

2025

Jackson, GA Market Analysis



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Bull Realty, Inc.

MARKET ANALYSIS METHODOLOGY

This market demand analysis using a defined methodology is being conducted to examine an opportunity to convert a 2022 renovated Personal Care Home facility to a potential **84-Bed Residential Drug Treatment Facility** (double occupancy) on **18 acres** in Jackson, GA (**Atlanta MSA**) 30-mile radius Primary Market Area (PMA), located at **286 Four Points Road, Jackson, GA 30233** in Butts County.

The property is zoned R4 by Butts County, GA where the R4 ordinance includes use as an **Intermediate Care Home** by right. County Definition: *Intermediate care home* means a facility which admits residents on medical referral. It maintains the services and facilities for institutional care and has a satisfactory agreement with a physician and dentist who will provide continuing supervision including emergencies. It otherwise complies with the rules and regulations contained in chapter 290-5-9: Intermediate Care Homes (Rules of the Georgia Department of Human Resources).

Chapter 290-5-9 of the Rules of the Georgia Department of Human Resources has been repealed. See link: <https://rules.sos.ga.gov/gac/290-5>

Zoning Disclaimer: Use as a potential drug treatment facility requires verification from Butts County.

DEFINITION OF TARGET GROUPS

The demand estimates will be based upon the quantity of two potential “target groups” who are likely users of residential substance abuse treatment services. Analysis of these target groups will provide four separate indications of demand for a successful conversion to a residential substance abuse treatment facility. We will then consider each of the two demand indications in deriving our demand conclusions. The target groups are as follows:

TARGET GROUPS

The next target group consists of the “age qualified” population that has adequate insurance for Substance Abuse Treatment. Research firms are now identifying **59.6%** of the population has insurance coverage for Substance Abuse Treatment. There are two primary age groups: **18-24**, and **25-29 years of age**. The focus of the analysis will be **residential substance abuse treatment by For-Profit Facilities**.

DEMAND ASSUMPTIONS

To determine the potential need for a substance abuse treatment program in this market, we make four assumptions:

1. The probable extent of the Primary Market Area (PMA) is assumed to be a **30-mile radius** in and around the facility site covering seven counties.

2. In addition to the prospects, we expect to derive from the primary market itself, we will expect the facility to fill approximately **10%** of its beds from clients outside the PMA, primarily from the **Butts County** neighboring counties around **Henry, Jasper, Lamar, Monroe, Newton, Spalding** counties, and beyond. There are no residential Drug Treatment Residential *for-profit* facilities in the PMA.
3. Since the facility was recently renovated in 2021, we will make population projections for determining whether there will be sufficient demand.
4. "Qualified Households". We include for consideration any prospects who have insurance coverage - **59.6%** of the population according to the *Kaiser Foundation*.

Incidence of Addiction (SAMHSA)

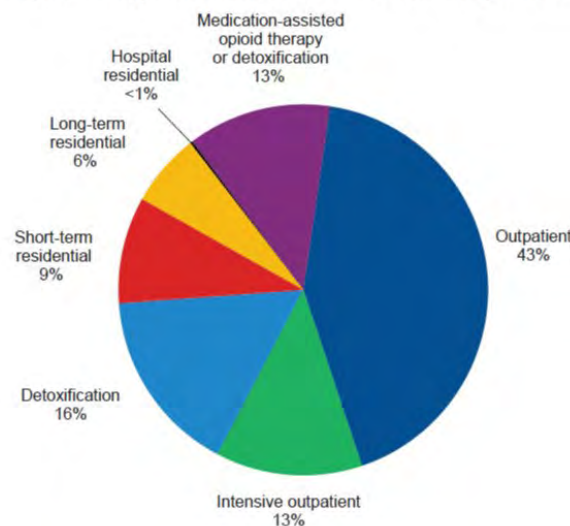
16.7% of persons aged 12 & older
 39% of persons aged 18-24
 34% of persons aged 25-29

Treatment (SAMHSA)

26% Receive Treatment
 44% Receive Inpatient Treatment
 45% are private pay

Note: According to **The National Center for Drug Abuse Statistics (NCDAS)**, rates range from **\$500 to \$650 ADR**. Short-term LOS which averaged **30-60 days**, and long-term which averaged a LOS of **79 days** (*TEDS Report HHS' Substance Abuse and Mental Health Services Administration*.) According to the same study, the % of all discharges, including outpatient, hospital, or residential was **6% for Long Term** and **9% for short term**.

Figure 13. Type of treatment service at discharge: 2019

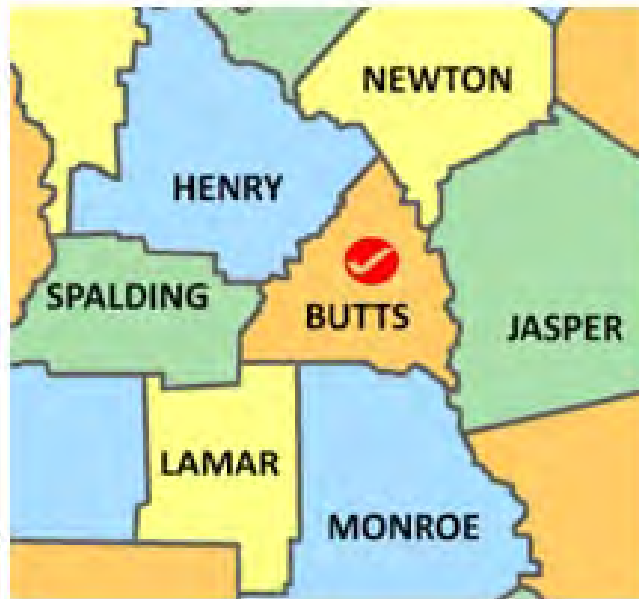


SOURCE: Center for Behavioral Health Statistics and Quality, Substance Abuse and Mental Health Services Administration, Treatment Episode Data Set (TEDS). Data received through 11.03.20.

DEMAND CALCULATION

The Model incorporates all the assumptions presented above to estimate the probable need for substance abuse treatment beds in the Atlanta 30-mile radius PMA, today and in 2029. The Model first starts by estimating the number of likely persons suffering from drug addiction in the PMA.

The model then factors in the probable draw to yield the total bed need for the Tiger Lily PMA. From the total prospect pool, an average occupancy rate of **80%** is applied, to yield the maximum number of competitive beds in the market within the PMA. After deducting the existing inventory provided by the Georgia Department of Community Health (DCH), we are left with the Unmet Demand for additional substance abuse beds.



There is a total of **0** residential for-profit substance abuse beds in the seven-county **Butts, Henry, Jasper, Lamar, Monroe, Newton, and Spalding** PMA (e.g., 30-mile radius) with **0** under construction. The main draw will come from the three largest and wealthier **Fulton, Cherokee, and Cobb** counties (see their county profiles attached).

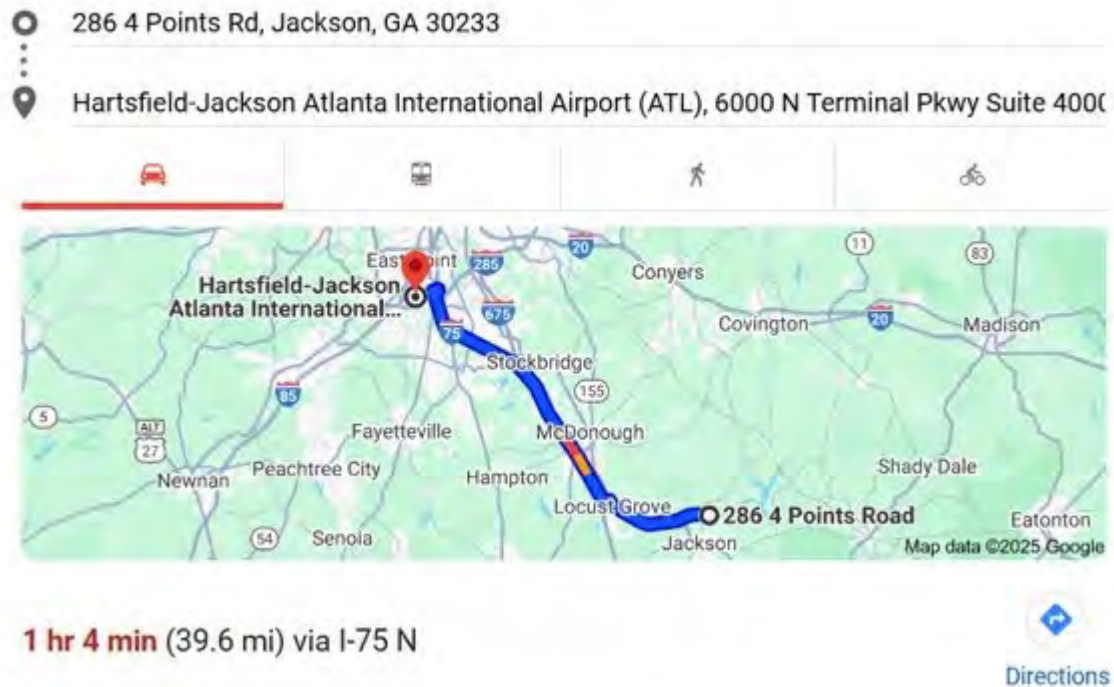
The model shows an Unmet Demand for residential substance abuse treatment beds will total **2,075** beds today; and total **2,227** beds by 2029.

30-MILE PMA DEMOGRAPHICS

Average HHI	\$95,488
Average Net Worth	\$950,309

Average home values: \$307,999

Property is 39.6 miles from the **Hartsfield-Jackson International Airport** in Atlanta, GA.



DISCLAIMER: *While the information is deemed reliable, no warranty is expressed or implied. Any information important to you or another party should be independently confirmed within an applicable due diligence period.*

Residential Drug Treatment Demand

% INSURED 59.600%

2025 Income-Qualified Households

Age	% Addiction	Population	#Draw from Qualified	Total
18-24	39.00%	99,593	23149	23149
25-29	34.0%	62,698	12705	12705
Total		162,291	35,855	35,855

2030 Income-Qualified Households Requiring Treatment

Age	% Addiction	Population	#Draw from Qualified	Total
18-25	39.00%	96,071	22331	22331
26-29	34.0%	79,633	16137	16137
Total		175,704	38,468	38,468

Demand Calculation

		2025	2030
1.	Calculated Market Potential	35,855	38,468
2.	Estimated Competitive Beds in Market Area **	0	0
3.	Maximum Occupancy in Competitive Beds	80%	80%
4.	Adjusted Competitive Beds	0	0
5.	Available Prospects in Market Area (Line 1 – Line 4)	35,855	38,468
6.	Percent of Added Prospects from Outside the Market Area	0.1	0.1
7.	Prospects from Outside the Market Area (Line 1 * Line 6)	3,585	3,847
8.	Potential Market Area (Line 5 * Line 7)	39,440	42,314

Market Demand Computation

9.	Total Adjusted Market Potential [Line 8 - Line 4]	39,440	42,314
10.	Estimated Percent of Being Treated	26%	26%
11.	Estimated Percent Inpatient	44%	44%
12.	Estimated Percent Treated by For-Profit	46%	46%
	UNMET DEMAND	2,075	2,227

References:

* ESRI Demographics Data

** Georgia Department of Community Affairs

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Name	Facility Type	Address	City	State	Zip	County	Bed Capacity	Effective Date of License
APEX FAMILY HEALTHCARE SERVICES	DRUG ABUSE TREATMENT CENTER	301 COUNTRY CLUB DRIVE	STOCKBRIDGE	GA	30281	HENRY	0	02/04/2020
ASFC OUTREACH THERAPEUTIC COUNSELING SERVICES	DRUG ABUSE TREATMENT CENTER	4146 HWY 278 NE	COVINGTON	GA	30014	NEWTON	0	10/07/2014
ATLANTA PSYCHOTHERAPY	DRUG ABUSE TREATMENT CENTER	831 FAIRWAYS COURT	STOCKBRIDGE	GA	30281	HENRY	0	10/09/2014
BURKE CENTER	DRUG ABUSE TREATMENT CENTER	621 CARVER ROAD	GRIFFIN	GA	30223	SPALDING	0	03/13/2019
MCINTOSH TRAIL CSB - BEHAVIORAL HEALTH CENTER	DRUG ABUSE TREATMENT CENTER	1459 WILLIAMSON ROAD	GRIFFIN	GA	30224	SPALDING	0	05/24/2024
MCINTOSH TRAIL CSB - HENRY COUNTY COUNSELING	DRUG ABUSE TREATMENT CENTER	139 HENRY PARKWAY	MCDONOUGH	GA	30253	HENRY	0	04/16/2003
MCINTOSH TRAIL CSB - NEW CHOICES LAMAR COUNTY	DRUG ABUSE TREATMENT CENTER	101 OWENS LANE	BARNESVILLE	GA	30204	LAMAR	14	08/18/2004
MCINTOSH TRAIL CSB-LAMAR COUNTY COUNSELING CENTER	DRUG ABUSE TREATMENT CENTER	130 LIBRARY STREET	BARNESVILLE	GA	30204	LAMAR	0	07/24/2024
PATHWAYS CENTER CSB- SPALDING COUNTY	DRUG ABUSE TREATMENT CENTER	1710 HIGHWAY 16 WEST	GRIFFIN	GA	30224	SPALDING	0	11/20/2008
PROFESSIONAL ASSOCIATES HEALTHCARE OF GEORGIA, INC	DRUG ABUSE TREATMENT CENTER	316 SOUTH 9TH STREET	GRIFFIN	GA	30224	SPALDING	0	09/15/2014
RIVER EDGE BEHAVIORAL HEALTH CTR OLD BRENT RD	DRUG ABUSE TREATMENT CENTER	168 OLD BRENT ROAD	FORSYTH	GA	31029	MONROE	0	02/01/2012
SOUTHEASTERN PSYCHOLOGICAL ASSOCIATES	DRUG ABUSE TREATMENT CENTER	3155 MILL STREET NE	COVINGTON	GA	30014	NEWTON	0	09/21/2015
TENDER TOUCH COUNSELING SERVICES	DRUG ABUSE TREATMENT CENTER	1475 HIGHWAY 20 WEST	MCDONOUGH	GA	30253	HENRY	0	09/18/2019
TRANSFORMATION THERAPY SERVICES, INC	DRUG ABUSE TREATMENT CENTER	5109 HWY 278 NE, SUITE D	COVINGTON	GA	30014	NEWTON	0	02/19/2016
TRINITY SOCIAL SERVICES MCDONOUGH	DRUG ABUSE TREATMENT CENTER	1561 HIGHWAY 42 NORTH	MCDONOUGH	GA	30253	HENRY	0	08/19/2015
UNDERDUE SOCIAL SERVICES	DRUG ABUSE TREATMENT CENTER	165 BURKE STREET, STE 109	STOCKBRIDGE	GA	30281	HENRY	0	07/13/2016
VIEW POINT HEALTH DETOX CENTER	DRUG ABUSE TREATMENT CENTER	175 KIRKLAND ROAD	COVINGTON	GA	30016	NEWTON	8	02/27/2023
VIEW POINT HEALTH GRAN RECOVERY CENTER	DRUG ABUSE TREATMENT CENTER	215 KIRKLAND ROAD	COVINGTON	GA	30016	NEWTON	24	04/01/2003
VIEW POINT HEALTH NEW ROCK-SSUD PROGRAM	DRUG ABUSE TREATMENT CENTER	101 KIRKLAND ROAD	COVINGTON	GA	30016	NEWTON	0	12/11/2017
VIEW POINT HEALTH NEWTON MHC	DRUG ABUSE TREATMENT CENTER	8201 HAZELBRAND ROAD	COVINGTON	GA	30014	NEWTON	0	04/01/2003
VIEW POINT HEALTH SA RESIDENTIAL PROGRAM	DRUG ABUSE TREATMENT CENTER	115 KIRKLAND ROAD # C	COVINGTON	GA	30016	NEWTON	0	08/03/2022
VIEWPOINT HEALTH STRIVE CLUBHOUSE	DRUG ABUSE TREATMENT CENTER	1775 ACCESS ROAD	COVINGTON	GA	30014	NEWTON	0	05/10/2017
WESTCARE GEORGIA GUIDANCE CENTER	DRUG ABUSE TREATMENT CENTER	700 VETERANS PARKWAY	BARNESVILLE	GA	30204	LAMAR	0	02/10/2020
WESTCARE GEORGIA GUIDANCE CENTER	DRUG ABUSE TREATMENT CENTER	700 VETERANS PARKWAY	BARNESVILLE	GA	30204	LAMAR	0	02/10/2020

Red indicates not for profit residential centers

Detailed Age Profile

286 Four Points Rd, Jackson, Georgia, 30233 3
 286 Four Points Rd, Jackson, Georgia, 30233
 Ring: 30 mile radius

Prepared by Esri
 Latitude: 33.33187
 Longitude: -83.94932

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	978,428	1,024,206	1,057,809	33,603	0.65%
Households	346,945	366,561	383,882	17,321	0.93%
Average Household Size	2.78	2.76	2.72	-0.04	-0.29%

