

Jackson County Comprehensive Plan

LABOR FORCE AND ECONOMY

**A Chapter of the Technical Appendix
Community Assessment**

Revised November 16, 2009

Prepared For:

**Jackson County Board of Commissioners
c/o Department of Public Development**

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LABOR FORCE AND ECONOMY

MINIMUM REQUIREMENTS FOR ECONOMIC ANALYSES

Local planning requirements require, at minimum, for the community assessment to include the following:¹

(c) **Economic Development.** Identify trends and issues relating to the economic characteristics of the community, including:

Economic Base. Evaluate the various sectors or industries that constitute the community's economy in terms of their relative importance and impact, including the community's place in the larger economies of the state and the nation.

Labor Force. Evaluate characteristics of the community's labor force, including employment status, occupations, personal income, wages and commuting patterns.

Economic Resources. Evaluate the development agencies, programs, tools, education, training and other economic resources available to the community's businesses and residents.

Economic Trends. Evaluate economic trends that are ongoing in the community, including which sectors, industries or employers are declining and which are growing. Also evaluate any unique economic situations, major employers and important new developments for their impact on the community.

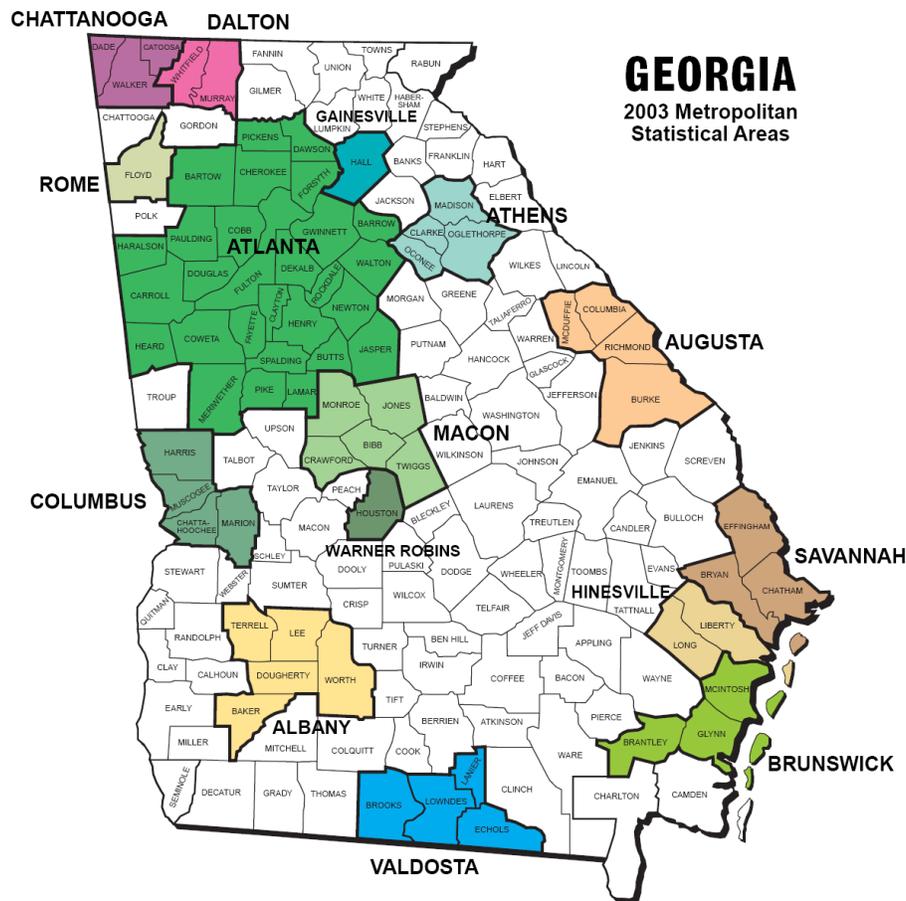
OVERVIEW

This analysis begins with an assessment of data related to Jackson County's labor force, including the surrounding Metropolitan Statistical Area (MSA) context. Second, this analysis covers jobs in Jackson County by industry to reveal past and current trends. Specific attention is paid to the geographic location of various employers within and adjacent to Jackson County. Third, economic development resources are described. Finally, selected issues and opportunities are highlighted.

¹ Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning "Local Planning Requirements" (Effective Date: May 1, 2005), Chapter 110-12-1-.07, Data and Mapping Specifications, 110-12-1-.07 Data and Mapping Specifications, (b) Economic Development.

LABOR FORCE

Although Jackson County as of 2003 was not part of a metropolitan statistical area (MSA), it is surrounded on three sides by MSAs: the Atlanta MSA to the south; Gainesville MSA to the west; and the Athens MSA to the east (U.S. Bureau of Census 2003). Jackson County is strategically located at the edge of these three major labor markets and job centers (see figure).



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Table 1 provides labor force and unemployment data for the three MSAs abutting Jackson County. The Atlanta-Sandy Springs-Marietta MSA is by far the largest with some 2.7 million resident workers (labor force) in 2008. The labor force in Gainesville’s MSA, which consists only of Hall County, is smaller than the Athens MSA, which consists of four counties. All three MSA labor forces have grown significantly in terms of labor force participants from 2003 to 2008, as is evident from the data in Table 1.

Of the three MSAs, unemployment rates have been lowest in the Athens-Clarke County MSA, and highest in the Atlanta-Sandy Springs-Marietta MSA. The 2008 unemployment rates do not

reflect worsening conditions – as of 2009 the unemployment rate has risen above 10 percent in the Atlanta-area MSA.

Table 1
Annual Average Civilian Labor Force and Unemployment, 2003 and 2008
Persons 16 Years and Older
Metropolitan Statistical Areas Adjacent to Jackson County

	Athens-Clarke County MSA		Atlanta-Sandy Springs-Marietta MSA		Gainesville MSA	
	2003	2008	2003	2008	2003	2008
Labor Force	95,308	109,233	2,456,021	2,746,408	79,267	92,616
Employed	91,861	103,906	2,337,883	2,577,453	76,126	87,658
Unemployed	3,447	5,327	118,138	168,955	3,141	4,958
Unemployment Rate	3.6	4.9	4.8	6.2	4.0	5.4

Source: Georgia Department of Labor, Workforce Information and Analysis, Revised March 2009.

Table 2 shows the civilian labor force in Jackson County for recent years, along with unemployment rates. The civilian labor force in Jackson County has increased steadily in recent years, at least until 2006-2008, when it stabilized and declined slightly. Despite the recent slow growth and slight decline in the number of Jackson County labor force participants from 2006 to 2008, employment of Jackson County’s working residents continued to increase during that time period.

In 2008, the unemployment rate for Jackson County’s resident workers increased significantly, and jumped to 9.5 percent in January 2009. Clearly, Jackson County has not escaped the effects of the national economic recession, as the number of unemployed resident workers in Jackson County more than doubled between 2007 and January 2009. The total number of employed residents of Jackson County decreased by more than 2,000 from 2008 to January 2009.

Table 2
Annual Average Civilian Labor Force and Unemployment, 2003-2009
Persons 16 Years and Older
Jackson County

	2003	2004	2005	2006	2007	2008	2009 (Jan.)
Labor Force	22,687	23,990	25,551	26,805	26,863	26,059	28,171
Employed	21,686	22,964	24,375	25,721	25,743	27,746	25,498
Unemployed	1,001	1,026	1,176	1,084	1,120	1,687	2,673
Unemployment Rate	4.4	4.3	4.6	4.0	4.2	6.1	9.5

Source: Georgia Department of Labor, Workforce Information and Analysis, Revised March 2009.

Labor Force by Place of Work and Commuting Patterns

Residents of Jackson County may find employment within the county, or they may seek employment outside the county. Similarly, residents of a given city in Jackson County who are working may be employed within the city in which they reside, in Jackson County but outside their city of residence, or outside the county.

Table 3 shows the counties where Jackson County’s working residents were employed in 2000. Slightly more than 4 of every 10 working residents (41.6 percent) of Jackson County worked within the county in 2000. Stating the obverse, the vast majority of working residents of Jackson County commuted out of the county for work in 2000. The largest single location of jobs outside Jackson County for its working residents in 2000 was Athens-Clarke County, with almost 16 percent of all workers. Hall County and Gwinnett County also had significant shares in terms of attracting Jackson County’s working residents to work in 2000. Banks County, most likely the concentration of businesses at Banks Crossing (Interstate 85 and US Highway 441), attracted a small share of workers who live in Jackson County (most likely those residing in the Commerce area of Jackson County).

Table 3
Labor Force by Place of Work, 2000
Workers 16 Years and Older
Jackson County

County of Work	Number of Residents Working in this County	Percentage of Total Jackson County Labor Force
Jackson County	7,960	41.6%
Clarke County	3,022	15.8%
Hall County	2,367	12.4%
Gwinnett County	2,261	11.8%
Barrow County	883	4.6%
Banks County	748	3.9%
Fulton County	459	2.4%
DeKalb County	312	1.6%
Other Counties	1,120	5.9%
Total Workers in Jackson County	19,132	100%

Source: U.S. Census Bureau, Census 2000, as reported in Jackson County Area Labor Profile, Georgia Department of Labor.

Table 4 provides important statistics as of 2000 for working residents of the municipalities in Jackson County. Residents of the City of Jefferson, which is generally centrally located in Jackson County, led all municipalities in 2000 in terms of the percent of its labor force working in Jackson County; more than one-half (53.2 percent) of Jefferson’s working residents in 2000 worked in Jackson County. However, the City of Commerce was not far behind, with nearly half (48.9 percent) of its resident labor force working in Jackson County.

Not surprisingly, residents with homes near the county line appear to have significant out-commuting patterns. Braselton and Hoschton, which have convenient access through a small part of Barrow County into Gwinnett County’s concentration of jobs, have comparatively low shares of their resident labor forces who worked in Jackson County in 2000. Maysville had the lowest share of all the municipalities in that regard in 2000; that is not surprising, given that only part of Maysville is located in Jackson County (the other part is in Banks County), and given that it is somewhat remote in terms of location from much of Jackson County’s job locations (except Commerce).

**Table 4
Place of Work by County and Place of Residence, 2000
Workers 16 Years and Older
Jackson County and Municipalities**

	Total Workers 16 Years and Over	Worked in County of Residence	% Working in County of Residence	Worked in Place of Residence	% Working in Place of Residence
Jackson County	19,132	7,960	41.6%	1,322	6.9%
City of Arcade	804	277	34.5%	31	3.9%
City of Braselton	535	163	30.5%	53	9.9%
City of Commerce	2,410	1,179	48.9%	635	26.3%
City of Hoschton	495	136	27.5%	46	9.3%
City of Jefferson	1,770	941	53.2%	518	29.3%
City of Maysville	588	131	22.3%	41	7.0%
City of Nicholson	539	216	40.1%	39	7.2%
City Pendergrass	178	77	43.3%	9	5.1%
City of Talmo	164	8	4.9%	8	4.9%

Source: U.S. Census Bureau, Census 2000, SF 3, Tables P26 and P27.

