

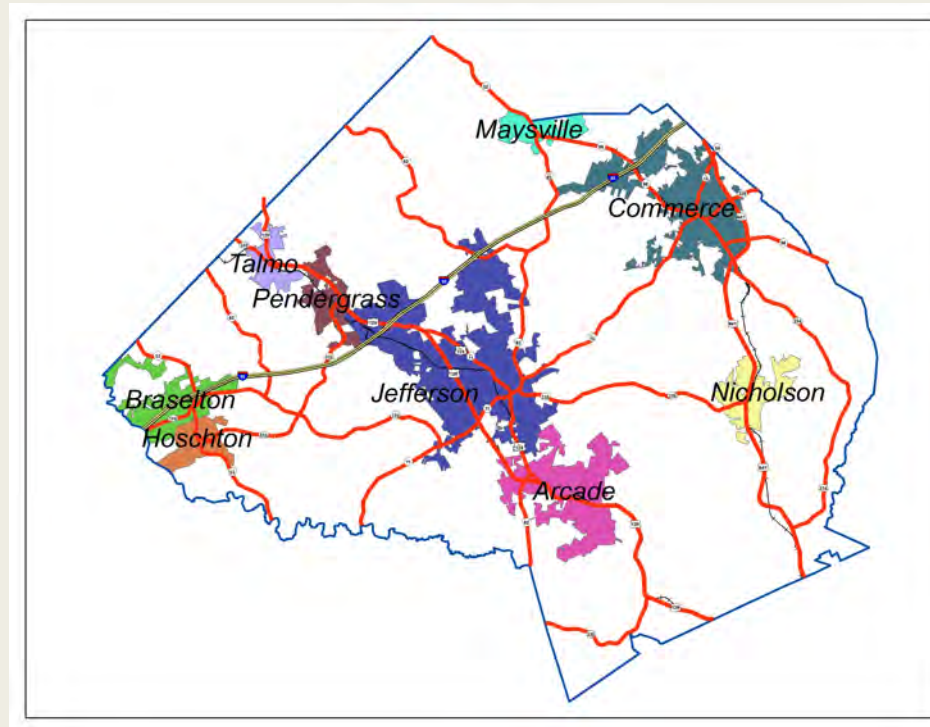


JACKSON COUNTY

Gina Roy, CPM
Director of Public Development

Who are we?

- 10th fastest growing county in the nation based off of population growth
 - 2010 Census 60,457
 - July 1, 2018 estimate 70,422
- Interstate 85 cuts through the middle of the county (Charlanta) along with US Hwy. 129 (Gainesville to Athens); US Hwy. 53 (Gainesville to Athens); and US Hwy. 441 (North GA to South GA)
- 343 square miles
- Unemployment rate 2.9%
- Cost of living 4.9%
- Housing units 2018
 - 26,072



