

Future Land Use Development Summary

As population, business and industrial growth continue, by 2025 over 54,000 acres of the unincorporated portion of the county are expected to be consumed by land development pressures for new homes, shops and offices, and employment opportunities. Over this period, almost 30% of unincorporated Jackson County, currently vacant or in agricultural use will experience such development activities and pressures. Within the county's cities, which account for only 14% of its land area, growth is expected to consume another 18,000 acres, or 25% of all land development forecasted for the county as a whole.

Future Land Use Acreages

The following table presents the amount of land shown on the Future Land Use Map in the various character areas and other land use categories.

Future Land Use	
Land Use Category	Acreage
Agricultural Preservation	37,713.84
Rural Places	57,900.44
Residential Growth Area	59,885.18
Urban Residential	1,869.17
Neighborhood Activity Center	2,519.40
Community Activity Center	1,745.18
Gateway Corridor	6,913.01
Industrial Workplace	10,735.65
Intensive Industrial	0.00
Transportation/Communication/Utilities	517.71
Public/Institutional	896.80
Recreation/Open Space/Conservation	1,608.00
Undeveloped/Unused	899.38
Subtotal – Unincorporated Area	183,203.76
Incorporated Areas	30,394.71
Total – Jackson County	213,598.47

As discussed earlier in this Land Use Plan, all of the unincorporated areas of the county have been assigned to a character area designation or land use category. This will enable the Land Use Plan Map to be used as a guide for zoning policy and in establishing mandatory

land use plan consistency in the rezoning process. After all, there is no zoning category for “vacant.” The acreage shown on the Land Use Plan Map as “undeveloped/unused” consists entirely of the Bear Creek Reservoir and other lakes and ponds in the county, in conformity with the State’s land use classification system.

Comparison of Existing and Future Land Use Maps

Comparisons between the land uses shown on the Existing Land Use Map and the Land Use Plan Map are difficult because, while the former locates actual uses, the Plan map covers large areas that are considered appropriate for certain types of development and zoning categories, even though much of these latter areas will remain undeveloped in 2025. The following table is therefore presented to develop a “feel” for the changes Jackson County anticipates in the coming years. The predominant land use category is indicated where appropriate.

Change in Land Use Acres			
Land Use Category	Existing Acreage	Future Acreage	Change (in Acres)
Agricultural Preservation	137,335.53	37,713.84	-99,621.69
Rural Places	26,867.42 (residential)	119,654.79	92,787.37
Residential Growth Area			
Urban Residential			
Neighborhood Village Center	972.71 (commercial)	11,177.59	10,204.88
Community Village Center			
Gateway Corridor			
Industrial Workplace	1,111.53 (industrial)	10,735.65	9,624.11
Intensive Industrial			
Transportation/Communication/Utilities	1,124.20	517.71	-606.48
Public/Institutional	936.52	896.80	-39.72
Recreation/Open Space/Conservation	320.60	1,608.00	1,287.40
Undeveloped/Unused	14,535.25	899.38	-13,635.87
Total – Unincorporated Area	183,203.76	183,203.76	

Changes within the cities are not shown on the table above. While existing land use data is available countywide, each city is independently responsible for their own future land use planning and for regulation of land use and development. While the County and its cities have coordinated their planning activities, this Land Use Plan focuses on the unincorporated portion of the county, over which the Board of Commissioners exercise their authority.

Land Demand for New Growth

As noted above, by 2025 over 54,000 acres in the unincorporated areas of the county are expected to become developed, prepared for development or designated by market pressures for development. In “real” acres of actual construction (i.e., a building on a lot), this represents some 26,000 acres. As discussed in Appendix B: Development Demand, actual building construction represents only a portion of land “consumed” by development. A residential subdivision consumes land through development even if it only contains vacant lots. Similarly, vacant “spin” sites at a shopping center, land set aside for “phase two” projects, and land otherwise graded and prepared for development can consume land as irreversibly as actual building construction.

The following table presents a “development snapshot” of the unincorporated area by 2025. The demand for future development is added to the land currently developed in order to estimate the extent of total land consumption within the planning horizon (2025). The amount of land yet remaining undeveloped within the various character areas in 2025 is shown in the last column.

Land Demand for New Growth					
Land Use Category	Existing Acreage	New Land Demand	Total Acres Used	Land Use Plan Map	Remaining Undeveloped*
Agricultural Preservation	137,336		37,714	37,714	
Rural Place	26,867	10,490	70,109	119,655	49,546
Residential Growth Area		31,070			
Urban Residential		1,682			
Neighborhood Village Center	973	1,182	6,784	11,178	4,394
Community Village Center		1,261			
Gateway Corridor		3,368			
Industrial Workplace	1,112	5,278	6,360	10,736	4,346
Intensive Industrial		0			
Transport/Communication/Utilities	1,124		518	518	
Public/Institutional	937		897	897	
Recreation/Open Space/Conservation	321		1,608	1,608	
Undeveloped/Unused	14,535		0	899	899
Total – Unincorporated Area	183,204	54,331	125,130	183,204	59,185
*May include agricultural activities.					

Only acres for future residential, commercial, industrial and governmental/institutional uses are included in the Land Demand Analysis calculations. Land currently developed for

Transportation/Communication/Utilities and Public/Institutional uses is assumed to remain so; future increases are assumed within the various character areas but their location cannot be determined with any certainty. Additional acres located within river/stream buffers, wetlands and flood plains (which are required to be protected in the Unified Development Code) are included in the Recreation/Open Space/Conservation category. However, many more acres of open space and conservation land will be located within future Open Space Subdivisions and Master Planned Developments; these acreages are included within the land demand figures shown on the table.