Jefferson led all municipalities in Jackson County in 2000 in terms of the percentage of resident labor force who worked in their city of residence (29.3 percent). Jefferson was followed closely by Commerce (26.3 percent). All other cities in Jackson County had less than 10 percent of their resident labor forces working in the city itself. This is explained largely in terms of a lack of diverse jobs available in many of the smaller cities in Jackson County.

Talmo appears as an anomaly when compared with the other cities, with a very small share of working residents of that city choosing to work in Jackson County. It appears that, given its location close to the Hall County line, Talmo’s small resident labor force commutes into Hall County for work. Arcade, Pendergrass, and Talmo, all small cities with relatively small labor forces, had very small shares of working residents working in their city of residence – that is largely a function of limited job availability in the small cities, as noted above.

The Georgia Department of Labor publishes an “Area Labor Profile” which lists the largest employers in the Jackson County area, which is defined generally as Jackson County and the abutting counties. The largest ten employers in the area are all outside of Jackson County, in Clarke County (University of Georgia, Athens Regional Medical Center, and Goldkist), Gwinnett County (Gwinnett Hospital System, WalMart, Publix, Kroger, and Scientific Games), and Hall County (Fieldale Farms and Northeast Georgia Medical Center). Note that three of the top ten largest employers in the Jackson area are in the health care industry, three are groceries and retail stores, and two are involved in poultry production.

Labor Force by Industry

Next, we look more closely at the labor forces of Jackson County and its two larger municipal labor forces – Commerce and Jefferson – in terms of within what industries they work. These data are shown in Table 5. Manufacturing employed about one of every five working residents

in Jackson County (21.3 percent), Commerce (19.7 percent), and Jefferson (21.0 percent) in 2000. Manufacturing thus led all other industries in terms of employment of the local labor forces. This means that, at least as of 2000, Jackson County's resident labor force (along with Commerce's and Jefferson's) was heavily reliant on a single industry for employment.

Table 5
Employment by Industry, 2000
Employed Civilian Population 16 Years and Over
Jackson County, Commerce, and Jefferson
(Place of Residence)

Industry	Jackson County	% of Total	City of Commerce	% of Total	City of Jefferson	% of Total
Agriculture, forestry, fishing and hunting	502	2.6	23	0.9	14	0.8
Mining	60	0.3	0	0	4	0.2
Construction	2,165	11.1	183	7.4	161	9.0
Manufacturing	4,154	21.3	487	19.7	376	21.0
Wholesale trade	876	4.5	83	3.4	73	4.1
Retail trade	2,394	12.3	355	14.4	173	9.7
Transportation and warehousing	769	3.9	101	4.1	40	2.2
Utilities	275	1.4	13	0.5	45	2.5
Information	378	1.9	53	2.1	71	4.0
Finance and insurance	571	2.9	65	2.6	46	2.6
Real estate and rental and leasing	300	1.5	52	2.1	33	1.8
Professional, scientific, and technical services	529	2.7	61	2.5	58	3.2
Management of companies and enterprises	0	0	0	0	0	0
Administrative and support and waste management services	587	3.0	68	2.8	33	1.8
Educational services	1,566	8.0	249	10.1	202	11.3
Health care and social assistance	1,241	6.4	183	7.4	124	6.9
Arts, entertainment, and recreation	182	0.9	40	1.6	16	0.9
Accommodation and food services	1,232	6.3	226	9.2	138	7.7
Other services (except public administration)	984	5.0	97	4.0	85	4.9
Public administration	778	4.0	129	5.2	97	5.4
Total	19,542	100%	2,468	100%	1,789	100%

Source: U.S. Census Bureau, Census 2000, SF 3, Table P49.

Retail trade was the second largest industry employer of Jackson County's residents in 2000 (12.3 percent of the total labor force). Though also ranked second, retail trade was more significant for Commerce's resident labor force in 2000, at 14.4 percent of the total resident labor force. Construction ranked third for Jackson County's labor force in 2000, with an 11.1 percent share of total employment of the county's labor force. Education, health care and social assistance, accommodation and food services, and other services had relatively equal shares of

total employment (5-8 percent) of Jackson County residents in 2000. Several industry sectors had low percentages of Jackson County’s labor force in 2000 – utilities, information, real estate, professional and scientific services, and arts and entertainment all. On the basis of these industry figures alone, one would conclude that Jackson County’s labor force is heavily reliant on manufacturing and construction jobs – at first glance, one could characterize Jackson County’s labor force as largely “blue collar” in nature; however, there is more to it than meets the eye, as noted below.

Labor Force by Occupation

The figures in Table 6 substantiate the prior conclusion that Jackson County’s labor force is largely blue collar in nature, but it also demonstrates the opposite in some respects. Grouping together certain “blue collar” occupations (construction, production, and transportation and material moving), as of 2000 more than one-third (37.2 percent) of Jackson County’s labor force was blue collar in nature. If one adds buildings and grounds cleaning and maintenance in the “blue collar” category, the total was more than 4 in 10 (41.5 percent) in 2000.

**Table 6
Employment by Occupation, 2000
Employed Civilian Population 16 Years and Over
Jackson County, Commerce, and Jefferson
(Place of Residence)**

Occupation	Jackson County	% of Total	City of Commerce	% of Total	City of Jefferson	% of Total
Management, professional, and related occupations	4,405	22.5	544	22.0	542	30.3
Service: Health care support service	333	1.7	82	3.3	21	1.2
Service: Protective service	331	1.7	70	2.8	31	1.8
Service: Food preparation and serving	900	4.6	143	5.8	76	4.2
Service: Building and grounds cleaning and maintenance	847	4.3	140	5.8	82	4.6
Service: Personal care and service	337	1.7	35	1.4	42	2.3
Sales and office	4,912	25.2	666	27.0	455	25.5
Farming, forestry, fishing	210	1.1	20	0.8	15	0.8
Construction, extraction and maintenance	2,849	14.6	266	10.8	192	10.7
Production occupations	2,959	15.1	393	15.9	227	12.7
Transportation and material moving	1,459	7.5	109	4.4	106	5.9
Total	19,542	100	2,468	100	1,789	100

Source: U.S. Census Bureau, Census 2000, SF 3, Table P50.

However, looking at the obverse, the vast majority of Jackson County’s working residents in 2000 worked in other-than-blue-collar occupations. One quarter of the labor force (25.2 percent) worked in sales and office positions, and 22.5 percent worked in management, professional, and related occupations. Though not substantiated in the above numbers, it could be that the large percent of labor force in professional-type positions is linked to the educational economy

of the University of Georgia in Athens-Clarke County. Similarly, it should not be overlooked that “manufacturing” industries also employ significant numbers of managers and professionals of various types. Other types of service occupations (health care, food preparation, personal care, and protective services) collectively made up eight percent of the labor force occupations of Jackson County’s working residents in 2000 (Table 6).

EMPLOYMENT IN JACKSON COUNTY AND COMMUTING PATTERNS

Next, the analysis shifts from looking at the labor force in Jackson County to the jobs in Jackson County. As already noted, people employed in Jackson County may be residents of Jackson County, or they may reside outside the county. We first identify from where employers in Jackson County drew their labor force from in 2000. Not surprisingly, a majority of the jobs in Jackson County in 2000 were filled by Jackson County residents. The most significant source of labor force outside Jackson County in 2000 for jobs in Jackson County was from Banks County, which is comparatively limited in terms of job opportunities except in the Banks Crossing area at Interstate 85 and U.S. Highway 441. Employers in Jackson County in 2000 also drew significantly from the labor forces in adjacent Hall (8.0 percent), Clarke (6.3 percent), Madison (4.7 percent) and Barrow Counties (3.8 percent), as indicated in Table 7.

**Table 7
Workers 16 Years and Older Working in Jackson County
by Place of Residence, 2000**

County of Work	Number of Residents Living in this County and Working in Jackson County	Percentage of Total Employment in Jackson County
Jackson County	7,960	52.8%
Banks County	1,386	19.2%
Hall County	1,205	8.0%
Clarke County	952	6.3%
Madison County	706	4.7%
Barrow County	567	3.8%
Gwinnett County	537	3.6%
Franklin County	385	2.6%
Other Counties	1,374	9.1%
Total Employed in Jackson County	15,072	100%

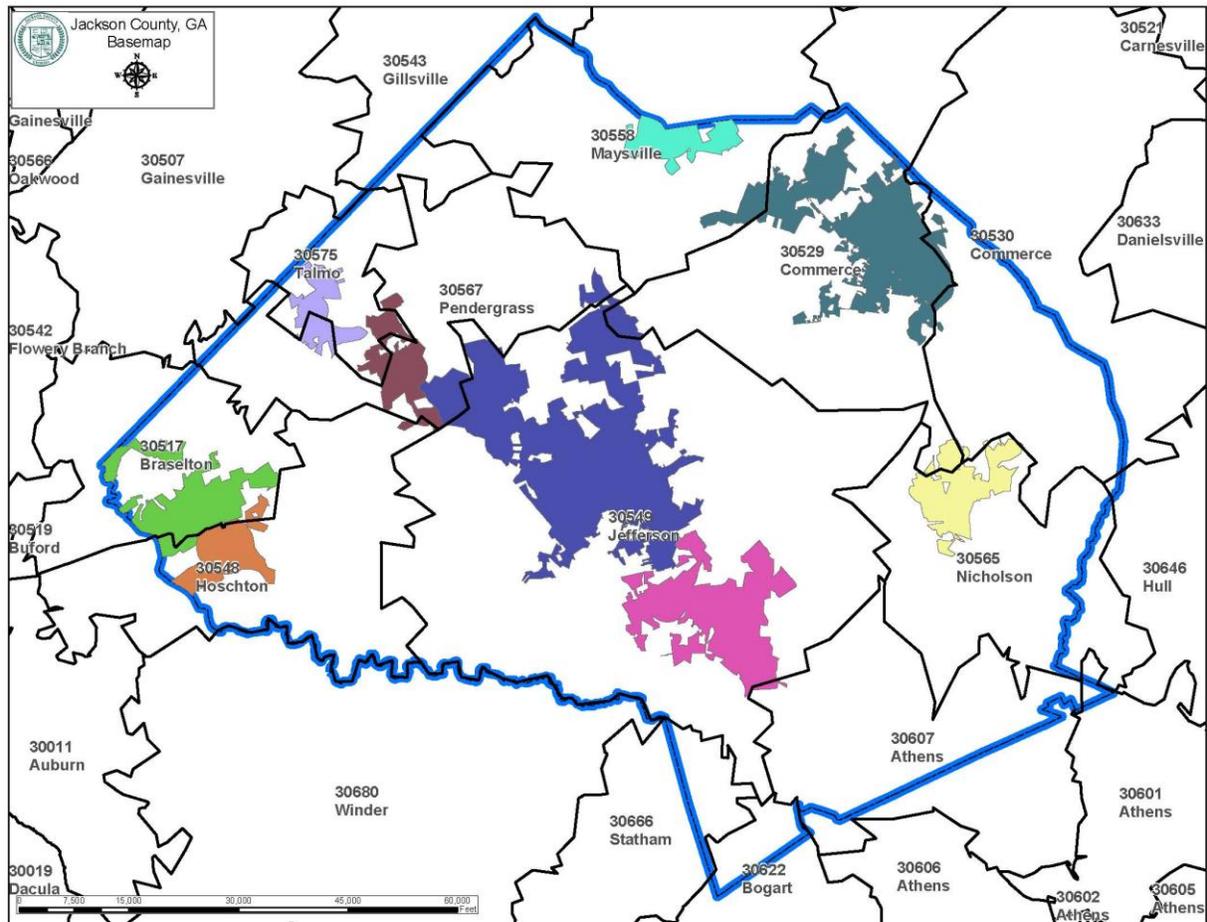
Source: U.S. Census Bureau, Census 2000, as reported in Jackson County Area Labor Profile, Georgia Department of Labor.

