmission lines and cell towers. As essential public facilities, they are generally allowed in all character areas as needed.

The relationship of future land use categories to character areas is summarized in Table 4.1 (see the section, "Character Areas").

The relationship of future land use categories to character areas is summarized in Table 4.1 (see the section, "Character Areas").

SPECIAL OVERLAYS

Overlay districts with design and architectural regulations and guidelines are the most common method of providing additional control and guidance with regard to land development.

SR 124 and SR 53 Corridors

Jackson County has adopted corridor overlay districts for the SR 124 and SR 53 corridors. Applicants for development in these corridors are required to submit building plan applications showing proposed building materials and demonstrating consistency with a number of regulations and guidelines pertaining to uses, ground floor area limitations, lot standards, access management, landscaping, environmental controls, parking, dumpsters, lighting, architecture, and signage (see Sec. 206(q) and Secs. 510 through 514 of the Unified Development Code). These corridors are recognized in the special overlays map of this chapter.

U.S. Highway 441 Corridor

The 2010 comprehensive plan called for the extension of the highway overlays regulation to additional highway corridors in Jackson County. This has been accomplished for the U.S. Highway 441 corridor in the Commerce area (where much of the west side of the highway is in Commerce and most of the east side is unincorporated).

SR 98 (Maysville Road) Corridor in the Commerce Area

Another corridor which has shared land use jurisdiction is the SR 98 corridor between downtown Commerce and extending west to the north side of Interstate 85. Around the Interstate 85 interchange and along that segment between I-85 and the downtown, land use jurisdiction falls in and out of Commerce. That is, one property may be unincorporated, then the next one is in Commerce, then land use jurisdiction falls back to the unincorporated county again. A specialized set of

overlay regulations has been adopted for this corridor by both the county and the City of Commerce.

Jackson County Airport Overlay

Another overlay that is already established in the Jackson County Unified Development Code (Sec. 206(p)) is the airport zone overlay. The airport overlay has been adopted in order to protect the flight approach areas to the airport, in accordance with Federal Aviation Administration (FAA) requirements. In the overlay, heights of buildings and other obstructions are regulated in order to ensure safe flight/aviation operations. The airport zone overlay is specifically recognized on the special overlays map of this chapter.

SR 334 Scenic Corridor

The 2010 comprehensive plan called for designation of much of SR 334 south of the city limits of Commerce, to its termination near U.S. Highway 441, as a scenic road corridor. This part of the SR 334 corridor is proposed to remain almost entirely agricultural with scattered existing residences. In order to protect the outstanding rural scenic qualities along this highway, special regulations and guidelines within the SR 334 view shed are needed.

Transportation

6

TRANSPORTATION

This chapter of the comprehensive plan provides a summary of the Countywide Transportation Plan, 2019, which was prepared by RS&H and is adopted by reference in this comprehensive plan. The document is some 200 pages and combines detailed inventories of road conditions in addition to plans for short-term and long-range road system improvements. This synopsis does not substitute for the plan itself, but highlights for the reader an overview of its contents and recommendations. The plan updated the 2008 plan to serve as a long-range plan integrating land use and transportation decision-making, identifying existing and future roadway capacity and operational problems, formulating transportation goals, objectives and policies that guide future growth, and preparing a long-range list of capital projects to resolve present and future needs in a financially feasible manner.

Travel and Roadway Conditions

A thorough inventory of the existing conditions of the roadways and means of travel was conducted as a starting point for the Transportation Plan. This assessment's results quantified countywide conditions, and served as a critical input to model and assess needs for the future.

Existing Performance

Alongside assessing the overall condition of the network, the Transportation Plan assessed the performance of the existing network. The outcome was again a quantitative measure of safety, conditions, congestion, and travel time, which helped assess future needs.

Assessment of Future Needs

Projected Demand

Future travel conditions for Jackson County were assessed using the travel demand model for the Gainesville-Hall Metropolitan Planning Organization (GHMPO). The travel demand model projects future needs based on anticipated growth in the County's population, households, employment and student enrollment. The SE data is entered into the model using specific geographic areas, designated Traffic Analysis Zones (TAZs) with boundaries such as major roads or environmental features, such as creeks and streams.

Project Development and Prioritization

The initial project list was developed by reviewing previous and existing plans including the 2008 Jackson County Transportation Plan. The list was further refined and modified based

upon extensive input received from the study Technical Committee, results of the Travel Demand Model run, and the results from the public engagement portion of the Plan. This refined list was prioritized based on the available data and scored to rank the projects by need. GDOT Planned and Programmed Projects have not been scored and are presented separately due to their planning and funding status as part of GDOT's State Transportation Improvement Program (STIP).

Roadway Improvements

The recommendations for roadways vehicles including automobiles, trucks and motorcycles have been grouped into the category of "roadway improvements". Specific projects within this group include:

- New roadways
- Roadway extensions
- Roadway realignments
- Intersection realignments
- Intersection operational improvements
- Bridge projects

Within the roadway improvement group, projects have been developed and assessed in two sub-groups based primarily upon facility control and previous planned, programmed and funded projects. These two groups include:

- Georgia Department of Transportation (GDOT) Planned and Programmed Projects – Those projects on interstates, state roads and/or local bridges with previous GDOT funding
- Jackson County Ranked Projects – Other projects recommended by the Technical Committee incorporating local knowledge, technical assessment and public input. These projects have also been ranked into the following three (3) tiers:
 - Tier 1 – Greatest Need
 - Tier 2 – Moderate Need
 - Tier 3 – Lesser Need

Non-Motorized System Improvements

The development of the Jackson County Transportation Plan included an assessment of existing bicycle and pedestrian facilities, as well as existing challenges and needs. The public survey also included questions about the non-motorized transportation system across Jackson County.

Several previous plans have been developed within Jackson county including:

- Northeast Georgia Plan for Bicycling and Walking (2010)
- Connect Jackson: Biking-Pedestrian-Greenways (2011)
- Bicycle and Pedestrian Plan Update – GHMPO (2014)
- City of Jefferson Pedestrian, Bicycle and Multi-Use Path Master Plan
- Town of Braselton: Life Path Plan

The Connect Jackson: Biking-Pedestrian-Greenways plan includes a detailed assessment of existing sidewalks, shared use paths and wide paved shoulders. The plan also includes proposed locations of new sidewalks and shared use paths as well as conservation corridors for potential greenways and/or off-road shared use paths. Specifics of this plan should serve as the framework for future recommendations.

A strategic step in the development of a detailed countywide bicycle and pedestrian plan would be the development of a Bicycle-Pedestrian Task Force. Members of such a task force would potentially include representatives from the following:

- Jackson County and its Cities
- Jackson County and City Schools
- GHMPO
- Senior Centers
- Transportation Disadvantaged
- NEGRC
- Adjacent Counties
- Georgia Bikes
- Elected Officials and Other “Champions”
- Other stakeholders including owners of bicycle, walking and running establishments and/or recreational clubs.

Under the direction of Jackson County, municipalities and task force, a detailed bicycle and pedestrian plan would provide specific corridor-level recommendations based upon the other recommendations of this Transportation Study, the framework presented as part of the *Connect Jackson* bike-ped plan, and public input with a more targeted purpose and strategy. The plan would focus on key connections within Jackson County including:

- Schools, Parks, Recreation Facilities
- Town Centers
- Other Attractions / Destinations
- Historic & Tourism
- Facilities in adjacent counties

The plan would also provide a specific action plan to capitalize on specific opportunities within Jackson County. Templates could be developed to ensure that bicycle and pedestrian facilities / connections would be considered as part of the rapidly developing parts of the County including:

- Roadway Widening / Expansion Projects
- New and Expanding Developments
- Existing and Proposed Utility Corridors
- Public / Private Opportunities

The plan could also provide a benefit-to-cost analysis or economic impact assessment of the return on investments for non-motorized transportation facilities. Peer areas similar in size to Jackson County, such as Carrollton Greenbelt in Carroll County, GA could serve as an example for Jackson County and its cities. Jackson County is fortunate to have several existing trail segments, including those listed in Table 20, for which a pilot trail system could be developed. Examples include the Curry Creek Trail in Jefferson or the Fox Trails in Commerce.

Transit System

The existing transit system within Jackson County is an “on-demand” dial-a-ride system funded through the Section 5311 program of the Federal Transit Administration (FTA). The system includes four (4) vans that provide service to the following locations:

- Anywhere within Jackson County
- Anywhere in Athens-Clarke County
- City of Winder
- South Hall County (NE GA Medical Center)

Several challenges exist within Jackson County regarding the future of the Jackson County transit system. With the system operating at capacity, no existing dedicated funding sources exist to expand the current system. There is currently no advertising for the system, which likely has latent demand within across the county. Based upon results of survey conducted for this transportation plan, approximately 49 percent of respondents stated that they favor transit within Jackson County.

Another challenge for transit in Jackson County is the growing population and the likely impacts on the current Section 5311 transit funding received through FTA, which is expected to diminish over the next couple years as Section 5307 transit funding increases. The County is “trending urban” regarding transit funding, with Section 5311 “rural transit funding” decreases as the county population grows and Section 5307 “urban funding” increases. In order to take advantage of the 5307 funds, Jackson County would need to create and operate a fixed route system with at least two routes and a published schedule with identified stops.

