Jackson County
Urban Redevelopment Plan
Adopted December 16, 2013

Developed through a collaborative process between Jackson County and the Northeast Georgia Regional Commission (NEGRC) Planning & Government Services Division
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I. INTRODUCTION

Legislative Authority
The “Urban Redevelopment Act” (O.C.G.A. §36-61-1) was adopted by the Georgia state legislature in 1955, and has since been amended several times. The Act enables local governments to access broad powers to redevelop blighted or threatened areas of the community. To access the redevelopment powers allowable under the Act, a local government must undergo the following process:

- Develop a draft Urban Redevelopment Plan
- Hold a public hearing
- Pass a resolution adopting the Urban Redevelopment Plan and designating the Urban Redevelopment Agency responsible for implementation

Demographic Profile
According to the 2010 U.S. Census, the population for the Jackson County was 60,485. The most recent American Community Survey (ACS) data identified the median age within the county as 36.8 years old; just less than twelve percent (11.7%) of the population is over 65 years old.\(^1\) Countywide racial and ethnic group allocation is presented in the following table.

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>Total Population</th>
<th>% of Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Black/African American</td>
<td>4,297</td>
<td>7.2</td>
</tr>
<tr>
<td>White/Caucasian</td>
<td>52,595</td>
<td>88.0</td>
</tr>
<tr>
<td>Asian</td>
<td>1,025</td>
<td>1.7</td>
</tr>
<tr>
<td>Native Hawaiian/Pacific Islander</td>
<td>48</td>
<td>0.1</td>
</tr>
<tr>
<td>Some Other Race</td>
<td>832</td>
<td>1.4</td>
</tr>
<tr>
<td>Two or More Races</td>
<td>896</td>
<td>1.5</td>
</tr>
<tr>
<td>Hispanic or Latino Origin</td>
<td>3,620</td>
<td>6.1</td>
</tr>
</tbody>
</table>

*Source: 2007-2011 American Community Survey 5-year Estimates*

Urban Redevelopment Areas
Nine distinct urban redevelopment areas were established by the Jackson County URP Stakeholder Committee.\(^2\)

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\(^1\) U.S. Census Bureau, 2007-2011 American Community Survey 5-year Estimates.

\(^2\) See the Appendix for a list of URP Stakeholder Committee members and meeting documentation.
The strategies and initiatives outlined in this 2013 Jackson County Urban Redevelopment Plan are consistent with the goals and policies identified in the 2010 Jackson County Comprehensive Plan and the 2011-2015 Short-Term Work Program Update to the Jackson County Comprehensive Plan.
II. REDEVELOPMENT NEED

In this section, redevelopment need across Jackson County and within the URAs is examined through an analysis of blight indicators in three categories: Households and Housing, Business, and Regulatory Actions. Following this, the identified URAs are described in detail, to include vision statements developed by the Stakeholder Committee.

Households and Housing
The following information provides a snapshot of countywide household finance characteristics.

<table>
<thead>
<tr>
<th>SELECTED CHARACTERISTICS</th>
<th>Jackson County</th>
<th>Georgia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Household Income</td>
<td>$52,883</td>
<td>$49,736</td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>$22,465</td>
<td>$25,383</td>
</tr>
<tr>
<td>Percent Unemployed</td>
<td>7.7</td>
<td>9.9</td>
</tr>
<tr>
<td>Percent Below Poverty Level (Past 12 Months)</td>
<td>14.6</td>
<td>16.5</td>
</tr>
</tbody>
</table>

*Source: Selected Economic Characteristics, 2007-2011 American Community Survey 5-Year Estimates*

The following table presents unemployment rates for Jackson County at large since 2008.

<table>
<thead>
<tr>
<th>UNEMPLOYMENT</th>
<th>Year</th>
<th>Rate (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2008</td>
<td>6.3</td>
</tr>
<tr>
<td></td>
<td>2009</td>
<td>10.9</td>
</tr>
<tr>
<td></td>
<td>2010</td>
<td>10.7</td>
</tr>
<tr>
<td></td>
<td>2011</td>
<td>9.8</td>
</tr>
<tr>
<td></td>
<td>2012</td>
<td>8.7</td>
</tr>
</tbody>
</table>

*Source: Bureau of Labor Statistics Annual Averages*

Business
The tables below indicate the business activity occurring throughout the County and within the URAs from 2010 to fall 2013.