Distribution of Employment in Jackson County by Industry

It is useful from a land use and economic development standpoint to understand how employment in Jackson County is distributed geographically. The U.S. Census Bureau publishes limited employment data by zip codes. This section provides data on how employment in 2006 (the most recent year available) is distributed geographically in the county.

A map of zip codes is provided in this section for reference. It is important to note that many of the zip codes do not correspond exactly or exclusively with Jackson County’s boundaries.

Several zip codes go well outside the county, hence, the statistics need to be understood in that context.



Zip Codes Within and Partially Contained in Jackson County

To elaborate further on this point, only Zip Code 30549 (Jefferson, also including Arcade) and Zip Code 30567 (Pendergrass) are located entirely within Jackson County. The Nicholson Zip Code (30565) is largely representative of Jackson County conditions, with only a small portion crossing into Madison County. Statham (30666) and Bogart (30622) Zip Codes have small portions in Jackson County, areas which are not significant in terms of employment. The Gillsville Zip Code (30543) crosses into parts of Jackson County, but given those parts are quite rural and likely do not include any significant employment reported in Zip Code Business Patterns, it is excluded from this analysis.

Table 8 shows establishments and employment by 12 of 13 Zip Codes in, or partially contained within, Jackson County in 2006 (the most recent year for which data are available). Again, reporting employment by zip code helps to understand the geographic distribution of employment in Jackson County and the vicinity.

Table 8
Establishments and Employment by Zip Code in Jackson County, 2006

Zip Code	Area (City Location)	Total Establishments	Total Employment
30517	Braselton	243	3,787
30548	Hoschton	252	1,273
30575	Talmo	17	119
30567	Pendergrass	55	2,775
30558	Maysville	50	305
30549	Jefferson (+ Arcade)	342	3,892
30529	Commerce	428	6,090
30530	Commerce	48	390
30565	Nicholson	46	174
30607	Athens	210	3,267
30666	Statham	99	621
30622	Bogart	377	5,238

The City of Commerce lies within two Zip Codes, 30529 and 30530, but does not encompass all the area of either Zip Code. The vast majority of economic activity in Zip Code 30529 is believed to be within Jackson County and is therefore considered mostly representative of Jackson County. The City of Commerce itself makes up only part of the geography of Zip Code 30529, yet probably has the vast majority of the economic activity in the Zip Code. Zip Code 30529 led all zip codes in 2006 in terms of the total number of establishments and total employment, with 428 and 6,090, respectively, as shown in Table 8. The Bogart Zip Code (30622) ranked second in both establishments and employment, but as noted above, that Zip Code is considered not representative at all with regard to employment and establishments in Jackson County. The Braselton and Athens Zip Codes were next highest, but again, a significant but undetermined number of establishments and employment in those Zip Codes lies outside Jackson County. The Pendergrass Zip Code (30567) is entirely within Jackson County and ranked sixth in employment size, though it had a comparatively small number of establishments; the Pendergrass Zip Code has some large industries and agricultural manufacturing employers. The significance of those Zip Codes split between Jackson and other counties is addressed later in this analysis.

Employment by Industry

There are different sources of information for employment statistics in Jackson County. A principal source used for this analysis is the U.S. Census Bureau, which annually publishes statistics on employment within individual counties and (now) Zip Codes, but not for municipalities. The most recent available year for which data are available from *County Business Patterns* is 2006. Table 8 shows employment by industry for two year intervals from 2000 to 2006 in Jackson County. It is useful to report the earlier years, as they can reveal trends. Also, because these figures are not annual averages, there can be some fluctuations from year to year. A look at several years therefore helps in that regard. It is important, in considering the data in Table 8 (*County Business Patterns*), that the data cover only establishments with payroll and thus exclude most self-employed persons. Furthermore, they do not include government employment. Hence, when looking at the percentages of total

employment in Table 9, one has to consider that many self-employed persons and all government employees are excluded.

Table 9
Employment For Week Including March 12 by Industry, 2000 to 2006
Jackson County
(Census Bureau, County Business Patterns)

Industry	2000	%	2002	%	2004	%	2006	%
Agriculture, forestry, fishing and hunting	0-19	--	22	0.1	0-19	--	21	0.1
Mining	0-19	--	20-99	--	20-99	--	59	0.3
Construction	929	6.6	929	6.3	1,014	6.4	1,175	6.8
Manufacturing	4,247	30.0	4,338	29.3	4,880	30.8	4,554	26.2
Wholesale trade	1,025	7.2	1,349	9.1	1,081	6.8	1,288	7.4
Retail trade	2,400	16.9	2,941	19.9	3,570	22.5	3,522	20.3
Transportation and warehousing	377	2.7	257	1.7	722	4.6	1,143	6.6
Utilities	100-249	--	100-249	--	100-249	--	100-249	--
Information	128	0.9	177	1.2	147	0.9	128	0.7
Finance and insurance	332	2.3	341	2.3	356	2.2	400	2.3
Real estate and rental and leasing	128	0.9	175	1.2	181	0.1	196	1.1
Professional, scientific, and technical services	215	1.5	238	1.6	322	2.0	486	2.8
Management of companies and enterprises	20-99	--	500-999	--	20-99	--	0-19	--
Administrative and support and waste management services	842	5.9	232	1.6	372	2.3	484	2.8
Educational services	13	0.1	17	0.1	76	0.5	68	0.4
Health care and social assistance	811	5.7	773	5.2	829	5.2	989	5.7
Arts, entertainment, and recreation	260	1.8	79	0.5	97	0.6	176	1.0
Accommodation and food services	1,618	11.4	1,193	8.1	1,356	8.6	1,857	10.7
Other services (except public admin.)	370	2.6	430	2.9	514	3.2	556	3.2
Auxiliaries or unclassified	100-249	--	100-249	--	0-19	--	0-19	--
Total Reported (total % shown)	14,179	96.5	14,815	91.1	15,839	96.7	17,357	98.4

Source: U.S. Census Bureau, County Business Patterns, for selected years.

Another source of employment data is the Georgia Department of Labor. It has a couple of advantages over *County Business Patterns*. First, the Georgia Department of Labor publishes in a more timely fashion and thus more recent years can be reported here. Second, Department of Labor data include government employment and thus provide a much more complete picture when looking at the proportionate shares each industry has in terms of total employment. Third, Department of Labor data represent average monthly employment, as opposed to employment during a single week, thus it is likely to be more representative for the given year as a whole than *County Business Patterns*, which might not capture upturns or downturns in the latter part of the year.

Average monthly employment by industry in Jackson County for the years 2003 and 2008 are shown in Table 10.

Table 10
Average Monthly Employment by Industry, 2003 and 2008
Jackson County
(Georgia Department of Labor)

Industry	2003	%	2008	%
Agriculture, forestry, fishing and hunting	nr	--	99	0.5
Mining	nr	--	nr	--
Construction	1,239	8.0	995	5.4
Manufacturing	4,043	26.1	4,537	24.7
Wholesale trade	1,094	7.1	1,076	5.9
Retail trade	2,994	19.4	2,880	15.7
Transportation and warehousing	206	1.3	759	4.1
Utilities	nr	--	nr	--
Information	103	0.7	103	0.6
Finance and insurance	216	1.4	341	1.9
Real estate and rental and leasing	183	1.2	177	1.0
Professional, scientific, and technical services	264	1.7	346	1.9
Management of companies and enterprises	nr	--	nr	--
Administrative and support and waste management services	222	1.4	759	4.1
Educational services	40	0.3	19	0.1
Health care and social assistance	404	2.6	575	3.1
Arts, entertainment, and recreation	32	0.2	154	0.8
Accommodation and food services	1,025	6.6	1,143	6.2
Other services (except government)	198	1.3	265	1.4
Government	2,749	17.8	3,658	19.9
Total Reported	15,464	97.1	18,368	97.3

Source: Georgia Department of Labor

As alluded to above, data for employment within municipal geographies are extremely limited. The Census Bureau's Economic Census provides some data for municipalities, but it does not provide data for all cities. The data that are provided for cities do not provide total employment; hence, the economic censuses provide an incomplete picture for municipal employment, but an incomplete picture is better than no data at all. Table 10 provides employment data for the Cities of Commerce and Jefferson, along with Jackson County, in 2002 (the most recent year for which data are available). The 2007 economic census for Georgia has not been released at the time of this writing.

**Table 11
Employment For Week Including March 12 by Key Industry, 2002
Jackson County, Commerce, and Jefferson**

Industry	Jackson County Employees	%	City of Commerce			City of Jefferson		
			# Establishments	Employees	% County Total Employees	# Establishments	Employees	% County Total Employees
Manufacturing	4,338	29.3	10	546	12.6	12	642	14.8
Retail trade	2,941	19.9	113	1,331	45.3	27	278	9.5
Real estate and rental and leasing	175	1.2	14	105	60.0	6	17	9.7
Professional, scientific, and technical services	238	1.6	10	66	27.7	15	21	8.8
Administrative and support and waste management services	232	1.6	4	nr	--	13	142	61.2
Health care and social assistance	773	5.2	26	648	83.8	9	42	5.4
Accommodation and food services	1,193	8.1	23	346	29.0	9	144	12.1
Total Shown in Table	14,815	66.9*	200	3,042	20.5	91	1,286	8.7

* This percentage is the percentage of total employment in Jackson County that falls into the categories in this table.

Source: U.S. Census Bureau, *County Business Patterns* (2002) and 2002 Economic Census, Selected Statistics by Economic Sector.

The employment by industry data in Tables 9, 10, and 11 are discussed in detail for each of the major industries, in the following paragraphs (see Economic Analysis by Industry).

Major Employers

Residents of other counties are attracted to Jackson County to work due to a variety of industries and manufacturing in the county, but the top five largest employers in Jackson County according to the Department of Labor’s Area Labor Profile (2008) are: BJC Medical Center, Mission Foods-Jefferson, Home Depot, WalMart, and Wayne Poultry.

The local chamber of commerce also provides data on major employers, which presents a different perspective from the Department of Labor’s data. According to data were compiled by Moreland Altobelli Associates, Inc., as a part of the Countywide Road Plan, the largest employer in Jackson County is Wayne Farms, LLC, with 1,350 employees. The second largest employer is the Jackson County Board of Education with 825 employees. Other major employers are shown in Table 12, from Moreland Altobelli Associates, Inc.