Topics of Consideration

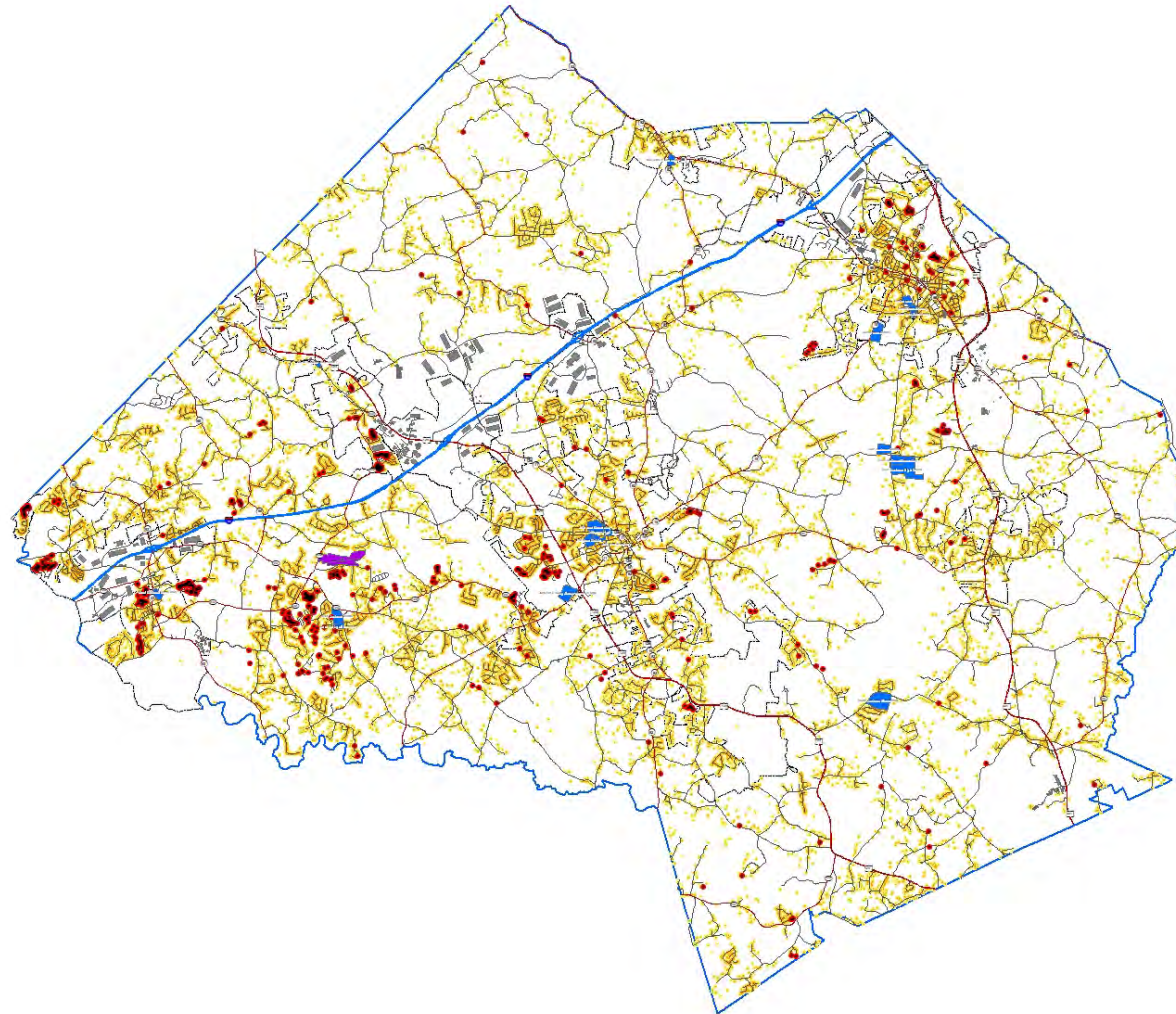
Opportunities

- Transportation
- Industrial
- Housing Economy
- Water & Sewerage Capacity/Availability
- Agricultural Community

Issues

- 9 municipalities
- 3 school systems
- Workforce housing
- “Redshirt” movement with land use decisions
- Skill gap