Financially, Jackson County may be better off funding the on-demand system versus starting and operating a fixed-route system in order to maintain the same level of service to transit dependent populations. A feasibility study is underway currently to fully assess the financial and service trade-offs between the two systems considering the dynamic transit funding environment. The study will help to answer several questions including:

- Demand (transit propensity) for fixed-route route system
- Cost of a fixed-route system with small vans that would not require hard-to-find drivers with commercial vehicle licenses (CVLs)
- Cost of fixed-route service versus fare box recovery (revenue) from such a service
- Cost to continue the existing on-demand system with increased level of county funding

In addition to traditional transit options, technological changes have opened the door to new options including shared-ride alternatives (such as Uber® and Lyft®). Also known as “micro-transit”, supplementing traditional transit services with a mix of ride-sharing options subsidized with public dollars is a trend many local transit agencies across the nation are investigating. This is certainly an option that Jackson County should consider in a transit feasibility analysis.

Finally, traditional vanpools with major employers across Jackson County and to neighboring counties also should be considered, particularly with the influx of thousands of new jobs to Jackson County in the coming years. Although Jackson County is not a participant within the Georgia Commute Options Program, vanpool connections to counties that are included in the program (including Hall, Gwinnett and Barrow) could be established through creation and management of a vanpool registration / database system.



Broadband Services

7

BROADBAND SERVICES

Broadband Services Element of Comprehensive Plan

Adopted in 2018 the Achieving Connectivity Everywhere (ACE) Act, that “The governing bodies of municipalities and counties shall provide in any comprehensive plan for the promotion of the deployment of broadband services by broadband services providers” (O.C.G.A. 36-70-6). Minimum elements of local comprehensive plans “shall include the promotion of the deployment of reasonable and cost-effective access to broadband services by broadband services providers”¹

Rules of the Georgia Department of Community Affairs for local planning were revised (effective October 1, 2018) to incorporate this mandate. The revised rules require “an action plan for the promotion of the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction. The action plan must describe steps for the promotion of reasonable and cost-effective access to broadband to parts of the local government's jurisdiction designated by the Department as unserved areas.”

Broadband Service by Electric Membership Corporations Electric Membership Corporations (EMCs) are now authorized by Georgia state law to furnish broadband services on a nondiscriminatory basis, plus EMCs may form, fund, support, and operate a broadband affiliate, directly or indirectly. (O.C.G.A. 46-3-200; Senate Bill 2 (2019))

EMCs, and EMCs that have a broadband affiliate that provides retail broadband services, shall have a duty to provide access to the poles, ducts, conduits, and easements of such electric membership corporation to all communications service providers on rates, terms, and conditions that are just, reasonable, and nondiscriminatory. (O.C.G.A. 46-3-200.2; Senate Bill 2 (2019))

Electric easement owners can install, maintain, lease and operate broadband services within electric easements “so long as no additional poles or other ground based structures are installed...” (O.C.G.A. 46-3-205; Senate Bill 2 (2019)). Telephone cooperatives are now authorized by Georgia state law to furnish broadband services directly or indirectly through a contractual arrangement or through a broadband affiliate. (O.C.G.A. 46-5-61 and 46-5-63; Senate Bill 17 (2019))

¹ O.C.G.A. 50-8-7.1

Deployment of Broadband in Rights of Ways

The 2019 Georgia General Assembly passed and the governor signed Senate Bill 66, the *Streamlining Wireless Facilities and Antennas Act* (O.C.G.A. Chapter 36-66C), to streamline the deployment of wireless broadband in the public rights of way.

Definitions:

To provide clarity about the terminology used in this chapter for elected officials and the general public, definitions from state laws are provided here for better understanding of the technology and legal requirements:

Broadband affiliate: Any person, which directly or indirectly controls, is controlled by, or is under common control of one or more electric membership corporations and which is used to provide broadband services. (O.C.G.A. 46-3-171; SB 2 (2019))

Broadband facilities: Any facilities and equipment utilized to provide or support broadband services. (O.C.G.A. 46-3-171; SB 2 (2019))

Broadband network project: Any deployment of broadband services. (O.C.G.A. 50-39-1)

Broadband services: A wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides: (A) Access to the Internet; or; (B) Computer processing, information storage, or protocol conversion. (O.C.G.A. 50-39-1).

Broadband services provider: Any provider of broadband services or a public utility or any other person or entity that builds or owns a broadband network project. (O.C.G.A. 50-39- 1)

Communications service provider: A provider of cable service as defined in 47 U.S.C. Section 522(6), telecommunications service as defined in 47 U.S.C. Section 153(53), or information service as defined in 47 U.S.C. Section 153(24), as each such term existed on January 1, 2019. (O.C.G.A. 46-3-171; SB 2 (2019))

Electric easement: A right of way or an easement, whether acquired by eminent domain, prescription, or conveyance, that is used or may be used for transmitting, distributing, or providing electrical energy and services by utilizing aboveground or underground wires, cables, lines, or similar facilities. (O.C.G.A. 46-3-171; SB 2 (2019))

Retail broadband services: Any broadband services other than those provided for: (A) The internal use of an electric membership corporation; (B) The internal use of another electric membership corporation; (C) Resale by another electric membership corporation or other communications service providers; or (D) Use as a component part of communications services that other communications service providers offer to their customers. (O.C.G.A. 46-3-171; SB 2 (2019))

Served area: A census block that is not designated by the Department of Community Affairs as an unserved area.

Unserved area: A census block in which broadband services are not available to 20 percent or more of the locations as determined by the Department of Community Affairs pursuant to Article 2 of chapter 39.

Findings

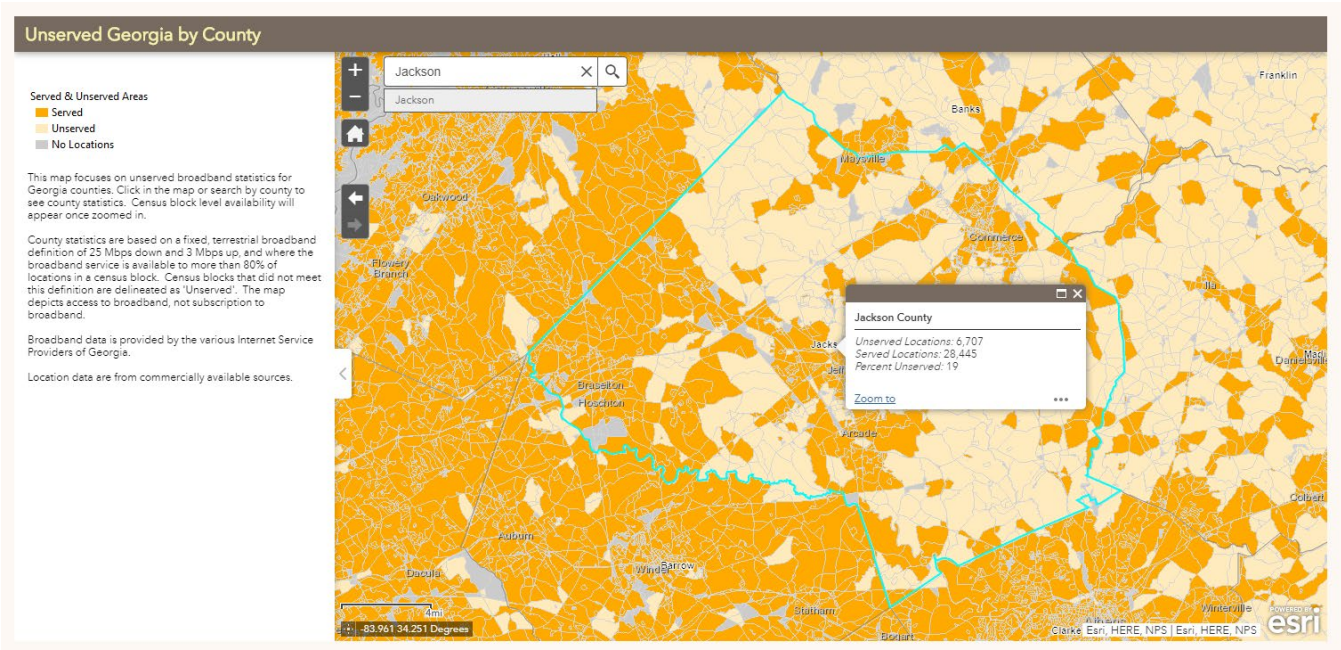
Access to broadband services in today's society is essential to everyday life. Access to broadband services is a necessary service as fundamental as electricity, gas, or phone service. There is a growing need to provide the much-needed infrastructure to the homes and businesses without access to broadband services due to their location in rural and other unserved areas. Ensuring broadband services deployment will have a positive effect on education, health care, public safety, business and industry, government services, and leisure activities. Promoting an equitable deployment of broadband services is a public necessity, one of the basic functions of government, and a benefit to the entire County.