**Table 12
Major Employers in Jackson County**

Employer	Industry	Employees	Year Opened	Location
Wayne Farms, LLC	Poultry	1,350	1967	977 Wayne Poultry Road, Pendergrass, Georgia 30549
Jackson County Board of Education	School System	825	1953	1660 Winder Hwy., Jefferson, Georgia 30549
Jackson County EMC	Electric Power	650	1930	850 Commerce Rd., Jefferson, Georgia 30549
Baker & Taylor Books	Book Distributor	500	1967	251 Mount Olive Church Rd., Commerce, Georgia 30529
Haverty's	Furniture Distributor	450	2000	1090 Broadway Ave., Braselton, Georgia 30517
BJC Medical Center	Hospital	411	1960	70 Medical Center Dr., Commerce, Georgia 30529
Jackson County Government	Government	400	1796	67 Athens St., Jefferson, Georgia 30549
Mission Foods	Food Service	385	1989	225 John B. Brooks Rd., Pendergrass, Georgia 30567
TenCate Nicolon	Geotextiles	235	1995	365 S. Holland Dr., Pendergrass, Georgia 30567
Roper Pump Company	Pumps	200	1965	P.O. Box 269, Commerce, Georgia 30529
Southeast Toyota Distributors	Automobiles	163	1987	P.O. Box 89, Commerce, Georgia 30529
Huber Engineered Woods	Wood Products	150	1990	P.O. Box 670, Commerce, Georgia 30529
YearOne	Automotive	140	2003	P.O. Box 10, Braselton, Georgia 30517
Buhler Quality Yarns Corporation	Textile	135	1996	P.O. Box 506, Jefferson, Georgia 30549
Caterpillar, Inc.	Tractors	130	1992	420 John B. Brooks Rd., Pendergrass, Georgia 30567
Mayfield Dairy Farms	Food Service	123	1996	P.O. Box 400, Braselton, Georgia 30517

Source: Moreland Altobelli Associates, Inc. July 2009. Countywide Roads Plan (Draft), Table 29.

ECONOMIC ANALYSIS BY INDUSTRY

This section presents a detailed discussion of employment by industry in Jackson County. First, it looks at industries that are industrial in nature and which are likely to be concentrated in light industrial workplaces: manufacturing, wholesale trade, and transportation and warehousing. Second, it looks at industries that are commercial in nature and which typically locate along major commercial highway corridors: retail trade, accommodation and food services, and

construction. Third, service-related industries, likely to be located in office environments are discussed, including finance and insurance, and real estate and rental and leasing.

Manufacturing

Manufacturing employment in Jackson County totaled 4,247 in 2000 according to *County Business Patterns*, or 30 percent of total non-government employment. It increased steadily in total employment from 2000 to 2004, reaching a height of 4,880 in 2004, then declined to 4,554 in 2006 according to *County Business Patterns* (see Table 9). The Georgia Department of Labor's statistics for 2003 and 2008 reveal a gain in manufacturing employment over a five-year period, from 4,043 in 2003 to 4,537 in the year 2008. It is difficult to reconcile the manufacturing employment totals from the two sources, except to say that the Department of Labor provides average monthly employment and the U.S. Census Bureau reports employment during the week of March 12th of each year. In terms of percent share of total employment, including government, manufacturing comprised 26.1 percent in 2003 and 24.7 percent in 2008 in Jackson County according to the Department of Labor (Table 10). Regardless of the source of information for manufacturing employment, it is evident that manufacturing is the largest employing industry in Jackson County.

Table 13
Manufacturing Establishments by Zip Code in Jackson County, 2006

Zip Code	Area (City Location)	Total Manufacturing Establishments	Number of Establishments by Employment-size Class				
			1-4	5-9	10-19	20-49	50+
30517	Braselton	8	4	0	1	1	2
30548	Hoschton	10	1	3	3	2	1
30575	Talmo	2	1	0	1	0	0
30567	Pendergrass	13	0	0	1	5	7
30558	Maysville	4	1	0	1	2	0
30549	Jefferson (+ Arcade)	17	4	0	2	7	4
30529	Commerce	13	6	1	1	3	2
30530	Commerce	5	2	1	0	1	1
30565	Nicholson	2	1	1	0	0	0
30607	Athens	15	3	4	3	1	4
30666	Statham	8	2	0	4	2	0
30622	Bogart	16	3	5	2	3	3
--	All Zip Codes Shown	113	28	15	19	27	24
--	Jackson County	70	19	4	9	18	20

Source: U.S. Census Bureau, Zip Code Business Patterns (NAICS), Industry Code Summary, 2006. Jackson County totals from County Business Patterns (NAICS), 2006.

Table 13 shows the distribution of manufacturing employment by Zip Code in 2006. Of the 112 manufacturing establishments in the 12 Zip Codes shown in Table 12, 70 establishments were in Jackson County, or almost two-thirds of the total establishments. There were 30 establishments concentrated in the Jefferson (30549) and Pendergrass (30567) Zip Codes (both totally contained in Jackson County). Jackson County was home to 20 of the 24 largest (50-employee or more) manufacturers in the 12 Zip Codes in 2006. As indicated in Table 11, Jefferson and

Commerce in 2006 were collectively the location for about one-quarter of all manufacturing employment in Jackson County.

Table 14 provides major manufacturing employers in Jackson County, listed in terms of largest employment first. These are very important employers, together comprising approximately 17 percent of total jobs in Jackson County. These published data due not appear to be as complete as the data supplied by the local chamber of commerce and reported in Table 12.

Table 14
Major Manufacturers in Jackson County, 2009
(100 Jobs or More)

Manufacturer	Location	Product Manufactured	Number of Employees
Wayne Farms	Pendergrass	Poultry processing	1,270
Mission Foods	Jefferson	Corn flour, tortillas, taco shells	346
Braselton Poultry	Braselton	Breaded and battered chicken	307
Gold Kist, Inc.	Commerce	Poultry processing	220
Caterpillar Fuel Systems	Pendergrass	Fuel injections parts/assemblies	180
Roper Pump Co.	Commerce	Industrial pumps, turbines	178
Ten Cate Nicolon	Pendergrass	Geotextiles	159
J. M. Huber Corp.	Commerce	Oriented strandboard	150
Buhler Quality Yarns Corp.	Jefferson	Combed cotton yarn	135
Louisiana-Pacific	Athens (30607)	Paper	133
Skaps Industries, Inc.	Commerce	Liners	120
Total Shown	--	--	3,198

Source: Georgia Manufacturer’s Directory, search for manufacturers in Jackson County. 2009. GeorgiaFacts.Net.

Wholesale Trade

Because they require large buildings for storage, wholesale trade establishments are usually found in industrially zoned areas of municipalities and counties.

Wholesale trade employment in Jackson County has remained relatively steady throughout the years, with employment of 1,025 in 2000 (*County Business Patterns*) and 1,076 in 2008 (Department of Labor). It reached a high of 1,349 in 2002 per the *County Business Patterns* data. Wholesale trade comprised about 7 percent of total non-government employment in Jackson County earlier in the decade, and as of 2008 comprised 5.9 percent of total employment (including government) according to the Department of Labor.

Table 15 shows the distribution of wholesale trade establishments in the Jackson County area as of 2006. A slight majority (54.4 percent) of the establishments summarized in Table 14 are within Jackson County. The Bogart Zip Code led all Zip Codes with 29 establishments, but none or very few of these are actually in Jackson County, it is believed. Aside from the Bogart Zip Code, wholesale trade establishments in 2006 were concentrated primarily in four areas, Braselton, Hoschton, and Commerce (all with convenient access to Interstate 85), as well as the Athens Zip Code (30607).

**Table 15
Wholesale Trade Establishments by Zip Code
in Jackson County, 2006**

Zip Code	Area (City Location)	Total Wholesale Trade Establishments	Number of Establishments by Employment-size Class				
			1-4	5-9	10-19	20-49	50+
30517	Braselton	18	13	1	1	1	2
30548	Hoschton	18	15	2	0	1	0
30575	Talmo	2	2	0	0	0	0
30567	Pendergrass	6	3	0	2	1	0
30558	Maysville	2	1	1	0	0	0
30549	Jefferson (+ Arcade)	11	4	0	5	1	1
30529	Commerce	17	9	2	1	3	2
30530	Commerce	2	1	0	0	1	0
30565	Nicholson	4	4	0	0	0	0
30607	Athens	20	6	3	9	1	1
30666	Statham	7	3	3	1	0	0
30622	Bogart	29	12	7	3	6	1
--	All Zip Codes Shown	136	73	19	22	15	7
--	Jackson County	74	44	6	12	7	5

Source: U.S. Census Bureau, Zip Code Business Patterns (NAICS), Industry Code Summary. Jackson County totals from *County Business Patterns* (NAICS), 2006.

Transportation and Warehousing

Like manufacturing and wholesale trade, transportation and warehousing establishments are typically found in industrially zoned areas of municipalities and counties. This industry is one that has been among the fastest growing in Jackson County in terms of employment, with only 377 employees in 2000 and increasing (more than tripling) to 1,143 employees in 2006 according to *County Business Patterns* (refer back to Table 9).

The Georgia Department of Labor also reflects a substantial increase in transportation and warehousing employment from 206 in 2003 to 759 employees in 2008. Given the differences in numbers from the two different sources, there must be differences in how these industries are classified.

According to Table 16, which shows the distribution of transportation and warehousing establishments by Zip Code, Jackson County contains about two-thirds (60 of 92) of these establishments in the 12 Zip Codes shown. Nine of the ten largest companies in this industry are in Jackson County. The Jefferson and Braselton Zip Codes led the way in terms of total numbers of establishments as of 2006, but the Bogart and Athens Zip Codes were not far behind. A total of 10 establishments were located in the two Commerce Zip Codes, and nine establishments were located in the Pendergrass Zip Code. Clearly, Jackson County has much potential to further develop this type of industry (transportation and warehousing), given its many miles of frontage along both sides of Interstate 85, as well as two important north-south U.S. Highways (129 and 441).

Table 16
Transportation and Warehousing Establishments by Zip Code
in Jackson County, 2006

Zip Code	Area (City Location)	Total Transportation and Warehousing Establishments	Number of Establishments by Employment-size Class				
			1-4	5-9	10-19	20-49	50+
30517	Braselton	15	10	0	0	0	5
30548	Hoschton	8	6	2	0	0	0
30575	Talmo	1	1	0	0	0	0
30567	Pendergrass	9	4	1	1	1	2
30558	Maysville	2	1	0	0	0	1
30549	Jefferson (+ Arcade)	14	10	2	1	1	0
30529	Commerce	6	3	1	0	1	0
30530	Commerce	4	3	1	0	0	0
30565	Nicholson	4	4	0	0	0	0
30607	Athens	12	5	3	3	0	1
30666	Statham	5	4	0	1	0	0
30622	Bogart	12	6	2	1	2	1
--	All Zip Codes Shown	92	57	12	7	5	10
--	Jackson County	60	38	7	3	3	9

Source: U.S. Census Bureau, Zip Code Business Patterns (NAICS), Industry Code Summary. Jackson County totals from *County Business Patterns* (NAICS), 2006.