Total Population by Detailed Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	978,428	100.0%	1,024,206	100.0%	1,057,811	100.0%
<1	10,216	1.0%	11,120	1.1%	11,842	1.1%
1	10,750	1.1%	11,229	1.1%	11,731	1.1%
2	10,947	1.1%	11,468	1.1%	11,764	1.1%
3	11,531	1.2%	11,816	1.2%	11,894	1.1%
4	12,024	1.2%	11,945	1.2%	11,931	1.1%
5	12,271	1.3%	12,121	1.2%	11,708	1.1%
6	12,086	1.2%	12,171	1.2%	11,584	1.1%
7	12,587	1.3%	12,422	1.2%	11,727	1.1%
8	12,971	1.3%	12,789	1.2%	11,984	1.1%
9	13,117	1.3%	12,848	1.3%	12,014	1.1%
10	14,175	1.4%	13,163	1.3%	12,437	1.2%
11	14,217	1.5%	13,450	1.3%	12,655	1.2%
12	15,138	1.5%	13,759	1.3%	12,899	1.2%
13	15,132	1.5%	13,922	1.4%	12,970	1.2%
14	14,926	1.5%	13,971	1.4%	12,882	1.2%
15	15,346	1.6%	14,404	1.4%	12,976	1.2%
16	15,210	1.6%	14,692	1.4%	13,072	1.2%
17	15,039	1.5%	14,715	1.4%	12,974	1.2%
18	14,501	1.5%	14,703	1.4%	13,197	1.2%
19	13,683	1.4%	14,727	1.4%	13,563	1.3%
20 - 24	63,435	6.5%	70,163	6.9%	69,311	6.6%
25 - 29	62,698	6.4%	66,485	6.5%	79,633	7.5%
30 - 34	62,618	6.4%	69,673	6.8%	71,828	6.8%
35 - 39	62,455	6.4%	65,884	6.4%	71,896	6.8%
40 - 44	62,631	6.4%	66,215	6.5%	67,217	6.4%
45 - 49	67,896	6.9%	64,024	6.3%	66,586	6.3%
50 - 54	68,411	7.0%	71,198	7.0%	63,329	6.0%
55 - 59	67,637	6.9%	67,176	6.6%	68,156	6.4%
60 - 64	59,307	6.1%	65,263	6.4%	64,401	6.1%
65 - 69	48,402	4.9%	54,072	5.3%	61,708	5.8%
70 - 74	38,591	3.9%	42,037	4.1%	49,858	4.7%
75 - 79	23,951	2.4%	30,675	3.0%	36,211	3.4%
80 - 84	13,499	1.4%	16,752	1.6%	23,533	2.2%
85+	11,034	1.1%	13,154	1.3%	16,340	1.5%
<18	237,683	24.3%	232,006	22.7%	221,042	20.9%
18+	740,746	75.7%	792,201	77.3%	836,766	79.1%
21+	699,214	71.5%	748,280	73.1%	796,258	75.3%
Median Age	37.8		38.4		39.2	

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

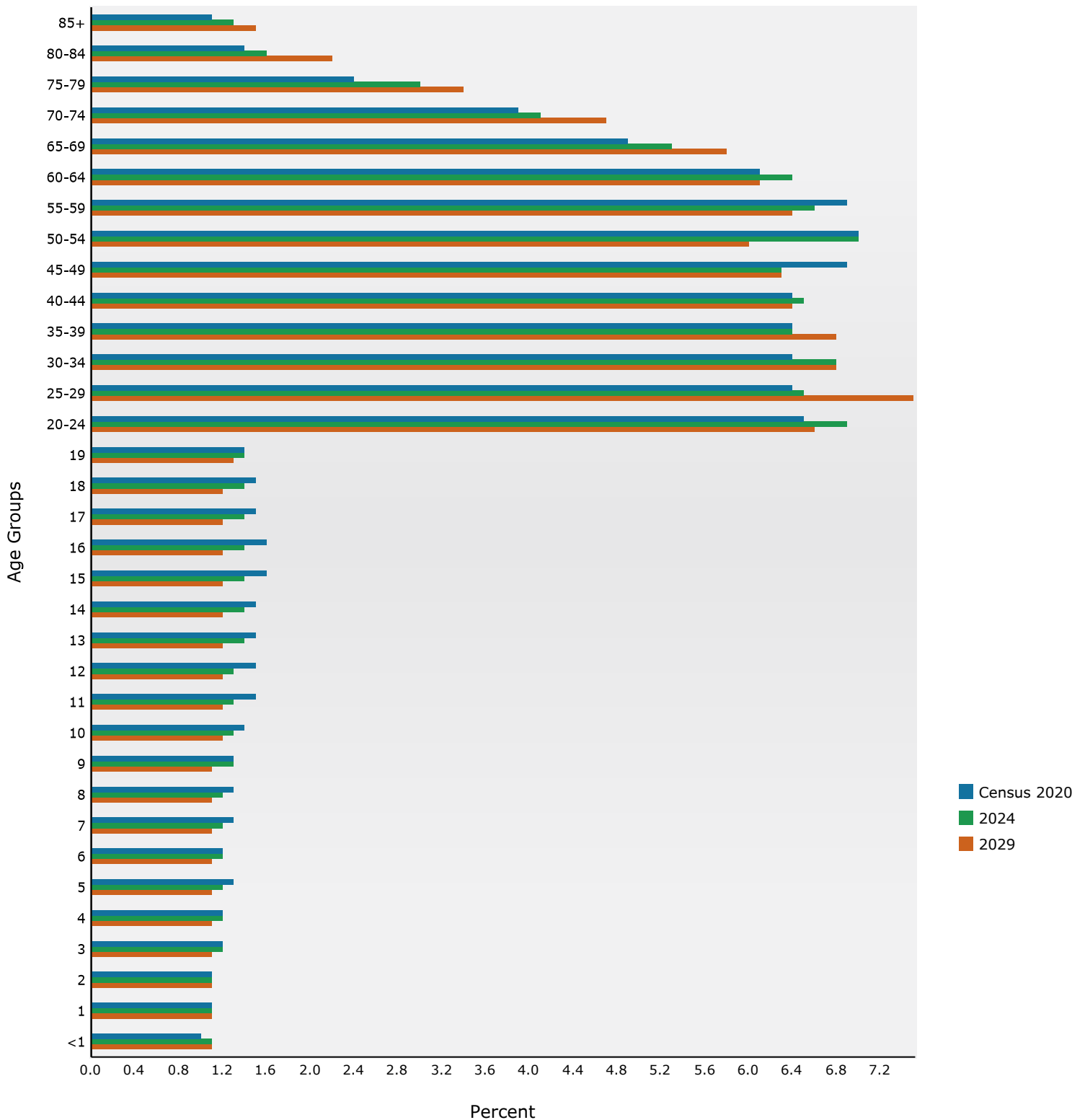
January 30, 2025

Detailed Age Profile

286 Four Points Rd, Jackson, Georgia, 30233 3
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Ring: 30 mile radius

Prepared by Esri
Latitude: 33.33187
Longitude: -83.94932

Total Population by Detailed Age



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Male Population by Detailed Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	461,930	100.0%	492,094	100.0%	506,010	100.0%
<1	5,223	1.1%	5,656	1.1%	6,050	1.2%
1	5,422	1.2%	5,727	1.2%	6,014	1.2%
2	5,552	1.2%	5,828	1.2%	5,987	1.2%
3	5,872	1.3%	6,016	1.2%	6,072	1.2%
4	6,127	1.3%	6,109	1.2%	6,094	1.2%
5	6,108	1.3%	6,099	1.2%	5,890	1.2%
6	6,221	1.3%	6,201	1.3%	5,875	1.2%
7	6,295	1.4%	6,324	1.3%	5,952	1.2%
8	6,491	1.4%	6,503	1.3%	6,066	1.2%
9	6,639	1.4%	6,524	1.3%	6,111	1.2%
10	7,197	1.6%	6,661	1.4%	6,289	1.2%
11	7,298	1.6%	6,842	1.4%	6,446	1.3%
12	7,687	1.7%	6,935	1.4%	6,519	1.3%
13	7,642	1.7%	7,058	1.4%	6,564	1.3%
14	7,706	1.7%	7,144	1.5%	6,552	1.3%
15	7,830	1.7%	7,379	1.5%	6,597	1.3%
16	7,736	1.7%	7,567	1.5%	6,644	1.3%
17	7,525	1.6%	7,615	1.5%	6,638	1.3%
18	7,486	1.6%	7,581	1.5%	6,720	1.3%
19	6,901	1.5%	7,502	1.5%	6,822	1.3%
20 - 24	31,582	6.8%	35,624	7.2%	35,004	6.9%
25 - 29	29,896	6.5%	33,095	6.7%	39,662	7.8%
30 - 34	29,070	6.3%	33,521	6.8%	35,355	7.0%
35 - 39	28,367	6.1%	31,269	6.4%	34,163	6.8%
40 - 44	28,280	6.1%	31,216	6.3%	31,771	6.3%
45 - 49	30,921	6.7%	29,757	6.0%	31,154	6.2%
50 - 54	31,846	6.9%	33,624	6.8%	29,175	5.8%
55 - 59	31,318	6.8%	31,970	6.5%	31,626	6.3%
60 - 64	26,981	5.8%	30,704	6.2%	30,164	6.0%
65 - 69	21,540	4.7%	24,552	5.0%	28,346	5.6%
70 - 74	17,162	3.7%	18,503	3.8%	22,131	4.4%
75 - 79	10,641	2.3%	13,590	2.8%	15,717	3.1%
80 - 84	5,579	1.2%	6,924	1.4%	9,854	1.9%
85+	3,788	0.8%	4,474	0.9%	5,986	1.2%
<18	120,573	26.1%	118,188	24.0%	112,358	22.2%
18+	341,357	73.9%	373,906	76.0%	393,651	77.8%
21+	320,107	69.3%	351,306	71.4%	373,028	73.7%
Median Age	36.0		36.7		37.5	

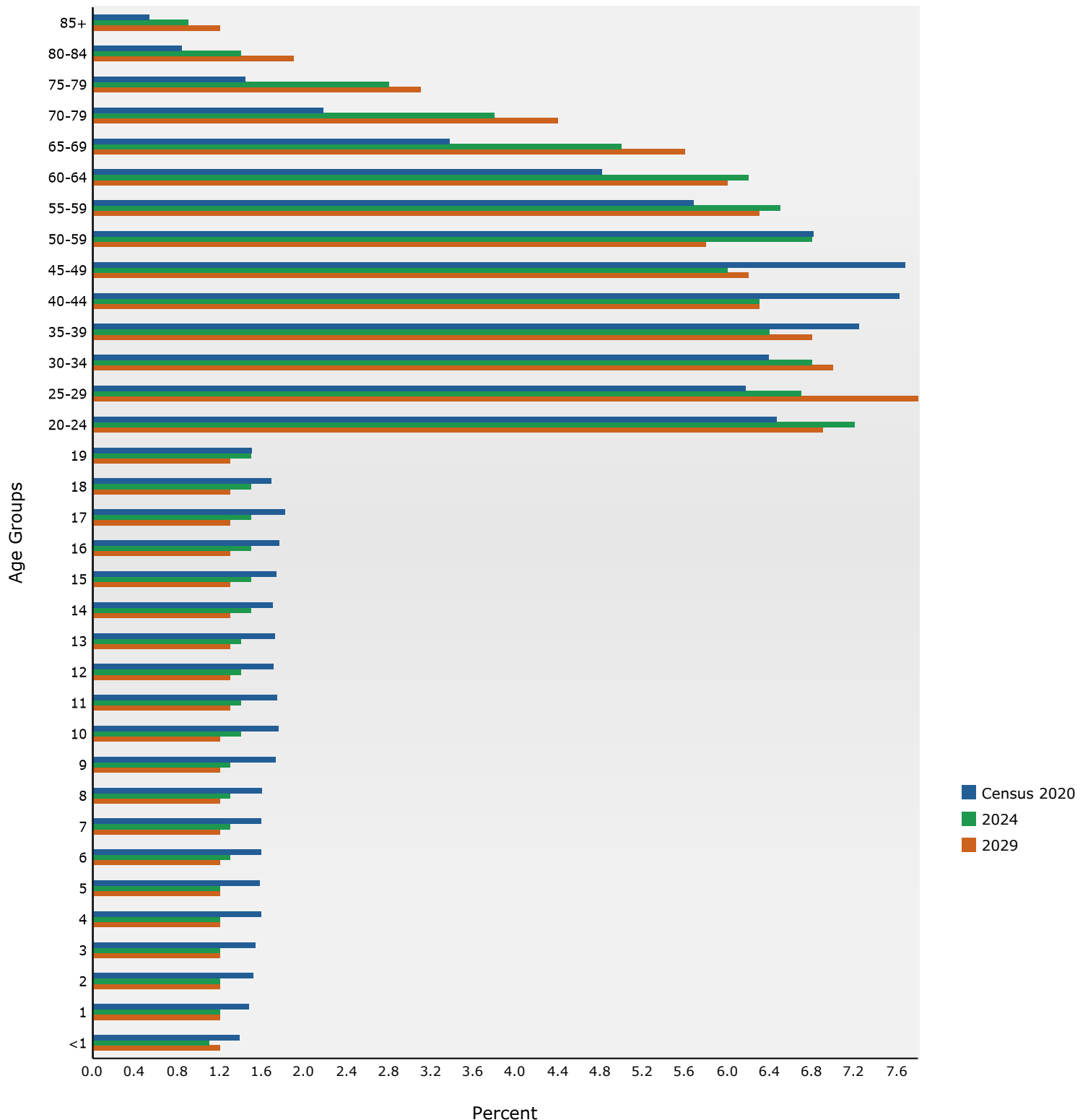
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

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Male Population by Detailed Age



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Female Population by Detailed Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	516,498	100.0%	532,114	100.0%	551,800	100.0%
<1	4,992	1.0%	5,465	1.0%	5,793	1.0%
1	5,328	1.0%	5,503	1.0%	5,716	1.0%
2	5,395	1.0%	5,640	1.1%	5,777	1.0%
3	5,659	1.1%	5,801	1.1%	5,822	1.1%
4	5,896	1.1%	5,836	1.1%	5,837	1.1%
5	6,163	1.2%	6,023	1.1%	5,818	1.1%
6	5,865	1.1%	5,970	1.1%	5,709	1.0%
7	6,292	1.2%	6,097	1.1%	5,775	1.0%
8	6,480	1.3%	6,286	1.2%	5,918	1.1%
9	6,478	1.3%	6,323	1.2%	5,903	1.1%
10	6,977	1.4%	6,502	1.2%	6,149	1.1%
11	6,919	1.3%	6,608	1.2%	6,209	1.1%
12	7,451	1.4%	6,824	1.3%	6,380	1.2%
13	7,490	1.5%	6,864	1.3%	6,406	1.2%
14	7,220	1.4%	6,826	1.3%	6,329	1.1%
15	7,516	1.5%	7,025	1.3%	6,379	1.2%
16	7,474	1.4%	7,125	1.3%	6,428	1.2%
17	7,514	1.5%	7,100	1.3%	6,337	1.1%
18	7,015	1.4%	7,122	1.3%	6,476	1.2%
19	6,781	1.3%	7,225	1.4%	6,741	1.2%
20 - 24	31,853	6.2%	34,539	6.5%	34,307	6.2%
25 - 29	32,802	6.4%	33,390	6.3%	39,971	7.2%
30 - 34	33,547	6.5%	36,152	6.8%	36,473	6.6%
35 - 39	34,088	6.6%	34,615	6.5%	37,733	6.8%
40 - 44	34,351	6.7%	35,000	6.6%	35,445	6.4%
45 - 49	36,975	7.2%	34,267	6.4%	35,432	6.4%
50 - 54	36,565	7.1%	37,574	7.1%	34,154	6.2%
55 - 59	36,319	7.0%	35,206	6.6%	36,530	6.6%
60 - 64	32,325	6.3%	34,559	6.5%	34,237	6.2%
65 - 69	26,862	5.2%	29,520	5.5%	33,362	6.0%
70 - 74	21,429	4.1%	23,534	4.4%	27,727	5.0%
75 - 79	13,310	2.6%	17,085	3.2%	20,494	3.7%
80 - 84	7,921	1.5%	9,828	1.8%	13,679	2.5%
85+	7,247	1.4%	8,680	1.6%	10,354	1.9%
<18	117,110	22.7%	113,819	21.4%	108,685	19.7%
18+	399,389	77.3%	418,295	78.6%	443,115	80.3%
21+	379,107	73.4%	396,975	74.6%	423,229	76.7%
Median Age	39.3		39.9		40.8	

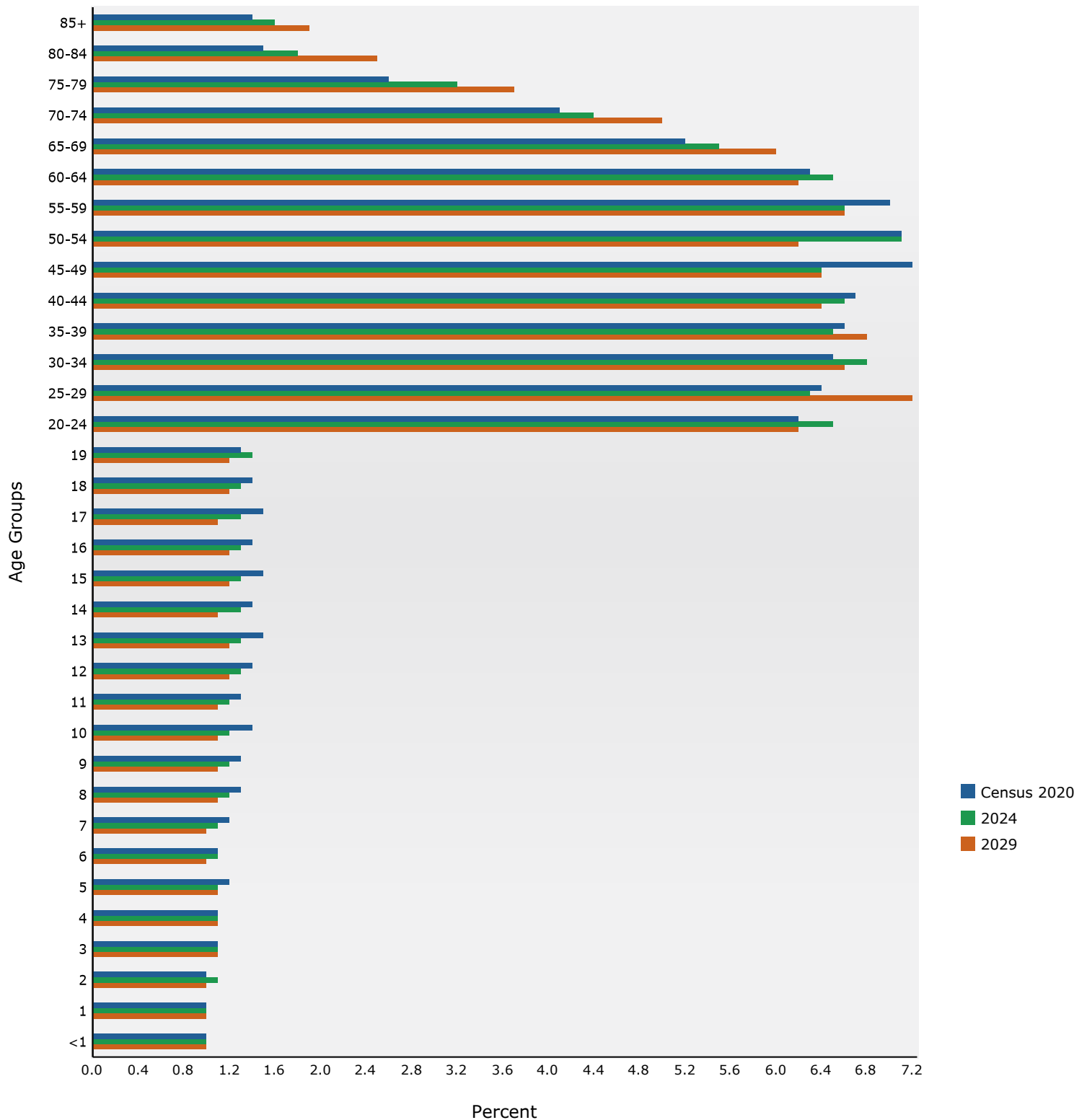
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Female Population by Detailed Age