The General Assembly finds that electric membership corporations providing broadband services should be permitted to use existing electric easements to provide or expand access to broadband services. The General Assembly also finds that utilizing existing electric easements to provide broadband services, without the placement of additional poles or other ground based structures, does not change the physical use of the easement, interfere with or impair any vested rights of the owner or occupier of the real property subject to the electric easement, or place any additional burden on the property interests of such owner or occupier. Consequently, the installation and operation of broadband services within any electric easement are merely changes in the manner or degree of the granted use as appropriate to accommodate a new technology and, absent any applicable express prohibition contained in the instrument conveying or granting the electric easement, shall be deemed as a matter of law to be a permitted use within the scope of every electric easement. (O.C.G.A. 46-3-205)

Broadband Service Assessment

The Department of Community Affairs (DCA) is tasked by the law with determining those areas in the state that are served areas and unserved areas (O.C.G.A. 50-39-20). According to statistics available on DCA's web page as of June 2017 for Georgia's Broadband Deployment Initiative, there are in Jackson County 4,079 (17%) households out of 23,752 and 177 (28%) out of 637 businesses that are unserved by broadband services. Such a map is available at the following website: <https://broadband.ergia.gov/maps/unservedgeorgia-county> and has been reproduced below:

Areas Unserved by Broadband Services (Shown in Yellow)



Optional Certification

A local government that has a comprehensive plan with a broadband element may apply to the Georgia Department of Community Affairs (DCA) for certification as a “broadband ready community” (O.C.G.A. 50-39-40). However, a local government will not be certified unless it has also “enacted an ordinance for reviewing applications and issuing permits related to broadband network projects” which meets several specified contents. DCA is also required by the law to “develop a model ordinance for the review of applications and the issuance of permits related to broadband network projects” (O.C.G.A. 50-39-41).

Goals and Policies

Like all other elements of this comprehensive plan, goals and policies for broadband services are integrated into the Vision, Goals and Policies chapter.

Action Plan

Like all other elements of this comprehensive plan, proposed actions and work program items are integrated into the Community Work Program.



Community Work Program

8

COMMUNITY WORK PROGRAM

In presenting the community work program, the county hereby articulates a number of important qualifiers and caveats. The county has included the projects listed in the work program because they were (a) identified by department heads; (b) called for in the previous work program but deferred; and/or (c) suggested by the county's planning staff based on a variety of professional planning standards and considerations. Generally, the suggestions in the work program are *discretionary*, and few if any of them are based on critical health and safety concerns.

County leaders believe all of these projects and initiatives are worthy, *if* funding is available. However, there remains great uncertainty with regard to county revenues for capital projects and new program initiatives. Similarly, some of the work program initiatives may only be feasible if outside funding is obtained, such as a grant. Economic or fiscal conditions may continue to constrain the county's spending with regard to funding capital improvements and initiating new projects as suggested in the community work program. Therefore, *implementation of the community work program is not guaranteed*. Department heads, the general public, and others must keep these points in mind and cannot cite the community work program as a financial commitment by the Jackson County Board of Commissioners.

Depending on revenue availability, the projects and activities listed in the community work program may be: (a) deferred for one or more years; (b) moved to long-range; (c) reduced in scope if possible; and/or (d) deleted from the work program altogether. The county's administration will evaluate capital improvements and program needs each year during the budgeting process and will use the community work program as a guide in recommending priorities to the Board of Commissioners. If the county decides in the future not to implement one or more projects called for in the work program during the next five years, it will do so in a way that ensures the public health, safety, and general welfare will not be negatively impacted.

High priority programs and actions mean that the county is expected to take concrete steps and measures to implement them within the next five years (2020-2025). Further, the county should report on progress toward completing these programs and measures. Programs and actions not listed as high priority are important, but may be beyond the fiscal and administrative capacity of the county to fully implement during the next five years. Such items not listed as high priority are not required to be, but may be reported in, future implementation assessments.

Short-Term Work Program

Title	FY	Responsible Agency	Estimated Cost	Funding Source(s)
Inventory of Industrial Buildings and Lands as part of URP	2020	Chamber of Commerce		County Operating Budget
Economic Development Strategic Plan	2020-2025	Chamber of Commerce	\$100,000	County general fund
Former Agri-Cycle Site Reclamation and Redevelopment (URA-3)	2025	Multiple	Unknown	Brownfield Grant (U.S.)
Natural Resources Inventory Maintenance Update	2020-2025	GIS	--	Department Operating
Environmental Planning Criteria Implementation	2020-2025	Public Development with GIS	--	Department Operating
Floodplain Management	2020-2025	Public Development with GIS	--	Department Operating
Acquisition of Cons. Land: Forest Preserves; passive recreation options	Long Range	Board of Commissioners	Not Specified (\$millions)	LWCF Grants, Bonds, General Fund, Capital Fund
Stormwater Management (MS4 Program)	2020-2025	Public Development	Not Specified	Department Operating
Stormwater Utility	Long Range	Finance, planning, engineering,	Professional Services	County General Fund
Endangered Native American Heritage Protection Plan	2025	Public Development	\$15,000	Department Professional Services
Graduate Student Historic Preservation Internship	2020-2025	Public Development	\$6,000	Department Operating
Heritage Village Improvements at Hurricane Shoals Park	2020-2025	Buildings and Grounds	\$15,000 (annually)	County General Fund; Donations
Land Use and Development Monitoring	2020-2025	Public Development; GIS	(operating)	County Operating
Development Review and Current Planning Assistance	2020-2025	Public Development	Per RFP	Department Operating Budget
Amendments to Unified Development Code	2020-2025	Public Development	Per RFP	Department Professional Services
Sustainable Development and Resilience to Climate Changes	2020-2025	Public Development	Per RFP	Department Professional Services
Beautification: Keep Jackson Beautiful Program	Long – Range	Keep Jackson Beautiful	Annual appropriation	County Operating
Master Plan for County Governmental Complex	2020-2025	County Manager	\$80,000	County Operating
Capital Improvement Program	2020-2025	County Manager; Finance	Operating	County Operating
Countywide Service Delivery Strategy Update	2020	County Manager	Operating	County Operating
Recreation System Master Plan Update	2025	Parks and Recreation	\$75,000	Department

Short-Term Work Program

Title	FY	Responsible Agency	Estimated Cost	Funding Source(s)
Comprehensive Solid Waste Management Plan	2020	Solid Waste Superintendent & Public Development	\$4,000	NE GA Regional Commission
Public Safety Radio System Upgrade	2020-2022	County Manager; Board of Commissioners	\$12,000,000	General Fund, SPLOST
Improvements to ISO Fire Suppression Rating Schedule	Long Range	Fire Chief	To Be Determined	Fire District tax levies
Regional Water Plan (update)	2020-2025	Upper Oconee Water Planning Council; others	Per RFP	Upper Oconee Water Planning Council
Countywide Library System Improvement	Long Range	Piedmont Regional Library System	To Be Determined (multiple capital projects)	Cities; County, Regional System; State
Emergency Services and Disaster Mitigation Plans (update)	2025	Emergency Management	Per RFP	Department Operating; State Grant
Broadband Data Transmission Improvements	Long Range	JEMC, Private	To Be Determined	Possible State Funds
Public Safety Master Plan	2025	Sheriff, Board of Commissioners; County Manager	To Be Determined	Department Operating
Apply for Broadband Ready Certification	2023	Public Development	To Be Determined	Department Operating
Senior Center Expansion	2021-2023	Senior Center, Assistant County Manager	Per RFP	CDBG, EIP Project Funds , EDA Project Funds, App. Regional Commission General Fund
Jackson County Airport Improvements, Phase 1	2020-2025	Airport Manager	Not Quantified	Federal Aviation Administration
Jackson County Airport Improvements, Phase 2	2020-2025	Airport Manager	Not Quantified	Federal Aviation Administration
Jackson County Airport Improvements, Phase 3	Long Range	Airport Manager	Not Quantified	Federal Aviation Administration
Metropolitan Planning Organization	2020-2025	Public Development	--	Department Operating
Countywide Roadways Plan Update	2025	Road Department Public Development	\$100,000	Department Professional Services
Rural Public Transportation Services	2020-2025	Transit Director	Operating Budget	Fares with County Operating and Georgia DOT
Establish working group to guide multi-modal transportation plan	2022	Public Development	To Be Determined	SPLOST, General Fund.
Inventory and map of existing septic systems in the unincorporated County.	2022-2024	Public Development Georgia DNR UGA River Basin Center Environmental Health	\$150,000	Grant Funds, General Fund