Retail Trade

After manufacturing, retail trade is the second most significant non-government industry in Jackson County. Retail trade employment increased from 2,400 in the year 2000 to 3,522 in 2006, according to *County Business Patterns* (Table 9). It comprised from 17 percent to 22 percent of total nongovernment employment in Jackson County within the last decade (Table 9). Georgia Department of Labor data, however, show a different picture, with employment in retail trade totaling only 2,994 in 2003 and declining some, to 2,880, in the year 2008. If the Department of Labor's data are more accurate, retail trade comprised 15.7 percent of total employment in Jackson County in 2008.

As indicated in Table 17, Jackson County is home to more than two-thirds (69.5 percent) of the total retail trade establishments in the 12 Zip Codes in 2006. Not surprisingly to residents who shop in Commerce, almost half (46.3 percent) of the total retail trade establishments in the 12 Zip Codes in 2006 were located in Zip Code 30529, which includes "Banks Crossing," the unincorporated part of Banks County at the junction of I-85 and U.S. Highway 441. Ten of the 17 largest (50 or more employee) retail trade establishments in the 12 Zip Codes in 2006 were located in Jackson County.

Table 17
Retail Trade Establishments by Zip Code in Jackson County, 2006

Zip Code	Area (City Location)	Total Retail Trade Establishments	Number of Establishments by Employment-size Class				
			1-4	5-9	10-19	20-49	50+
30517	Braselton	26	13	5	3	1	4
30548	Hoschton	21	15	4	1	0	1
30575	Talmo	2	0	2	0	0	0
30567	Pendergrass	7	6	0	1	0	0
30558	Maysville	5	5	0	0	0	0
30549	Jefferson (+ Arcade)	43	15	16	6	6	0
30529	Commerce	176	52	68	33	16	7
30530	Commerce	3	3	0	0	0	0
30565	Nicholson	3	2	1	0	0	0
30607	Athens	26	17	3	5	1	0
30666	Statham	8	6	1	1	0	0
30622	Bogart	60	22	10	16	7	5
--	All Zip Codes Shown	380	156	110	66	31	17
--	Jackson County	264	102	88	41	23	10

Source: U.S. Census Bureau, Zip Code Business Patterns (NAICS), Industry Code Summary. Jackson County totals from *County Business Patterns* (NAICS), 2006.

Table 18 provides more detail with regard to retail trade establishments in Jackson County in 2006. Incidentally, it also includes accommodation and food services employment data which are discussed in the next subsection. These data can be used in more elaborate economic analyses; for instance, based on area population one can estimate market thresholds and whether there is “leakage” or money going out of Jackson County for certain goods because they are not available for purchase inside the county. That sort of analysis, however, is beyond the scope of this analysis.

Despite the big discrepancy between *County Business Patterns* and Georgia Department of Labor data, it is clear that retail trade is a very important sector in Jackson County, ranking second in terms of non-government employment. Further, it is clear that retail trade will grow substantially as the population in Jackson County continues to increase.

Table 18
Retail Trade, Accommodation and Food Services
Establishments and Employment, 2006, Jackson County

Industry Code	Description	Employees	Establishments
44111	New car dealers	120	5
44131	Automotive parts and accessories	64	9
44132	Tire dealers	20-99	6
442	Furniture and home furnishings	532	17
4431	Electronics and appliances	55	7
4441	Building material supplies dealers	296	15
4442	Lawn and garden equipment and supplies	59	9
445110	Supermarkets and other grocery (except convenience)	416	11
445120	Convenience	0-19	3
44611	Pharmacies and drug	116	9
4471110	Gasoline stations with convenience	170	37
447190	Other gasoline stations	146	5
4481	Clothing stores	532	52
448210	Shoe	140	15
4483	Jewelry, luggage, and leather goods	37	7
451	Sporting goods, hobby, book and music	55	11
452	General merchandise	438	10
453	Miscellaneous store retailers	75	20
454	Nonstore retailers	173	6
721	Accommodation	520	12
722	Food services and drinking places	1,337	74

Source: U.S. Census Bureau, *County Business Patterns* (NAICS), 2006.

Accommodation and Food Services

According to *County Business Patterns*, employment in this industry has increased some, from 1,618 in the year 2000 to 1,817 in the year 2006. If one looks at the intervening years (2002 and 2004), it shows remarkable fluctuation (a drop to 1,193 employment in 2002). Using *County Business Patterns* data, one would conclude that accommodation and food services is the third most important industry in Jackson County after manufacturing and retail trade, comprising some 10-11 percent of all non-government jobs in the county. Department of Labor data show employment in the accommodation and food services industry sector was only 1,023 in the year 2003, rising to 1,143 in the year 2008. If the Department of Labor's data are more accurate, then accommodation and food services industries comprised 6.2 percent of total employment (including government) in 2008 in Jackson County.

Table 19
Accommodation and Food Services Establishments by Zip Code
in Jackson County, 2006

Zip Code	Area (City Location)	Total Accommodation and Food Service Establishments	Number of Establishments by Employment-size Class				
			1-4	5-9	10-19	20-49	50+
30517	Braselton	16	5	0	3	6	2
30548	Hoschton	7	4	1	1	1	0
30575	Talmo	0	0	0	0	0	0
30567	Pendergrass	0	0	0	0	0	0
30558	Maysville	0	0	0	0	0	0
30549	Jefferson (+ Arcade)	25	7	5	4	8	1
30529	Commerce	52	17	8	9	13	5
30530	Commerce	2	1	0	0	0	1
30565	Nicholson	0	0	0	0	0	0
30607	Athens	8	1	1	1	4	1
30666	Statham	3	3	0	0	0	0
30622	Bogart	10	3	1	2	4	0
--	All Zip Codes Shown	123	41	16	20	36	10
--	Jackson County	86	30	11	14	25	6

Source: U.S. Census Bureau, Zip Code Business Patterns (NAICS), Industry Code Summary. Jackson County totals from *County Business Patterns* (NAICS), 2006.

From Table 19, it is evident that Jackson County is home to more than two thirds (86 of 123) of the accommodation and food services establishments in the 12 zip codes as of the year 2006. Like with retail trade establishments, they are concentrated most heavily in the 30529 (Commerce) Zip Code. Jefferson’s Zip Code (30549) was second in terms of the largest number of establishments in this industry type.

Construction

Depending on which source of employment data is consulted, construction is either third or fourth in terms of significance to Jackson County’s economy. *County Business Patterns* indicates that construction employment has increased steadily but not remarkably from 929 in 2000 to 1,175 in 2006 (8.6 percent of total non-government employment) (see Table 9). The Georgia Department of Labor reported construction employment at 1,239 in the year 2003, and it also indicates a substantial drop in construction employment to 995 in the year 2008 (see Table 10). Clearly, the economic recession and crash in the housing market had a severe impact on construction employment in Jackson County during the last two years, dropping from 8 percent to 5.4 percent of total employment (including government). One might attribute the difference between the Census Bureau (*County Business Patterns*) and the Georgia Department of Labor construction employment data to differences in reporting practices – it may be that smaller construction firms are required to report to the state but are not captured in the U.S. Census Bureau’s data.

Table 20 shows the distribution of construction establishments in the 12 Zip Codes wholly or partially contained in Jackson County. Unlike manufacturing, retail trade, and other industries already discussed in this report, construction companies (particularly the smallest ones) may be run out of rural residential parts of Jackson County.

Table 20
Construction Establishments by Zip Code
in Jackson County, 2006

Zip Code	Area (City Location)	Total Construction Establishments	Number of Establishments by Employment-size Class				
			1-4	5-9	10-19	20-49	50+
30517	Braselton	42	33	5	2	2	0
30548	Hoschton	72	52	9	6	4	1
30575	Talmo	5	1	1	0	3	0
30567	Pendergrass	9	4	4	1	0	0
30558	Maysville	26	18	6	2	0	0
30549	Jefferson (+ Arcade)	72	55	8	7	1	1
30529	Commerce	28	20	6	1	1	0
30530	Commerce	17	14	2	1	0	0
30565	Nicholson	17	13	0	1	3	0
30607	Athens	32	15	6	7	2	2
30666	Statham	33	20	7	4	0	2
30622	Bogart	55	33	10	7	4	1
--	All Zip Codes Shown	408	278	64	39	20	7
--	Jackson County	248	178	36	21	11	2

Source: U.S. Census Bureau, Zip Code Business Patterns (NAICS), Industry Code Summary. Jackson County totals from *County Business Patterns* (NAICS), 2006.

The data in Table 20 are telling in that regard – of 238 construction establishments in Jackson County in 2006, nearly three-quarters (71.7 percent) employed four persons or less. Jackson County is characterized by a large number of small builders and construction contractors – only two of the seven largest (50 or more employee) construction companies in the 12 Zip Code area were located in Jackson County in 2006. The Jefferson and Arcade Zip Code (30549) and Hoschton (30548) Zip Codes led the way with 72 establishments each (almost 30 percent each of the total construction establishments in Jackson County). This is not surprising, given that the Braselton-Hoschton and Jefferson areas were hot locations for homebuilding as of 2006.

Finance and Insurance

Finance and insurance establishments represent a relatively small, but growing, industry in Jackson County. Employment has increased from 332 in the year 2000 to 400 in 2006 according to *County Business Patterns*. The Georgia Department of Labor data show an increase in finance and insurance employment from 216 in the year 2003 to 341 in 2008. If the numbers from the two data sources are compatible and comparable, then finance and insurance witnessed some job losses in Jackson County between 2006 and 2008 (about 59 employees, comparing Tables 9 and 10). Table 20 shows that the Commerce (30529), Jefferson, and Bogart Zip Codes led the way in 2006 in terms of the largest number of establishments in this industry. Several Zip Codes have none, or very few, of these establishments; this suggests that

they are only likely to locate in areas where other business is significant. The vast majority of establishments in finance and insurance industries are very small employers.

**Table 21
Finance and Insurance Establishments by Zip Code
in Jackson County, 2006**

Zip Code	Area (City Location)	Total Finance and Insurance Establishments	Number of Establishments by Employment-size Class				
			1-4	5-9	10-19	20-49	50+
30517	Braselton	13	7	2	3	1	0
30548	Hoschton	8	7	1	0	0	0
30575	Talmo	0	0	0	0	0	0
30567	Pendergrass	1	1	0	0	0	0
30558	Maysville	0	0	0	0	0	0
30549	Jefferson (+ Arcade)	21	14	5	2	0	0
30529	Commerce	25	14	6	1	3	1
30530	Commerce	0	0	0	0	0	0
30565	Nicholson	0	0	0	0	0	0
30607	Athens	4	2	1	0	1	0
30666	Statham	3	2	1	0	0	0
30622	Bogart	20	12	4	3	1	0
--	All Zip Codes Shown	95	59	20	9	6	1
--	Jackson County	66	41	14	6	4	1

Source: U.S. Census Bureau, Zip Code Business Patterns (NAICS), Industry Code Summary. Jackson County totals from *County Business Patterns* (NAICS), 2006.