Permitting map



Industrial Stats

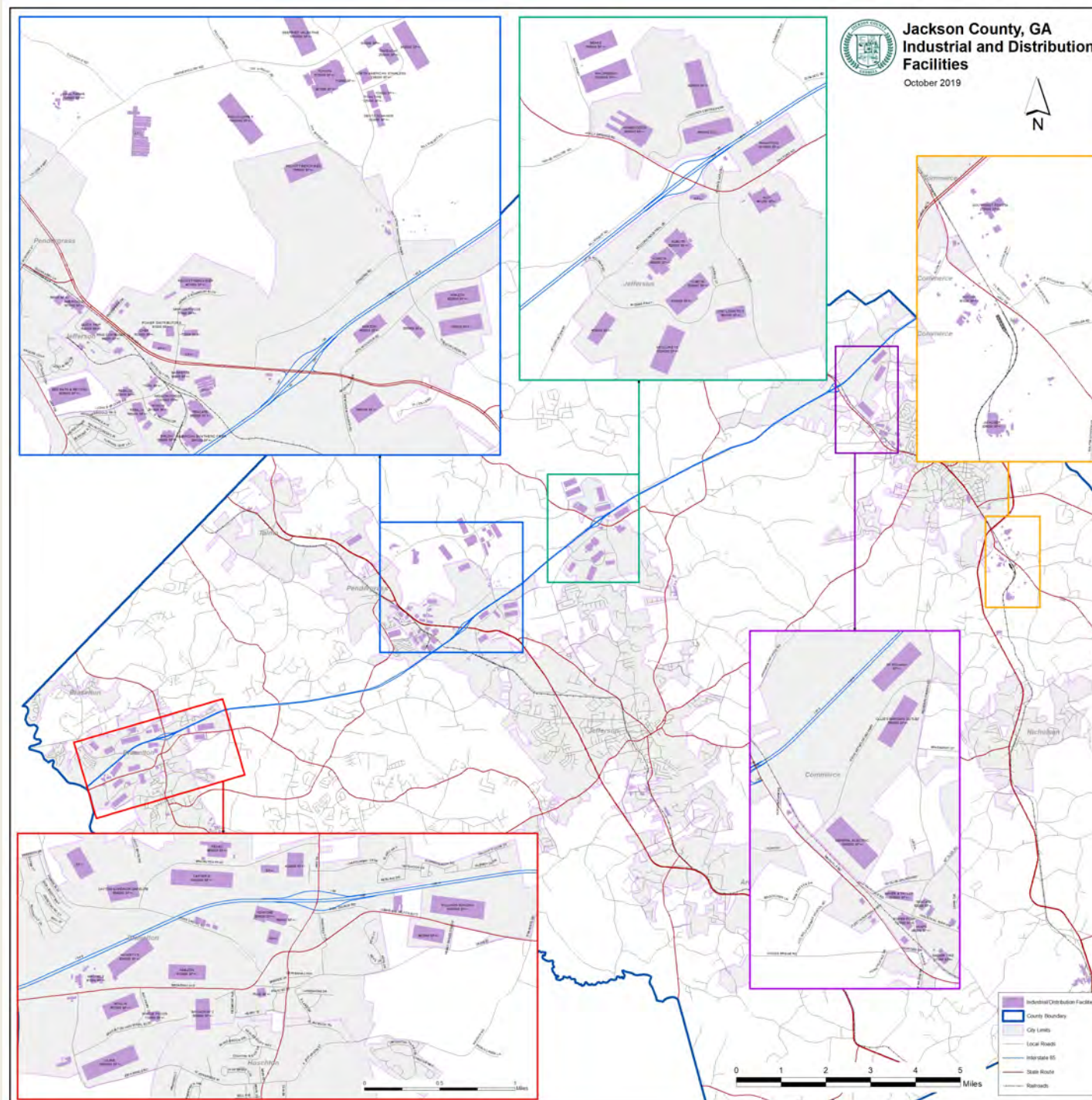
- 33.7 Million Square Feet of Industrial Space under construction or recently finished
- 24.7 Million Square Feet of Industrial Space Occupied
- 9 Million Square Feet of Industrial Space Vacant

- SK Industries 2000 employees over the next 6 years (buildings under construction)
 - *Largest economic announcement in Georgia since Kia*