<table>
<thead>
<tr>
<th>NEW BUSINESS LICENSES, 2010 – 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td>2010</td>
</tr>
<tr>
<td>2011</td>
</tr>
<tr>
<td>2012</td>
</tr>
<tr>
<td>2013</td>
</tr>
</tbody>
</table>

*Source: Jackson County*
NON-RESIDENTIAL BUILDING PERMITS, 2010 – 2013

<table>
<thead>
<tr>
<th>Year</th>
<th>County</th>
<th>URA 1</th>
<th>URA 2</th>
<th>URA 3</th>
<th>URA 4</th>
<th>URA 5</th>
<th>URA 6</th>
<th>URA 7</th>
<th>URA 8</th>
<th>URA 9</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>12</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2011</td>
<td>27</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>2012</td>
<td>19</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>2013</td>
<td>14</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Source: Jackson County

Vacancies
The President of the Jackson County Area Chamber of Commerce estimates that the countywide vacancy rate for commercial and industrial properties is approximately 10%. The County does not maintain data on vacancy rates in the commercial areas. Known or estimated vacancy rates of specific URAs are as follows:

- URA 1: 21%
- URA 3: 100%
- URA 6: 24%
- URA 7: 0%
- URA 8: 30%
- URA 9: N/A, undeveloped

Hangar vacancy rates (by percentage vacant) in URA 2 have been identified by the Jackson County Airport Manager as follows:

<table>
<thead>
<tr>
<th>Hangar Name</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old Emory Flint Hangar offices</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Morgan</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>25</td>
</tr>
<tr>
<td>Round Top</td>
<td>0</td>
<td>33</td>
<td>33</td>
<td>33</td>
</tr>
<tr>
<td>Old Forestry</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Max Allen</td>
<td>40</td>
<td>40</td>
<td>30</td>
<td>20</td>
</tr>
</tbody>
</table>

Only the Old Forestry hangar has been consistently occupied since 2010. Physical blight and deterioration is present at both the Morgan and Max Allen hangars.

Regulatory Actions

Crime


Code Enforcement

No code enforcement citations issued within any of the nine urban redevelopment areas since 2010. The number of citations issued in unincorporated Jackson County for those years are listed in the following table.
### Commercial

**URA 4: HWY 124/332 Commercial Area**

<table>
<thead>
<tr>
<th>Year</th>
<th>County</th>
<th>URAs</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>356</td>
<td>0</td>
</tr>
<tr>
<td>2011</td>
<td>336</td>
<td>0</td>
</tr>
<tr>
<td>2012</td>
<td>230</td>
<td>0</td>
</tr>
<tr>
<td>2013</td>
<td>267</td>
<td>0</td>
</tr>
</tbody>
</table>

*Source: Jackson County*

**VISION STATEMENT**

The Highway 124/332 Commercial Area is a vibrant commercial corridor wherein existing infrastructure supports and encourages infill development, focusing on medical, office, and institutional uses.

Existing assets within this redevelopment area include the commercial development anchored by Publix and the adjacent Traditions residential neighborhood. This area is also located less than ten miles (a fifteen-minute drive) from the forthcoming new Northeast Georgia Medical Center site in Braselton, expected to open in spring 2015. With 100 beds, this facility will be the first new hospital in Georgia in more than twenty years.³ The Jackson County URP Stakeholder Committee would like to market the vacant, blighted, and underdeveloped land parcels in the Highway 124/332 Area to uses that would support this new development and the aging population of the surrounding residential neighborhoods. Nearly all of the acreage currently classified as Agriculture/Forestry is expected to transition to Commercial land uses in 2020.

**URA 5: HWY 60 Commercial Area**

VISION STATEMENT
The Highway 60 Commercial Area is a busy, efficient retail corridor. Its industrial and commercial uses directly benefit from interstate access provided through a new I-85 interchange.