Real Estate and Rental and Leasing

The overall contribution of this industry type to Jackson County's economy is comparatively small, at about one percent of total employment, and under 200 employees no matter which year is cited (2000 through 2008). The Bogart Zip Code led the 12 Zip Codes in terms of the total number of establishments in 2006 (see Table 22). These jobs are relatively evenly distributed, however, among several Zip Codes that were experiencing substantial homebuilding at the time, in 2006: Braselton, Hoschton, Jefferson, and Athens.

**Table 22
Real Estate and Rental and Leasing Establishments by Zip Code
in Jackson County, 2006**

Zip Code	Area (City Location)	Real Estate and Rental and Leasing Establishments	Number of Establishments by Employment-size Class				
			1-4	5-9	10-19	20-49	50+
30517	Braselton	17	15	1	0	1	1
30548	Hoschton	16	14	2	0	0	0
30575	Talmo	2	2	0	0	0	0
30567	Pendergrass	2	1	0	0	0	0
30558	Maysville	0	0	0	0	0	0
30549	Jefferson (+ Arcade)	18	17	1	0	0	0
30529	Commerce	12	7	3	2	0	0
30530	Commerce	0	0	0	0	0	0
30565	Nicholson	3	3	0	0	0	0
30607	Athens	14	10	2	2	0	0
30666	Statham	6	6	0	0	0	0
30622	Bogart	28	23	2	2	1	0
--	All Zip Codes Shown	118	98	11	6	2	1
--	Jackson County	68	56	7	3	2	0

Source: U.S. Census Bureau, Zip Code Business Patterns (NAICS), Industry Code Summary. Jackson County totals from *County Business Patterns* (NAICS), 2006.

Administrative, Support, Waste Management and Remediation Service

This industry type is somewhat difficult to comprehend, as it appears to lump together service-related employment with some occupations that would be considered blue collar in nature. That difficulty is compounded further with the rather wild fluctuations and discrepancies among the employment data sources with regard to total employment in this industry. *County Business Patterns* data show employment in this industry was 842 in the year 2000 but then dropped to 232 in the year 2002 and rebounded part of the way to 484 employees in the year 2006. The Department of Labor’s data appear to be consistent with *County Business Patterns* in the observation that there were 222 employees classified as within this industry in 2003. But the Department of Labor shows a major increase in the last five years of employment in this industry, rising to 759 employees (and 4.1 percent of total countywide employment including government) in 2008.

Table 23 shows that these types of industries were concentrated mostly in the Jefferson and Bogart Zip Codes in 2006, with the Braselton, Hoschton, and Athens Zip Codes also comprising significant shares. The vast majority of these establishments are small employers.

**Table 23
Administrative, Support, Waste Management and
Remediation Service Establishments by Zip Code
in Jackson County, 2006**

Zip Code	Area (City Location)	Administrative, Support, Waste Management and Remediation Service Establishments	Number of Establishments by Employment-size Class				
			1-4	5-9	10-19	20-49	50+
30517	Braselton	13	10	3	0	0	0
30548	Hoschton	19	14	4	1	0	0
30575	Talmo	1	1	0	0	0	0
30567	Pendergrass	3	1	0	0	1	1
30558	Maysville	3	2	0	0	1	0
30549	Jefferson (+ Arcade)	28	21	3	0	2	0
30529	Commerce	6	4	1	1	0	0
30530	Commerce	2	2	0	0	0	0
30565	Nicholson	2	1	0	1	0	0
30607	Athens	14	9	1	2	2	0
30666	Statham	6	5	0	0	1	0
30622	Bogart	26	11	9	4	0	2
--	All Zip Codes Shown	123	81	21	9	7	3
--	Jackson County	73	54	11	3	3	2

Source: U.S. Census Bureau, Zip Code Business Patterns (NAICS), Industry Code Summary. Jackson County totals from *County Business Patterns* (NAICS), 2006.

Health Care and Social Assistance

Again, total employment in this industry in Jackson County is hard to generalize, since the two sources of employment data paint relatively different pictures. According to *County Business Patterns*, health care and social assistance employment totaled 811 employees in 2000 and increased to 989 employees in 2006, representing 5.7 percent of total non-government employment in Jackson County in 2006.

The Georgia Department of Labor, on the other hand, reported only 404 employees in this industry in Jackson County in 2003, and an increase to 575 employees in 2008. While it is apparent that the health care industry has not suffered during the recent and ongoing economic depression generally, and that health care employment will continue rising, it is unclear why the two employment reporting sources show such vast differences in the total employment classified as health care and social assistance.

According to Table 24, which shows the distribution of health care and social assistance establishments among 12 Zip Codes within or partially contained within Jackson County in 2006, Commerce (30529) leads the way in terms of the total number of establishments, with 34. Bogart was second, followed by the Jefferson and Athens Zip Codes. Only three of the eight largest establishments in this industry were located within Jackson County in 2006, and only

about half (66 of 122) of the total establishments in the 12 Zip Codes were located in Jackson County. The fact that 20 of them are located in the Braselton and Hoschton Zip Codes suggests that these establishments will increase significantly in areas experiencing rapid population growth.

Table 24
Health Care and Social Assistance Establishments by Zip Code
in Jackson County, 2006

Zip Code	Area (City Location)	Health Care and Social Assistance Establishments	Number of Establishments by Employment-size Class				
			1-4	5-9	10-19	20-49	50+
30517	Braselton	12	7	3	0	2	0
30548	Hoschton	8	7	0	1	0	0
30575	Talmo	0	0	0	0	0	0
30567	Pendergrass	0	0	0	0	0	0
30558	Maysville	3	2	0	1	0	0
30549	Jefferson (+ Arcade)	16	6	6	2	1	1
30529	Commerce	34	14	9	8	1	1
30530	Commerce	2	2	0	0	0	0
30565	Nicholson	0	0	0	0	0	0
30607	Athens	16	6	3	3	1	3
30666	Statham	5	4	0	0	1	0
30622	Bogart	26	6	9	2	6	3
--	All Zip Codes Shown	122	54	30	17	12	8
--	Jackson County	66	32	18	10	3	3

Source: U.S. Census Bureau, Zip Code Business Patterns (NAICS), Industry Code Summary. Jackson County totals from *County Business Patterns* (NAICS), 2006.

Professional, Scientific and Technical Services

This industry is comparatively less significant than most in terms of its contribution to total employment in Jackson County. *County Business Patterns* (Table 9) shows that employment more than doubled between 2000 and 2006, from 215 to 486 employees, respectively. The Georgia Department of Labor data are relatively comparable as of 2003, with an observation that there were 264 employees in this industry. That source also shows significant growth in this industry between 2003 and 2008, an increase of almost one-third (31 percent) in just five years.

Table 25 shows that these types of establishments were located predominantly in the Bogart, Hoschton, and Braselton Zip Codes, and to a lesser extent, Jefferson. Commerce appears to be comparatively undersupplied or at least underrepresented with regard to professional, scientific and technical service establishments as of 2006. A majority of the establishments in this industry are located in Jackson County, and four of five such establishments located in Jackson County are very small employers (four employees or less).

**Table 25
Professional, Scientific and Technical Service Establishments by Zip Code
in Jackson County, 2006**

Zip Code	Area (City Location)	Total Professional, Scientific and Technical Service Establishments	Number of Establishments by Employment-size Class				
			1-4	5-9	10-19	20-49	50+
30517	Braselton	31	23	2	4	2	0
30548	Hoschton	34	28	2	2	1	1
30575	Talmo	1	1	0	0	0	0
30567	Pendergrass	2	2	0	0	0	0
30558	Maysville	1	1	0	0	0	0
30549	Jefferson (+ Arcade)	28	24	2	2	0	0
30529	Commerce	9	6	0	2	1	0
30530	Commerce	5	4	0	0	1	0
30565	Nicholson	4	4	0	0	0	0
30607	Athens	15	9	2	3	1	0
30666	Statham	6	5	1	0	0	0
30622	Bogart	45	29	8	6	2	0
--	All Zip Codes Shown	181	136	17	19	8	1
--	Jackson County	100	80	4	10	5	1

Source: U.S. Census Bureau, Zip Code Business Patterns (NAICS), Industry Code Summary. Jackson County totals from *County Business Patterns* (NAICS), 2006.

Agriculture and Forestry

The aforementioned data sources would suggest that agriculture and forestry are not significant contributors to Jackson County. That would be a mistake to conclude, however. The U.S. Bureau of Economic Analysis, *Regional Economic Accounts* (April 2009), reveals that in 2007, Jackson County had 1,083 persons employed on farms. That is a slight decrease from the 1,124 persons employed on farms in 2006, according to the Bureau of Economic Analysis.

Government

While not covered under *County Business Patterns*, the Georgia Department of Labor data suggest that as of 2008, government is the second most significant industry in Jackson County, comprising almost one-fifth (19.9 percent) of total employment in the county. The Labor Department data indicate that government (local, state, and federal) employment has increased by 909 jobs from 2003 to 2008, a 33 percent increase. The 2008 figures reported by the Georgia Department of Labor do not appear to reflect the full effect of government downsizing during the past two years, where state government has been in a more-or-less constant budget-cutting mode, and local governments have delayed filling vacant positions and in many instances laid off government employees. It is clear, however, that government employment is witnessing a significant, upward trend, as various facilities and services are added to meet the county's burgeoning population. While generally not thought of as an industry, it should be

recognized that government employment is the second most significant in Jackson County as of 2008, surpassing retail trade employment sometime after the year 2003, according to the Georgia Department of Labor.

The U.S. Bureau of Economic Analysis (April 2009) also provides employment statistics for government. Government employment as of 2007 in Jackson County was mostly local (3,243), with more limited amounts employed by the federal government (131), military (180), and state government (158).

JOB AND LABOR FORCE COMPARISON

Table 26 compares the jobs of Jackson County’s resident workforce in 2000 with the jobs reported in Jackson County as of 2000, by industry.

Table 26
Comparison of Employment of Jackson County
and Jobs in Jackson County by Industry, 2000

Industry	Employment of Jackson County Residents (all locations)	Jobs in Jackson County	Gross Net Surplus or (Deficiency) of Jobs in Jackson County (notes)
Agriculture, forestry, fishing and hunting	502	0-19	(not comparable)
Mining	60	0-19	(41-60)
Construction	2,165	929	(1,236)
Manufacturing	4,154	4,247	93
Wholesale trade	876	1,025	(149)
Retail trade	2,394	2,400	6
Transportation and warehousing	769	377	(392)
Utilities	275	100-249	(26-175)
Information	378	128	(250)
Finance and insurance	571	332	(239)
Real estate and rental and leasing	300	128	(172)
Professional, scientific, and technical services	529	215	(314)
Management of companies and enterprises	0	20-99	20-99
Administrative and support and waste management services	587	842	255
Educational services	1,566	13	(1,553)
Health care and social assistance	1,241	811	(430)
Arts, entertainment, and recreation	182	260	78
Accommodation and food services	1,232	1,618	386
Other services (except public administration)	984	370	(614) (not comparable)
Public administration	778	n/a	Not comparable
Total	19,542	14,179	(5,363)

Source: Employment of Jackson County Residents from U.S. Census Bureau, Census 2000, SF 3, Table P49. Employment in Jackson County from U.S. Census Bureau, *County Business Patterns*, 2000.