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

Community Profile

286 Four Points Rd, Jackson, Georgia, 30233 3
 286 Four Points Rd, Jackson, Georgia, 30233
 Rings: 30 mile radii

Prepared by Esri
 Latitude: 33.33187
 Longitude: -83.94932

30 miles

Population Summary

2010 Total Population	863,837
2020 Total Population	978,428
2020 Group Quarters	12,553
2024 Total Population	1,024,206
2024 Group Quarters	12,530
2029 Total Population	1,057,809
2024-2029 Annual Rate	0.65%
2024 Total Daytime Population	880,844
Workers	335,984
Residents	544,860

Household Summary

2010 Households	304,197
2010 Average Household Size	2.79
2020 Total Households	346,945
2020 Average Household Size	2.78
2024 Households	366,561
2024 Average Household Size	2.76
2029 Households	383,882
2029 Average Household Size	2.72
2024-2029 Annual Rate	0.93%
2010 Families	224,338
2010 Average Family Size	3.25
2024 Families	259,359
2024 Average Family Size	3.31
2029 Families	270,182
2029 Average Family Size	3.27
2024-2029 Annual Rate	0.82%

Housing Unit Summary

2000 Housing Units	237,435
Owner Occupied Housing Units	71.7%
Renter Occupied Housing Units	23.1%
Vacant Housing Units	5.2%
2010 Housing Units	340,238
Owner Occupied Housing Units	63.3%
Renter Occupied Housing Units	26.1%
Vacant Housing Units	10.6%
2020 Housing Units	368,983
Owner Occupied Housing Units	62.6%
Renter Occupied Housing Units	31.5%
Vacant Housing Units	6.0%
2024 Housing Units	388,142
Owner Occupied Housing Units	65.2%
Renter Occupied Housing Units	29.2%
Vacant Housing Units	5.6%
2029 Housing Units	405,740
Owner Occupied Housing Units	67.2%
Renter Occupied Housing Units	27.4%
Vacant Housing Units	5.4%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 30, 2025

Community Profile

286 Four Points Rd, Jackson, Georgia, 30233 3
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30 miles

2024 Households by Income

Household Income Base	366,561
<\$15,000	7.0%
\$15,000 - \$24,999	5.2%
\$25,000 - \$34,999	6.5%
\$35,000 - \$49,999	11.8%
\$50,000 - \$74,999	18.7%
\$75,000 - \$99,999	15.5%
\$100,000 - \$149,999	19.4%
\$150,000 - \$199,999	9.4%
\$200,000+	6.4%

Average Household Income

\$95,488

2029 Households by Income

Household Income Base	383,882
<\$15,000	5.8%
\$15,000 - \$24,999	3.7%
\$25,000 - \$34,999	5.0%
\$35,000 - \$49,999	9.9%
\$50,000 - \$74,999	16.9%
\$75,000 - \$99,999	15.9%
\$100,000 - \$149,999	22.4%
\$150,000 - \$199,999	12.5%
\$200,000+	8.0%

Average Household Income

\$111,363

2024 Owner Occupied Housing Units by Value

Total	253,022
<\$50,000	4.1%
\$50,000 - \$99,999	4.4%
\$100,000 - \$149,999	6.2%
\$150,000 - \$199,999	11.2%
\$200,000 - \$249,999	13.4%
\$250,000 - \$299,999	18.3%
\$300,000 - \$399,999	24.4%
\$400,000 - \$499,999	9.5%
\$500,000 - \$749,999	6.2%
\$750,000 - \$999,999	1.2%
\$1,000,000 - \$1,499,999	0.5%
\$1,500,000 - \$1,999,999	0.2%
\$2,000,000 +	0.4%

Average Home Value

\$307,999

2029 Owner Occupied Housing Units by Value

Total	272,538
<\$50,000	2.0%
\$50,000 - \$99,999	1.4%
\$100,000 - \$149,999	1.9%
\$150,000 - \$199,999	4.9%
\$200,000 - \$249,999	9.2%
\$250,000 - \$299,999	17.7%
\$300,000 - \$399,999	32.1%
\$400,000 - \$499,999	15.0%
\$500,000 - \$749,999	11.3%
\$750,000 - \$999,999	2.6%
\$1,000,000 - \$1,499,999	1.0%
\$1,500,000 - \$1,999,999	0.3%
\$2,000,000 +	0.5%

Average Home Value

\$385,501

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 30, 2025

Community Profile

286 Four Points Rd, Jackson, Georgia, 30233 3
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 Rings: 30 mile radii

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30 miles

Median Household Income

2024	\$75,834
2029	\$86,958

Median Home Value

2024	\$279,196
2029	\$340,313

Per Capita Income

2024	\$34,205
2029	\$40,445

Median Age

2010	35.3
2020	37.8
2024	38.4
2029	39.2

2020 Population by Age

Total	978,428
0 - 4	5.7%
5 - 9	6.4%
10 - 14	7.5%
15 - 24	14.0%
25 - 34	12.8%
35 - 44	12.8%
45 - 54	13.9%
55 - 64	13.0%
65 - 74	8.9%
75 - 84	3.8%
85 +	1.1%
18 +	75.7%

2024 Population by Age

Total	1,024,206
0 - 4	5.6%
5 - 9	6.1%
10 - 14	6.7%
15 - 24	14.0%
25 - 34	13.3%
35 - 44	12.9%
45 - 54	13.2%
55 - 64	12.9%
65 - 74	9.4%
75 - 84	4.6%
85 +	1.3%
18 +	77.3%

2029 Population by Age

Total	1,057,809
0 - 4	5.6%
5 - 9	5.6%
10 - 14	6.0%
15 - 24	12.8%
25 - 34	14.3%
35 - 44	13.2%
45 - 54	12.3%
55 - 64	12.5%
65 - 74	10.5%
75 - 84	5.6%
85 +	1.5%
18 +	79.1%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 30, 2025

Community Profile

286 Four Points Rd, Jackson, Georgia, 30233 3
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30 miles

2020 Population by Sex

Males	461,930
Females	516,498

2024 Population by Sex

Males	492,094
Females	532,112

2029 Population by Sex

Males	506,009
Females	551,800

2010 Population by Race/Ethnicity

Total	863,837
White Alone	44.3%
Black Alone	48.3%
American Indian Alone	0.3%
Asian Alone	2.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.8%
Two or More Races	2.1%
Hispanic Origin	6.1%
Diversity Index	61.8

2020 Population by Race/Ethnicity

Total	978,428
White Alone	33.7%
Black Alone	53.8%
American Indian Alone	0.4%
Asian Alone	2.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	4.1%
Two or More Races	5.6%
Hispanic Origin	7.7%
Diversity Index	64.9

2024 Population by Race/Ethnicity

Total	1,024,206
White Alone	31.5%
Black Alone	55.3%
American Indian Alone	0.4%
Asian Alone	2.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	4.3%
Two or More Races	6.0%
Hispanic Origin	8.2%
Diversity Index	65.1

2029 Population by Race/Ethnicity

Total	1,057,810
White Alone	30.4%
Black Alone	55.8%
American Indian Alone	0.4%
Asian Alone	2.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	4.5%
Two or More Races	6.3%
Hispanic Origin	8.6%
Diversity Index	65.5

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 30, 2025

Community Profile

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30 miles

2020 Population by Relationship and Household Type

Total	978,428
In Households	98.7%
Householder	35.5%
Opposite-Sex Spouse	15.2%
Same-Sex Spouse	0.2%
Opposite-Sex Unmarried Partner	2.1%
Same-Sex Unmarried Partner	0.1%
Biological Child	29.5%
Adopted Child	0.7%
Stepchild	1.6%
Grandchild	4.3%
Brother or Sister	1.7%
Parent	1.7%
Parent-in-law	0.4%
Son-in-law or Daughter-in-law	0.5%
Other Relatives	2.3%
Foster Child	0.1%
Other Nonrelatives	2.9%
In Group Quarters	1.3%
Institutionalized	1.0%
Noninstitutionalized	0.3%

2024 Population 25+ by Educational Attainment

Total	692,608
Less than 9th Grade	2.8%
9th - 12th Grade, No Diploma	6.0%
High School Graduate	28.3%
GED/Alternative Credential	5.4%
Some College, No Degree	20.1%
Associate Degree	11.1%
Bachelor's Degree	16.2%
Graduate/Professional Degree	10.1%

2024 Population 15+ by Marital Status

Total	836,012
Never Married	36.7%
Married	46.8%
Widowed	5.3%
Divorced	11.2%

2024 Civilian Population 16+ in Labor Force

Civilian Population 16+	506,114
Population 16+ Employed	95.2%
Population 16+ Unemployment rate	4.8%
Population 16-24 Employed	13.5%
Population 16-24 Unemployment rate	10.7%
Population 25-54 Employed	63.6%
Population 25-54 Unemployment rate	4.1%
Population 55-64 Employed	16.9%
Population 55-64 Unemployment rate	2.6%
Population 65+ Employed	6.0%
Population 65+ Unemployment rate	3.4%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 30, 2025

Community Profile

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30 miles

2024 Employed Population 16+ by Industry

Total	481,950
Agriculture/Mining	0.3%
Construction	6.3%
Manufacturing	9.4%
Wholesale Trade	2.2%
Retail Trade	10.7%
Transportation/Utilities	13.0%
Information	1.9%
Finance/Insurance/Real Estate	5.2%
Services	44.0%
Public Administration	7.1%

2024 Employed Population 16+ by Occupation

Total	481,950
White Collar	57.0%
Management/Business/Financial	15.0%
Professional	20.8%
Sales	8.0%
Administrative Support	13.1%
Services	15.7%
Blue Collar	27.3%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	4.4%
Installation/Maintenance/Repair	3.8%
Production	6.0%
Transportation/Material Moving	13.0%

2020 Households by Type

Total	346,945
Married Couple Households	43.4%
With Own Children <18	16.0%
Without Own Children <18	27.4%
Cohabiting Couple Households	6.1%
With Own Children <18	2.7%
Without Own Children <18	3.4%
Male Householder, No Spouse/Partner	16.8%
Living Alone	10.1%
65 Years and over	2.8%
With Own Children <18	1.8%
Without Own Children <18, With Relatives	3.6%
No Relatives Present	1.2%
Female Householder, No Spouse/Partner	33.7%
Living Alone	13.0%
65 Years and over	5.4%
With Own Children <18	8.9%
Without Own Children <18, With Relatives	10.8%
No Relatives Present	1.0%

2020 Households by Size

Total	346,945
1 Person Household	23.1%
2 Person Household	30.0%
3 Person Household	18.2%
4 Person Household	14.5%
5 Person Household	7.8%
6 Person Household	3.7%
7 + Person Household	2.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 30, 2025

Community Profile

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 286 Four Points Rd, Jackson, Georgia, 30233
 Rings: 30 mile radii

Prepared by Esri
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30 miles

2020 Households by Tenure and Mortgage Status

Total	346,945
Owner Occupied	66.5%
Owned with a Mortgage/Loan	51.3%
Owned Free and Clear	15.2%
Renter Occupied	33.5%

2024 Affordability, Mortgage and Wealth

Housing Affordability Index	106
Percent of Income for Mortgage	23.0%
Wealth Index	80

2020 Housing Units By Urban/ Rural Status

Total	368,983
Urban Housing Units	76.1%
Rural Housing Units	23.9%

2020 Population By Urban/ Rural Status

Total	978,428
Urban Population	76.0%
Rural Population	24.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 30, 2025

Community Profile

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 Rings: 30 mile radii

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30 miles

Top 3 Tapestry Segments

1. Middleburg (4C)
2. Up and Coming Families (7A)
3. Southern Satellites (10A)

2024 Consumer Spending

Apparel & Services: Total \$	\$762,274,532
Average Spent	\$2,079.53
Spending Potential Index	87
Education: Total \$	\$497,943,561
Average Spent	\$1,358.42
Spending Potential Index	79
Entertainment/Recreation: Total \$	\$1,263,717,682
Average Spent	\$3,447.50
Spending Potential Index	84
Food at Home: Total \$	\$2,301,453,557
Average Spent	\$6,278.50
Spending Potential Index	86
Food Away from Home: Total \$	\$1,247,399,685
Average Spent	\$3,402.98
Spending Potential Index	87
Health Care: Total \$	\$2,480,933,147
Average Spent	\$6,768.13
Spending Potential Index	88
HH Furnishings & Equipment: Total \$	\$1,004,300,521
Average Spent	\$2,739.79
Spending Potential Index	87
Personal Care Products & Services: Total \$	\$305,287,547
Average Spent	\$832.84
Spending Potential Index	84
Shelter: Total \$	\$8,092,611,292
Average Spent	\$22,077.12
Spending Potential Index	83
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,130,641,475
Average Spent	\$3,084.46
Spending Potential Index	88
Travel: Total \$	\$911,394,171
Average Spent	\$2,486.34
Spending Potential Index	82
Vehicle Maintenance & Repairs: Total \$	\$474,722,137
Average Spent	\$1,295.07
Spending Potential Index	87

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 30, 2025

Net Worth Profile

286 Four Points Rd, Jackson, Georgia, 30233 3
 286 Four Points Rd, Jackson, Georgia, 30233
 Ring: 30 mile radius

Prepared by Esri
 Latitude: 33.33187
 Longitude: -83.94932

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	978,428	1,024,206	1,057,809	33,603	0.65%
Median Age	37.8	38.4	39.2	0.8	0.41%
Households	346,945	366,561	383,882	17,321	0.93%
Average Household Size	2.78	2.76	2.72	-0.04	-0.29%

2024 Households by Net Worth	Number	Percent
Total	366,561	100.0%
<\$15,000	60,296	16.4%
\$15,000-\$34,999	23,285	6.4%
\$35,000-\$49,999	9,372	2.6%
\$50,000-\$74,999	16,507	4.5%
\$75,000-\$99,999	16,349	4.5%
\$100,000-\$149,999	25,094	6.8%
\$150,000-\$249,999	39,857	10.9%
\$250,000-\$499,999	68,039	18.6%
\$500,000-\$999,999	51,339	14.0%
\$1,000,000-\$1,499,999	21,585	5.9%
\$1,500,000-\$1,999,999	7,681	2.1%
\$2,000,000+	27,157	7.4%
Median Net Worth	\$225,271	
Average Net Worth	\$950,309	
Wealth Index	80	

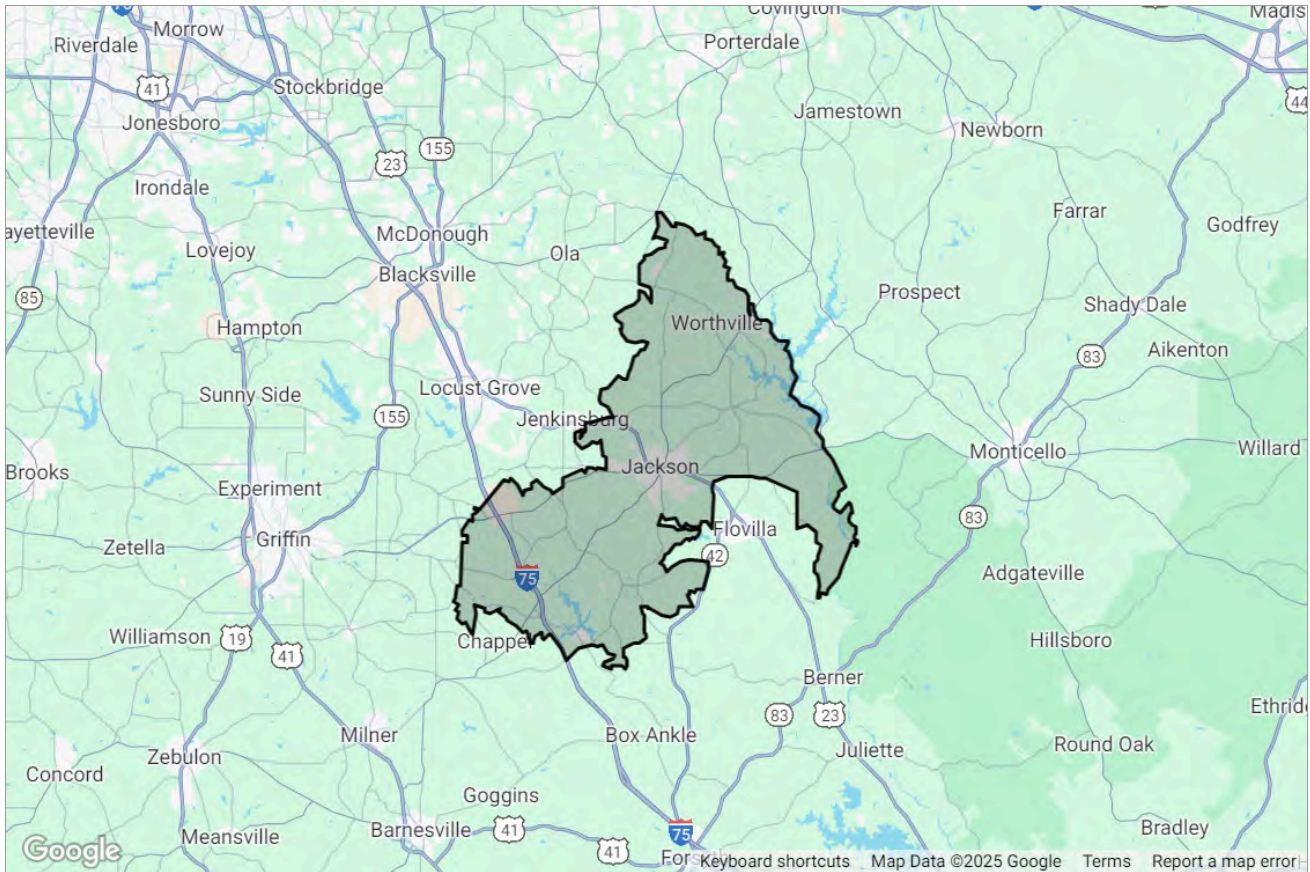
2024 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	8,793	48,154	66,397	74,497	75,484	57,809	35,426
<\$15,000	4,455	16,053	14,703	9,350	8,469	4,702	2,565
\$15,000-\$34,999	1,440	4,600	7,157	4,774	2,866	1,738	710
\$35,000-\$49,999	439	1,638	2,601	2,155	1,315	937	288
\$50,000-\$74,999	375	3,211	3,712	3,753	2,284	1,945	1,227
\$75,000-\$99,999	357	3,938	3,393	3,154	2,487	1,690	1,329
\$100,000-\$149,999	618	4,716	4,962	5,187	4,537	3,185	1,890
\$150,000-\$249,999	692	5,100	7,778	9,812	6,629	5,551	4,295
\$250,000-\$499,999	290	5,919	11,247	15,535	15,972	11,210	7,866
\$500,000-\$999,999	117	2,301	5,959	12,678	13,206	10,896	6,182
\$1000000+	10	678	4,887	8,099	17,719	15,955	9,075
Median Net Worth	\$14,803	\$62,233	\$113,510	\$236,768	\$358,882	\$431,901	\$389,839
Average Net Worth	\$64,949	\$143,200	\$464,688	\$772,928	\$1,303,922	\$1,638,724	\$1,673,529

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

TRADE AREA REPORT

Jackson, GA 30233



Presented by

Ernie Anaya, MBA

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Main: eanaya@bullrealty.com

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Bull Realty, Inc.
50 Glenlake Pkwy NE
Atlanta, GA 30328

Criteria Used for Analysis

Median Household Income
\$61,072

Median Age
39.8

Total Population
26,965

1st Dominant Segment
Southern Satellites

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Rustic Outposts

Country life with older families in older homes

Urbanization

Where do people like this usually live?