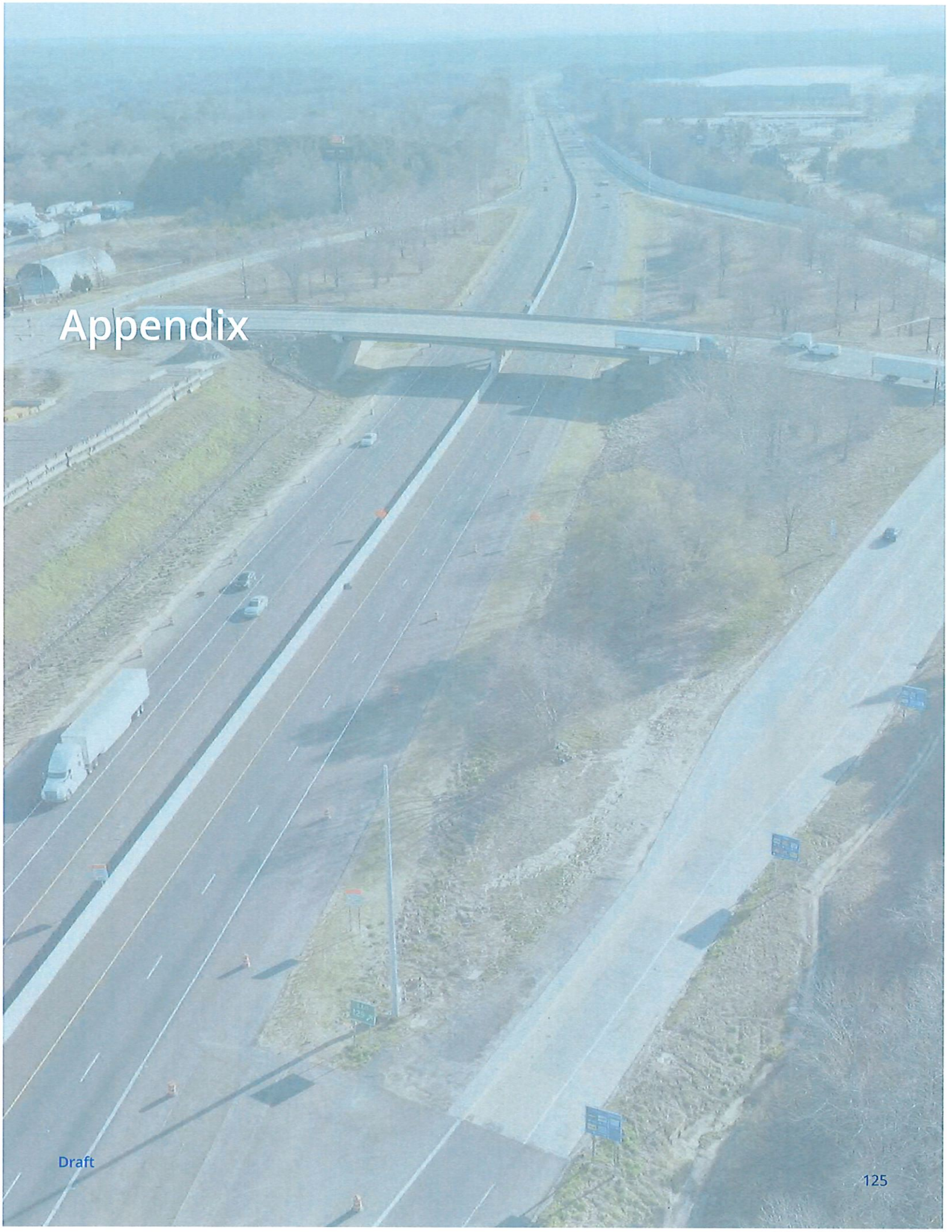
Report of Accomplishments

Title	Status	Explanation (if needed)
HOUSING		
Neighborhood Stabilization Program 3	Ongoing	Ending FY 2020
ECONOMIC DEVELOPMENT		
Inventory of Industrial Buildings and Lands as part of URP	Complete	
Economic Development Strategic Plan	Abandoned	No longer a goal
Georgia Innovation Crescent	Complete	
Certified Work Ready Community	Complete	
Former Agri-Cycle Site Reclamation and Redevelopment (URA-3)	Complete	
Interstate 85 Welcome Center	Incomplete	No longer a goal
NATURAL RESOURCES		
Natural Resources Inventory Maintenance and Update	Ongoing	Completed 2021
Environmental Planning Criteria Implementation	Ongoing	Long-range goal
Floodplain Management	Complete	
Acquisition of Conservation Land: Forest Preserves; passive recreation options	In progress	BOC in negotiations, currently
Storm water Management (MS4 Program)	Ongoing	Short-term goal, 5 th year of this Work Program
Stormwater Utility	Ongoing	Water and Sewer Authority agreement required
HISTORIC PRESERVATION		
Countywide Historic Resources Inventory	Complete	
Graduate Student Historic Preservation Internship	Abandoned	No longer a goal
Heritage Tourism Component of Economic Development Plan	Complete	
Heritage Village Improvements at Hurricane Shoals Park	Complete	
New Heritage Village Sites (2) (land acquisition and site preparation)	Ongoing	Expected competition within 5 years
LAND USE		
Land Use and Development Monitoring	Complete	
Development Review and Current Planning Assistance	Complete	
Regulatory Impact Audit and Evaluation of Regulations	Abandoned	No longer a goal
Amendments to Unified Development Code	Completed	Adopted 2017
Sustainable Development and Resilience to Climate Changes	Ongoing	

Report of Accomplishments

Title	Status	Explanation (if needed)
COMMUNITY CHARACTER		
Settlement Character Areas Identification Signs	Abandoned	No longer a goal
Beautification: Keep Jackson Beautiful Program	Ongoing	
COMMUNITY FACILITIES		
Master Plan for County Governmental Complex	Ongoing	
Capital Improvement Program	Ongoing	
Countywide Service Delivery Strategy Update	Ongoing	
Recreation System Master Plan Update	Completed	Adopted 2019
Public Health and Community Center, Nicholson	Ongoing	
Comprehensive Solid Waste Management Plan	Ongoing	
County Fire District and EMS Upgrade and Replacement Program	Ongoing	Radio system upgrade in progress
Improvements to ISO Fire Suppression Rating Schedule	Ongoing	
Regional Water Plan (update)	Completed	
Countywide Library System Improvement	Ongoing	
Emergency Services and Disaster Mitigation Plans (update)	Completed	Adopted 2019
Broadband Data Transmission Development	Ongoing	
Public Safety Master Plan	Completed	
TRANSPORTATION		
Jackson County Airport Improvements, Phase 1	Ongoing	
Jackson County Airport Improvements, Phase 2	Ongoing	
Jackson County Airport Improvements, Phase 3	Ongoing	
Metropolitan Planning Organization	Ongoing	
Countywide Roadways Plan Update	Complete	2019
Rural Public Transportation Services	Complete	2020

Appendix



Comprehensive Plan 2050

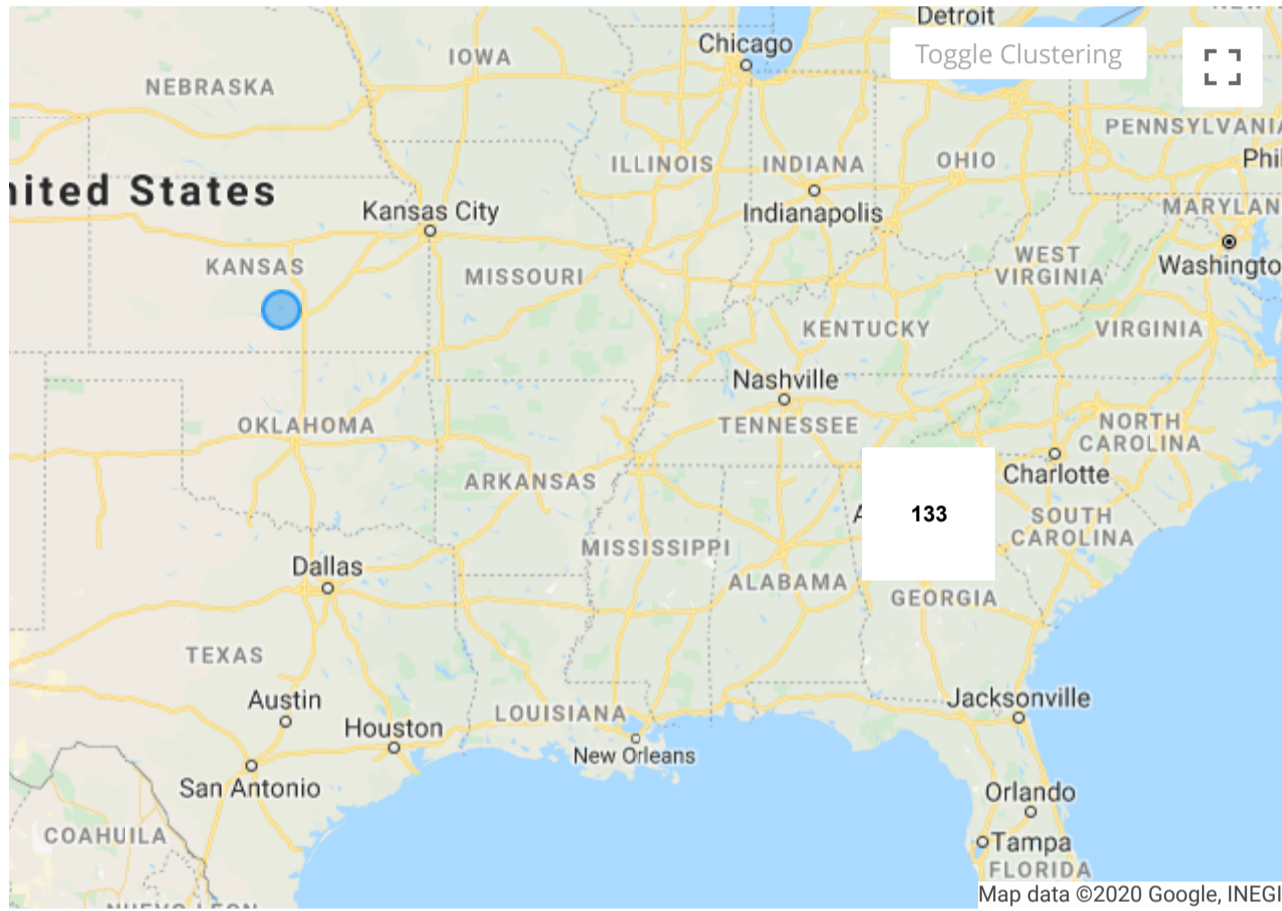
Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
1,062	226	6,490	373	234