At present, this area is predominantly classified as Agriculture/Forestry. According to the recently completed Georgia Department of Transportation (GDOT) concept report, however, a proposed new interchange is to be constructed connecting Interstate 85 to the existing Highway 60 bridge overpass. At an estimated cost of nearly $23 million, this project will alleviate traffic congestion along the Highway 53 and US 129 corridors near the county’s two largest employers (Wayne Farms and the Jackson County Board of Education). The Stakeholder Committee anticipates economic development opportunities to arise in the immediate surrounding area upon project completion, expected in 2016.

Industrial
URA 1: Agribusiness/Valentine Industrial Area

Wayne Farms, LLC is located in this redevelopment area. A spinoff of a commercial feed manufacturing company, Wayne Farms opened the Jackson County plant in 1967. Production expanded in subsequent decades with the addition of a second shift and the relocation of a feed mill to nearby Maysville.\(^4\) Intensive agricultural uses will be retained in this area into 2020 to support Wayne Farms, but many of the currently classified Agricultural/Forestry acreage will transition to Industrial uses.

Several facilities located in the Agribusiness/Valentine Industrial Area are operated by Toyota Industries Corporation, including its new Toyota Industries Compressors Parts America (TICA) plant next to a previously established compressor assembly facility (TACG). There are also more than 800,000 square feet of vacant or underutilized industrial building space and many undeveloped parcels in this redevelopment area.

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\(^4\) Information retrieved on October 21, 2013, from the Wayne Farms, LLC website at [http://www.waynefarms.com/content/view/112/130/](http://www.waynefarms.com/content/view/112/130/).
URA 2: County Airport Area

VISION STATEMENT
The County Airport Area thrives due to its unique blend of businesses supporting aviation, motor sports, and racing-related tourism.

The Jackson County Airport is owned and operated by Jackson County and the Jackson County Airport Authority. Through a combination of local investment and a grant awarded by the Federal Aviation Administration, the Jackson County Airport noncommercial runway was expanded in 2009 to its current length of 5,000 feet, allowing for larger aircraft to make use of the facility. The airport now supports economic development throughout the County with its ability to handle corporate jets.

The recently-renovated Gresham Motorsports Park is also located in this URA; it comprises quarter-mile and half-mile oval tracks, grandstands, and various amenities. The facilities are used primarily for amateur and professional stock car racing competition and practice.

The remaining Agriculture/Forestry land uses are expected to transition to Industrial by 2020. The Stakeholder Committee anticipates growth similar to that occurring and anticipated around the Atlanta Motor Speedway, which is located adjacent to the Atlanta South Regional Airport in Henry County. Water and sewer infrastructure may be needed to support new businesses locating in this area.

URA 3: Former Agri-Cycle Site

VISION STATEMENT
The redeveloped Former Agri-Cycle Site is home to a responsible agriculture-related business that enhances the Jackson County community and economy.

This parcel was once home to Agri-Cycle, a company that processed commercial waste. Agri-Cycle operated until 2007. After a stop-work order issued by a Jackson County Superior Court judge was upheld by the Georgia Supreme Court following a grease fire in a waste lagoon on site, the owner eventually ceased operations in July 2008. Rehabilitation
of the site will involve pumping the plant’s treatment ponds, filling them, demolishing all existing buildings, and removing untreated waste by truck. The former owner no longer has access to the property after having declared bankruptcy and the party responsible for facilitating the cleanup has not been identified. Should Jackson County chooses to pursue ownership, the Stakeholder Committee recommends pursuing brownfield redevelopment funding for carrying out the cleanup work so that the site may be put back into use.

URA 6: RACO Industrial Area

<table>
<thead>
<tr>
<th>VISION STATEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adjacent to the City of Jefferson Opportunity Zone, the RACO Industrial Area presents an opportunity for intergovernmental cooperation for the purpose of attracting manufacturing and distribution businesses to the benefit of both the City and County.</td>
</tr>
</tbody>
</table>

Jackson County provides water, sewer, and road infrastructure to this industrial development, which houses the distribution centers for large companies such as Sears and Walgreens. The City of Jefferson recently annexed an adjacent parcel that has been included in its designated Opportunity Zone. Space is available in existing industrial buildings within the redevelopment area. Any remaining undeveloped/vacant land is expected to transition into Industrial use in by 2020.