Jackson County, GA Industrial and Distribution Facilities

October 2019

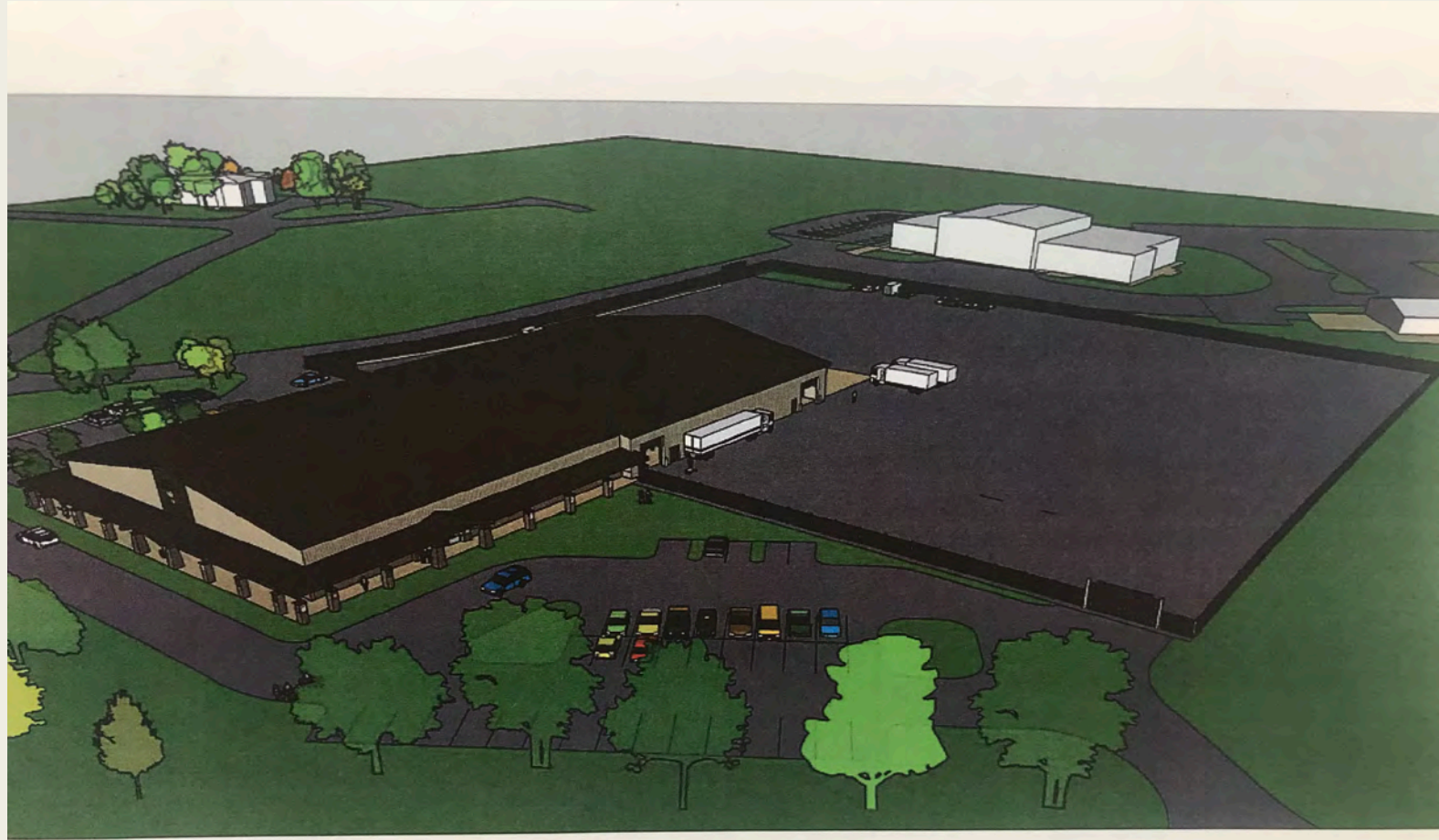


- Industrial/Distribution Facilities
- County Boundary
- City Limits
- Local Roads
- Interstate 95
- State Route
- Railroads

Top Employers

Bed Bath & Beyond	Distribution	Home Furniture	1,200
Wayne Farms	Agriculture	Chickens, Broiler, Fryer	1,100
Kubota Industrial Equipment Corp.	Manufacturing	Farm Machinery & Equip.	1,000
Amazon	Distribution	E-Distribution	2,000
Carter's OshKosh	Distribution	Baby's Clothes	905
TD Automotive Compressor Georgia	Manufacturing	Air & Gas Compressors	729
Uline	Distribution	Shipping/Packaging/Industrial	600
HomeGoods	Distribution	Home Furniture	500
Mission Foods	Manufacturing	Food Preparations	490
Toyota Industries Compressor Parts America	Manufacturing	Automotive Supplier	434
Jackson EMC	Public Utilities	Electric Services	433
Northridge Medical Center	Services	Hospitals, General Medical	422
FedEx	Distribution	Packaging	400
Baker & Taylor Inc.	Wholesale Trade	Books, Periodicals, Newsp.	348
Roper Pump Co	Manufacturing	Pumps & Pump Equip.	325
Mayfield Dairy Farms LLC	Manufacturing	Milk	235
QuikTrip Distribution Inc.	Manufacturing	Food Preparations	222
Southeast Toyota Distributors	Wholesale Trade	Automotive	206
Kroger	Retail Trade	Grocery Stores	180
TenCate Geosynthetics NA	Manufacturing	Textile Goods, Other	175
Ollie's Bargain Outlet	Distribution	Discount Products	175

Agricultural Environment



38,000 square foot facility

- 18,700 square foot multipurpose area will primarily be used for preparing animals to be shown in livestock shows but can also be used for other purposes such as small concerts, banquets, tradeshow, exhibits and large parties. This area will be equipped with all the amenities necessary to properly prepare livestock for showing.
- 8,900 square foot show arena, which will have bleacher seating for 300 people. This area can also be used for other purposes such as large meetings, performances, banquets, parties and dances.
- 1,600 square foot conference room that can accommodate up to 100 people and can be used for civic organization meetings, parties, training/educational classes, recitals and small performances.
- 1,460 square foot concession/kitchen area.