Rural

Country living featuring single-family homes with acreage, farms, and rural resort areas

Top Tapestry Segments

	Southern Satellites	Salt of the Earth	Rooted Rural	Small Town Sincerity	Up and Coming Families
% of Households	4,633 (51.0%)	1,143 (12.6%)	974 (10.7%)	808 (8.9%)	535 (5.9%)
% of Butts County	3,874 (44.3%)	1,448 (16.6%)	851 (9.7%)	808 (9.2%)	0 or no data available (0.0%)
Lifestyle Group	Rustic Outposts	Cozy Country Living	Rustic Outposts	Hometown	Sprouting Explorers
Urbanization Group	Rural	Rural	Rural	Semirural	Suburban Periphery
Residence Type	Single Family ; Mobile Homes	Single Family	Single Family ; Mobile Homes	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Singles	Married Couples
Average Household Size	2.6	2.52	2.41	2.24	3.05
Median Age	41.2	45	46.2	41.8	32.3
Diversity Index	50.1	28.3	35.1	58.8	81.6
Median Household Income	\$60,700	\$72,300	\$53,700	\$39,900	\$91,700
Median Net Worth	\$163,200	\$231,300	\$155,200	\$31,600	\$186,900
Median Home Value	\$201,100	\$220,300	\$170,600	\$127,800	\$311,300
Homeownership	80.9 %	85.4 %	82.3 %	53 %	74.7 %
Employment	Professional or Services	Professional or Mgmt/Bus/Financial	Professional or Services	Services or Professional	Professional or Mgmt/Bus/Financial
Education	High School Diploma	High School Diploma	High School Diploma	High School Diploma	Some College No Degree
Preferred Activities	Go hunting, fishing . Own a pet dog.	Spending time with family is their top priority . Outdoor sports and activities.	Do-it-yourself mentality . Go hunting, fishing.	Community-oriented residents . Enjoy outdoor activities like hunting and fishing.	Busy with work and family . Shop around for the best deals.
Financial	More concerned about cost rather than brand	Prefer to conduct business in person	Avoid using the Internet for financial transactions.	Price-conscious consumers that shop accordingly	Carry debt, but also maintain retirement plans
Media	Obtain most of their information from TV	Satellite dishes and high speed internet through DSL	Listen to faith-based radio, gospel music	Rely on television or newspapers to stay informed	Rely on the Internet for entertainment and information
Vehicle	Own 1 or 2 vehicles likely a truck	Own truck, ATV	Own, maintain cars, ATVs	Own, maintain domestic trucks, ATVs	Own late model import SUVs or compacts

About this segment

Southern Satellites

This is the

#1

dominant segment
for this area

In this area

51.0%

of households fall
into this segment

In the United States

3.1%

of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Southern Satellites is the second largest market found in rural settlements but within metropolitan areas located primarily in the South. This market is typically slightly older, settled married-couple families, who own their homes. Two-thirds of the homes are single-family structures; almost a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.

Our Neighborhood

- About 78% of households are owned.
- Married couples with no children are the dominant household type, with a number of multigenerational households.
- Most are single-family homes (67%), with a number of mobile homes.
- Most housing units were built in 1970 or later.
- Most households own 1 or 2 vehicles, but owning 3+ vehicles is common.

Socioeconomic Traits

- Education: almost 40% have a high school diploma only; 45% have college education.
- Labor force participation rate is 59.1%, slightly lower than the US.
- These consumers are more concerned about cost rather than quality or brand loyalty.
- They tend to be somewhat late in adapting to technology.
- They obtain a disproportionate amount of their information from TV, compared to other media.

Market Profile

- Usually own a truck; likely to service it themselves.
- Frequent the convenience store, usually to fill up a vehicle with gas.
- Typical household has a satellite dish.
- Work on home improvement and remodeling projects.
- Own a pet, commonly a dog.
- Participate in fishing and hunting.
- Prefer to listen to country music and watch Country Music Television (CMT).
- Read fishing/hunting and home service magazines.
- Partial to eating at low-cost family restaurants and drive-ins.
- Use Walmart for all their shopping needs (groceries, clothing, pharmacy, etc.).

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

Salt of the Earth

This is the

#2

dominant segment
for this area

In this area

12.6%

of households fall
into this segment

In the United States

2.8%

of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Salt of the Earth residents are entrenched in their traditional, rural lifestyles. Citizens are older, and many have grown children that have moved away. They still cherish family time and also tending to their vegetable gardens and preparing homemade meals. Residents embrace the outdoors; they spend most of their free time preparing for their next fishing, boating or camping trip. The majority has at least a high school diploma or some college education; many have expanded their skill set during their years of employment in the manufacturing and related industries. They may be experts with DIY projects, but the latest technology is not their forte. They use it when absolutely necessary but seek face-to-face contact in their routine activities.

Our Neighborhood

- This large segment is concentrated in the Midwest, particularly in Ohio, Pennsylvania, and Indiana. Due to their rural setting, households own two vehicles to cover their long commutes, often across county boundaries. Homeownership rates are very high. Single-family homes are affordable, valued at 25% less than the national market. Nearly two in three households are composed of married couples; less than half have children at home.

Socioeconomic Traits

- Steady employment in construction, manufacturing, and related service industries.
- Completed education: 40% with a high school diploma only.
- Household income just over the national median, while net worth is nearly double the national median.
- Spending time with family is their top priority.
- Cost-conscious consumers, loyal to brands they like, with a focus on buying American.
- Last to buy the latest and greatest products.
- Try to eat healthy, tracking the nutrition and ingredients in the food they purchase.

Market Profile

- Outdoor sports and activities, such as fishing, boating, hunting, and overnight camping trips are popular. To support their pastimes, truck ownership is high; many also own an ATV. They own the equipment to maintain their lawns and tend to their vegetable gardens. Residents often tackle home remodeling and improvement jobs themselves. Due to their locale, they own satellite dishes, and have access to high-speed internet connections like DSL. These conservative consumers prefer to conduct their business in person rather than online. They use an agent to purchase insurance.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

Rooted Rural

This is the

#3

dominant segment
for this area

In this area

10.7%

of households fall
into this segment

In the United States

1.8%

of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Rooted Rural is heavily concentrated in the Appalachian mountain range as well as in Texas and Arkansas. Employment in the forestry industry is common, and Rooted Rural residents live in many of the heavily forested regions of the country. This group enjoys time spent outdoors, hunting, fishing, or working in their gardens. Indoors, they enjoy watching television with a spouse and spending time with their pets. When shopping, they look for American-made and generic products. These communities are heavily influenced by religious faith and family history.

Our Neighborhood

- This market is dominated by married couples, few with children at home.
- 80% of homes are owner occupied: primarily single family (73%) or mobile homes (24%).
- Nearly one in five housing units are vacant, with a high proportion for seasonal use.
- Home values are very low—almost half of owned homes are valued under \$100,000.

Socioeconomic Traits

- Shoppers that use coupons frequently and buy generic goods.
- Do-it-yourself mentality; grow their own produce and work on their cars and ATVs.
- Pay bills in person and avoid using the Internet for financial transactions.
- Often find computers and cell phones too complicated and confusing.
- Clothes a necessity, not a fashion statement; only buy new clothes when old clothes wear out.

Market Profile

- They own a riding lawn mower, as well as a garden tiller, and have vegetable gardens.
- More than half of the households have a high-speed Internet connection.
- They use a satellite dish to watch CMT, the History Channel, and GSN (Game Show Network).
- Pets are popular, dogs, cats, and birds.
- Leisure activities include hunting and fishing.
- They listen to faith-based radio, country, and gospel music.
- Many are on Medicare and frequent the Walgreens pharmacy.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

Small Town Sincerity

This is the

#4

dominant segment
for this area

In this area

8.9%

of households fall
into this segment

In the United States

1.8%

of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Small Town Sincerity includes young families and senior householders that are bound by community ties. The lifestyle is down-to-earth and semirural, with television for entertainment and news, and emphasis on convenience for both young parents and senior citizens. Residents embark on pursuits including online computer games, renting movies, indoor gardening, and rural activities like hunting and fishing. Residents keep their finances simple—paying bills in person and avoiding debt.

Our Neighborhood

- Reside in small towns or semirural neighborhoods, mostly outside metropolitan areas.
- Homes are a mix of older single-family houses (61%), apartments, and mobile homes.
- Half of all homes are owner-occupied. Median home value of \$92,300 is about half the US median.
- Average rent is \$639.
- This is an older market, with half of the householders aged 55 years or older, and predominantly single-person households

Socioeconomic Traits

- Education: 67% with high school diploma or some college.
- Labor force participation lower at 52%, which could result from lack of jobs or retirement.
- Income from wages and salaries, Social Security or retirement, increased by Supplemental Security Income.
- Price-conscious consumers that shop accordingly, with coupons at discount centers.
- Connected, but not to the latest or greatest gadgets; keep their landlines.
- Community-oriented residents; more conservative than middle-of-the-road.
- Rely on television or newspapers to stay informed.

Market Profile

- Small Town Simplicity features a semirural lifestyle, complete with domestic trucks and SUVs, ATVs, and vegetable gardens.
- Residents enjoy outdoor activities like hunting and fishing as well as watching NASCAR and college football and basketball on TV.
- A large senior population visit doctors and health practitioners regularly.
- However, a largely single population favors convenience over cooking, frozen meals and fast food.
- Home improvement is not a priority, but vehicle maintenance is.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

About this segment

Up and Coming Families

This is the

#5

dominant segment
for this area

In this area

5.9%

of households fall
into this segment

In the United States

2.8%

of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Up and Coming Families is a market in transition. Residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

Our Neighborhood

- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000s and continues in this fast-growing market.
- Single-family homes with a median value of \$194,400 and a lower vacancy rate.
- The price of affordable housing: longer commute times

Socioeconomic Traits

- Education: 67% have some college education or degree(s).
- Hard-working labor force with a participation rate of 71%.
- Most households (61%) have 2 or more workers.
- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Young families still feathering the nest and establishing their style.

Market Profile

- Rely on the Internet for entertainment, information, shopping, and banking.
- Prefer imported SUVs or compact cars, late models.
- Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions.
- Busy with work and family; use home and landscaping services to save time.
- Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports; from golfing, weight lifting, to taking a jog or run.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

Jackson, GA 30233: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

2023
2028 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

2023
2028 (Projected)



Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

2023
2028 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

30233



Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



30233

Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



2023

2028 (Projected)

Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



2023

2028 (Projected)

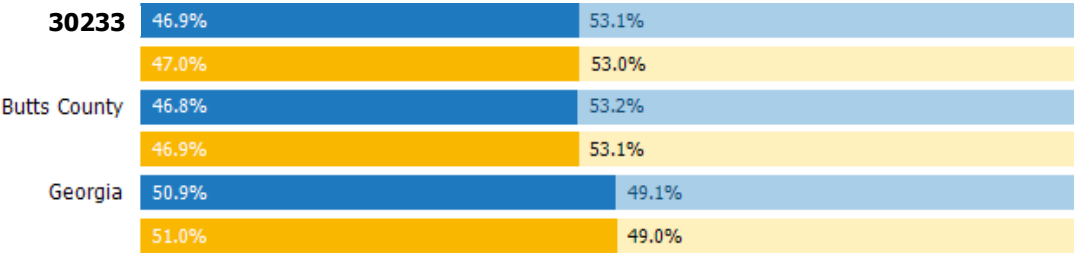
Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- Women 2023 2023
- Men 2023 2023
-
- Women 2028 (Projected) 2028 (Projected)
-
- Men 2028 (Projected) 2028 (Projected)



Jackson, GA 30233: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



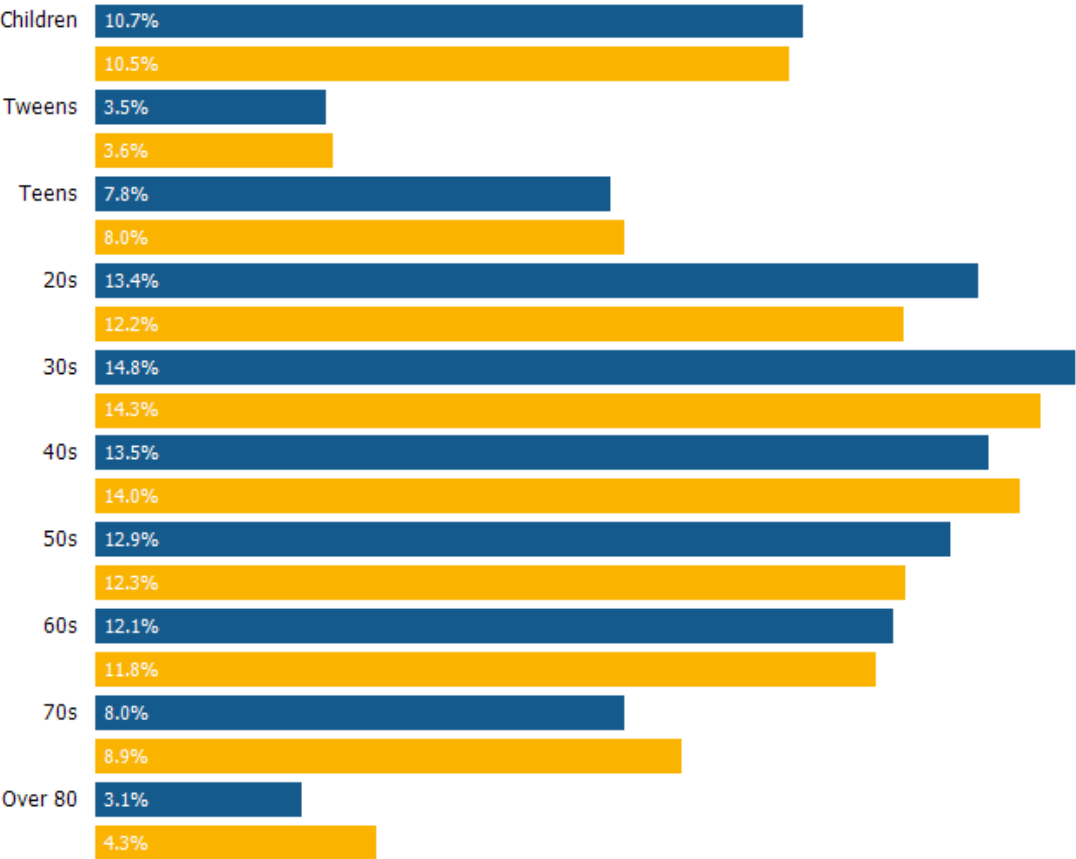
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Jackson, GA 30233: Marital Status Comparison

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Jackson, GA 30233: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



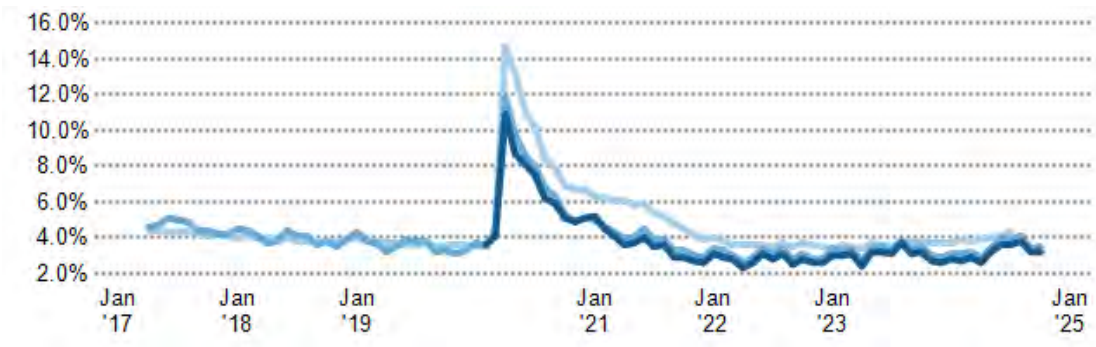
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

