

## **PROTECT JACKSON COUNTY FROM INDUSTRIAL SPRAWL**

The proposed Jackson Park Industrial Complex (set for the currently undeveloped 700+ acres opposite South Jackson County Elementary School and off Jefferson/Mary Collier/Crooked Creek Roads) would turn key parts of our community into an industrial wasteland. Protect our neighborhoods, our rural places, our family farms and our family businesses. Support orderly, planned development in Jackson County. Say “no” to industrial blight and insist that everyone stick to Jackson County’s Comprehensive Plan.

**Come to the Planning Commission Meeting at the Jackson County Courthouse at 6:00 pm on THURSDAY, SEPTEMBER 25<sup>th</sup> and make sure your representatives know what you think.**

**Massive Industrial Sprawl.** Placing this 7.5 million square foot, 700+ acre industrial facility (with close to 350 acres under factory buildings, concrete or pavement) directly adjacent to South Jackson’s beautiful residential areas and rural places will, according to the State of Georgia Northeast Regional Development Center, have a huge negative impact on the region and the State.

**Demolition of Rural and Residential Areas.** The Comprehensive Plan for Jackson County dictates orderly and planned growth. The citizens and residents of South Jackson have relied on that; they have invested in the unique mixed rural and residential plan for our neighborhoods. Local businesses have joined us in smart development. This massive industrial complex would jeopardize all of that.

**Crushing Traffic Volume.** This vast industrial complex would create a traffic disaster on Jefferson Road. Even the company proposing the industrial complex concedes that traffic would be 28,000 vehicle trips. During peak hours, it would add 4,000 trips (2,000 am and 2,000 pm). No surprise that the Regional Development Center found that the estimated traffic impact potentially exceed the road networks’ ability to accommodate the traffic volumes. The most serious traffic impact would occur right in front of South Jackson Elementary School, endangering the safety of our children.

**Totally Contradicts Jackson County Comprehensive Plan.** This Plan clearly states that: the rural and residential neighborhoods should be protected; forest resources should be preserved and habitat diversity should be encouraged; and industrial development should be clustered in designated areas rather than along roadways as strip developments. This Plan designates specific areas, mostly adjacent to the interstate, for industrial developments. We can all see that those industrial areas are not even close to full capacity. The proposed project is completely inconsistent with years of careful planning and development.

**Huge Costs and Strain on Our Infrastructure.** The Texas company proposing this massive industrial project seeks to dazzle us with the promise of tax revenues for the county. Don’t be fooled. These figures totally underestimate and minimize the huge costs to the county of providing support and infrastructure to this project in an area which has not been designated industrial and therefore does not have the infrastructure. In fact, the Regional Development Center found that South Jackson County, particularly the area surrounding the proposed project, does not have the infrastructure to accommodate a giant industrial project of this size. This includes our emergency services (fire, police, paramedics, etc.), which would be strained to the breaking point.

**Threat to Air and Water Quality.** The developer will build 20 separate building sites covering 7.5 million square feet. Half of this over 700 acre project would be under concrete, pavement, buildings,

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industrial factories and other “impervious” surface. The Regional Development Center warns that the huge amount of impervious surface and massive reduction in tree canopy will adversely impact water and air quality in Jackson County and throughout the region. The proposed property contains tributaries to creeks that run into the North Oconee River and into Athens water supply. The project could house any number of industrial manufacturers, which the developer has not yet identified so any assurances on the type of manufacturing, air quality, waste water volumes, etc. are meaningless. The project proponent seeks a blank check from Jackson County.

**No Good Plan for Waste Disposal.** The company proposing this industrial development claims that the R&B landfill in Banks County has 17 years of life ahead of it, but that estimate is true only before the impact of this industrial facility is considered. In any event, the industrial facility construction would take 10 to 17 years to complete, by which time that landfill capacity would be exhausted.

**Endanger Existing Plans and Investments.** The project could have a devastating impact on positive plans already under consideration such as the proposed mixed use (residential/commercial) development of 4W Farms in Arcade. Locating a massive industrial facility immediately to the south will clearly be incompatible with that and similar developments that may bring tax dollars and smart growth to South Jackson.

**Industrial Sprawl Would Change the Face of South Jackson.** Together with the industrial manufacturing facility in Fulton County, this would be one of the two biggest complexes in Georgia. It can be seen from the Fulton County industrial site that the surrounding neighborhood will change rapidly for the worse. This developer is already trying to buy adjacent property. This is an important crossroads for South Jackson: continue with planned and balanced development or permit giant unplanned industrial complexes to destroy our neighborhoods.

**Spot Zoning of the Worst Kind.** Approval of this ill-conceived industrial sprawl would be spot zoning of the worst kind. Jackson County and its residents deserve better. And the leaders and planners of Jackson County, who have invested long hours and significant resources into designing and adhering to Jackson County’s Comprehensive Plan, deserve better than to have that work made meaningless by a negative development of this kind. This project would undermine citizen confidence in the integrity of the planning process. It would seriously and unfairly affect thousands of Jackson County families who have invested their savings and their lifestyles in the principles enshrined in the Comprehensive Plan.

Want more facts? Email [protectjacksoncounty@hotmail.com](mailto:protectjacksoncounty@hotmail.com) or call (706) 208-1610.