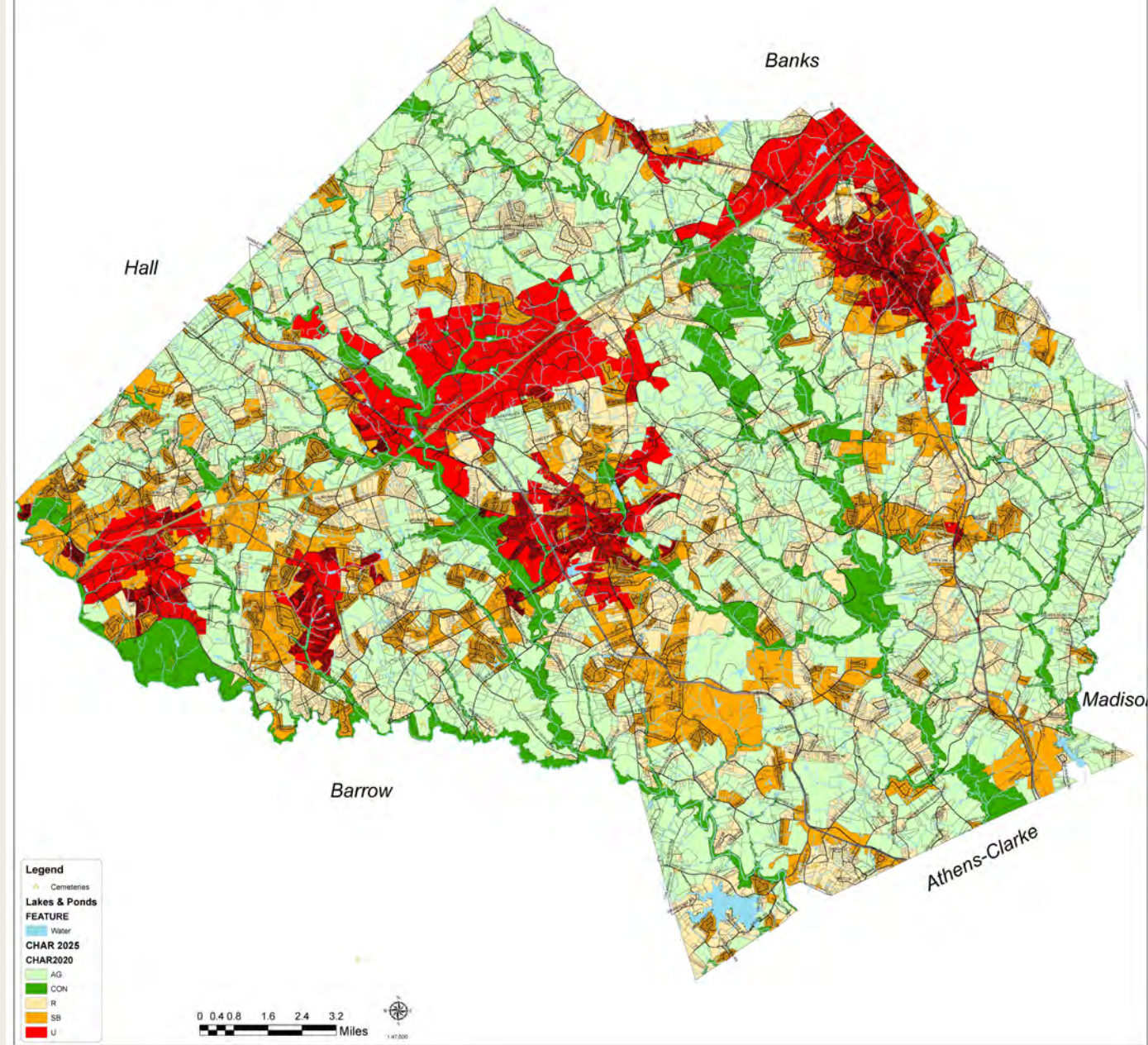
LAND USE TOOL

Comprehensive Plan: A three layered approach



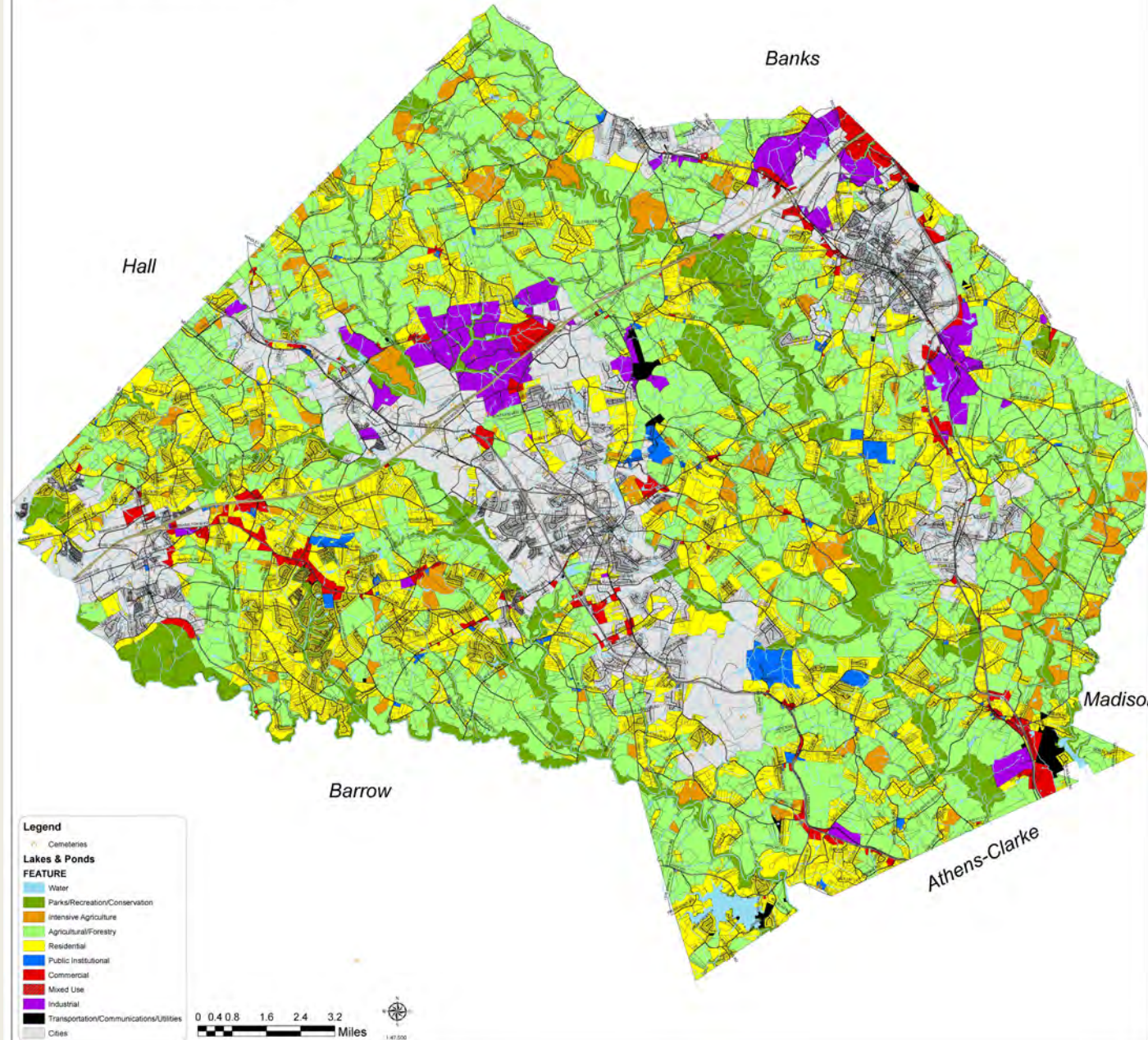


Jackson County, GA
2025 Character Area
Comprehensive Plan