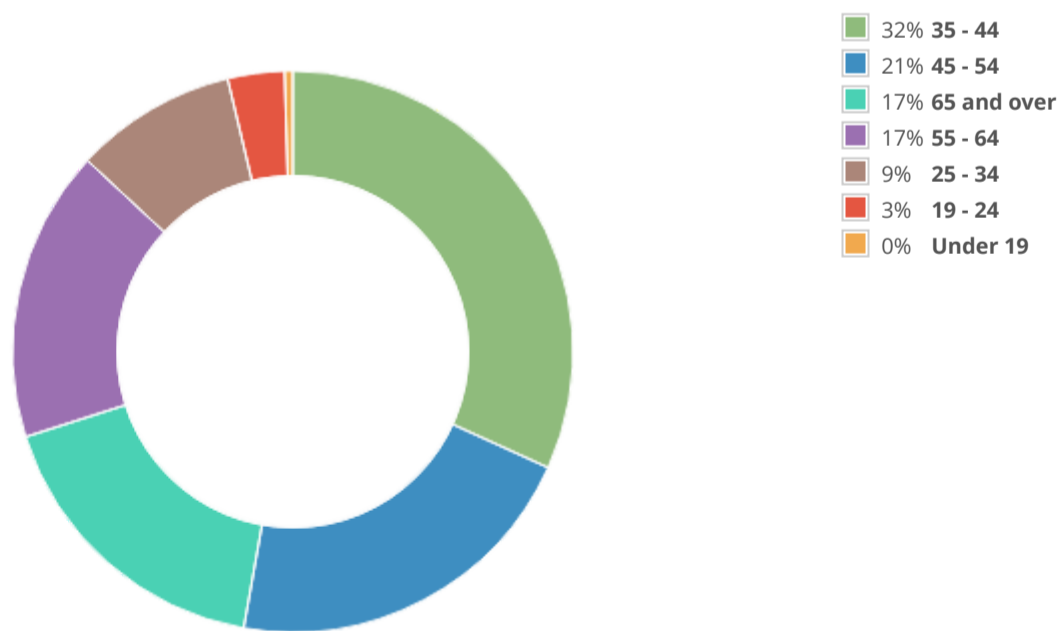
Sign up for Jackson County Comprehensive Plan 2050 Updates.

No data to display...

What is your zip code?



What is your age? (Select one)



214 respondents

What is your gender/sex? (Select one)

65% Female
35% Male
0% Prefer not to answer



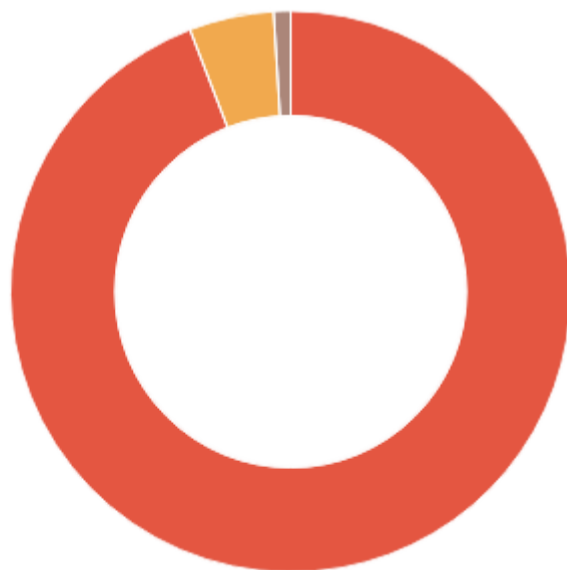
210 respondents

With which race do you most identify? (Select all that apply)

94%	White or Caucasian	195 ✓
3%	Some Other Race	7 ✓
2%	Black or African American	5 ✓
1%	American Indian or Alaska Native	2 ✓
1%	Asian or Asian American	2 ✓
0%	Native Hawaiian or Pacific Islander	0 ✓

Are you of Hispanic, Latino, or Spanish origin or descent? (Select one)

94% No
5% Yes
1% Prefer not to answer



205 respondents

What is your relationship to Jackson County? (Select all that apply)

95%	I am a resident of Jackson County	198 ✓
18%	I work in Jackson County	37 ✓
7%	I own a business in Jackson County	14 ✓
4%	I grew up in Jackson County and return to visit family / friends	8 ✓
1%	Other	3 ✓

Live and love our country settings of Jackson County
3 days ago

I understand growth is inevitable, but we in the west side have been at capacity for some years already. We have been in Jackson county for 16!years. I pulled my child from the public school system 5 years ago because the classroom sizes were so large. Our roads can't handle the rate of growth for our once sweet little town. The "hometown feel" is gone and it saddens me.
3 days ago

I am a land owner in Jackson County
5 days ago

I live and work in jackson county
9 days ago

I live and work in jackson county.
9 days ago










I grew up in Hoschton
11 days ago

Change and growth is inevitable, but we are at the point where proper planning can make all the difference between somewhere people want to live vs somewhere where they avoid. Lets look at growth in a comprehensive way, adding in public transport where appropriate, areas to play and live, and protect the environment that makes us love this place already.
13 days ago



When thinking of development of jackson county remember the reasons why so many moved here in the first place. So many residents are from Gwinnett or other bigger areas who want to see Jackson remain rural and peaceful. The draw here has always been the farm land, less neighborhoods, quiet area, less traffic (boy is that changing already) low crime and good schools. The over development will kill all those things and continue to put our kids in over crowded classrooms.
14 days ago ⊕ 5 Agree

I moved to here because I prefer stars instead of city lights. Please consider the amount light pollution you create and try to limit new developments and try to protect the beautiful nature and wildlife that exists in Jackson County. Please be cautious of health safety issues when dealing with factory emissions and agricultural chemical runoff. I'm a beekeeper so anything that can be done to limit pesticide use could help me out too :). lets keep it rural!
14 days ago ⊕ 4 Agree

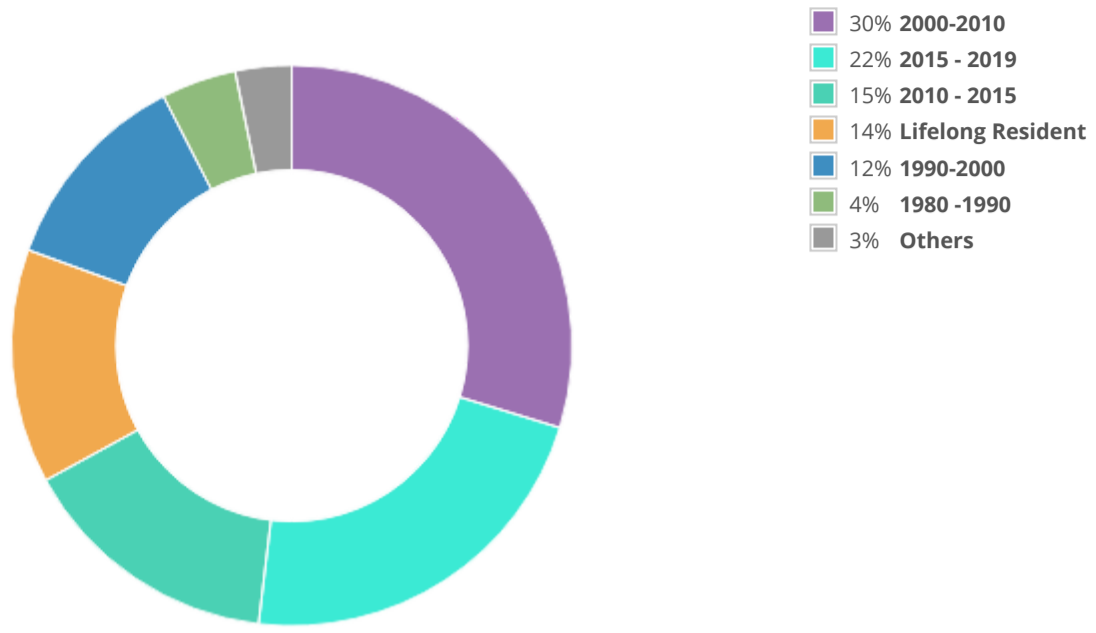
Subdivisions are inevitable. High density lot zoning is not. We do not want more tiny lots with a million houses shoved in the smallest amount of space possible. Approve developments with larger lots and nicer homes.
14 days ago ⊕ 5 Agree