This comparison is useful in that it can be used to help guide recruitment efforts for various industries, even if the data are for the year 2000 and therefore may no longer be fully representative of current conditions. To follow the logic of this analysis, one assumes that Jackson County desires to have one job inside the county for each working resident of Jackson County, so that nobody has to leave the county for work. In other words, this table reveals what Jackson County's economic development professionals would want to know if they sought a situation where nobody had to go outside the county for a job in their industry.

Starting with total employment first, Jackson County had, as of 2000, about 5,363 fewer jobs than it would need if it put all of its resident work force to work inside the county. That is a significant finding in itself – that there would clearly be quality of life benefits to Jackson County's labor force if more jobs could be created. But in which industries?

Educational Services

Not surprisingly, the largest deficit in terms of jobs is in the educational services industry. The short answer is that a whole bunch of workers go into Athens for work at the University of Georgia. At the extreme, to remedy this out-commuting, one would want to relocate UGA to Jackson County. While that is obviously not a realistic possibility, one can use this finding to suggest that a satellite campus of UGA, or other educational institution in Jackson County, would be good, in that it would decrease the discrepancy between jobs available in Jackson County and resident county workers in the educational services industry. On the other hand, some could easily argue that this discrepancy is a fact of life, and a desirable one – in that some people who work at UGA prefer to live in Jackson County and would continue that arrangement (preference) even if a similar job was available in Jackson County or appropriate housing was available in Athens-Clarke County. One also has to take into account the fact that many government jobs are involved in county and city school systems, and that depending on classification methods (i.e., designating public education as “government” rather than educational services), there may be many more education jobs inside Jackson County than meets the eye, if public education jobs were classified as “employment services” rather than “government.”

Construction

According to Table 25, Jackson County in 2000 could support a whole lot more construction jobs, given the large number of construction workers who resided in Jackson County at that time. This suggests that Jackson County would want to increase construction employment extensively if it were to try and balance job opportunities with workers in this industry. This also underscores the importance of assuring that the homebuilding industry rebounds in Jackson County as soon as possible.

Health Care Services

Another large deficiency in terms of jobs in Jackson County and jobs filled by Jackson County's residents is in the health care field. Taken to the extreme, this analysis would suggest that Jackson County needs another hospital so it can employ many more of its health care labor force inside the county. However, upon further reflection, one has to consider that three of the

top ten largest employers in the Jackson County *area* (in adjacent counties of Clarke, Hall, and Gwinnett) are in the health care industry. Simply put, this discrepancy can probably not be solved with economic development policies, such as attracting another hospital in Jackson County. Furthermore, subsidiary health care establishments usually locate near hospitals, and Jackson County's capacity in that regard may be somewhat limited. However, it is instructive to note that any future health care providers locating in Jackson County would appear to have a good size labor force from which to choose, assuming that some workers would prefer to work inside Jackson County.

Transportation and Warehousing

There are more transportation and warehousing workers that lived in Jackson County in 2000 than there were jobs in that industry in Jackson County in 2000. The good news is that this is an industry that has vast potential in Jackson County. One could predict with confidence that, given the number of warehouse buildings that have been constructed or are zoned in Jackson County, especially in the City of Jefferson, the deficiency of jobs will dissolve over time. Further, it is likely that this sector will become a job-surplus industry in Jackson County over the long term, with more jobs than resident workers in this industry.

Other Industry Job Deficiencies

Again, if one were to assume Jackson County wanted to provide a job in the county for every person in the industry they worked within as of 2000, then the following industries would need to add jobs: wholesale trade, utilities, information, professional services, and real estate. One can simply suggest here that recruitment of businesses in these industries would be a very good match for Jackson County's labor force, at least as of the year 2000.

Manufacturing and Retail Trade: The Right Match of Labor Force and Jobs

The data in Table 25 show that as of 2000 Jackson County had almost exactly the same amount of retail trade jobs as it had resident labor force participants working in that industry. This doesn't suggest, however, that almost every retail trade job in Jackson County was filled by a Jackson County working resident. Similarly, the manufacturing industry was close to optimal in 2000, in terms of the number of jobs in Jackson County and the number of Jackson County resident laborers working in manufacturing industries. There was a slight surplus in 2000, but that is not to suggest that Jackson County should stop recruiting industry – rather, it should be taken to mean Jackson County has been successful in recruiting the right amount of industry to the best advantage of its resident labor force. Further, one has to consider the tax base advantages of continuing to recruit industry, which is beneficial whether or not it will keep resident workers inside the county for work.

Industries with Job Surpluses as of 2000

Accommodation and food services and administrative and support and waste management services fall into a category of "more jobs available than resident workers in the county." Food service workers and jobs in the lodging industries bring comparatively lower wages, and as such, it may be that people are available to work in these industries but elect not to work in them, in favor of higher paying jobs in other industries. Due to comparatively low pay and the observation that as of 2000 there were more jobs in these industries than workers in Jackson

County, there appears to be no compelling reason to recruit establishments in those industries, at least as a formal economic development strategy.

WAGES

Annual average wages per job for recent years in Jackson County, MSAs, surrounding counties, and the state are provided in Table 27.

Table 27
Annual Average Wages per Job, 2005-2007
Jackson County and Selected Geographies
(\$ Dollars)

Geographic Area	2005	2006	2007
Banks County	\$22,729	\$23,312	\$24,671
Barrow County	\$30,600	\$31,439	\$31,455
Clarke County	\$32,771	\$33,713	\$34,353
Gwinnett County	\$42,447	\$44,544	\$45,397
Hall County	\$35,053	\$36,100	\$36,710
Jackson County	\$29,755	\$30,961	\$31,102
Madison County	\$26,428	\$27,578	\$28,314
Athens-Clark County, GA, MSA	\$31,761	\$32,723	\$33,424
Atlanta-Sandy Springs-Marietta, GA, MSA	\$44,423	\$45,781	\$47,715
Gainesville, GA, MSA	\$35,053	\$36,100	\$36,710
Nonmetro Georgia	\$27,267	\$28,238	\$29,203
State of Georgia	\$38,653	\$39,975	\$41,574

Source: Bureau of Economic Analysis, Regional Economic Information System, April 2009.

Wages are highest in the Atlanta area MSA. Average wages per job are higher in the Gainesville MSA than they are in the Athens-Clarke County MSA. Only the Atlanta area MSA had average wages per job higher than the state as a whole, however. Of the surrounding and nearby counties, Gwinnett County had the highest average wage per job. Jackson County had higher average wages per job in 2005, 2006, and 2007 than nonmetropolitan Georgia, but Jackson County's average was well below that earned in abutting Barrow, Clarke, and Hall Counties.

These lower average wages per job in Jackson County shed more light on the previous analysis regarding matching of jobs by industry in the county with labor force by industry of Jackson County's residents. Even if a perfect match of jobs was available inside Jackson County to accommodate Jackson County's resident labor force, the higher wages available outside the county may entice workers to commute outside Jackson County for better-paying jobs.

Wages by industry are provided in Table 28, for the years 2003 and 2008 in Jackson County. Data from some industry types are not available, but for those shown, wholesale trade paid the highest wages in 2008. In 2003, it was arts, entertainment and recreation which led all industries in terms of average weekly wages, and transportation and warehousing also paid higher wages than wholesale trade.

Table 28
Average Weekly Wages by Industry, 2003 and 2008
Jackson County
(\$ Dollars)

Industry	2003	2008
Agriculture, forestry, fishing and hunting	n/a	\$543
Mining	n/a	n/a
Construction	\$561	\$662
Manufacturing	\$592	\$709
Wholesale trade	\$649	\$883
Retail trade	\$394	\$507
Transportation and warehousing	\$797	\$679
Utilities	n/a	n/a
Information	\$643	\$593
Finance and insurance	\$625	\$823
Real estate and rental and leasing	\$500	\$530
Professional, scientific, and technical services	\$595	\$765
Management of companies and enterprises	n/a	n/a
Administrative and support and waste management services	\$380	\$520
Educational services	\$597	\$285
Health care and social assistance	\$516	\$543
Arts, entertainment, and recreation	\$992	\$599
Accommodation and food services	\$223	\$212
Other services (except public admin.)	\$426	\$522
Total – Private Sector	\$519	\$625
Government	\$530	\$594
All Industries	\$521	\$619

Source: Georgia Department of Labor, Georgia Employment and Wages, 2003 and 2008.

Most of the industries have shown increases in average weekly wages over time, from 2003 to 2008. However, there are exceptions. Average weekly earnings have declined in Jackson County from 2003 to 2008 for transportation and warehousing, educational services, and arts, entertainment and recreation. Furthermore, already the lowest paying industry, the accommodation and food services employers dropped their wages further in Jackson County, from \$223 in the year 2003 to \$212 in the year 2008. Overall, wages have increased significantly. Where government employees on average had higher wages in 2003 than private sector employees, private sector jobs paid higher on average than government did in 2008 in Jackson County.

EMPLOYMENT FORECAST

Total employment in Jackson County was forecasted as a part of the 2003 update of the land use element of the comprehensive plan. That forecast indicated employment of 33,603 in the year 2009, 43,855 in the year 2015, and 66,195 in the year 2025. That forecast used Georgia Department of Labor historic data for a base line and utilized an “employees per capita” methods which assumes a continuing and steady interrelationship between population and employment.

ECONOMIC DEVELOPMENT RESOURCES

This section describes existing economic development resources. It draws almost verbatim on work by Moreland Altobelli Associates, Inc. in its I-85 Corridor Study Report for Jackson County, which in turn reflects extensive discussions with the Jackson County Area Chamber of Commerce. Credit goes to Moreland Altobelli for compiling the information the paragraphs which follow, again with the Chamber being the primary source of data.

Jackson County Area Chamber of Commerce

The Jackson County Area Chamber of Commerce (Chamber) is the central entity focused upon economic development within the greater Jackson County area. The Chamber is ultimately responsible to the Jackson County Board of Commissioners. Economic development in Jackson County began with the formation of the Jackson County Area Chamber of Commerce about 30 years ago. About 15 years ago, the economic development function was transferred from the Chamber to the Jackson County Board of Commissioners' staff, but lasted only a few years and was then transferred back to the Jackson County Area Chamber of Commerce, where it has remained for the last 12 years.

Two critical Chamber committees are the Economic Development Council (EDC) and the Economic Development Alliance (EDA) and is headed by the Chairman of the EDA and the Alliance's Steering Committee. The Steering Committee coordinates between the Existing Industry Committee, Workforce Development, the Tourism Council, and the Special Projects Committee.

It is very important to have a single point of contact to facilitate success in recruitment of new employers to a particular community. The Chamber serves that role and coordinates between the Jackson County government, the Jackson County Industrial Authority, the Jackson County Economic Development Council (EDC), and the local business community. These relationships are illustrated in the figure, Local Economic Development Coordination.

The EDC was established in 2005 and has the primary purpose to meet and discuss sensitive economic development issues and to review new business proposals for industrial developments desiring to locate within the county. The EDC is composed of the key political leaders within the county.



Source: Jackson County Area Chamber of Commerce, 2009. In Moreland Altobelli Associates, Inc., I-85 Corridor Study Report for Jackson County (July 2009 Draft).