Jackson County, GA
2025 Future Land Use
Comprehensive Plan





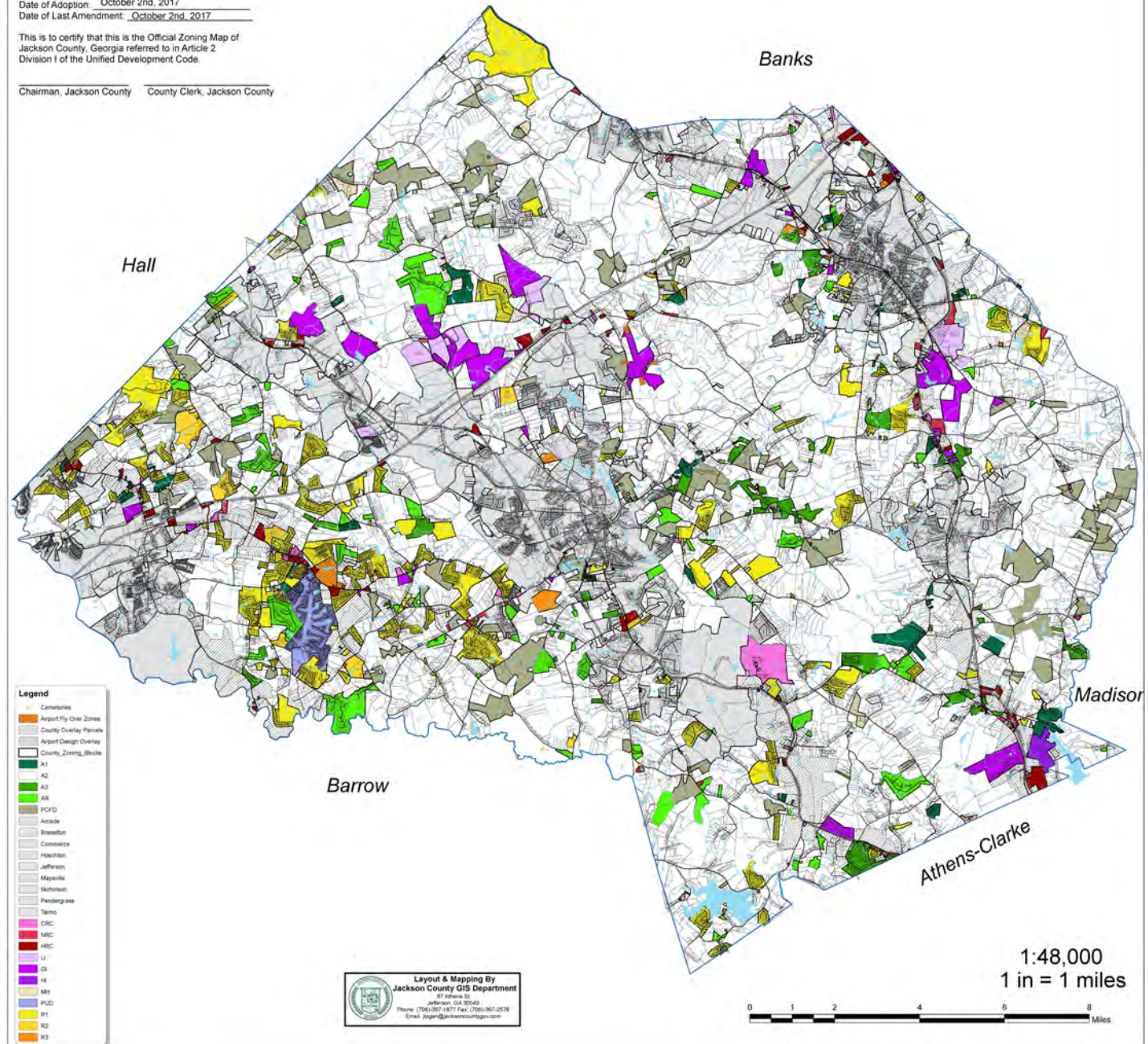
Official Zoning Map of Jackson County, Georgia



Date of Adoption: October 2nd, 2017
Date of Last Amendment: October 2nd, 2017

This is to certify that this is the Official Zoning Map of
Jackson County, Georgia referred to in Article 2
Division I of the Unified Development Code.