-  I prefer to not have anymore warehouses built and I also prefer not to have apartments built within the county.
14 days ago
-  I moved hear from Gwinnett to get away from over development, over crowding, high traffic volume, noise and crime. I want to see cows on my way to work and sit on my porch at night and listen to the silence and see the stars. Develop the 85 corridor, but leave the remainder of the County rural. Please.
14 days ago ⊕ 6 Agree
-  I live in Jackson because I prefer to see wildlife and trees when I look out the window, not concrete and asphalt. Commercial expansion would not benefit the existing population, but would start the degradation of a pleasant community. Expansion of US 129 years ago has already produced an increase in noise pollution, dangerous traffic, and localized flooding in some cases. All because of poor planning, inferior engineering, and ridiculous political ambition. I believe in progress, but not destruction for the sake of it.
14 days ago ⊕ 3 Agree
-  I live in Clarke less than a miles from Jackson Co. line Hwy.129 and the traffic is already unbelievable. We need breathing room....not more Commercial development
14 days ago ⊕ 2 Agree
-  It is important that many parts of Jackson County stay rural The traffic on 129 from Arcade to Clarke County line is so dangerous with a huge amount of 18 Wheelers traveling this road daily We live right off of 129 in Belle Springs Woods SD and the road noise is terrible already Commercial Development in this area would be very unsafe traffic wise as well as push residential home values down We must keep this area of Jackson County rural
14 days ago ⊕ 3 Agree
-  I do not want to see Jackson County make the same mistakes as Gwinnett and Hall county. I'd like to see this county stay a more rural county with a focus on agriculture and a good place to raise kids....there dosent need to be strip malls and subdivisions on every spot of dirt. I also run a family farm and I'd like to continue to see the farm grow with my children and future generations.
14 days ago ⊕ 8 Agree
-  I am a home and land owner in Jackson County
14 days ago ⊕ 1 Agree
-  I am a resident in a rural area of Jackson County. We purchased land and built a house in Jackson County because we choose to live in an area that is not suburban and overdeveloped.
one month ago
-  I moved to Jackson County bc it was not so overcrowded and there was space in the neighborhoods, not so developed like Clarke County!
one month ago ⊕ 3 Agree

Poll Questions 'Other' Responses:

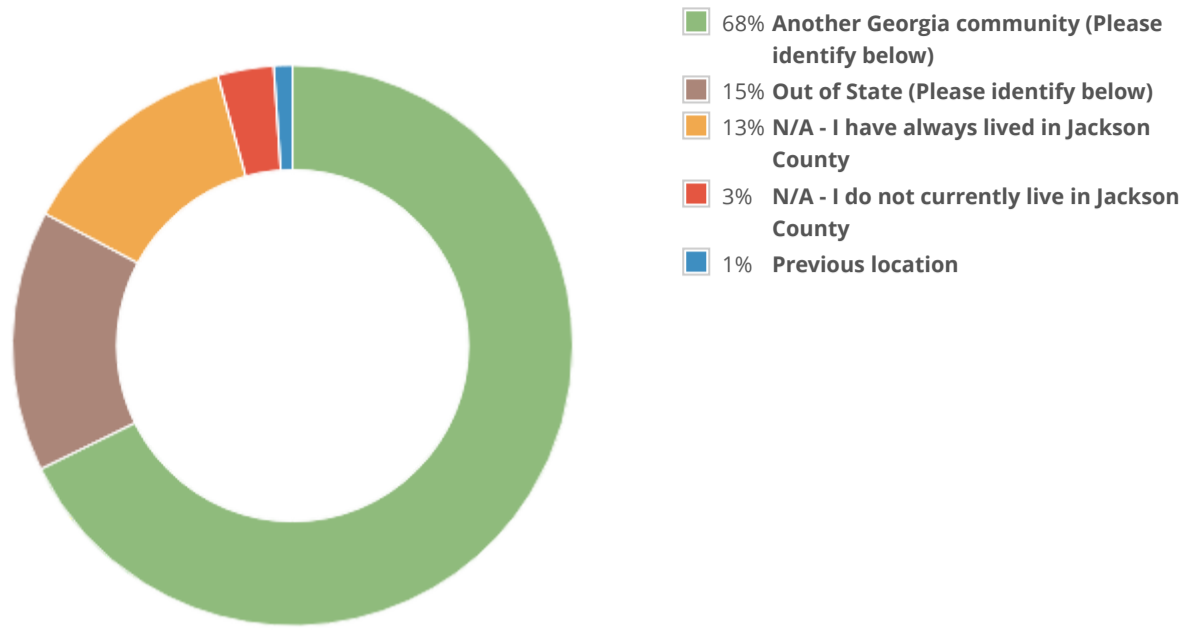
-  Have owned the property I live on in Jackson County since 1957, retired here from a former residence inside the 285 perimeter around Atlanta in 1985, built a house on close to 100 acres in 1987 here in Jack son county. We retired here to get away from the "madding crowds" in the metro area. Forget developing in Jackson county until there is county water lines and county sewerage available. Jackson County citizens from Clarke County line to Arcade are already the neglected citizens. My road has a 25MPH speed limit because of dangerous curves , but law enforcement is nonexistent unless I call and ask! I have my land in conservation and hand planted in pine trees, but I will be looking to sell if t is almost non existent d
12 days ago
-  Operate farm in Jackson County
2 months ago

When did you move to Jackson County? (If you do not live in Jackson County, leave this blank)



185 respondents

Where did you move to Jackson County from?



186 respondents

California
6 hours ago

Gwinnett
18 hours ago

Fl
20 hours ago

Olgethrope county
yesterday

Loganville, Ga
yesterday

Monroe GA
2 days ago

Coconut Creek, Florida
2 days ago

Auburn
3 days ago

Buford Ga , Gwinnett County
3 days ago

Suwanee
3 days ago

Loganville , ga
3 days ago

Gwinnett County. My family and I wanted out of concrete city and fell in love with the country setting and life style that Jackson County has.
3 days ago

Gwinnett county where crime and drugs are running rampant. We wanted a more quiet farm community lifestyle. With like minded people.
3 days ago

Gwinnett County
3 days ago

Gwinnett county
3 days ago

Sugar Hill
3 days ago

Nicholson
3 days ago

Gwinnett
3 days ago

Louisiana
3 days ago

Hall Co
3 days ago

Connecticut
3 days ago

Gwinnett county
3 days ago

Gwinett
3 days ago

Illinois
3 days ago

Oakwood, Ga
3 days ago

Barrow County
3 days ago



















Silver Spring, MD
3 days ago

Snellville
3 days ago

South Hall county
3 days ago

Cumming, Georgia
3 days ago

Utah
3 days ago

-  California
4 days ago
-  stone mountain georgia
5 days ago
-  Athens GA
5 days ago
-  Maryland
5 days ago
-  SUWANEE, Gwinnett County
6 days ago
-  Flowery Branch
6 days ago
-  Athens Georgia
9 days ago
-  Cumming
11 days ago
-  Hall County
11 days ago
-  Dacula
12 days ago
-  Hall County
12 days ago
-  Summerville,GA
13 days ago
-  Athens ga
13 days ago
-  Gwinnett County
13 days ago
-  Monroe, GA
13 days ago
-  Sugar Hill GA (Gwinnett Co)
13 days ago
-  Athens-Clarke
13 days ago
-  Gwinnett County
13 days ago

Gwinnett
13 days ago

Lawrenceville Ga
13 days ago

Atlanta Ga
13 days ago

Gwinnett county
13 days ago

ga
13 days ago

Banks county
13 days ago

Lawrenceville
13 days ago

Winterville/oglethorpe county
13 days ago

Clarke County
13 days ago

Gwinnett county
13 days ago

Gwinnett
13 days ago

Braselton, Hall county
13 days ago

Richmond Hill, Ga
13 days ago

South Carolina
13 days ago

Hall County
13 days ago

Oconee county
13 days ago

Athens
13 days ago

Gwinnett
13 days ago

Barrow County
13 days ago

Winder
13 days ago

Athens
13 days ago

South Ga, Athens, Gwinnett, and Barrow
13 days ago

Franklin County
13 days ago

Hall County
13 days ago

Gwinnett County
13 days ago

Winder
13 days ago

Madison county
13 days ago

Atlanta
14 days ago

Athens Georgia. Prior to that, I moved from California
14 days ago

Barrow county
14 days ago

Gwinnett County
14 days ago

Grew up in Gwinnett
14 days ago

Gwinnett County
14 days ago

New Jersey
14 days ago

Gwinnett County
14 days ago

Barrow countu
14 days ago

Gwinnett County
14 days ago

Gwinnett county
14 days ago

Barrow Co
14 days ago

Lawrenceville Ga Gwinnett county
14 days ago

Nj
14 days ago

Barrow County
14 days ago

Dacula
14 days ago

Winder, Ga
14 days ago

Lawrenceville
14 days ago

Athens, GA
14 days ago

Snellville, Gwinnett County
14 days ago

Dawsonville
14 days ago

Broward County Florida
14 days ago

We moved from Ft Laud Fl to Jefferson, Ga in 1980 to assist my Mother with a chicken farm She sold it and moved back to Fl We loved the country and rural surroundings and choose to stay We built our home in Belle Spring Woods in 1983
14 days ago

Moved to Greene Co for 11 yrs the Oconee Co 4 yrs then back to Jackson Co
14 days ago


Snellville, Gwinnett County.....it got over developed and now it's not even a place I'd like to visit.
14 days ago ⊕ 1 Agree


Moved from Athens to South Jackson to have acreage and for better school systems.
14 days ago ⊕ 1 Agree


Athens, Georgia
14 days ago ⊕ 1 Agree


 Athens, Clarke County, Georgia
14 days ago


⊕ 1 Agree

 Virginia
one month ago


 Kentucky
one month ago

 Clarke County
one month ago


 Our family moved to south Jackson County because Clarke County had become too developed.
one month ago