- Butts County
- Georgia
- USA



Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually



Jackson, GA 30233: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



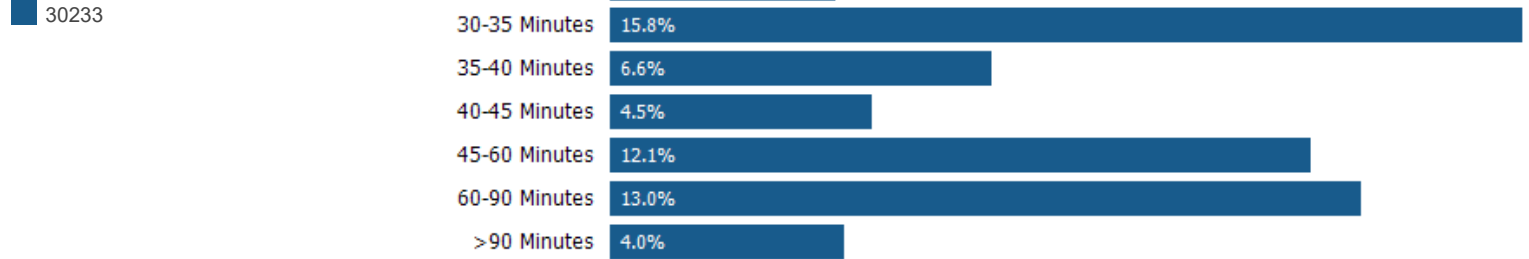
Jackson, GA 30233: Commute Comparison

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Jackson, GA 30233: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly



12 mo. Change in Median Listing Price

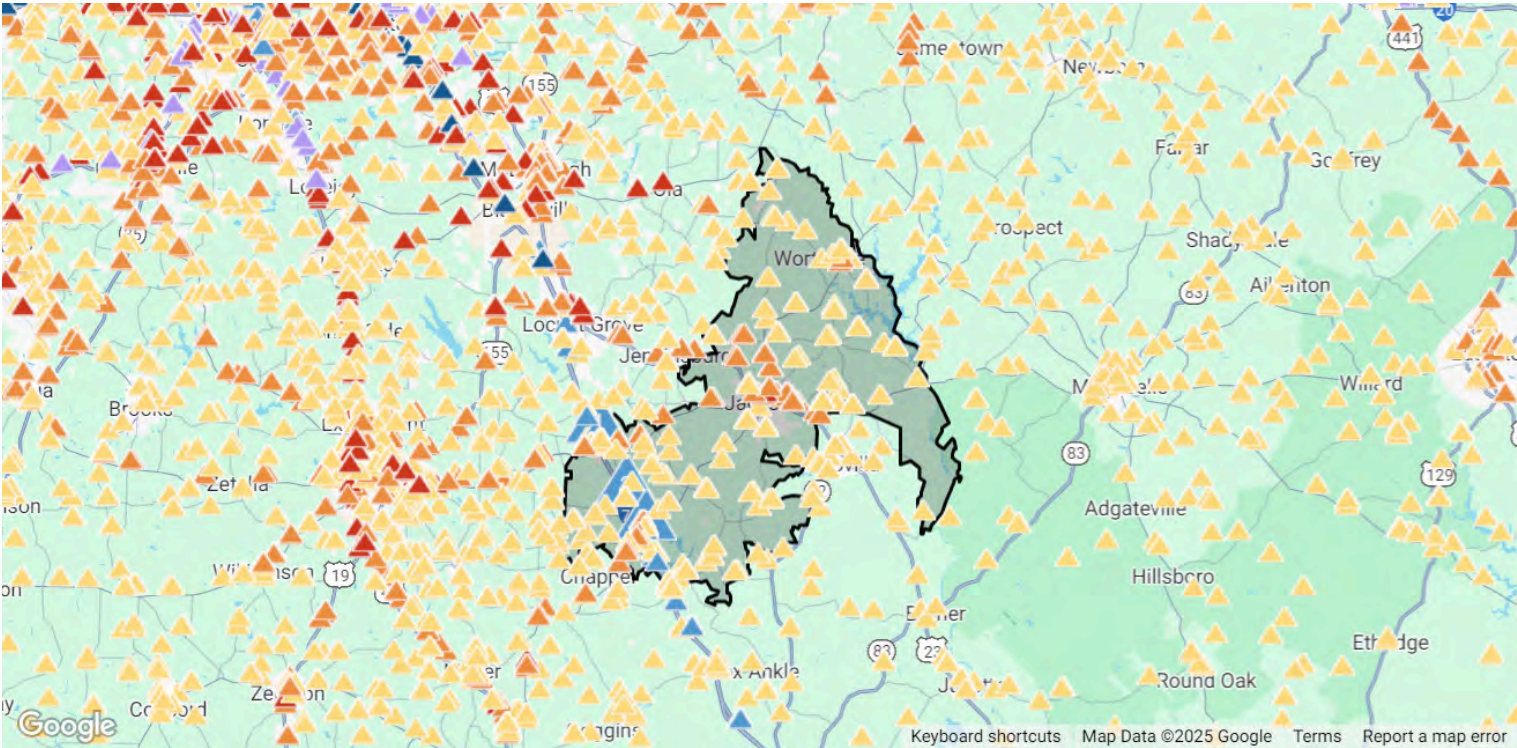
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

Update Frequency: Monthly



Traffic Counts



Daily Traffic Counts:

▲ Up 6,000 / day

▲ 6,001 – 15,000

▲ 15,001 – 30,000

▲ 30,001 – 50,000

▲ 50,001 – 100,000

▲ Over 100,000 / day

1

93,935

2024 Est. daily traffic counts

Street: I- 75

Cross: State Hwy16

Cross Dir: SE

Dist: -

Historical counts

Year	Count	Type
2019	▲ 87,700	AADT
2018	▲ 86,000	AADT
2016	▲ 76,200	AADT

2

93,000

2022 Est. daily traffic counts

Street: -

Cross: -

Cross Dir: -

Dist: -

Historical counts

Year	Count	Type
2019	▲ 87,700	AADT
2018	▲ 86,000	AADT
2016	▲ 76,200	AADT

3

92,356

2024 Est. daily traffic counts

Street: I- 75

Cross: State Rte 16

Cross Dir: SE

Dist: -

Historical counts

Year	Count	Type
2019	▲ 89,800	AADT

4

92,356

2024 Est. daily traffic counts

Street: I- 75

Cross: State Rte 16

Cross Dir: SE

Dist: -

Historical counts

Year	Count	Type
2022	▲ 94,700	AADT
2018	▲ 86,700	AADT

5

89,895

2024 Est. daily traffic counts

Street: I 75

Cross: State Rte 36

Cross Dir: W

Dist: -

Historical counts

Year	Count	Type
------	-------	------

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



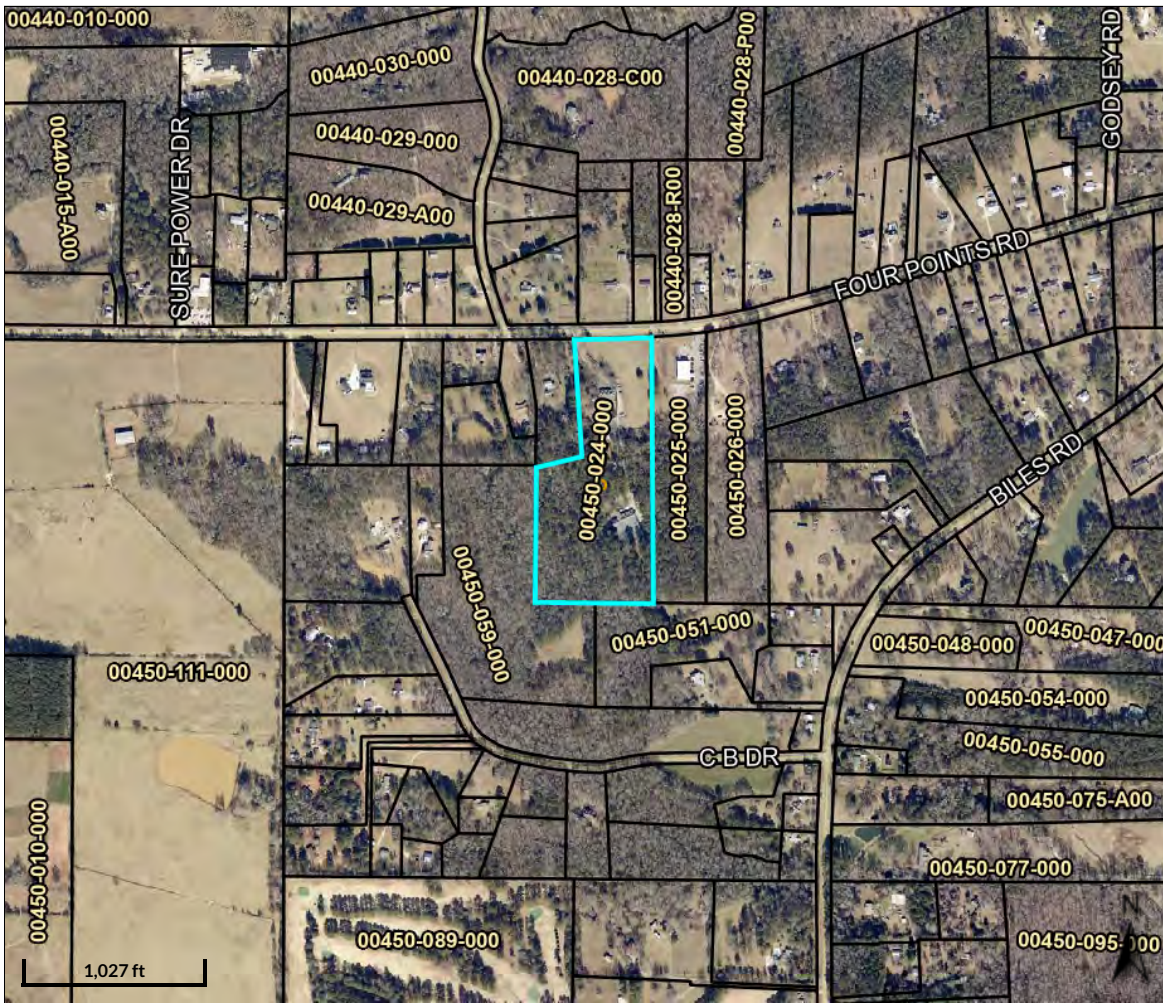
Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

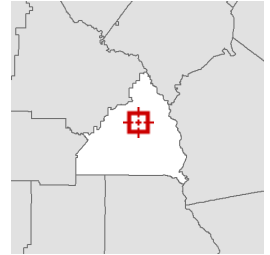
Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>





Overview



Legend

Parcels

 Parcels

 Building

Parcel Numbers

 Roads

 Cities

Parcel ID 00450-024-000
Sec/Twp/Rng n/a
Property Address 286 FOUR POINTS RD
County

Alternate ID 4914
Class Commercial
Acreage 18.19

Owner Address MCNAUGHT MARGARET
286 FOUR POINTS RD
JACKSON GA 30233

District 01- County
Brief Tax Description FOUR POINTS RD (286)

(Note: Not to be used on legal documents)

Date created: 1/30/2025

Last Data Uploaded: 1/30/2025 1:20:05 PM

Developed by  SCHNEIDER
GEOSPATIAL

Butts County, GA

Summary

Parcel Number	00450-024-000
Location Address	286 FOUR POINTS RD
Legal Description	FOUR POINTS RD (286)
	(Note: Not to be used on legal documents)
Class	C4-Commercial
	(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	01- County (District 01)
Millage Rate	24.134
Acres	18.19
Neighborhood	Comm-Office/Medical Office (GM006)
Homestead Exemption	No (S0)
Landlot/District	154 / 1

[View Map](#)

Owner

[MCNAUGHT MARGARET](#)
286 FOUR POINTS RD
JACKSON, GA 30233

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	101	Rural	1	18.19

Commercial Improvement Information

Description	Medical-Nursing Home-C
Value	\$201,741
Actual Year Built	1989
Effective Year Built	
Square Feet	10864
Wall Height	8
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Medical-Nursing Home-C
Value	
Actual Year Built	1989
Effective Year Built	
Square Feet	2550
Wall Height	8
Wall Frames	
Exterior Wall	
Roof Cover	

Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description Medical-Nursing Home-C
 Value
 Actual Year Built 1990
 Effective Year Built
 Square Feet 19764
 Wall Height 8
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm:Storage Building	2003	12x16 / 0	1	\$980
Comm:Storage Building	2003	10x14 / 0	2	\$1,170
Comm:Barn	2003	30x38 / 0	1	\$8,302
Comm:Storage Building	2000	18x40 / 0	3	\$664

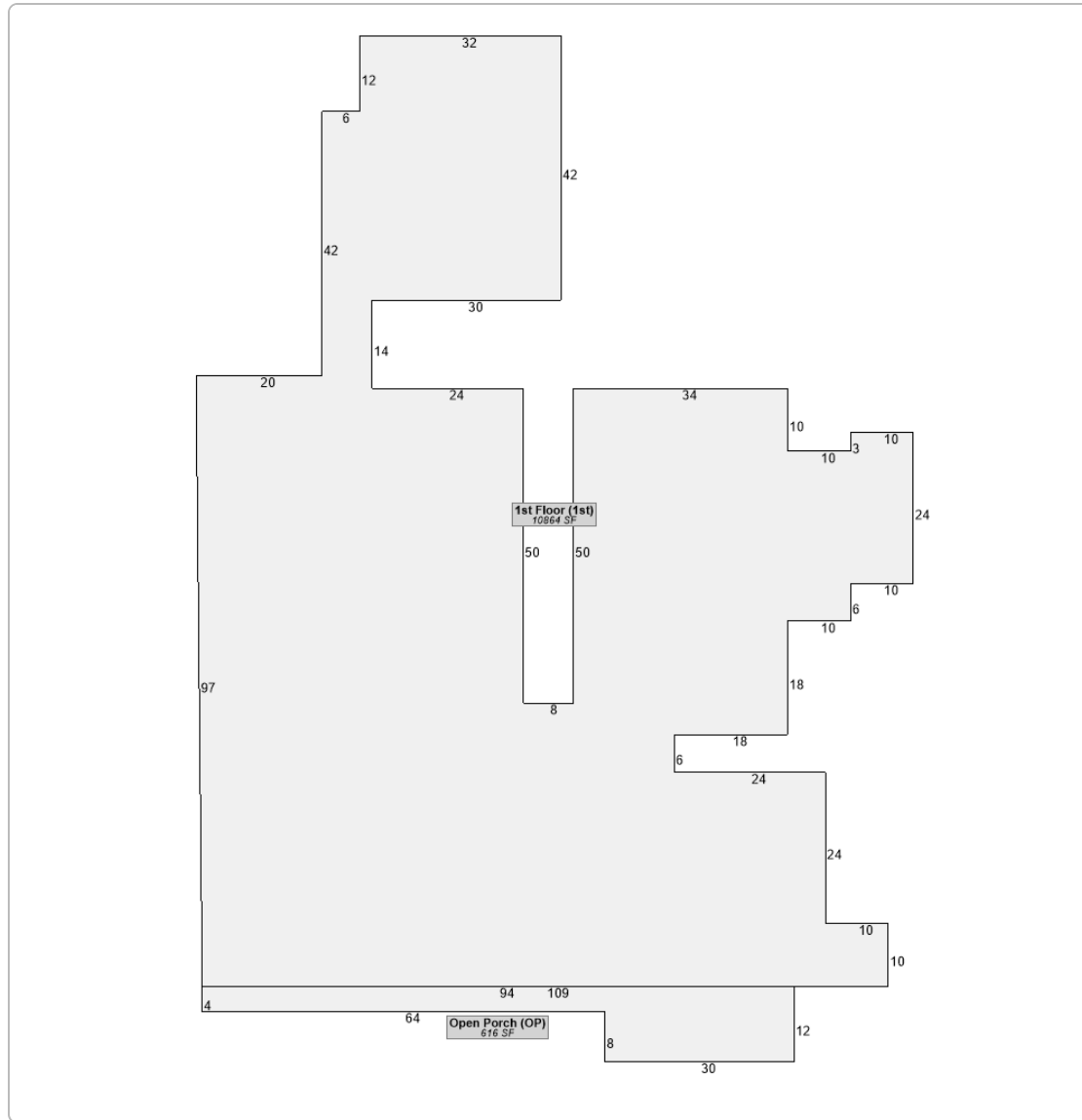
Sales

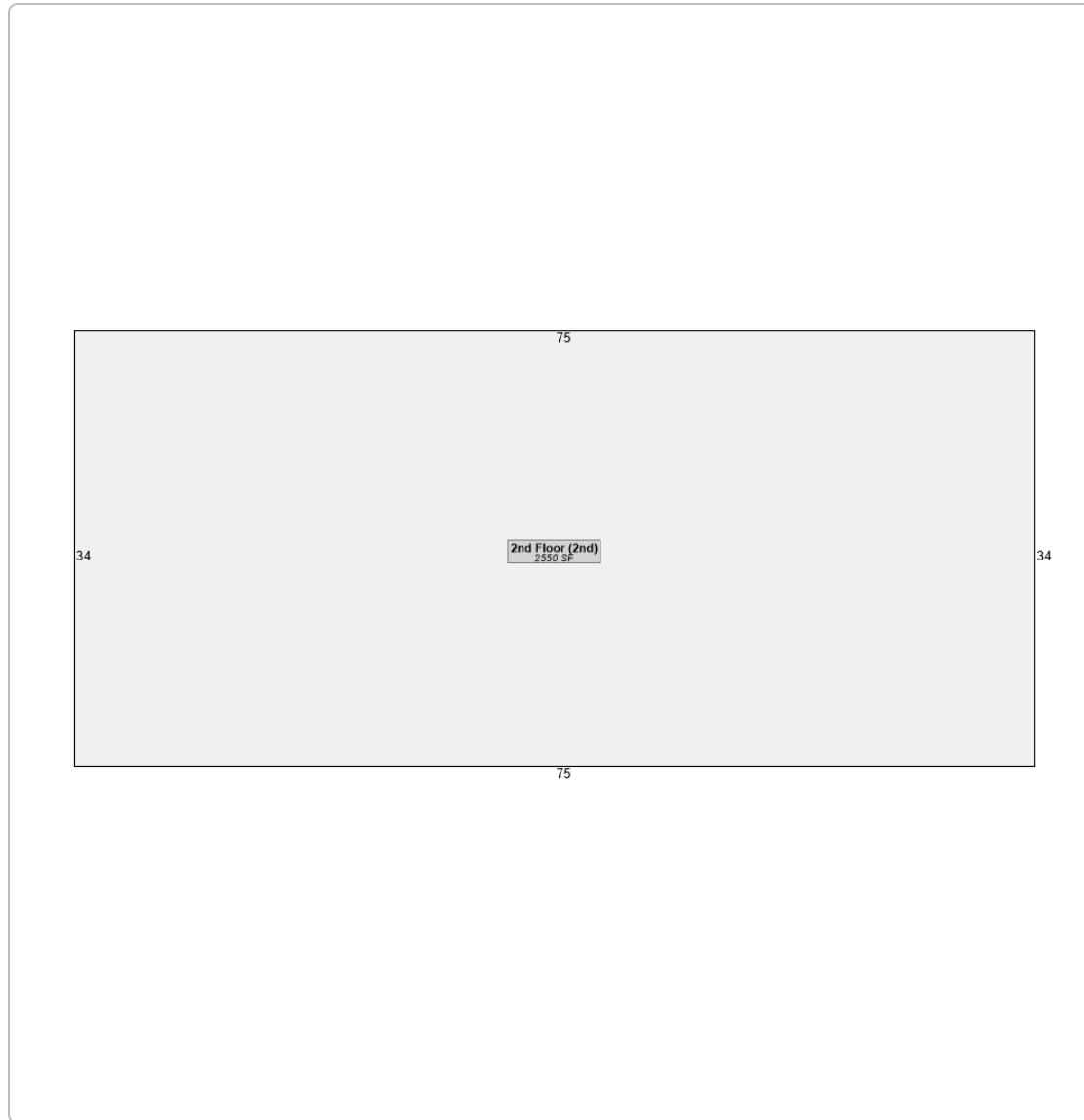
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/17/1998	232 180	14 0467	\$195,600	Limited Market Sale-Vacant		MCNAUGHT MARGARET
4/4/1989	121 623		\$25,400	UK		JOHNSON JERRY L & MARTHA
9/16/1985	96 434		\$25,300	Limited Market Sale-Vacant		BROWN JAMES C &