Chairman, Jackson County County Clerk, Jackson County



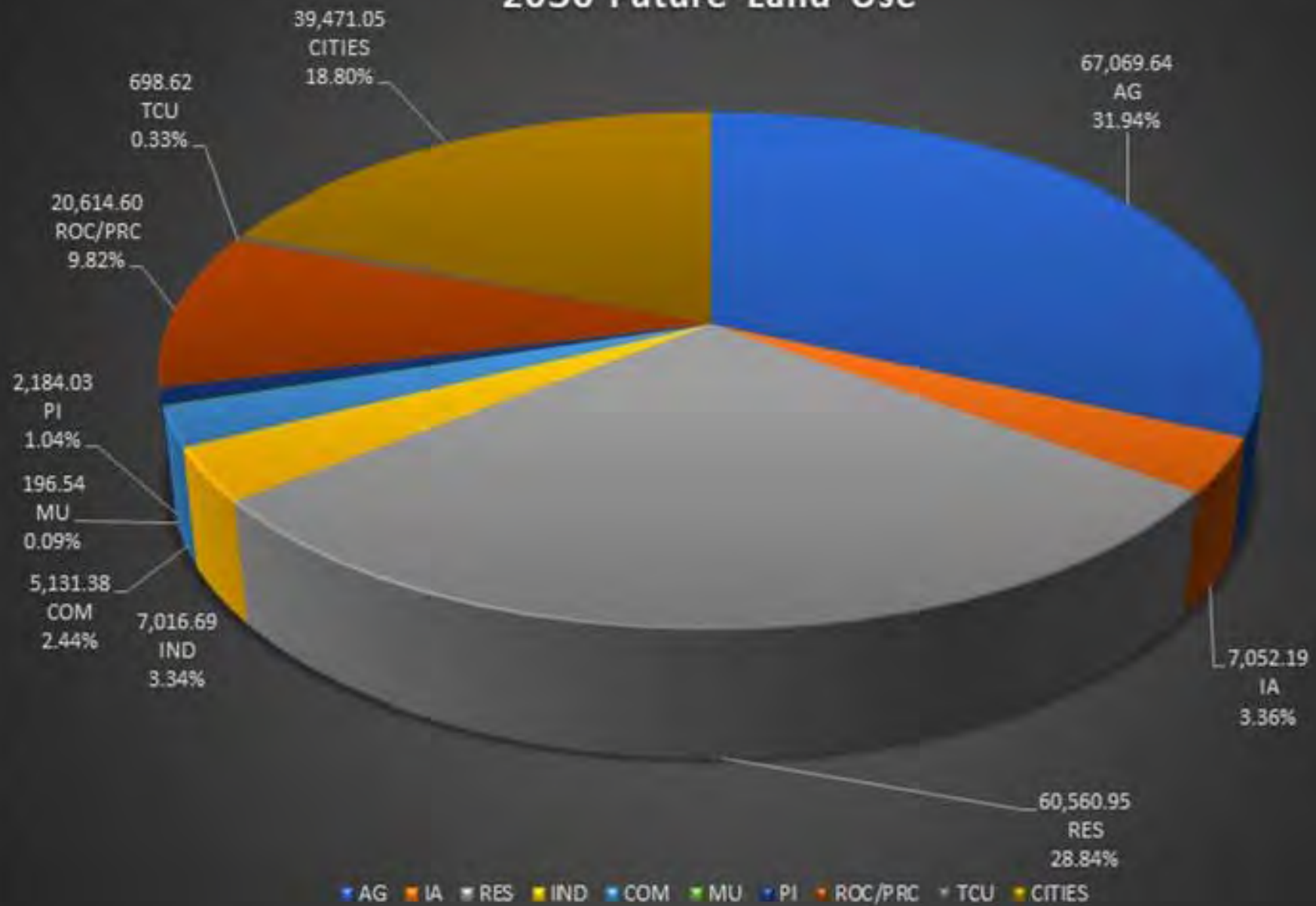
Consistency Matrix

If the Character Area and the Future Land Use doesn’t match with the requested zoning then staff can not accept the rezoning application.

Only if both the Character Area and the Future Land Use match the requested zoning then a rezoning application can be processed and considered.

Character Map	Future Land Use Map	Zoning District(s)
Conservation	Parks/Recreation/Conservation	(as zoned)
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)
	Transportation/Communication/Utilities	(as zoned)
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	Transportation/Communication/Utilities	(as zoned)
	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	Transportation/Communication/Utilities	(as zoned)
	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)
		Community Retail Commercial (CRC)
		Highway Retail Commercial (HRC)
	Master-Planned Mixed Use	Planned Development (Special Use)
		Neighborhood Retail Commercial (NRC)
		Community Retail Commercial (CRC)
		Highway Retail Commercial (HRC)
		Multi-family Residential (R-3)
		Medium Density Residential (R-2)
		Single-family Detached (R-1)
	Industrial	Light Industrial (LI)
		General Industrial (GI)
		Heavy Industrial (HI)
	Transportation/Communication/Utilities	(as zoned)

2050 Future Land Use





THANK YOU!

Gina Roy

groy@jacksoncountygov.com

706.367.5908