 I lived in Clarke County previously.
one month ago

⊕ 1 Agree


 Clarke County
one month ago


⊕ 1 Agree


 Washington state
one month ago


 Norcross, Gwinnett County
one month ago


 South Carolina
one month ago


 Brookhaven, Georgia
one month ago


 Clermont ga
one month ago


 Louisiana
one month ago

 Pennsylvania
one month ago

 Winder,GA
one month ago

 Roswell
one month ago

 South Carolina
one month ago

 Gwinnett County
one month ago

Tennessee
one month ago

Texas
one month ago

McKinney, Texas
one month ago

Lawrenceville, GA
one month ago

Gwinnett
2 months ago

Gwinnett
2 months ago

Athens
2 months ago

Gwinnett
2 months ago

Gwinnett
2 months ago

Sylvester
2 months ago

Winder
2 months ago

GA
2 months ago

Gwinnett Co
2 months ago


California
2 months ago


Norcross, GA
2 months ago


Snellville
2 months ago


Gainesville
2 months ago


Louisiana
2 months ago


 Hamilton Mill Gwinnett County
2 months ago

 North Carolina
2 months ago


 Gwinnett
2 months ago


 Lawrenceville ga
2 months ago


 Acworth, Cobb County Georgia
2 months ago


 Connecticut
2 months ago


 Cherokee Co.
2 months ago


 Gwinnett county
2 months ago


 Lawrenceville
2 months ago


 Lawrenceville.
2 months ago


 Bethlehem, Ga - the schools were failing so we had to move to change schools for our kids.
2 months ago


 Pennsylvania
2 months ago


 Lavonia, Ga
2 months ago


 Gwinnett
2 months ago


 Good Hope, Ga. Walton County
2 months ago


 Buford, Gwinnett County
2 months ago


 NC
2 months ago


 Atlanta, GA
2 months ago


 Buford, GA
2 months ago


 Cobb County Ga
2 months ago


 Pendergrass
2 months ago


 Dacula, Ga
2 months ago


 Athens, GA
2 months ago


 Banks County
2 months ago


 Gainesville, GA
2 months ago


 Gwinnett
2 months ago

 Atlanta
2 months ago


 MA
2 months ago


 Cobb County
2 months ago

 Suwanee, Ga.
2 months ago

 Illinois
2 months ago

Poll Questions 'Other' Responses:

 Athens
13 days ago

 Carnesville Ga
one month ago

Which of the following factors most influenced your decision to move to Jackson County?
(Select all that apply)

52%	Rural character	88 ✓
33%	Location	56 ✓
26%	Quality of Schools	43 ✓
20%	Affordability of housing	34 ✓
17%	Other (please explain)	29 ✓
11%	I and/or someone in my household works in Jackson County	18 ✓

With so many people wanting to get back to small farming this was the place for us. It's home!!
3 days ago

We were looking for a more quiet lifestyle. Something away from the city congestion. We fell in love with Jackson County and all of the huge farms and all of the farmland. We also fell in love with the feeling that it's a huge neighborhood where everybody is friendly and eager to get to know each other. I do have to say we have been very disappointed with all of the Farms that have been cut down and warehouses put up. We understand that growth is inevitable but I honestly think that honoring and encouraging small farm lifestyle could bring prosperity to this County more so than warehouses and businesses that will dump and run when the economy is down. I see that Jackson County is building and Agriculture Center I would love to see them invest in more agriculture in this County.
3 days ago

Moved here to take care of a sick family member.
3 days ago

Traffic in Forsyth County was horrible. We also wanted land to house horses.
3 days ago

55 Plus community and four sided brick houses
5 days ago

Traffic in Athens was getting worse, and this is close to 85
13 days ago

Jefferson City School's
13 days ago

I was happy to move out of Hall Co to rural JC.
13 days ago

Rural quiet area and close to Athens
14 days ago

Quality of life and schools and acreage
14 days ago

⊕ 1 Agree

We specifically chose to move to Jackson County for the peaceful rural surroundings.
one month ago

- To be closer to my grown children and 10 grandchildren, I bought in the country on a dirt road paid for the place and hope to retire. I'm 77 and still working full time.
one month ago
 - To be married to a resident
one month ago
 - My husband transferred with UPS FREIGHT, and we wanted to be closer to family who live in Rabun County.
2 months ago
 - relatives in the county
2 months ago
 - It's the area I grew up in and love.
2 months ago
-

Poll Questions 'Other' Responses:

- Parents like a house
3 days ago
- affordable land
3 days ago
- My new husband lived here.
11 days ago
- I was adopted
13 days ago
- I have always lived here.
13 days ago
- I got married and my husband had family land in Jackson County.
13 days ago
- Acreage
13 days ago
- Burn here
14 days ago
- marriage
one month ago
- Moved with parents
one month ago
- Proximity to work
one month ago
- agriculturally friendly in the 90's and for investment value after 2000
one month ago

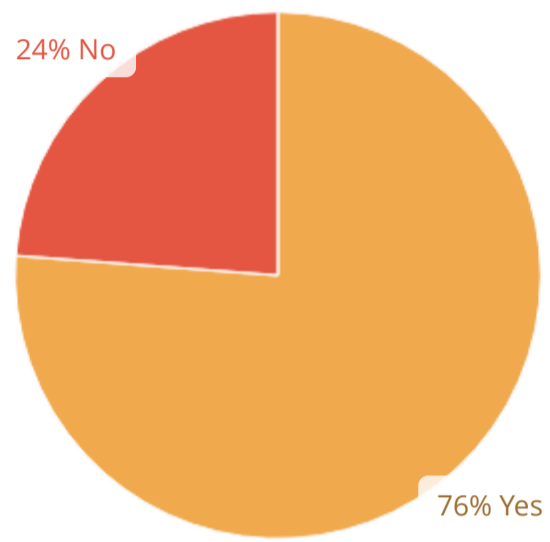
Born here
2 months ago

My soon to be wife was already a resident.
2 months ago

I got married to a man already living in Jackson Co.
2 months ago

Significant other lived here
2 months ago

Do you see yourself living in Jackson County 20 years from now?



189 respondents

Which of the following types of potential **residential** development would you like to see more of, the same amount of, or less of in Jackson County?

	More	Same	Less
Single-family homes	38% More	43% Same	19% Less
Duplexes (2-family attached houses)	7% More	27% Same	66% Less
Townhouses	19% More	27% Same	55% Less
Apartments/Condominiums	17% More	14% Same	69% Less
Mixed-use (Residential and Commercial combined)	25% More	23% Same	52% Less
Senior housing communities	32% More	43% Same	25% Less
Affordable /workforce housing	25% More	33% Same	42% Less
Assisted living/continuing care facilities	30% More	47% Same	24% Less
Accessory dwellings	8% More	37% Same	55% Less

163 respondents



Please bring a family YMCA to Jackson county. I believe that Jackson county would benefit.

yesterday



Stop allowing subdivisions to be built with houses 10 feet from each other. This is a disaster waiting to happen, on top of the fact that they are cheaply built homes. Look at the subdivision across from the Bed Bath and beyond warehouse. Poor construction!

yesterday



We are very blessed with our small farm. We love our community . Most people I talk to that reside here all love the lifestyle of it. Let Gwinnett be the leader of the large apartment complexes, shopping malls and warehouses along with all the crime. Let Jackson County be the leader of agriculture and affordable housing but controlled. Learn from Gwinnetts mistakes. Cherish our landscape and our farms. Once it's gone it's gone.

3 days ago



We love Jackson County and we are thoroughly happy to be here on our small farm. I would love to see Jackson County thrive I like the idea of having one house per 5 Acres. I think it offers and encourages Farm to Table and people to be more self-sufficient. I would love to see our farmers markets grow and have people from other counties come and purchase these items from the local farms. it would bring business and revenue into the County and support County residents. I love the small-town charm I don't want to see it lost. I grew up in Gwinnett County when Suwanee was nothing not even a red light. I hate Gwinnett County now it is overrun with crime gangs and drugs. This is not what I want to see for the future for Jackson County. We moved here so that our grandchildren can have a place to actually be children and go outside and play. I would love to see Jackson County invest money into their schools to make them all top 10 schools instead of buying property and giving it to foreign companies. I challenge you to take a look and see how many Gwinnett County officers have moved to surrounding counties North of Gwinnett County there is a reason for this they want a peaceful Life Style that Gwinnett County cannot give. Please please cherish what you have here and protect it. Big business and industry are not always the answer. Invest in your people and your farms and your small-town lifestyle.

3 days ago



We need affordable housing but the rest we dont need. I dont want to get like gwinnett or hall county.