URA 7: South Commerce Industrial Area

<table>
<thead>
<tr>
<th>VISION STATEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rail access and location along the US 441 and Highway 334 corridors create opportunities for new light industrial and commercial development in the South Commerce Industrial Area.</td>
</tr>
</tbody>
</table>
This redevelopment area is home to several healthy industrial businesses such as a Pilgrim’s Pride feed mill, a Toyota distribution center, and Huber Engineered Woods. Jackson County anticipates the remaining Agricultural/Forestry land uses in this area to transition to Industrial by 2020 as a result of rail and location amenities. New water and sewer facilities would need to be provided by private businesses where gaps currently exist.

**URA 8: Southeast Jackson Industrial Area**

![Images of the area]

<table>
<thead>
<tr>
<th>VISION STATEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A new industrial business will reuse and/or redevelop the former Louisiana-Pacific facility to the benefit of surrounding properties within the Southeast Jackson Industrial Area.</td>
</tr>
</tbody>
</table>

The former Louisiana-Pacific Corporation facility closed in November 2008, terminating dozens of employees. As of late 2013, Jackson County staff has been working with a special use permit applicant interested in redeveloping the facility into a wood pellet manufacturing business. If developed, this business will make heavy use of the rail-accessed site, shipping its products to the Port of Savannah once a week.

Southern Power, a subsidiary of Southern Company, operates a natural gas-powered electric-generating plant (Plant Dahlberg) within this redevelopment area. Athens Stonecasting, a profitable business adjacent to the former Louisiana-Pacific facility, is also located here. Neither property owner is expected to vacate the area in the foreseeable future.

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**URA 9: Walton Future Industrial Site**

<table>
<thead>
<tr>
<th>VISION STATEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Walton Future Industrial Site is developed responsibly by a new industrial business seeking to benefit from the adjacent rail line.</td>
</tr>
</tbody>
</table>

The 2030 future land use map for this currently undeveloped, forested parcel allows for residential and commercial developments on portions of the existing site, leaving much of it classified as Agricultural/Forestry. In 2008, a proposal was made for developing the site into an industrial park with over 7.5 million square feet of warehouse and distribution space spread amongst 20 buildings. This proposed development faced opposition from a variety of stakeholders, and was not built. If supported by the market in the future, Jackson County would like to see this site developed for one or more high-tech industrial uses. The future land use map(s) should be amended following standard County procedures to reflect this.
III. LAND USE AND DEVELOPMENT OBJECTIVES

The following section identifies existing growth management tools used by Jackson County, and outlines land use and development objectives for the URP areas.

Existing Growth Management Tools

Character Areas, Land Use Classifications, and Zoning Classifications

The 2010 Jackson County Comprehensive Plan Community Agenda specifies five character areas: conservation, agricultural, rural, suburban, and urban. Commercial and industrial land uses are permitted and encouraged in urban character areas, with some exceptions elsewhere.

Commercial zoning classifications most applicable to this plan include: Community Retail Commercial (CRC), Neighborhood Retail Commercial (NRC), and Highway Retail Commercial (HRC). Industrial zoning classifications include: Light Industrial (LI), General Industrial (GI), and Heavy Industrial (HI).

Several land use changes are anticipated within the urban redevelopment areas by the year 2020, as depicted in the maps and comparison chart located in the Appendix and described in Chapter II.