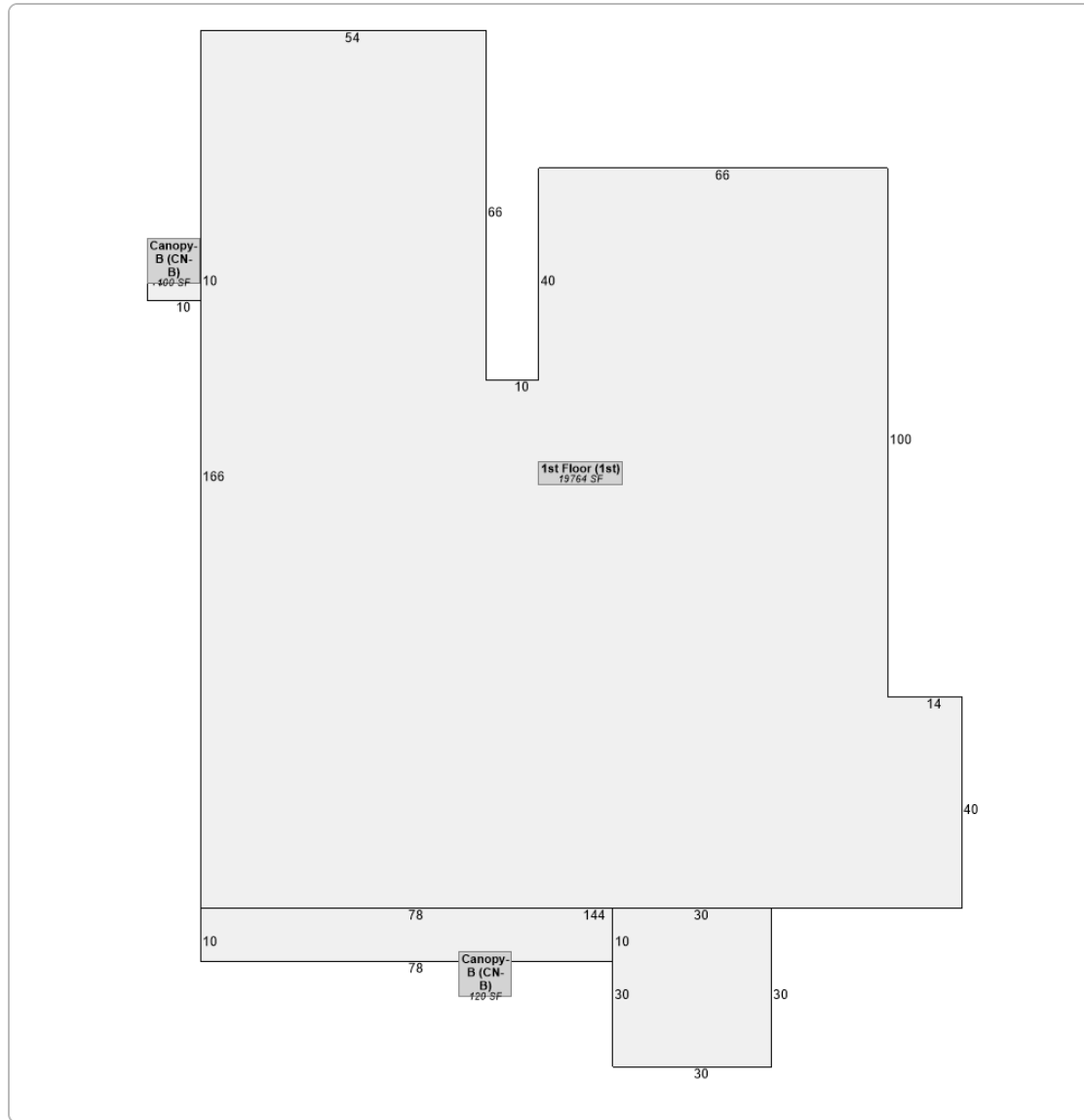
Valuation

	2024	2023	2022	2021	2020
Previous Value	\$505,210	\$505,210	\$534,548	\$534,548	\$534,548
Land Value	\$281,145	\$281,145	\$281,145	\$281,145	\$281,145
+ Improvement Value	\$201,741	\$201,741	\$201,741	\$227,771	\$227,771
+ Accessory Value	\$22,324	\$22,324	\$22,324	\$25,632	\$25,632
= Current Value	\$505,210	\$505,210	\$505,210	\$534,548	\$534,548

Sketches







Assessment Notice

[2024 Assessment Notice \(PDF\)](#)

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

Butts County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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 **SCHNEIDER**
GEOSPATIAL



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BUTTS COUNTY BOARD OF COMMISSIONERS OFFICE PLANNING & DEVELOPMENT DEPARTMENT

625 West Third Street, Suite 3, Jackson, Georgia 30233
Office 770-775-8210 - Fax 770-775-8211
www.buttscountyga.com

January 15, 2025

Dawn McNaught-Walker
Email: dmcnaughtwalker@gmail.com

RE: Certified Zoning Letter – 286 Four Points Road

To Whom It May Concern,

In reference to the property, we previously discussed, identified as Parcel #00450-024-000, located at 286 Four Points Road, in Jackson, the property is currently zoned R-4; general residential.

If you have any further questions or concerns, please feel free to email me or call our office.

Thank you,

A handwritten signature in blue ink, appearing to read "Channing Cawthon".

Channing Cawthon, Planner
Butts County Board of Commissioners
Planning & Development Department
625 W Third Street, Suite 3
Jackson, Georgia 30233
Phone: 770-775-8210 Ext. 305
Email: ccawthon@buttscounty.org

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Acid storage and manufacturing															SU
Adult entertainment establishment (subject to the county's adult amusements and entertainment ordinance)														P	P
Agriculture	P				P		P							P	
Airports	SU														
Airstrip, private	SU														
Ambulance or emergency service	SU														
Amusement or recreational activities commercial											P	P	P	P	
Animal hospital, commercial kennels, veterinary clinic or animal boarding place											SU	SU	P	P	
Animal processing facility	SU														

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Antenna: Satellite, television, radio, etc.	P	P	P	P	P	P	P								
Apothecary (drug sales only)											P	P			
Armory	SU												P	P	
Auto parts and tire stores											P	P	P		

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Automobile, construction and commercial vehicle dealers (includes rental) a. Automobile, light truck and motorcycle dealers b. Antique auto dealers c. Commercial truck dealers d. Heavy equipment dealers e. Farm equipment dealers f. Motor home and recreational vehicle dealers g. All-terrain vehicle (ATV), golf cart and snowmobile dealers h. Boat and watercraft dealers i. Aircraft dealers j. Utility trailer dealers												P			
Automobile washateria												P			
Baking establishment														P	
Bank and financial institutions												P			

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Bar, tavern, or nightclub											P	P			
Batching plant													P	SU	SU
Bed and breakfast inn	P										P				
Boardinghouse or roominghouse					P		P								
Book binding, printing, engraving, blueprinting, photostatting, letter shop											P	P	P	P	
Bottling plant													P	P	
Building contractor and related activities: Sale and storage of building supplies and materials												P	P		
Bulk petroleum plant														P	
Bulk storage												SU	SU	SU	SU

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Business offices such as insurance and real estate offices, where the nature of the business is primarily that of personal service											P	P			
Business or commercial school										P					
Business service centers											P	P			
Cabinet shop													P	P	
Campground/recreational vehicle park	SU														
Carnival, rodeo, horse show or athletic event, community fair or other event of interest to the public (subject to special event permit requirement)	P														
Cement, lime, gypsum, or plaster of Paris manufacture														P	
Cemetery	SU									P					

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Ceramic products manufacture, limited to use of electric kilns														P	
Church, synagogue, chapel, or other place of religious worship	P	P	P	P	P	P	P		P	P	P	P	P	P	
Clinic										P	P	P			
Clothing and dry good stores											P	P			
Club or lodge					P		P		P	P					
Cold storage, ice plant, or freezer locker													P	P	
College, university, or private school									P	P					
College or university with dormitories, fraternity and/or sorority houses, when located on main campus	SU														
Commercial livestock processing														P	

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Commercial or large scale slaughter of animals															SU
Congregated personal care home					P		P			P					
Cosmetic and pharmaceuticals manufacturing													P	P	
Crematory	SU														
Cultural facilities											P	P			
Dairy plant, ice cream manufacturing													P	P	
Dance school or studio											P	P			
Day care center									P						
Deck, patio, barbecue grill, or other such facility	P	P	P	P	P	P	P								
Department stores											P	P			

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Distillation of bones, coal, petroleum, animal refuse, grain, tar, and wood															SU
Distilleries and breweries														P	P
Distribution of products or merchandise													P	P	
Drive-in restaurants											P	P			
Drive-in theater	SU										P	P			
Drug stores											P	P			
Dry cleaning or laundering establishment											SU	P	P	P	

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Dwelling, apartment; dwelling, cluster; dwelling, condominium; dwelling, garden apartment; dwelling, multiple-family; dwelling, patio; dwelling, single-family attached; and dwelling, townhouse subject to the limitation that no more than 40 percent of the total housing units shown in the approved development plan shall consist of any one type or combination of the specified dwelling types					P		P		P						
Dwelling, industrialized housing	P	P	P	P	P	P	P		P	P					
Dwelling, single-family detached	P	P	P	P	P				P	P					
Dwelling, two-family					P		P		P	P					
Dwelling, manufactured homes	P			P		P									
Education or training facility												P	P	P	

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Electrical appliance and equipment sales and repair													P	P	
Electronic manufacturing and assembly													P	P	
Experimental laboratory													SU	SU	
Explosives, including fireworks manufacture or storage in bulk quantities															SU
Fabricating shop such as woodworking or sheet metal shop													P	P	
Family personal care home	P	P	P	P	P		P			P					
Farmers market	SU											SU	SU		
Fat rendering, production of fats and oils from animals or vegetable products by boiling or distillation															SU

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Feed, grain, or fertilizer manufacture or storage														P	
Feed, grain, or fertilizer wholesaling and storage													P	P	
Feed, seed, and insecticides and fertilizer retail sales											P	P	P	P	
Flower shop											P	P			
Food processing plant														P	
Food stores											P	P			
Foundry or forging of iron, steel, brass, copper, and other metals														SU	SU
Fraternities and sororities							SU								
Freezer lock service, ice storage											P	P	P	P	
Freight express office												P			

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Fueling center												P	P		
Funeral home											P	P			
Garbage, waste animal parts, dead animal reductions or dumping															SU
Garden, noncommercial	P	P	P	P	P	P	P		P						
Garden, commercial	P														
Gas station											P	P	P		
Gasoline storage terminal														P	
Glass sales and storage											P	P	P	P	
Glue, size, or gelatin manufacture															SU
Golf course, planned as an integral part of the planned residential development									P						
Golf course—Public or private	SU														

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Grain elevator														P	
Greenhouse and plant nursery (commercial)	SU										P	P	P	P	
Group care home (six or less residents)	P	P	P	P	P	P	P	P	P						
Group care home (more than six residents)								P	P		P	P			
Gun store											P	P			
Heavy agricultural equipment sales and repair														P	
Heavy manufacturing														SU	SU
Home furnishings and hardware											P	P	P	P	
Home occupation, Type I	P	P	P	P	P	P	P		P	P					
Home occupation, Type II	SU	SU	SU	SU	SU	SU	SU		SU	SU					

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Hospital	SU									P		P			
Hotels												P			
Ice manufacture, including dry ice plant														P	
Immediate family member housing	SU														
Incinerators, commercial															SU
Intermediate care home					P		P			P					
Intermediate care home, nursing home, or personal care home									P						
Junkyard and salvage yards														SU	
Kennel	SU														
Laboratory serving professional requirements—Medical, dental											P	P	P		
Landfill															SU

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Launderette or washateria											P	P			
Library	SU										P	P			
Light manufacturing													SU		
Locksmith, gunsmith											P	P	P		
Lumber yard, coal storage yards, or other storage not specifically listed in this column													P	P	
Machine shop													P	P	
Manufactured home for temporary hardship meeting the development standards contained in <u>chapter 54</u> of the Code of Ordinances	SU	SU	SU	SU		SU									

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Manufacturing activity which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions													P	P	
Manufacturing activity which may cause noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions														SU	SU
Manufacturing in connection with the principal retail business or service on the lot												P			
Marinas											SU	SU			
Medical, dental, or similar clinic										P	P	P			
Mineral exploration (commercial)															SU
Motels												P			

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Motor vehicle impound lot												P			
Motorized race tracks	SU										SU	SU			
Music teaching studio (also see home occupation)	SU	SU	SU	SU	SU	SU	SU		SU	SU	P	P			
Neighborhood dry-cleaning plants														P	SU
Newspaper or magazine publication and distribution												P	P	P	
Nondepository credit intermediation businesses as specified under 2002 and 2007 NAICS Code 522298											SU				
Nursery school, day care center	SU				P		P		P						
Nursing home					P		P				P	P			
Off-street parking lot or parking garage, automobile, being the primary use on the lot											P	P			

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Office												P			
Office equipment sales and service											P	P			
Offices, enclosed retail trade establishments, and personal service establishments									P						
Organized camp program	SU														
Paint, oil shellac, turpentine, or varnish manufacture															SU
Paper mills, chemical pulp manufacture															SU
Parking of one unoccupied RV and one pleasure boat	P	P	P	P		P									
Parking of one unoccupied travel trailer, motor coach, or pleasure boat					P		P								
Parks and playgrounds	P	P	P	P	P	P	P								

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Pawn shops												P			
Personal service shops											P	P			
Pest control												P	P	P	
Petroleum bulk dist.													P	P	
Photography studio	SU	SU	SU	SU	SU	SU	SU		SU	SU	P	P			
Planing or saw mill														P	
Plumbing shop, other contractor, including open storage of materials when located in rear setback													P	P	
Potash works															SU
Poultry processing plant														P	SU
Printing, publishing, reproducing establishment												P	P	P	

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Private garage or carport not to exceed the storage capacity of three automobiles per dwelling unit	P	P	P	P	P	P	P								
Private swimming pool and bathhouse or cabana	P	P	P	P	P	P	P								
Private tennis court and/or basketball facilities. If lighted, lights must be designed so that they do not intrude upon adjacent lots. Such a court may be surrounded by a fence up to ten feet high.	P	P	P	P	P	P	P								
Professional or business office meeting the following development standards: No wholesale or retail merchandise may be offered for sale.										P					
Public buildings, structures, and uses									P						
Public garage													P	P	

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Publicly owned and operated park or recreation area	P	P	P	P	P	P	P			P					
Race tracks and similar amusement or recreational activities (commercial), carried on outside a building which produce noise and/or noxious fumes, such as drag racing strips, race tracks, motorcycle races or ATV (all terrain vehicle) courses, and uses of a similar nature	SU											SU			
Radio or television tower	SU														
Radio or television transmission tower over 35 feet high													SU	SU	
Radio station												P			
Radio transmission tower less than 35 feet high														P	
Railroad classification and repair yard														P	SU

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Railroad freight station													SU	SU	SU
Railroad or bus passenger station											P	P	P		
Railroad setback														P	
Raising or sale of livestock	P												SU	SU	
Recovered materials processing and solid waste handling facilities															SU
Recreation area owned, operated, and maintained by the owner(s) of the permitted use, exclusively for the use of residents and their guests	P	P	P	P	P	P	P		P						
Recycling center														P	
Repair garage; paint and body shop												SU	P	P	
Residential manufactured housing sales room and sales lot													P		
Restaurants and food catering service											P	P			