3 days ago

- Control strip malls & subdivisions. More rural open space
3 days ago
- Keep out the multi family housing!
3 days ago
- vote younger people on the council and to jackson boards
5 days ago
- Until roads and infrastructure are built no additional housing or mixed use developments need to occur. The schools in areas such as west and north Jackson cannot handle the amount of development that is taking place in these areas. The roads across the county need improvements. Using prison work crews to patch roads is not acceptable. The roads are in worse shape after they are finished.
13 days ago
- More restaurants.
13 days ago
- With the types of jobs currently being created, there is a huge need for affordable housing for those in the \$60k/yr and below range. Growth, both in population and jobs is inevitable and we can't put our head in the sand and say NO. Be smart and plan appropriately, learn from what worked and what didn't in other counties that have become more built up over the last 40 years.
13 days ago
- Do not add to the counties population to any extreme like Gwinnett. Jackson County needs to remain how it has for years. Taxes do not need to increase
14 days ago
- It's simple, keep it rural. That was the draw to Jackson and that's what will keep families here.
14 days ago 👍 1 Agree
- If it keeps growing, we will not be living here. Small town community is one of the main reasons we chose Jackson County. Schools are already over crowded and there are too many warehouses.
14 days ago
- Hope to keep the small town atmosphere that we love and avoid large commercial industry, apartments etc. That will bring an influx of traffic and continue to take away county land.
14 days ago
- I prefer for the area to stay Rural and no multi family housing
14 days ago
- A 55+Active Community would be nice like a small scale The Villages in central Florida
14 days ago
- No to multifamily developments and cluster homes.
14 days ago
- Want things to remain the same
14 days ago
- Forests and agriculture are our strengths. We need to protect our forested and ag lands, as well as our waterways. We should think ahead and factor climate change impacts into our plans. We should include bike and pedestrian pathways both alongside roads and off-roads. We need more undeveloped parkland for passive recreation. Growth for growth's sake is unwise. South Jackson is in danger of losing its rural character. I would like to see the future commercial designation in South Jackson (identified in red) erased in the 2020 plan.
one month ago

These comments are all a'well and good but farmers are being taxed out of ancestral land. You can't expect farmers to continue to farm when taxes are skyrocketing with little break for agriculture or old people.

one month ago

We moved here from an overcrowded county and don't want that to happen to Jackson county.

one month ago

Areas that have senior housing are next to industrial or business areas. The county should plan, by zoning, tranquil senior housing areas!

one month ago

We have the opportunity to do growth right. We need to plan a livable county. We need bike lanes and green space. Livability and amenities like walking and cycling paths attract people and businesses to the area. We need to plan for a service economy. Growth is not sustainable forever. We need to protect rural areas to keep some of the rural landscapes and traditional farming. Integrate walking and cycling paths along commercial warehouse areas and require setbacks and landscaping to preserve corridors for safe routes to schools and outdoor recreation and exercise. We also need dark sky protections. Certainly we need a well planned road system in line with planned growth. Developers need to carry a bigger portion of the cost burden and contribute to a fund overall to help pay for green space development.

2 months ago

⊕ 2 Agree

Affordable housing for the middle class working families. I live in a rural section because of the over crowdedness of city life, I prefer the country, but at my age this is not in my favor.

2 months ago

I love the rural small town feel

2 months ago

Development is out of control and running rampant in this county, with no thought given to infrastructure or quality of living. This county is being turned into an industrial and commercial nightmare. Looking for another area to relocate to as we speak due to the out of control development of the last 5 years...

2 months ago

There needs to be more focus on investing in county public safety and infrastructure.

2 months ago

My husband moved here due to its rural character which Jackson County is, sadly, losing. I hate seeing rows of warehouses, increasingly poor water pressure & traffic congestion, with no thought given to quality of life for existing residents or infrastructure impact on already less-than-stellar infrastructure. It's what we both moved out of Gwinnett to get away from.

2 months ago

⊕ 3 Agree

I know the county is going to grow but I hope it does not follow the lead of counties closer to county that have let the population outpace infrastructure. Leave us greenspace, even if it is agricultural.








2 months ago

⊕ 2 Agree

Of the following types of **non-residential** development, which would you like to see more, the same, or less of in Jackson County?

	More	Same	Less
Agriculture	50% More	44% Same	5% Less
Businesses in homes	21% More	56% Same	23% Less
Restaurants	70% More	25% Same	5% Less
Retail stores	49% More	32% Same	19% Less
Offices	26% More	46% Same	28% Less
Gas stations	12% More	56% Same	32% Less
Commercial recreation (e.g. bowling alleys, gyms, etc.)	56% More	35% Same	9% Less
Light industry (e.g. wholesale, research, etc.)	28% More	37% Same	35% Less
Heavy industry (e.g. manufacturing, waste management)	8% More	28% Same	64% Less
Warehousing and distribution facilities	4% More	21% Same	74% Less
Storage facilities	3% More	37% Same	60% Less
Institutional uses (schools, hospitals, religious uses, etc.)	39% More	48% Same	14% Less

155 respondents

-  Please consider bringing an Aldi, Trader Joe's and family YMCA to Jackson county.
yesterday
-  We don't need any structure (warehouses) that brings more truck traffic to Jackson County!
2 days ago
-  Stop with the warehouses. So many hundreds of Acres lost to empty warehouses
3 days ago
-  Enough warehouses!!!Stop taking away the farm land!
3 days ago
-  Na
3 days ago
-  Enough warehouses!
3 days ago
-  The amount of warehouses in Jackson County is out of control.
3 days ago

Definitely NO more warehouses. Other than polluting our once beautiful landscape, the tractor trailer traffic is insane. Too many trucks, it's hard to get around to the businesses I have always frequented. I get really frustrated trying to get around town.

3 days ago

resident have to go to other counties to shop, eat, movies, dance, enjoy any social life

5 days ago

We need better Healthcare facilities here not enough doctors or Satellite offices

6 days ago

More restaurants and less warehouse

13 days ago

⊕ 1 Agree

No more warehouses or dollar stores please!

13 days ago

We must be careful that we bring in smart, nonpolluting industry or else we will see the health affects that many of our neighbors around the state have seen in future generations.

13 days ago

Please no more warehouses.

13 days ago

No more dollar stores! We are averaging one dollar store for every 3 miles of road in Jackson County ,already! They are a physical blight, do not help our economy, and contribute to light pollution!

14 days ago

⊕ 2 Agree

No more warehouses. Tired of hearing residents complain at meetings and yet they build anyways.

14 days ago

⊕ 1 Agree

Support what is already here. My fear and reason I'd leave is seeing more warehouses come in.

14 days ago

Just a few restaurants is all the area needs

14 days ago

Want things to remain the same

14 days ago

We need to protect existing forest lands and even increase the acreage in forests. Why is construction growth always the goal? Of this list, 11 out of 12 possible futures involves non-environmental futures.

one month ago

⊕ 1 Agree

Not sure if this is the right place for this but I would like to see local road development (e.g. a functional access road along the interstate) that would allow locals to travel around the county without having to get onto the interstate. This would reduce interstate congestion and allow locals to travel more safely around the county.

one month ago

I would like to see zoning areas for all these mentioned above!

one month ago

We do not need any more warehouses or manufacturing in the county. What we need is more retail and restaurant choices. We're losing so much sales tax revenue because people are going elsewhere to buy their stuff

2 months ago

⊕ 3 Agree

We do not need any more warehouses or manufacturing in the county. What we need is more retail and restaurant choices. We're losing so much sales tax revenue because people are going elsewhere to buy their stuff.

2 months ago

I don't think we should compete with Gwinnett or Commerce. I think we should work to recruit cottage industries and unique small businesses and retail. Not the big box stuff.

2 months ago

⊕ 1 Agree

I've been here over 30 years and have watched the growth expansion first hand , by pass 4 lane highways, city moving closer and closer to me and my 5 acres of happy news.

2 months ago

Okay

2 months ago

You can't throw a rock in this county without hitting an unoccupied warehouse. Absolutely no need for any more.

2 months ago

⊕ 2 Agree

Tax holidays for business are sapping out county of need funds to improve our roads, schools, recreational facility, public utilities and public safety. Enough, is enough. What will happen when the tax holidays expire, they move out and we are stuck replacing worn out roads and funding other services required to being these wolves in to the county...

2 months ago

⊕ 1 Agree

more parks and natural green spaces; a coordinated and connected transportation plan which includes, cars, trains, pedestrian paths and bicycle paths; protected watersheds and waterways, and water resources.

2 months ago


⊕ 3 Agree


Loading more report objects...


Rate the importance of the following issues/trends in planning for the future of unincorporated Jackson County

	Very important	Important	Somewhat Important	Not at all important	Neutral/No opinion
Tractor-trailer parking	13% Very important	16% Important	27% Somewhat Important	30% Not at all important	14% Neutral/No opinion
Affordability of housing	29% Very important	28% Important	27% Somewhat Important	12% Not at all important	5% Neutral/No opinion
Options for housing (i.e., townhouses, apartments, single-family homes, etc.)	17% Very important	19% Important	27% Somewhat Important	34% Not at all important	3% Neutral/No opinion
Traffic / Congestion	77% Very important	18% Important	5% Somewhat Important	- Not at all important	- Neutral/No opinion
Bicycle and pedestrian safety and access	36% Very important	22% Important	31% Somewhat Important	9% Not at all important	1% Neutral/No opinion
Aesthetics of developments along gateway corridors.	43% Very important	26% Important	22% Somewhat Important	7% Not at all important	2% Neutral/No opinion
Access or availability of parks and recreational facilities	60% Very important	23% Important	12% Somewhat Important	4% Not at all important	1% Neutral/No opinion
Increasing access to broadband internet in unserved or underserved areas	71% Very important	20% Important	7% Somewhat Important	1% Not at all important	1% Neutral/No opinion
Protection of the natural environment	78% Very important	17% Important	4% Somewhat Important	- Not at all important	1% Neutral/No opinion

147 respondents

 if you invest in your residence they will invest in our County. Invest in our farmers, are schools, our police and fire. don't get caught up in the corruption these big companies trying to run our County. Please cherish what we have
3 days ago

 Please realize what you have here. Jackson County is beautiful please keep it this way. There is no need for a restaurant gas station or building to be on every corner. The land is beautiful the Farms are beautiful reinvest in your farmers.
3 days ago

 More parks. Internet must improve!
3 days ago

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