Jackson County Industrial Development Authority

The Chamber has a very close working relationship with the Jackson County Industrial Development Authority. The Jackson County Industrial Development Authority does not currently have any staff but primarily utilizes the Chamber to serve their administrative needs. The Authority primarily focuses upon bond financing and has a few remaining acres for industrial development in two industrial parks.

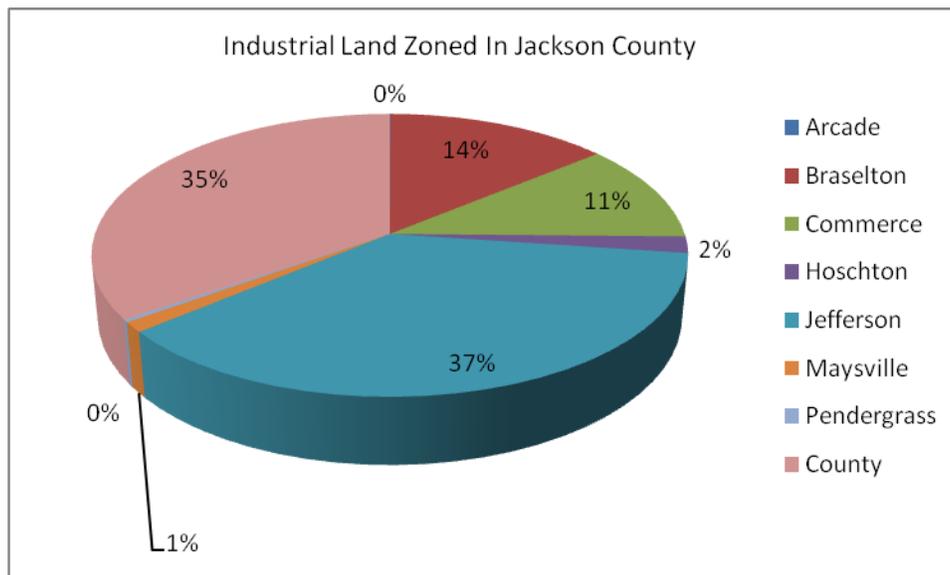
Area Attractions

As a part of the countywide road plan, Moreland-Altobelli Associates, Inc. compiled area attractions from information supplied by the Chamber of Commerce. According to the Jackson County Area Chamber of Commerce, Jackson County has an abundance of attractions that attract people from all over the state. Listed below are significant attractions in the county. They bring visitors into Jackson County and can therefore be considered vital to future economic development efforts. These including racing venues, heritage sites and museums, golf courses, other recreation facilities, commercial recreation centers, and shopping (flea markets and outlet mall).

- Atlanta Dragway, Commerce
- Crawford W. Long Museum, Jefferson
- Crow’s Lake, Jefferson
- Double Oaks Golf Club, Inc., Commerce
- Funopolis Family Fun Center, Commerce
- Hurricane Shoals Park & Heritage Village, Maysville
- J & J Flea Market, Athens
- Mayfield Dairy Visitors Center, Braselton
- Peach State Speedway, Jefferson
- Pendergrass Flea Market, Jefferson
- Shields-Ethridge Heritage Farm, Inc., Jefferson
- Tanger Factory Outlet, Commerce
- Traditions of Braselton Golf Club, Jefferson

Land Available for Industry

Zoning in the county and the various cities within Jackson County establishes a constraint, or opportunity, with regard to establishing future manufacturing, wholesale trade, transportation and warehousing, and other business and industry opportunities. An analysis of industrial zoning was completed by the county’s GIS manager. Countywide (including municipalities), there are 10,851 acres of land zoned for industrial use. That constitutes almost 5 percent (4.93%) of the total county land area. With regard to the county’s land use plan, it designated 9,409 acres, or 4.28 percent of the unincorporated land area, for industrial development. Counting the land use plan for unincorporated areas and the existing industrial zoning within municipalities, there is some 7.5 percent of the total land area in Jackson County that is now available or planned for industrial development.



The pie chart below shows industrial land use planned in unincorporated Jackson County and industrial land zoned by municipalities in Jackson County. The City of Jefferson has the largest proportion of land zoned and/or planned for industrial land uses, at 37 percent of the total. However, unincorporated Jackson County a comparable proportion (35 percent). Braselton is

third, with 14 percent of total industrial land available, followed by Commerce in fourth position with 11 percent.

This analysis was conducted when there was a rezoning proposal in unincorporated Jackson County near the Clarke County line for several hundred acres of new industrial development. The figures suggest there are already ample opportunities for substantial growth in manufacturing, wholesale trade, transportation and warehousing, and other related industrial-type employers.

Existing Industrial Parks and Sites

Jackson County is home to a number of industrial parks, most of which are located along the I-85 corridor. Two of these have rail access: Walnut Fork Industrial Park and Commerce 85 Business Park. The industrial parks are shown on a map on the following page (Georgia Power Company, from Moreland Altobelli Associates, Inc. July 2009).

I-85 at SR 53:

- Park 85, Braselton (Duke Realty)
- Braselton Distribution Center (Solutions Property Group)

I-85 at US 129:

- Walnut Fork Industrial Park (Pattillo)
- ProLogis Park I-85 (ProLogis)
- Valentine Farms Business Park (Various Developers)
- Jefferson Mill Business Park (WeeksRobinson)

I-85 at SR 82

- Jackson 85 Distribution Park (RACO)
- Jefferson Distribution Center (IDI)
- McClure Industrial Park (Pattillo)

I-85 at SR 98

- Commerce 85 Business Park (Rooker)

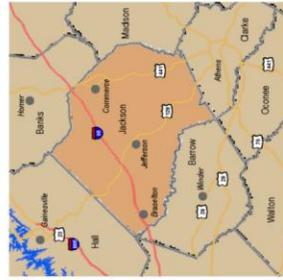
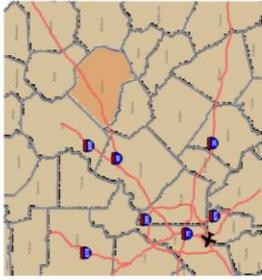
(Source: Moreland Altobelli Associates, Inc. June 2009. I-85 Corridor Study).

There are reportedly industrial sites located within Jackson County with an aggregate of about 3.6 million square feet of floor space. Detailed descriptions of those sites are omitted here but are available from the Jackson County Area Chamber of Commerce and are also provided in the I-85 Corridor Study by Moreland Altobelli (July 2009 draft).

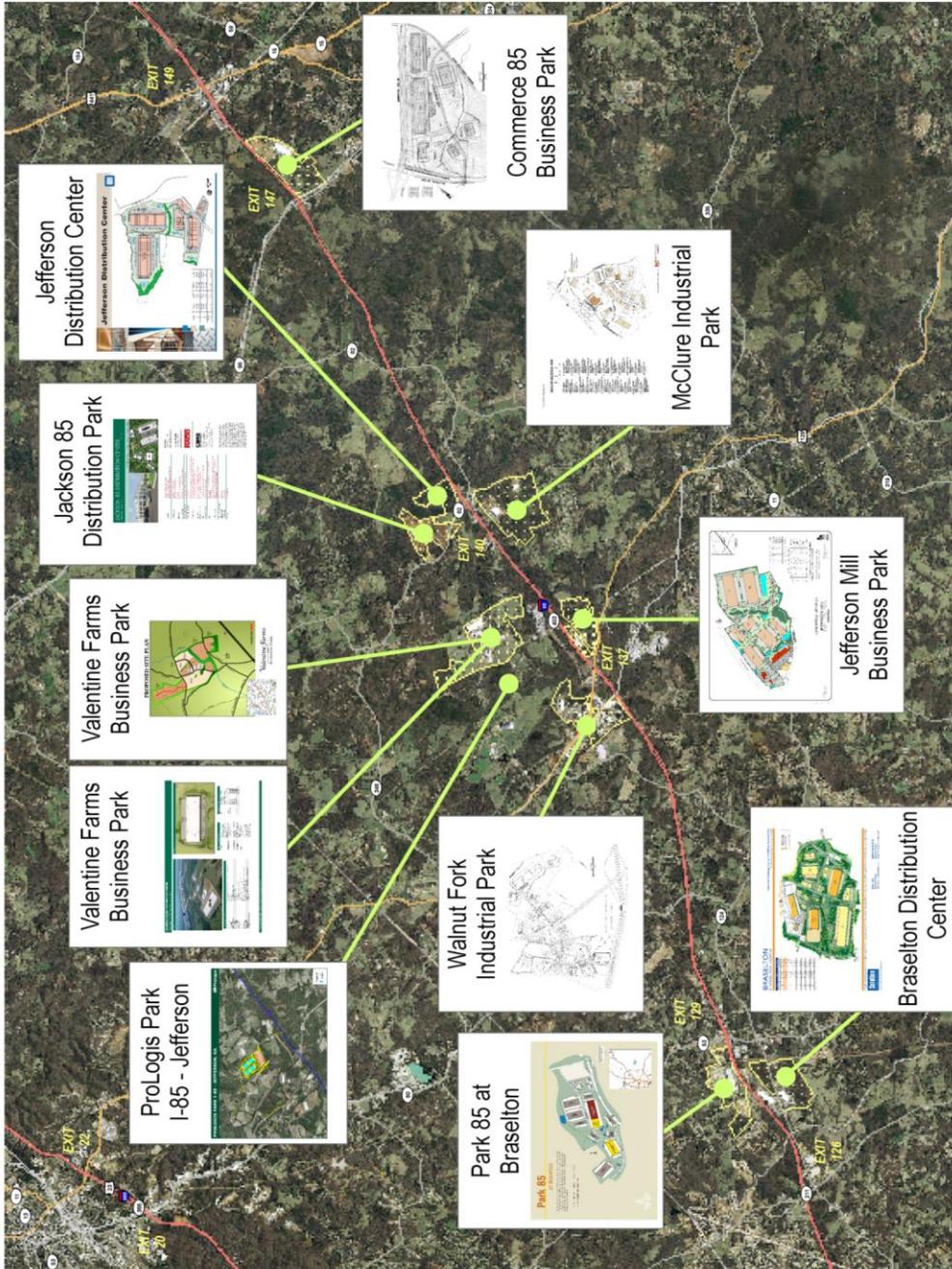
Universities, Colleges, and Technical Schools

Jackson County is located in close proximity to a number of technical schools and universities. These include the University of Georgia and Athens Technical College (both located in Athens-Clarke County), Brenau University (Gainesville), Gainesville State College (Oakwood), and Lanier Technical College, Gwinnett Technical College, and Georgia Gwinnett College.

Jackson County Interstate 85 Sites



March 2008



Sources:
 Georgia Power Community and Economic Development
 Jackson County Development Authority

Economic Development Bond Program

The Jackson County Board of Commissioners in 2004 established a Bond Program for roads and sanitary sewer systems in order to promote economic development. These investments are expected to facilitate industrial and business development primarily in the I-85 corridor. For more information, see Jackson County Board of Commissioners, Economic Development Bond Program 2004, Roads and Sanitary Sewer System, Final Summary (August 2007) and 2008 (November 2007).