

Region 2 Planning Commission

Serving Hillsdale, Jackson and Lenawee Counties

To: Region 2 Planning Commissioners
Municipal & County Planning Commissioners in Jackson County
The Enterprise Group of Jackson & Other Interested Parties

From: Grant E. Bauman, R2PC Principal Planner

Date: March 3, 2020

Subject: **Jackson County | Existing Land Use Patterns
& Major Community Facilities**

A goal (and associated strategies and actions) of the 2017-2021 edition of the *Region 2 Planning Commission Comprehensive Economic Development Strategy (CEDS)* is the identification and mapping of cultural and recreational resources (see the inset).

A first step in identifying major community facilities (i.e., cultural and recreational resources) is to map existing land use patterns utilizing property assessment categories (i.e., existing land use). Many cultural and recreational resources have an exempt status, making them easier to identify. It was further noted that the property assessment data can also be utilized by counties and municipalities as they create economical and up-to-date existing land use maps for inclusion in master plans and other planning documents. This memo provides information on existing land use patterns and cultural and recreational resources found in Jackson County. Separate reports are also available for the counties of Hillsdale, and Lenawee as well as the entire three-county Region 2 Area.

Goal #2 of the *Comprehensive Economic Development Strategy (CEDS)* is:

- ***Provide opportunities to support globally competitive business environment strategies***

Strategy C, designed to accomplish the goal, is:

- ***Identify and map unique cultural and regional recreational resources which add to quality of life and placemaking, thereby aiding economic development, including, but not limited to, arts and cultural institutions, agriculture, parks, trails, and other recreation facilities, and natural resources***

And Action #3, designed to fulfill the strategy, is:

- ***The mapping of cultural and recreational resources***

Caveats

Before describing the land use pattern found in Jackson County, it is important to recognize some limitations to the data:

- Some portions of the county were not assessed. Consequently, most of the acreage utilized for roads, other rights-of-way, and some large lakes were not included in the analysis.
- Some of the acreage contained in the commercial assessment category would normally be included in other land use categories. For example, recreational businesses would likely be included in an institutional land use category and apartment complexes would be included in a residential land use category.
- A small number of properties and assessed acres were not associated with a traditional land use category.
- Finally, residential, commercial, and industrial land uses are normally described by their character and/or density (e.g., single-family vs multiple-family residential, local/general vs highway service commercial, light vs heavy industrial, etc.). That was not possible using assessment data.
- It should also be noted that the GIS (Geographic Information System) parcel layers, which include property assessment information, were provided by:
 - Jackson County GIS.

Property Assessment Patterns

Recognizing the caveats listed above, the property assessment patterns found throughout Jackson County can be described as follows:

- Agricultural uses comprised approximately 46% of assessed acreage (see Figures 1 & 2).
Farmland was found in every township as well as many villages (see Figure 2).
- Residential uses were attributed to approximately 40% of assessed acreage (see Figures 1 & 3). R2PC staff also subdivided the category into subcategories based upon lot size:
 - Compact residential uses (i.e., lots <5 acres) comprised approximately 10% of assessed acreage.

Compact residential uses were found in every municipality but were concentrated primarily in and around cities and villages (unincorporated as well as incorporated), around lakes, and/or along stretches of rural roadways.

Property Assessment	
Agricultural	46.2%
Residential	40.0%
Commercial	3.3%
Industrial	1.7%
Exempt	8.4%
Other	0.4%
	100%

- Large-lot residential uses accounted for approximately 30% of assessed acreage.

Large-lot residential uses were found in every municipality (see Figure 3). It should be noted that residential uses on lots of at least 40 acres accounted for approximately 8% of assessed acreage.

- Commercial uses were attributed to approximately 3% of assessed acreage (see Figures 1 & 4).

Commercial uses (e.g., stores, restaurants, offices, etc.) were found in every municipality but tend to predominate in and around the city and surrounding townships, villages (unincorporated as well as incorporated), near some lakes, and/or along major road corridors.

- Industrial uses accounted for approximately 2% of assessed acreage (see Figures 1 & 4).