Overlay Zones

The most recent update of the Jackson County Unified Development Code (2010) included overlay zones that touch upon all or part of three URAs. Property development standards applied on top of the zoning regulations in these designated areas. The Airport Zone Overlay District includes all parcels owned by Jackson County and operated by the Jackson County Airport Authority and, as such, covers a portion of the County Airport Area (URA 2). Its purpose is to restrict building heights and other obstructions to ensure safe aviation operations in compliance with Federal Aviation Administration regulations. These same county-owned parcels are also covered by the Airport Design Overlay District, adopted for the specific purpose of regulating development aesthetics in the area. The West Jackson Overlay District covers a portion of the HWY 124/332 Commercial Area (URA 4). It allows for the construction of new non-residential buildings of up to 150,000 square feet. The East Jackson Overlay District covers nearly all of the South Commerce Industrial Area (URA 7). In addition to allowing for commercial buildings of up to 150,000 square feet as in the West Jackson Overlay District, the East Jackson Overlay District also allows for the construction of new industrial buildings of up to 500,000 square feet. The design guidelines for development within both districts are essentially the same.

Covenants

Covenants have been established in the Valentine Farms Industrial Park (URA 1) by Possum Creek Properties, L.P. on top of the Jackson County zoning regulations. These covenants place restrictions on building materials and colors, parking, waste disposal, landscaping, and signage. Additionally, occupants of buildings within the Valentine Farms Industrial Park are required to maintain the building and grounds in good condition, and agree to inspections by Possum Creek Properties, L.P. to determine compliance.
An Association of owners is responsible for maintenance of common areas and review of proposed building alterations and design changes, among other duties.

**Metropolitan Planning Organizations**

Based upon population growth as demonstrated by the U.S. Census, Jackson County currently contains three urbanized areas, each of which are associated with a Metropolitan Planning Organization (MPO): the Madison Athens-Clarke Oconee Regional Transportation Study (MACORTS), Atlanta MPO, and Gainesville-Hall MPO. County staff is currently in negotiations with all three organizations to establish agreements for planning practices within these areas.

**Objectives**
The following objectives were identified by the URP Stakeholder Committee:

- Encourage and enable commercial and industrial development and redevelopment
- Complete the urban redevelopment plan to satisfy the prerequisite for applying for Opportunity Zone designation for eligible properties in unincorporated Jackson County
IV. ACTION PLAN

Jackson County will serve as the implementing agency of the Urban Redevelopment Plan.

At this time, the County does not anticipate acquiring additional parcels within the URAs. In the future, the County will make the decision about whether or not to acquire the former Agri-Cycle site (URA 3) in order to be eligible for clean-up funding through the U.S. Environmental Protection Agency (EPA) Brownfields Program.

The County does not foresee the need to place additional covenants or restrictions on any specific properties within the URAs.

Should the relocation of residents be deemed necessary, Jackson County will comply with all applicable requirements as outlined in the Uniform Relocation Assistance and Real Property Acquisition Act of 1970.

Plan to Leverage Private Resources for Redevelopment

The Stakeholder Committee identified the following opportunity for Jackson County to leverage private and public funding in the implementation of this plan.

Opportunity Zone Designation

Upon adoption of this plan, Jackson County will prepare an application to the Georgia Department of Community Affairs (DCA) and the Georgia Department of Economic Development (DeCD) for designation of Opportunity Zones in the following URAs, and may consider expansion into other parcels in the future.

- URA 1 – all parcels with buildings
- URA 2 – County-owned parcel
- URA 3
- URA 6 – all parcels with buildings
- URA 8 – Louisiana Pacific & Athens Stonecasting parcels

These parcels meet the threshold criteria outlined for opportunity zones in the Rules of Department of Community Affairs 110-24, Opportunity Zone Job Tax Credit Program. Designation of these parcels would enable employers therein to take advantage of a $3,500 enhanced job tax credit per eligible new job created (as defined in O.C.G.A. § 48-7-40.1(e)), at a job creation threshold of at least two jobs.

Grant Sources

The following state and federal agencies administer grant funding that may be relevant to the implementation of the Jackson County Urban Redevelopment Plan.

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6 See the Appendix for a map of Census Block Groups within Jackson County with poverty rates of at least 15% created using the DCA online mapping tool.

Georgia Department of Community Affairs (DCA)

DCA manages the State’s Community Development Block Grant (CDBG) program, through which communities may apply for funding to complete housing, infrastructure, community facility, and economic development projects that meet specified low- to moderate-income threshold requirements. This funding is allocated into four sub-programs: Annual Competition, Employment Incentive Program (EIP), Redevelopment Fund (RDF), and Immediate Threat and Danger (ITAD). 8

The One Georgia program is a State funding program that offers grants and loans for projects that will encourage and enable economic development and job creation and retention.