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Retail business, other											SU	SU			
Retail or service business greater than 45,000 gross square feet											SU				
Retail or service business greater than 150,000 gross square feet												SU			
Retail uses in conjunction with and normally appurtenant to office/institutional uses, including florist shop, cafeteria, snack shop, pharmacy, or gift shop when located within an office or medical building										P					
Roadside stands for sale of agricultural products grown on the premises, but not to exceed 500 square feet in floor area	P														
Rock, sand, or gravel distribution or storage														P	

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Roofing operation														P	
Satellite dish antennas and television antennas										P					
School—Elementary, middle, high—Public or private, kindergarten	SU				P		P			P					
Scrap metal processor															SU
Self-storage facility											SU	P	P	P	
Shell home display yards													P		
Shooting range, indoor	P											P	P	P	
Shooting range, outdoor	SU														
Shrubbery sales	SU										P	P	P		
Sign painting and fabricating shop													P	P	
Smelting of tin, copper, zinc, or iron ores															SU

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Solar power facilities	SU												SU	SU	SU
Solid waste landfill or incineration															SU

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
<p>Spa, massage parlor, or other personal care services as specified under 2007 NAICS Code 812199. These include:</p> <ul style="list-style-type: none"> a. Baths, steam or Turkish b. Color consulting services (i.e., personal care services) c. Day spas d. Depilatory (i.e., hair removal) salons e. Ear piercing services f. Electrolysis (i.e., hair removal) salons g. Hair removal (i.e., depilatory, electrolysis) services h. Hair replacement services (except by offices of physicians) i. Hair weaving services j. Make-up salons, permanent k. Massage parlors l. Saunas m. Scalp treating services 											SU	SU			

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
n. Steam baths o. Sun tanning salons p. Tanning salons q. Tattoo parlors r. Turkish bathhouses s. Turkish baths															
Special events facility	P										P				
Specialty shops											P	P			
Talon, grease, or lard manufacture or refining from or of animal fat															SU
Tanning, curing, or storage of raw hides or skins															SU
Tattoo parlors												SU			
Taxi services or related services as specified under 2002 and 2007 NAICS Code 485310											SU				
Taxidermist	SU												P		

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Textile manufacturing plant														SU	SU
Theatre											P	P			
Tinsmith operation														P	
Tire recapping														SU	SU
Truck stop												P	P		
Truck terminal														P	
Upholstery shop											P	P	P		
Use requiring a license for removal of asbestos-containing material															SU
Use requiring a state permit for the collection, transfer, or disposal of radioactive equipment, supplies, etc.															SU
Use requiring a state permit for the collection, transfer, or disposal of solid waste															SU

Uses and Structures	A-R	R-1	R-2	R-3	R-4	R-5	R-M	P-M	P-R	O-1	C-1	C-2	M-1	M-2	M-3
Use requiring a state permit for the generation, transport, storage, treatment, and/or disposal of hazardous waste															SU
Use requiring a state permit for the storage of petroleum products or certain chemicals underground															SU
Use requiring an EPD wastewater discharge permit															SU
Utility substation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Vehicle storage yard, being the primary use on the lot													P	P	P
Wholesale and warehousing operation													P	P	

Sec. 1.10.00. Definitions.

When determining the meaning of a word or phrase, the following rules shall apply in the order of priority in which they are listed:

- (a) The following words and phrases have the meanings as defined below;
- (b) Terms that relate to the local implementation of state or federal laws and regulations, when not defined by this ordinance, shall have the meaning ascribed to them by the law, regulation or the agency responsible for interpreting and applying the law or regulation;
- (c) Terms not defined by this ordinance or applicable law or regulation shall have the definition provided by Muskowitz and Lindbloom, *The Latest Illustrated Book of Development Definitions*;
- (d) Terms defined in particular chapters of this UDO shall have the defined meaning whenever used in the context of matter regulated by such chapter;
- (e) All other terms shall have their commonly understood meaning.

Access easement means an easement devoted to vehicular access which affords a principal means of access to abutting property or properties, but which is not necessarily open to the general public and which is not necessarily improved to standards of the County.

Accessory structure/building means a structure used for a purpose that is customarily incidental and subordinate to the principal use or structure, and located on the same lot as such a principal use or structure. Examples would include garages, carports, storage sheds, pole barns, hay sheds and the like.

Administrator, zoning means the person, officer, or official and her/his authorized representative whom the board of commissioners of Butts County has designated as its agent for the administration of these regulations.

Adult entertainment establishment means, in addition to any definition of adult business or adult entertainment establishment as it now or hereafter appears in the Butts County Code, adult entertainment establishment in the context of this ordinance shall include, but not be limited to, any "adult bookstore," "adult movie house," "explicit media" outlet, or any place involving "sexual conduct" or "sexually explicit nudity" for commercial purposes, as those terms are defined in O.C.G.A. § 36-60-3, or any business or activity regulated under the Butts County adult amusements and entertainments ordinance.

Airstrip, private means an area designated for the takeoff and landing of private, noncommercial aircraft, with no terminal facilities and no scheduled takeoffs and landings.

Alteration means any change in the supporting members of a building, any modification or change in construction, any addition which increases the area or height, or any change in use from that of one district classification to another or movement of a building from one location to another.

Automobile service station means a land use where gasoline, oils, greases, batteries, tires, and general automobile accessories may be provided, but where no part of the premises is used for the storage or dismantling of wrecked or junked vehicles.

Bar, tavern, or nightclub means any place devoted primarily to the retailing and on-premise drinking of malt, wine, or other alcoholic beverages, or any place where any sign visible from the public right-of-way is exhibited or displayed indicating that alcoholic beverages are obtainable for consumption on the premises. The incidental service of food for consumption on the premise shall be allowed. Live entertainment shall be allowed.

Batching plant means a plant for the manufacture or mixing of asphalt, concrete, cement, or concrete or cement products, including any apparatus incidental to such manufacturing and mixing.

Best management practices (BMPs). See section 3.08.02 for definition.

Boardinghouse or roominghouse means a building other than an apartment building where, for compensation, both lodging and meals are provided for not more than ten persons.

Buffer means that portion of a lot or parcel established for open space purposes and intended to separate properties with different and possibly incompatible types of uses or as a condition of zoning approval for a specified property. It can be a natural (undisturbed) or enhanced vegetated area with only limited minor land disturbances, such as trails and picnic areas. A buffer must provide reasonable visual screening of the property.

Building height means the vertical distance of a building, measured from the average elevation of the finished grade at the front of the building to the highest point of the building.

Building inspector means the authorized representative of building department responsible for performing inspections on all permitted building projects.

Building line means a line parallel to and located a specified minimum distance from the front, side, or rear property lines beyond which no foundation wall or part of the structure of any building projects with the exception of roof overhang, steps, and the subsurface projection of footings.

Building permit means the document issued by Butts County that authorizes the construction, repair, alteration, addition, and/or permanent placement of a building, dwelling or other structure on a site.

Building, principal means the building on a lot in which the principal use of the lot is conducted.

Bulk storage means the storage of chemicals, petroleum products, or similar materials in above-ground or below-ground storage containers designed for wholesale distribution or mass consumption. This includes fuel oil distributors with storage of products.

Canopy tree means any tree having reached a relatively tall height compared to surrounding trees and vegetation and providing shade from its foliage mass; also individual or tree groups forming an overhead cover.

Cemetery means land either already reserved for burial plots for the deceased or which may, in the future, be so reserved; it may be maintained either by a family, a church or other place of worship, or a private corporation.

Church means a building or structure, or groups of buildings or structures, that by design and construction are primarily intended for conducting organized religious services.

Associated accessory uses include, but are not limited to, residences for pastors, ministers, priests, or rabbis; schools; meeting halls; indoor recreational facilities; day cares; and kitchens. This term includes synagogues, temples, and other places of worship.

Clinic means an establishment where medical or dental patients are admitted for examination and treatment but where there is no overnight lodging.

Club or lodge means an incorporated or unincorporated association for civic, social, cultural, religious, fraternal, literary, political, recreation, or like activities, operated for the benefit of its members and not open to the general public.

Compatibility means the characteristics of different land uses or activities that permit them to be located near each other in harmony and without conflict.

Composting facility means a facility where compost or organic matter that is derived primarily from off site is processed by composting and/or processed for commercial purposes. Activities of a composting facility may include management, collection, transportation, staging, composting, curing, storage, marketing, or use of compost.

Conservation easement means a nonpossessory interest of a holder in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic, or open-space values of real property; assuring its availability for agricultural, forest, recreational, or open-space use; protecting natural

resources; maintaining or enhancing air or water quality; or preserving the historical, architectural, archeological, or cultural aspects of real property (O.C.G.A. § 44-10-1); a legally enforceable agreement between a property owner and the holder of the easement in a form acceptable to the governing body and recorded in the office of the clerk of the Superior Court of Butts County. A conservation easement restricts the existing and future use of the defined tract or lot to conservation use, agriculture, passive recreation, or other specifically permitted use and prohibits further subdivision or development.

Conservation subdivision means a subdivision for dwellings where open space is the central organizing element of the subdivision design and that identifies and permanently protects all primary and all or some of the secondary conservation areas within the boundaries of the subdivision. A conservation subdivision is not a use per se, but rather, a land planning technique that allows the clustering of uses in order to protect open spaces.

Cut means a portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to the excavated surface. Also known as excavation.

Density, gross means the total number of dwelling units divided by the total project area, expressed as gross dwelling units per acre.

Density, net means the number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses and excludes such areas as street rights-of-way, parks, open space, flood hazard areas, required buffers, stormwater facilities, and public land.

Development means the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; or any use or extension of the use of land.

Development agreement means, for purposes of this article, a written document prepared by the applicant and negotiated with Butts County for the conditions of zoning approval that will apply to a particular rezoning application. It may include provisions regarding infrastructure (e.g., water and sewer lines, drainage facilities, roads, utilities, etc.) to be provided by the developer and limitations on certain land uses.

Development director means the director of the Butts County community development department or his/her designee.

Drainage structure means a device composed of a virtually nonerodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for stormwater management, drainage control, or flood control purposes.

Dwelling means a building or portion thereof designed, arranged, or used principally for residential occupancy, not including motels, hotels, boardinghouses, or roominghouses.

Dwelling, apartment means one or more dwelling units, under a single ownership, located on one lot of land, occupied by renters.

Dwelling, cluster means one of a series of attached and/or detached dwelling units developed under a single ownership.

Dwelling, condominium means an individually-owned dwelling unit in an attached, detached, or multi-family structure, combined with joint ownership of common areas of the buildings and grounds.

Dwelling, garden apartment means a multi-family dwelling one or two stories in height containing from one to four dwelling units and where the area immediately surrounding the dwelling is landscaped and may contain recreation facilities for the private use of dwelling occupants.

Dwelling, multiple-family means a building containing three or more dwelling units, including units that are located one over another.

Dwelling, patio means a single-family dwelling in which all or a portion of the area required for side and rear setbacks may be consolidated into one or more garden court spaces within the walls of the dwelling unit.

Dwelling, single-family attached means a building containing two or more single-family dwelling units joined at one or more points by one or more party walls or other common facilities (not including the walls of an enclosed court yard or similar area) and with property lines separating each dwelling unit.

Dwelling, single-family detached means a single residential detached building designed for or containing one dwelling unit.

Dwelling, townhouse means one of a series of three or more attached dwelling units on separate lots which are separated from each other by firewalls extending at least from the lowest floor level to the roof.

Dwelling, two-family means a detached dwelling designed, constructed, altered, or used for two adjoining dwelling units, with each dwelling unit having a party wall connecting it with the other dwelling unit, located on one lot; also known as a duplex.

Dwelling unit means one or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

Eating/drinking establishment means a building and/or structure upon which food and alcoholic beverages are cooked, prepared and offered for sale and includes establishments known as bars, grilles, cafes, taverns, nightclubs, drive-ins and any fast food locations.

Enforcer means the director of the Butts County community development department or his/her designee.

Existing land use means a land use which, prior to the effective date of this ordinance, or an amendment thereto, is either:

- (1) Completed;
- (2) Ongoing, as in the case of agricultural activity;
- (3) Lawfully under construction;
- (4) Fully approved by the governing authority where such approval has not expired or been abandoned; or
- (5) The subject of a completed application, with all necessary supporting documentation, which has been submitted for approval to the governing authority or the appropriate government official, for any construction-related permit.

Family means one or more persons occupying a dwelling unit and living as a single housekeeping unit and having no more than two adult members who are not related within the second degree of kinship by blood, adoption, marriage or civil union to the remaining members. This definition expressly excludes dormitories, sororities, fraternities, convents and communes.

Farm means any tract or parcel of land containing three or more acres which is devoted to the raising of agricultural products including, but not limited to, soil crops, livestock, fish, fowl, and commercial timber regardless of the quantity or value of production.

Feepayer means that person who pays a development impact fee or his/her successor in interest. In the absence of any express transfer or assignment of the right or entitlement to any refund of previously paid development impact fees, the right or entitlement shall be deemed "not to run with the land."

Fence means an enclosure or barrier composed of wood, masonry, stone, wire, iron, or other approved materials or combination of materials used as a boundary, means of protection, privacy screening, or confinement, including brick or concrete walls, but not including hedges, shrubs, trees, or other natural growth.

Fence, chain-link means an open mesh fence made entirely of wire woven in squares of approximately 1.5 inches with vertical supports, usually spaced at an interval of six feet, usually at a height of three or more feet.

Fence, solid means a fence, including entrance and exit gates where access openings appear, through which no visual images can be seen.

Fill means a portion of land surface to which soil or other solid material has been added; the depth above the original ground surface or an excavation.

Final plat means an as-built drawing or map of a subdivision, meeting all of the requirements of this ordinance, and complying with the Georgia statutes pertaining to the recording of plats.

Finished grade means the final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

Flag lot means a lot, the main portion of which is located away from the public street, with a connecting strip of land at least 60 feet wide providing frontage on the public street.

Floor area means the area of a dwelling exclusive of attic, basement, garage, carport, patios, and open porches measured from the exterior face of the exterior walls of a dwelling. Also, the gross leasable floor area for any business or industry based on interior dimensions.

Food processing plant means a manufacturing establishment producing or processing foods for human or animal consumption and certain related products or by-products, including, but not limited to, the following products: Sugar, dairy, fruit and vegetable (including canning, preserving and processing), grain mill products and by-products, meat, poultry and seafood (including by-product processing, but not including the slaughtering of animals), and miscellaneous food preparation from raw products.

Frontage or road frontage means the width in linear feet of a lot where its front lot line abuts the right-of-way of any road from which access may be directly gained.

Fueling center means a facility that provides for fueling for tractor-trailer rigs and has each of the following characteristics:

- (1) A convenience store or restaurant as the principal facility on the property;
- (2) There are no more than five diesel fuel pumps accessible by tractor-trailer rigs, all of which are located in the rear of the facility and screened from the public right-of-way;
- (3) There are less than ten tractor-trailer parking spaces, which must be in the rear of the facility and screened from the public right-of-way;
- (4) Overnight tractor-trailer parking is not permitted; and
- (5) There are no bathrooms with public bathing facilities.

The screening discussed above shall be accomplished by a 20-foot wide buffer with a fully opaque evergreen vegetation. No fueling center shall be established within 300 feet of an existing fueling center measured along the shortest direct line, property line to property line.

Garage or carport, private means a covered space for the storage of one or more motor vehicle(s) belonging to the occupants of the principal use on the lot. No business occupation or service may be conducted for profit within the private garage except a home occupation under conditions specified in this section.

Garage, public means any garage, other than a private garage, which is used for storage, minor repair, rental, servicing, washing, adjusting, or equipping of automobiles or other motor vehicles, but not including the storage of wrecked or junked vehicles.

Garden means any tract or parcel of land containing no more than three acres devoted to the raising of soil crops. This includes only soil crops. Other agricultural activities included under the term "farm" are specifically excluded.

Gas station means a facility to obtain motor vehicle fueling, but which does not possess any of the criteria listed in the definition for *truck stop*.

Gas tank sales means the retail sale of bulk storage tanks for flammable and combustible liquids, compressed gases or liquefied petroleum (LP) gas.

Generalized wetlands map means the current U.S. Fish and Wildlife Service National Wetlands Inventory Map for Butts County, Georgia.

Grading means altering the shape of ground surfaces to a predetermined condition; this includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or filled condition.

Greenspace means permanently protected land and water, including agricultural and forestry land, which is in its undeveloped, natural state or that has been developed only to the extent consistent with, or is restored to be consistent with, one or more of the following goals:

- (1) Water quality protection for rivers, streams, and lakes;
- (2) Flood protection;
- (3) Wetlands protection;
- (4) Reduction of erosion through protection of steep slopes, areas with erodible soils, and stream banks;
- (5) Protection of riparian buffers and other areas that serve as natural habitat and corridors for native plant and animal species;
- (6) Scenic protection;
- (7) Protection of archaeological and historic resources;
- (8) Provision of recreation in the form of boating, hiking, camping, fishing, hunting, running, jogging, biking, walking, and similar outdoor activities;
- (9) Connection of existing or planned areas contributing to the goals specified in this definition and/or the county's comprehensive plan.

Hazardous waste/hazardous material means any solid waste which has been defined as "hazardous waste" in regulations promulgated by the administrator of the United States Environmental Protection Agency pursuant to the Federal Act which are in force and effect on February 1, 1991, codified as 40 CFR Section 261.3 as hereafter amended and any designated hazardous waste. Also any substance defined as "hazardous waste" by the Georgia Department of Natural Resources pursuant to O.C.G.A. § 12-8-60 et seq. as hereafter amended.

Historic structure means any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on a state inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or

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- (4) Individually listed on a local inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
- a. By an approved state program as determined by the Secretary of the Interior; or
 - b. Directly by the Secretary of the Interior in states without approved programs.

Hotel means a facility offering transient lodging accommodations to the general public and which may include additional facilities and services, such as restaurants, meeting rooms, entertainment, personal services, and recreational facilities.

Immediate family member means grandfather, grandmother, father, mother, son, daughter, grandson, granddaughter, brother, sister.

Impervious surface means any paved, hardened or structural surface which does not allow for complete on-site infiltration of precipitation. Such surfaces include, but are not limited to, buildings, driveways, streets, parking lots, swimming pools, dams, tennis courts, and any other structures that meet the above definitions.

Incinerator means a facility with equipment that uses a thermal combustion process to destroy or alter the character or composition of medical waste, sludge, soil, or municipal solid waste, not including animal or human remains.