Industrial uses were found in every municipality, but tend to predominate in the vicinity of the city and villages (unincorporated as well as incorporated), and/or along major road corridors (see Figure 4).

- Approximately 8% of the assessed acreage comprised various types of exempt uses (see Figures 1 & 5).

Exempt uses (e.g., churches, college and university campuses, parks and recreation facilities, etc.) were found in every municipality (see Figure 5).

Existing Land Use Patterns

Based upon the property assessments listed above, the land use patterns found in Jackson County can be described as follows (see Figure 6):

- Low-intensive development accounted for approximately 30% of assessed acreage (see Figure 6).

Low-intensive development (i.e., residentially assessed properties ≥ 5 acres) was found in every municipality.

Existing Land Use	
Low-Intensive Development	29.7%
High-Intensive Development	15.7%
Institutions	8.4%

- High-intensive development comprised approximately 15% of assessed acreage (see Figure 6).

High-intensive development (i.e., residentially assessed lots < 5 acres, and commercially and industrially assessed lots) were found in every municipality but were concentrated primarily in the vicinity of cities and villages (unincorporated as well as incorporated), around lakes, and/or along major road corridors.

- Approximately 8% of assessed acreage could be attributed to various types of noncommercial institutional uses.

Institutions (e.g., college and university campuses, parks and recreation facilities, etc.) were found in every municipality (see Figure 6).

Major Community Facilities

The mapping of land use patterns—and further analysis of property assessment/parcel data and various online resources—made it relatively easy to identify major community facilities in Jackson County (see Figure 7), including the following (keyed to the map):

Municipal & County Parks

1. Ella Sharp Park | *venue for the Ella Sharp Golf Course, the Ella Sharp Museum, and other unique destination (City of Jackson)*
2. James J. Keeley County Park | *Jackson County Fairgrounds*
3. Sparks Foundation (Cascades) County Park | *venue for the Cascades (i.e., a lighted/choreographed water feature), Cascades Golf Course, and other unique destinations*

State Parks & Private Nature Preserves

4. Meridian Baseline State Park
5. Watkins Lake State Park
6. W.J. Hayes State Park
7. Sharonville State Game Area
8. Waterloo State Recreation Area
9. Phyllis Haehnle Memorial Audubon Sanctuary
10. Camp McGregor | *Jackson County Intermediate School District*
11. Dahlem Center
12. MacCready Reserve | *Michigan State University*

Private Recreation Facilities

13. Arbor Hills Golf Course
14. Burr Oak Golf Club
15. Calderone Golf Club
16. Camp O' the Hills | *Girl Scouts, Heart of Michigan*
17. Camp Teetonkah | *Michigan Crossroads Council, Scouts BSA*
18. Clark Lake Golf Course
19. Concord Hills Golf Course
20. Country Club of Jackson
21. Deer Run Golf Course
22. Gauss's Green Valley Golf Course
23. The Grande Golf Course
24. Greenwood Acres Family Campground
25. Hankered Hills Golf Course
26. Hickory Hills Golf Club
27. Hideaway RV Park
28. Hill's Heart of the Lakes Golf Course
29. Holiday Campgrounds
30. Lakeland Hills Golf Course
31. Michigan International Speedway (MIS)
32. Northaven Resort

33. Oaks Campground
34. Pine Hollow Golf Club
35. Robinhood of Sherwood Forest Campground
36. Waterloo Golf Course
37. Whiffletree Hill Golf Course
38. YMCA Storer Camps

Regional Trails & Scenic Railroads

39. Great Lake-to-Lake Trails Route #1/hiking portion of the Iron Belle Trail

Hospital Campuses

40. Center for Family Health
41. Henry Ford Allegiance Health

Jails & Prisons

42. State of Michigan Prisons
Charles Egeler Reception & Guidance Center | Cooper Street Correctional Facility | G. Robert Cotton Correctional Facility | Parnall Correctional Facility
43. Jackson County Jails
Wesley Street Jail | Chanter Road Jail
44. Youth Haven