Appalachian Regional Commission (ARC)

The Appalachian Regional Commission (ARC) is a multi-state regional economic development agency. The region includes all or parts of the 13 states following the spine of the Appalachian Mountains. Jackson County is one of four ARC counties in Northeast Georgia. The agency provides funding to projects that address one or more of the goals identified in its strategic plan. Program areas include asset-based development, infrastructure, education and training, energy, entrepreneurship and business development, and tourism development, among others. 9

Economic Development Administration (EDA)

The mission of the United States Economic Development Administration (EDA) is to lead the federal economic development agenda by promoting innovation and competitiveness. The agency predominantly provides funding for infrastructure improvements that enable communities to create and retain private sector jobs. 10

United States Department of Agriculture Rural Development (USDA-RD)

The Rural Development division of the U.S. Department of Agriculture (USDA-RD) facilitates loan and grant programs and technical assistance to support the development of housing and community facilities and promote economic development. 11

United States Environmental Protection Agency (EPA)

The U.S. Environmental Protection Agency (EPA) Brownfields Program offers many resources for cleanup, assessment, and redevelopment of properties containing hazardous substances, pollutants, or contaminants. The purpose of the Brownfields Program is to “empower states, communities, and other

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8 Information on CDBG retrieved on October 15, 2013 from the DCA website at http://www.dca.state.ga.us/communities/CDBG/index.asp.
9 Information on ARC funding programs retrieved on October 15, 2013 from the ARC website at http://www.arc.gov/index.asp.
10 Information on EDA funding priorities and opportunities retrieved on October 15, 2013 from the EDA website at http://www.eda.gov/.
stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields.”

Implementation Schedule
The Jackson County Board of Commissioners adopted this plan on December 16, 2013. The following tables, organized into two main categories, depict a five-year implementation schedule, from January 2014 through December 2017.

<table>
<thead>
<tr>
<th>Action</th>
<th>Timeframe</th>
<th>Estimated Cost</th>
<th>Funding Source</th>
<th>Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apply for Opportunity Zone designation</td>
<td>January 2014</td>
<td>Staff time</td>
<td>N/A</td>
<td>Jackson County Public Development, NEGRC</td>
</tr>
<tr>
<td>Amend Future Land Use map for URA 9</td>
<td>February 2014</td>
<td>Staff time</td>
<td>N/A</td>
<td>Jackson County Public Development</td>
</tr>
<tr>
<td>Develop and maintain a real estate database for vacant</td>
<td>2014, Ongoing</td>
<td>Staff time</td>
<td>County</td>
<td>Jackson County Area Chamber of Commerce, Jackson County Public Development</td>
</tr>
<tr>
<td>commercial and industrial properties</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Update parcel database regularly</td>
<td>Ongoing</td>
<td>Staff time</td>
<td>N/A</td>
<td>Jackson County GIS</td>
</tr>
<tr>
<td>Determine whether County will assume ownership of the</td>
<td>Spring 2014</td>
<td>Staff time</td>
<td>N/A</td>
<td>Jackson County</td>
</tr>
<tr>
<td>Former Agri-Cycle site (URA 3)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If/when publicly owned, investigate EPA Brownfield</td>
<td>2015-2017</td>
<td>Staff time,</td>
<td>County</td>
<td>Jackson County Public Development, NEGRC</td>
</tr>
<tr>
<td>Cleanup grant opportunity for URA 3</td>
<td></td>
<td>grant writing fee</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

V. APPENDICES

A. Maps
   1. Urban Redevelopment Area
   2. Housing Conditions and Tenure
   3. 15% Poverty Census Block Groups

B. Supporting Documentation

C. Public and Stakeholder Committee Participation
   a. Meeting summary notes
   b. Sign-in sheets
   c. Public hearing
      i. Newspaper advertisement
      ii. Meeting outline
      iii. Sign-in sheet

D. URP Finding of Necessity & Adoption Resolution