College & University Campuses

45. Jackson College | *Central Campus*
Potter Center (venue for the annual Potter Center Seasons, the Jackson Symphony Orchestra, and the Michigan Shakespeare Festival) | Jackson College Jets (men's & women's sports)
46. Jackson College | *W.J Maher Campus*
47. Baker College of Jackson
48. Spring Arbor University
Ogle Art Center and the Ganton Art Gallery | Spring Arbor University Cougars (men's, women's, & coed sports)

Airports

49. Jackson County Airport - Reynolds Field
50. Napoleon Airport
51. Shamrock Field
52. Van Wagnen Airport

Landfills & Transfer Stations

53. Granger | *Transfer Station*
54. Liberty Landfill
55. McGill Road Landfill
56. Modern Waste | *Transfer Station*

Figure 1

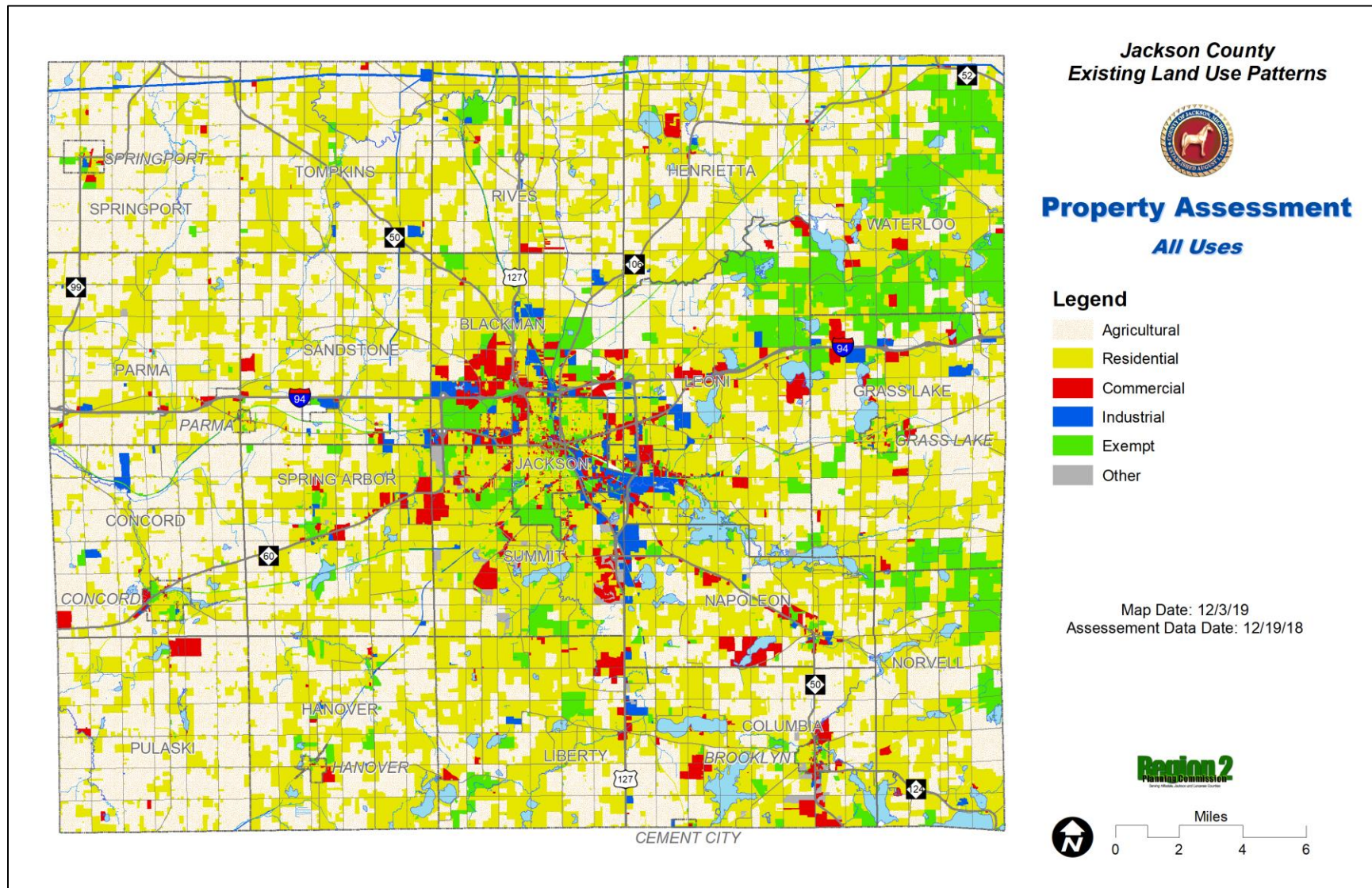


Figure 2

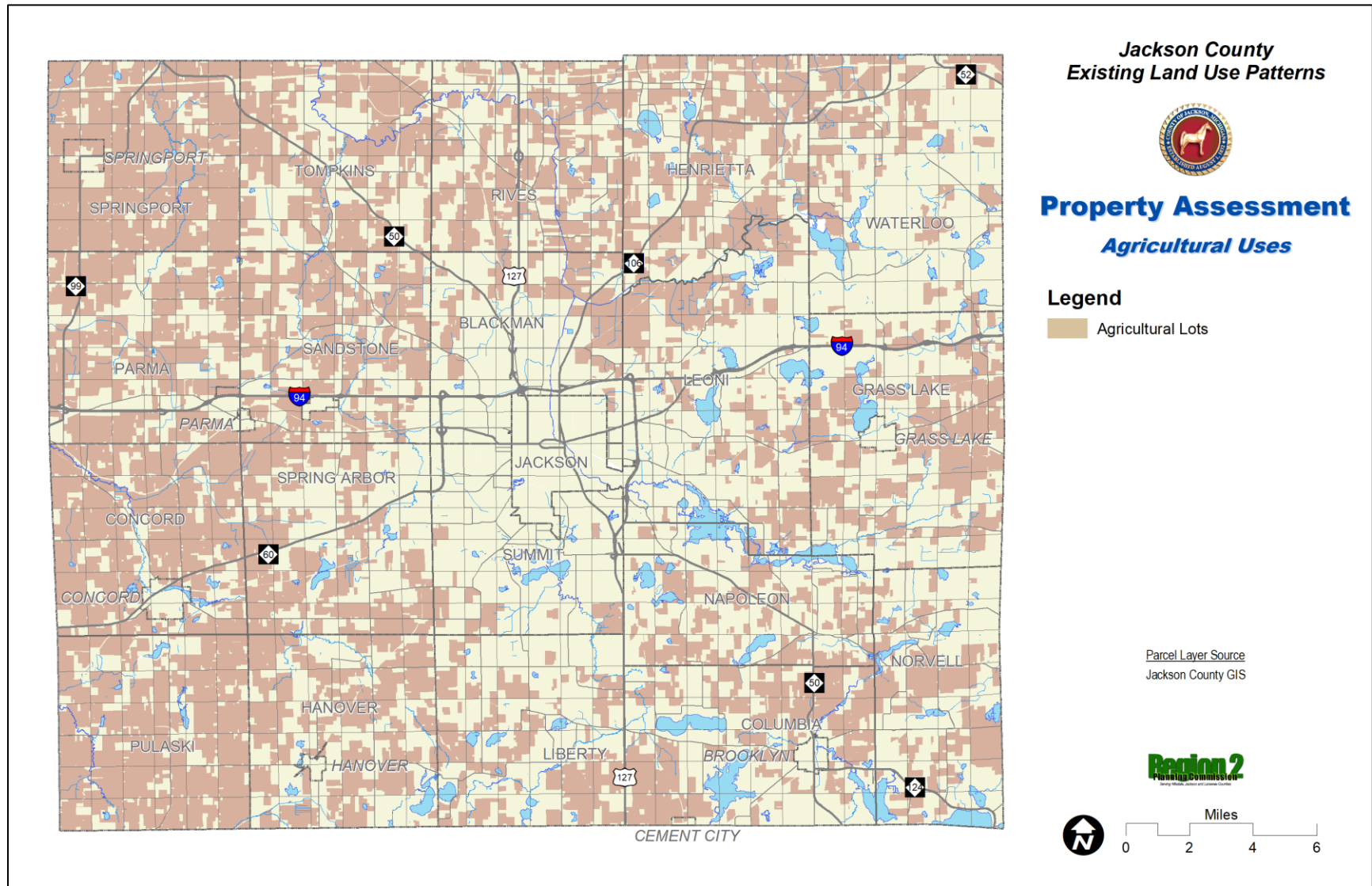


Figure 3

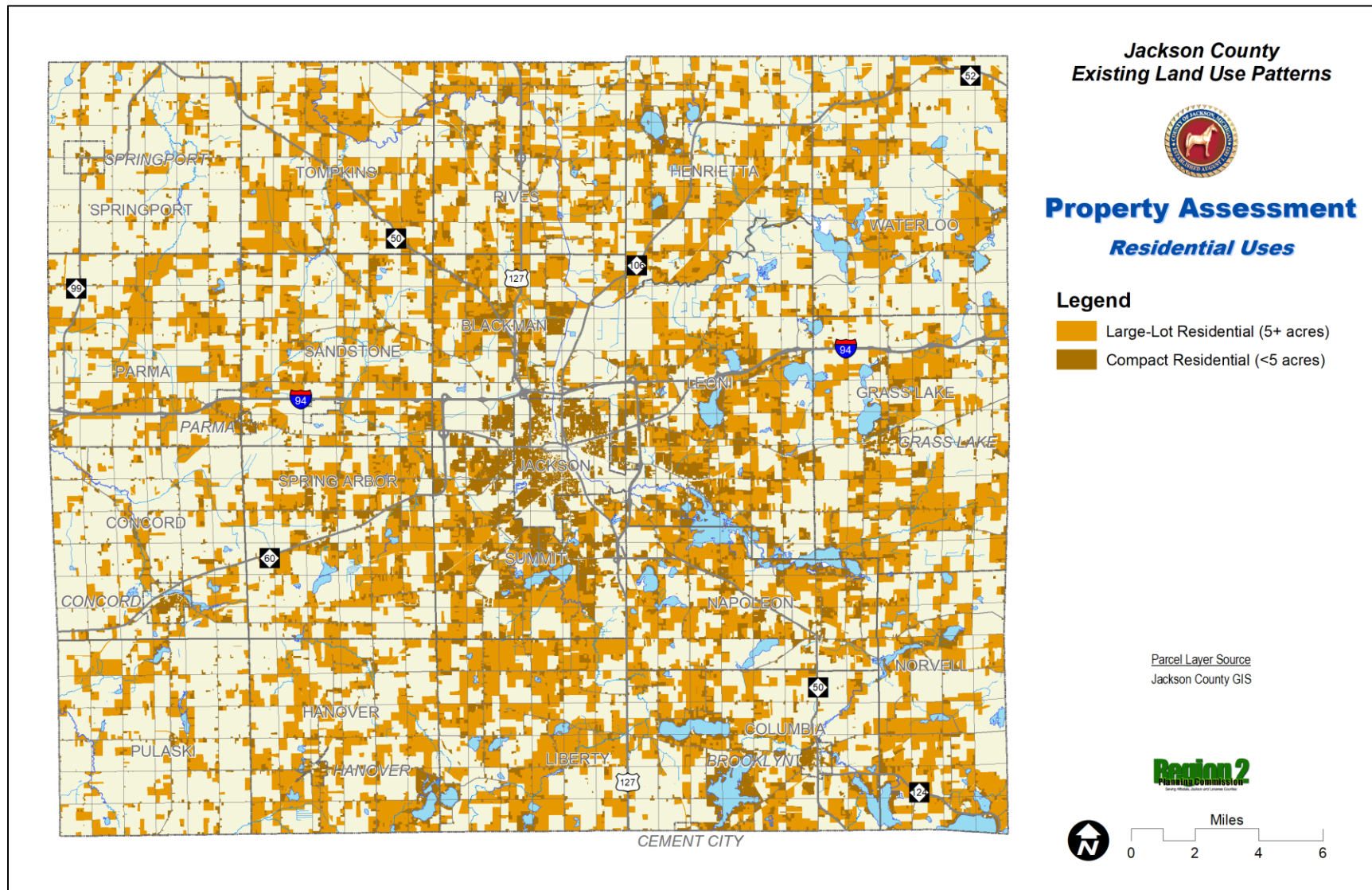


Figure 4

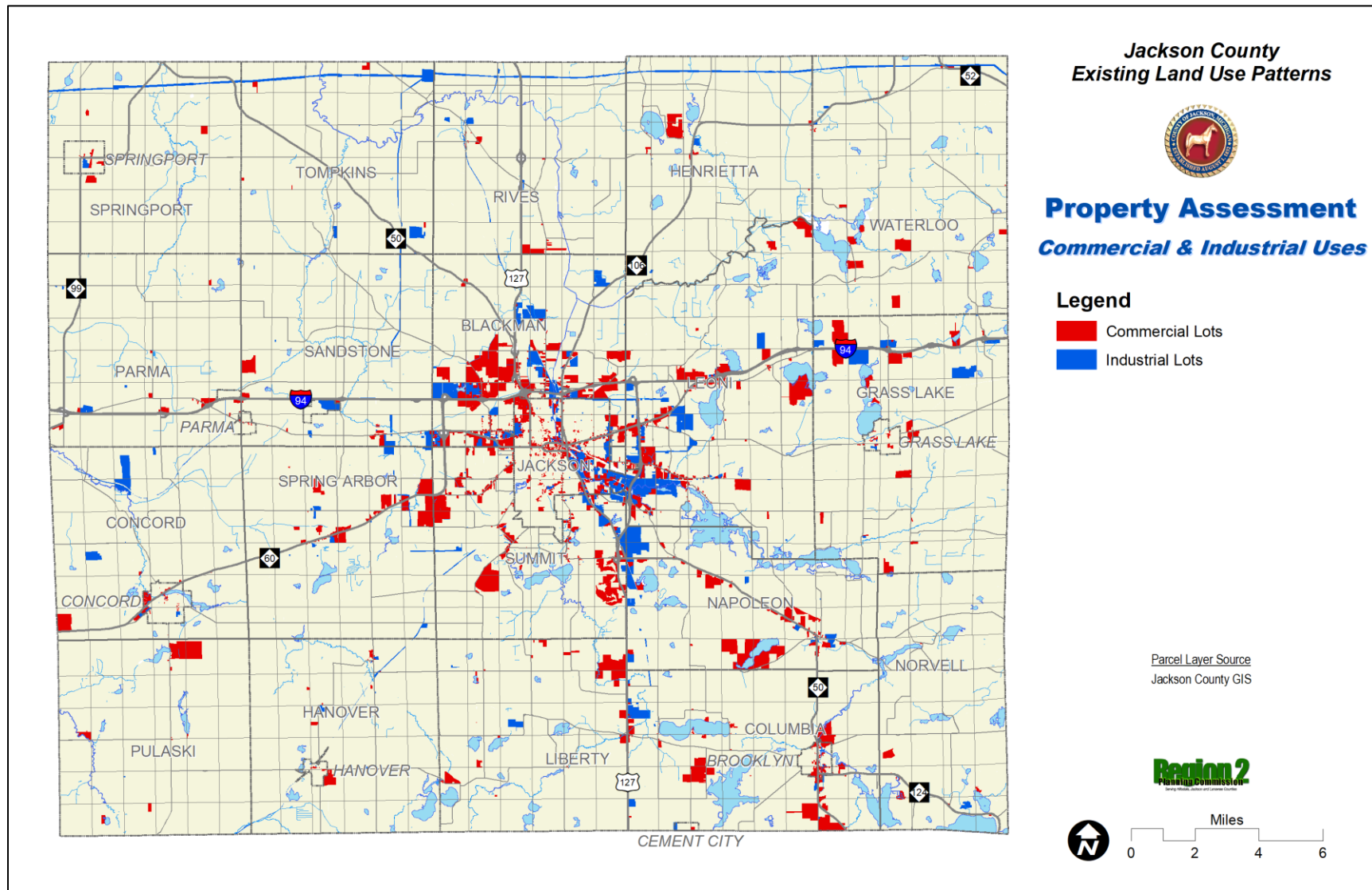


Figure 5

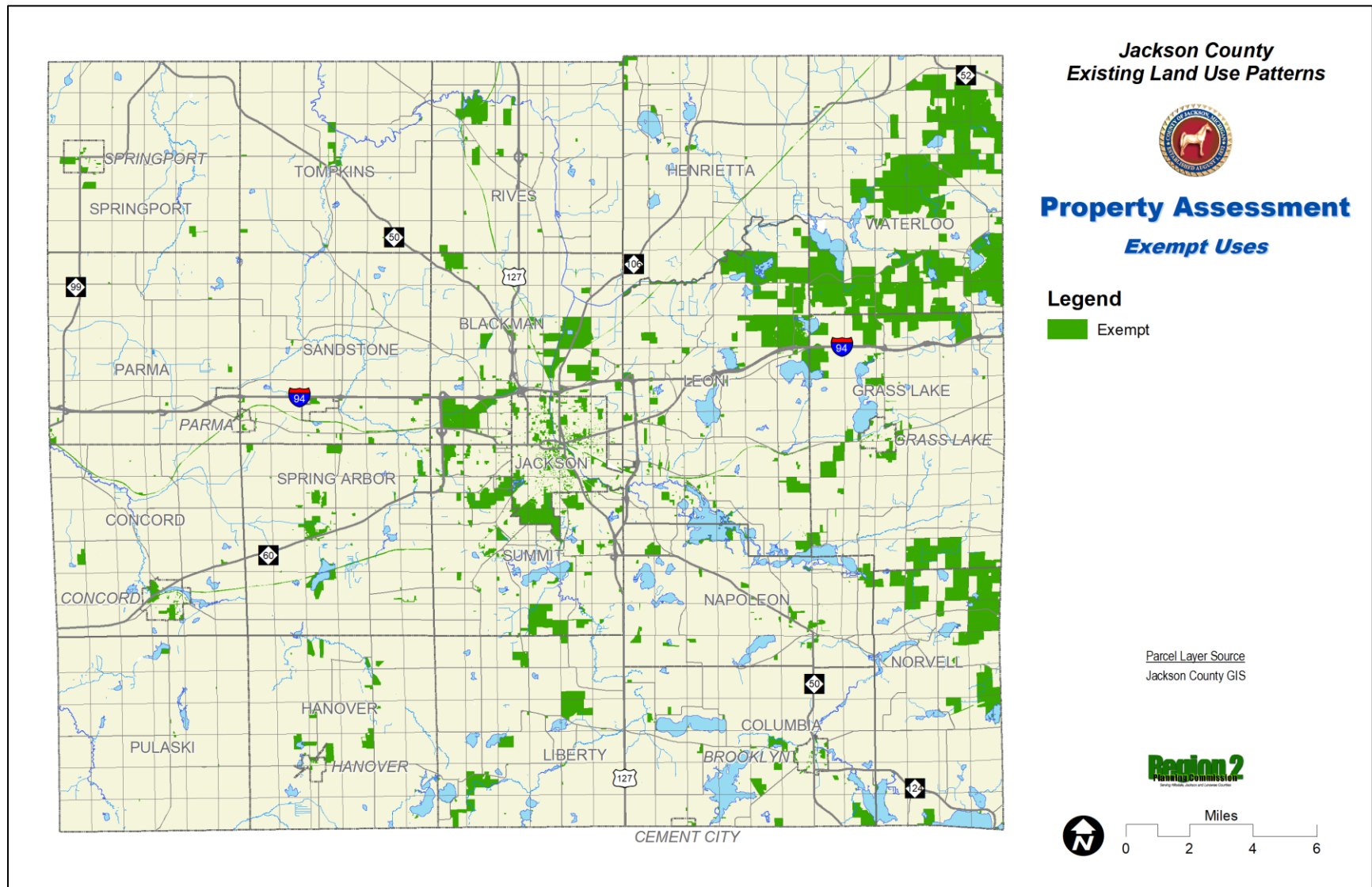


Figure 6

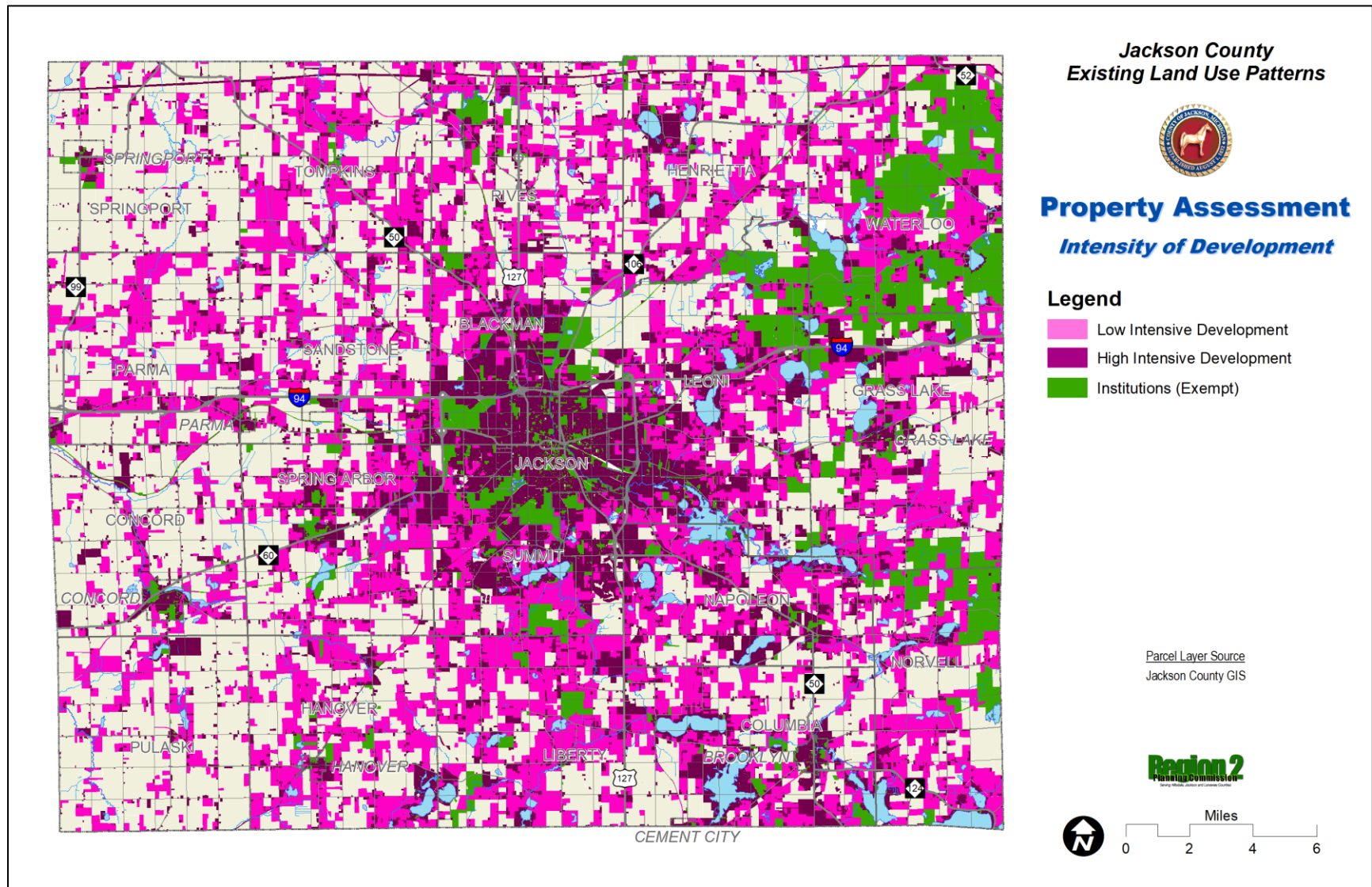


Figure 7