Industrialized building means any structure or component thereof which is, wholly or in substantial part, made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation on a building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof; and which bears the insignia of approval issued by the commissioner of the Georgia Department of Community Affairs.

Industrialized home means a home manufactured in accordance with the Georgia Industrialized Building Act and the Rules of the Commissioner of the Georgia Department of Community Affairs issued pursuant thereto. State approved buildings meet the state building and construction codes and bear an insignia of approval issued by the commissioner.

Intermediate care home means a facility which admits residents on medical referral. It maintains the services and facilities for institutional care and has a satisfactory agreement with a physician and dentist who will provide continuing supervision including emergencies. It otherwise complies with the rules and regulations contained in chapter 290-5-9: Intermediate Care Homes (Rules of the Georgia Department of Human Resources).

Junked vehicle means a vehicle in inoperative or junk condition shall include, but shall not be limited to, any automobile, vehicle, trailer of any kind or type, or contrivance, or a part thereof, the condition of which is one or more of the following:

- (1) Wrecked;
- (2) Dismantled;
- (3) Partially dismantled;
- (4) Inoperative;
- (5) Abandoned;
- (6) Discarded;
- (7) Scrapped; or
- (8) Does not have a valid license plate attached thereto.

No automobile, vehicle or trailer of any kind or type, which shall be inoperative or in a junk condition, or abandoned, shall be parked or stand on any property unless:

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- (1) It shall be in an enclosed building;
 - (2) It shall be on the premises of a business enterprise operated in a lawful manner, when necessary to the operation of such business enterprise; or
 - (3) It shall be on property lawfully occupied and used for repair, reconditioning or remodeling of vehicles in conformance with the ordinances of Butts County.

Jurisdictional wetland means an area that meets the definitional requirements for wetlands as determined by the U.S. Army Corps of Engineers.

Land-disturbing activity means any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices as described in section 3.08.03, paragraph (e).

Land trust means a private, nonprofit conservation organization formed to protect natural resources, such as productive farm or forest land, natural areas, historic structures, and recreational areas.

Landfill, construction and demolition means a disposal facility accepting waste building materials and rubble resulting from construction, remodeling, repair and demolition operations on pavements, houses, commercial buildings, and other structures. Such wastes include, but are not limited to, wood, bricks, metal, concrete, wall board, paper, cardboard, inert waste landfill material and other inert wastes which have a low potential for groundwater contamination.

Large water supply watershed means a watershed containing 100 square miles or more of land within the drainage basin upstream of a governmentally-owned public drinking water supply intake.

Larger common plan of development or sale means a contiguous area where multiple separate and distinct construction activities are occurring under one plan of development or sale. For the purposes of this paragraph, "plan" means an announcement; piece of documentation such as a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, or computer design; or physical demarcation such as boundary signs, lot stakes, or surveyor markings, indicating that construction activities may occur on a specific plot.

Limited development area means an all land within a watershed water supply district that lies outside of the water quality critical area.

Lot, corner means a lot located at the intersection of two or more streets.

Lot, double frontage means a lot, other than a corner lot, which has frontage on more than one street.

Lot of record means a lot which is part of a subdivision, the plat of which has been recorded in the office of the clerk of the superior court of Butts County, Georgia; or a parcel of land described by metes and bounds, the plat or description of which has been recorded in said office. If a portion of a parcel has been conveyed at the time of the adoption of this ordinance, the remaining portion of the lot or parcel will be considered a lot of record.

Lot remnant means any portion or portions of a lot not suitable for building upon because of size or topography and remaining after the transfer of other portions of the lot to adjoining lots.

Lot width means the distance between side lot lines measured at the setback.

Lowest floor means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of other provisions of this Code.

Manufactured home means a building, transportable in one or more sections, built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The

term also includes park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property. Manufactured homes are not permitted to be used as storage buildings.

Manufactured home space means an area of land within a planned manufactured home community designed to accommodate one manufactured home.

Manufacturing, heavy means manufacturing activity which tends to use raw materials and basic components to produce items which are generally intended for use in further industrial processes, such as machinery and construction equipment, as opposed to use by consumers.

Manufacturing, light means manufacturing activity that uses moderate amounts of partially processed materials to produce items generally intended for purchase by the consumer or retailer, such as textiles or electronics, as opposed to users engaged in further industrial processes.

Marina means a facility for the storing, servicing, fueling, berthing, and securing of boats and from which boats and boating supplies, including food, fuel, and recreational items, may be purchased or rented.

Materials recovery facility means a solid waste handling facility that provides for the extraction from solid waste of recoverable material, materials suitable for use as a fuel or soil amendment, or any combination of such materials. (O.C.G.A. § 12-8-22)

Motor vehicle impound lot means an area used to store disabled or impounded motor vehicles until such time as their disposition (either by junk, salvage, repair, etc.) has been determined by an insurance company, the owner of the vehicle, his or her legal representative, or a repossessing creditor. Vehicles shall only be stored on site temporarily, for a period of no more than 60 days.

Multi-use trail means a path that does not permit motorized vehicles (except for publicly authorized emergency and service vehicles) and which may accommodate multiple non-motorized uses, including bicyclists, pedestrians, wheelchair users, joggers, pet owners, roller bladders, skateboarders, etc.

New development means any development approved or constructed subsequent to the adoption of this ordinance or amendments thereto.

Office/finance facilities means a structure principally devoted to providing office space for a general range of consumer services or devoted to primarily provide space for consumer financial services.

Outfall means the location where stormwater in a discernible, confined and discrete conveyance leaves a facility or site or, if there is a receiving water on site, becomes a point source discharging into that receiving water.

Overlay district means a district that applies supplementary regulations to land previously classified as belonging to a specific zoning district or land-use category.

Pawn shop means a type of used merchandise store in which merchandise is offered as collateral for obtaining loans and wherein such merchandise is offered for sale in recompense for default of loan repayment.

Person means any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of the state of Georgia, any interstate body or any other legal entity.

Personal services establishment means establishments providing non-medically related services, including beauty and barber shops, clothing rental, dry cleaning pick-up stores, laundromats (self-service laundries), shoe repair shops, and tanning salons. These uses may also include accessory retail sales of products related to the services provided.

Phase or phased means sub-parts or segments of construction projects where the sub-part or segment is constructed and stabilized prior to completing construction activities on the entire construction site.

Planned development means a coordinated large scale or comprehensive group development designed and constructed according to a development plan which has been approved by the board of commissioners.

Planned manufactured home community means a lot used or intended for use as a residential area occupied by manufactured homes and conforming to an approved development plan with appropriate and adequate community services, recreation facilities, utilities, streets, and sidewalks provided by the developer where the resident owns or rents the manufactured home and rents the manufactured home space.

Planned residential development means a form of development characterized by a unified site design for a number of housing units, clustered buildings, and common open space.

Power plant, private means a facility, distinguished from a public use, that converts one or more energy sources, including, but not limited to, water power, fossil fuels, nuclear power, or solar power, into electrical energy or steam, the primary function of which is the provision of electricity to the use on the site the facility is located or off site.

Preliminary plat means a tentative drawing or map of a proposed subdivision meeting requirements of this ordinance and showing the proposed layout in sufficient detail, although not completely computed, to indicate unquestionably its workability.

Project means the entire proposed development project regardless of the size of the area of land to be disturbed.

Recreation, active means equipment and areas prepared for active use for recreational and leisure purposes, including, but not limited to, playground equipment (swing sets and climbing structures); courts for basketball, volleyball, and tennis; leveled, striped fields for football, soccer, or multiple purposes; community picnic pavilions (including covered facilities with grills and/or fire rings); community buildings for recreational events; and golf courses, including clubhouses, developed areas and accessory uses. Trails and bikeways through open spaces shall not be considered active recreational facilities.

Recreation, passive means recreational activities and places that generally do not require a developed site. This generally includes such activities as hiking (e.g., trails and bikeways through open spaces) and horseback riding and shall not be considered active recreational facilities, provided that such activities occur in a manner that is consistent with existing natural conditions.

Recreational vehicle means a vehicle which is:

- (1) Built on a single chassis;
- (2) Four hundred square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Recycling center means a state-permitted facility engaged in the collection, storage, processing, resale or reuse of materials which would otherwise become solid waste.

Reservoir boundary means the edge of a reservoir, defined by its normal pool level (elevation above mean sea level).

Residential means a structure designed and used solely for residential occupancy with common facilities such as dining room, bath room, family room, kitchen and bedrooms.

Right-of-way means a strip of land designated, reserved, dedicated, or purchased for the purpose of pedestrian access, vehicular access, or utility line installation.

Right-of-way, private means that area, distinguished from an access easement or public right-of-way, dedicated to property owners of the subdivision involved or to other individuals, and which affords permanent access to abutting property or properties. A private right-of-way is distinguishable from a public road right-of-way in that maintenance and ownership of the road and accessory improvements is by private individuals or an association rather than the Butts County board of commissioners or another government.

Right-of-way, public means that area, distinguished from an easement or private road right-of-way, which is owned in fee-simple title or by prescription by the Butts County board of commissioners or other government, for the present or future use of roads and highways, together with its drainage facilities and other supporting uses and structures.

Road, private means any road or street that is not dedicated to Butts County, is not public, and is privately owned and maintained.

Road, public means a state highway, county road, a road adopted as a county-owned right-of-way approved for county maintenance by the Butts County Board of Commissioners, or a street owned and/or maintained by a municipality.

Self-storage facility means a building or group of buildings containing separate, individual, and private storage spaces of varying sizes available for lease or rent for varying periods of time. This may include open or enclosed spaces to park or store vehicles. The following activities are not permitted as part of a self-storage facility:

- (1) The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns or similar equipment by renters;
- (2) The operation of a transfer or storage business by renters;
- (3) The fabrication, repair or servicing of motor vehicles, appliances, equipment or tools; and
- (4) Auctions, commercial, wholesale or retail sales by renters.

Setback means a required open space on a lot that is left undeveloped with buildings, except parking lots and signs.

Setback, front means the open space on a lot located between the right-of-way boundary of the abutting street(s) and the front building line projected to the side lot lines. For lots abutting Jackson Lake and High Falls Lake, the front yard setback applies to the waterfront side of the property, and the area between the public right-of-way and the building shall be subject to the rear setback. Whenever the provisions of this UDO provide that front setback shall be measured from the right-of-way, the measurement shall be from the center-line of the right-of-way.

Setback, rear means the open space between the rear property line and the rear building line projected to the side lot lines.

Setback, side means the open space between the side property line and the side building line extending from the rear building line to the front building line.

Shade tree means any tree, evergreen or deciduous, whose mature height can be expected to exceed 35 feet and whose crown spread can be expected to exceed 30 feet. Shade trees existing or planted shall be at least eight feet in height and two inches in diameter, measured at six inches above grade for new trees and measured at four and one-half feet above grade for existing trees.

Shoulder means the portion of a roadway contiguous with the travel way for accommodation of stopped vehicles, for emergency use, and for lateral support of the subbase, base, and surface courses.

Sign means any display of words, shapes or images designed to convey a message to the viewer, located on the exterior of any dwelling, building or structure, or located anywhere on a lot upon a dedicated supporting structure or device, including poles, banners, windows and similar devices.

Significant recharge areas means those areas mapped by the Georgia Department of Natural Resources in Hydrologic Atlas 18, 1989 edition.

Silviculture means the art of producing, reproducing and growing a forest of distinctive stands of trees.

Slaughterhouse means a facility for the slaughtering and processing of animals and the refining of their byproducts.

Small water supply watershed means a watershed that contains less than 100 square miles of land within the drainage basin upstream of a governmentally-owned public drinking water supply intake.

Solar power facility means a development of property primarily intended to capture or generate energy for sale or distribution from solar power panels or similar technology. This definition excludes the use of solar power technology where the majority of the power generated by the solar panels is retained or used by the owner or occupant of the property, which is considered a permissible accessory use.

Special events facility means a building available for lease by private parties for uses including, but not limited to, weddings, birthdays, reunions, anniversaries, and the like. Occupancy requirements shall meet the current construction and safety codes adopted by the governing authority.

Specialty shops means retail operations that specialize in one type or line of merchandise. Such stores may include, but are not limited to, apparel stores, jewelry stores, bookstores, shoe stores, stationary stores, antique stores, and similar establishments.

Stabilization means the process of establishing an enduring soil cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

Story means that portion of a building, not including a basement, between the surface of any floor and the surface of the floor next above it, or if there is no floor above, then the space between the floor and the ceiling next above it.

Stream or river means all of the following:

- (1) Any perennial stream or river (or portion thereof) that is portrayed as a solid line on a United States Department of Agriculture Soil Survey Map of the most recent edition.
- (2) Any intermittent stream or river (or portion thereof) that is portrayed as a dashed line on a United States Department of Agriculture Soil Survey Map of the most recent edition.
- (3) Any other streams as may be identified by Butts County.
- (4) Any lake or impoundment not entirely contained within a single parcel of land.

Street/road means:

- (1) *Local street/road* means a street used primarily for access to the abutting properties and serves travel demands in the immediate area, and designated as such on the road classification map of the Butts County land use plan (where one exists).
- (2) *Collector street/road* means a street which usually serves to either provide direct access to lots or distribute traffic from individual lots to major streets. It may also connect neighborhoods with one another. It should be designed to discourage excessive speeds and through traffic. It is designated as such on the road classification map of the Butts County land use plan (where one exists).
- (3) *Arterial street/road* means a street that connects and distributes traffic to and from collector streets and between communities at higher speeds. It is designated as such on the road classification map of the Butts County land use plan (where one exists).

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- (4) *Tangent* means a straight section of road that connects two curved sections of road. Minimum sight distance on tangents is as follows:
- a. Arterial streets/roads: 500 feet.
 - b. Collector streets/roads: 200 feet.

Road classification map means the official map adopted by the Butts County board of commissioners showing the county's road system and identifying the roads on it by their intended level of service, such as local streets, collector streets and arterial streets. When the street is adopted, it shall be marked on the road classification map and be signed and dated by the chairman of the board of commissioners.

Structure means a combination of materials that form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water. *Comment:* By this definition, all buildings are structures; however, not all structures are buildings.

Subdivision means a division of, or the act of dividing, a tract or parcel of land into two or more lots, building sites or other divisions for the purpose of conveyance or development, whether immediate or future.

Tree diameter means the widest cross-sectional dimension of a tree trunk measured at diameter breast height (dbh) or at a point below diameter breast height for new trees or multitrunk species, but in no case less than six inches from the ground.

Truck stop means a facility that provides fueling for tractor trailer rigs and which has at least one of the following characteristics:

- (1) More than five diesel fuel pumps accessible by tractor trailer rigs;
- (2) Parking spaces for ten or more tractor trailers;
- (3) Overnight tractor trailer parking; or
- (4) Bathrooms with public bathing facilities.

Truck terminal means a facility or premise for the receipt, transfer, short-term storage, and dispatching of goods not produced on the premises and which are transported by truck.

Use means any purpose for which a building or tract of land may be designed, arranged, intended, maintained, or occupied; or any activity, occupation, business, or operation carried on, or intended to be carried on, in a building or structure or a tract of land.

Use, accessory means a use or structure customarily incidental and subordinate to the principal use or structure and located on the same lot as the principal use or structure.

Use, conditional means a use which is permitted in a particular zoning district, but only under certain specified conditions.

Use, nonconforming means a use of land and/or buildings that does not conform to the regulations and standards of the district in which it is located which lawfully existed at the time of adoption of this ordinance and is allowed to continue under the provisions for nonconforming uses.

Use, principal means the main purpose for which a lot is intended and for which it is used.

Utility means public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel pipelines, telephone lines, roads, driveways, bridges, river/lake access, facilities, stormwater systems and railroads.

Vehicular use areas means any area, paved or unpaved, used for egress or ingress, or to store or park motor vehicles.

View corridor means the line of sight identified as to height, width, and distance of an observer looking toward an object.

Water supply watershed means the drainage area (watershed) of lands upstream of a governmentally-owned public drinking water intake or water supply reservoir or a proposed public drinking water intake or water supply reservoir.

Watercourse means any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

Wetlands means those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

(Ord. of 5-24-2021, § 1.A.)



ERNIE ANAYA, MBA

BROKER PROFILE



Ernie Anaya is President for Senior Housing Group at Bull Realty focusing in the Age Restricted Multifamily, Independent Living, Assisted Living/Memory Care, Skilled Nursing, and Hospice sectors. *2020, 2021, 2022, and 2023 Million Dollar Club*, Investment Properties, Atlanta Commercial Board of Realtors. **Fellow, Royal Anthropological Institute of Great Britain and Ireland** focusing on the anthropology of aging for senior housing.

Member of the National Association of Realtors, Atlanta Commercial Board of Realtors, Association of Professional Mergers & Acquisition Advisors, Assisted Living Association of Georgia, Registered Professional Member, National Association of Real Estate Appraisers, Academic Member, National Association of Appraisers, and National Investment Center for Senior Housing (NIC). Licensed in Georgia and South Carolina.

Over 20 years of experience in Sales Management and Management Consulting, with a focus on the healthcare industry. Previous Fortune 500 experience includes **Abbott Laboratories** - Diagnostics Division, **GE Medical Systems**, **Cardinal Health**, and **Xerox Corporation**.

Consulting experience includes **Client Solutions Director** with **EMC Corporation** covering Department of the Army in US and Germany (**Top Secret Clearance**), and **Principal, Healthcare Sector** with **SunGard Consulting Services** covering the *US and Latin America*. Expert Speaker at several international conferences addressing Information Security, Enterprise Risk Management and Business Continuity for Healthcare institutions in Baton Rouge, Seattle, Mexico City, and Santo Domingo.

BA in **Astrophysics** from **Ole Miss** and an MBA from **Michigan State University**, including their Global Management Course in Japan & Singapore. Also attended the Center for Transportation and Logistics Executive Program at Massachusetts Institute of Technology. Diploma in Architecture & the Environment focusing on Senior Housing from Universidad de Salamanca, Spain. Graduated prep school from St. John's Military.

Past professional designations include Certified in Risk and Information Systems Control (CRISC), Certified Information Security Systems Professional (CISSP), National Security Agency InfoSec Assessment Methodology (IAM) and InfoSec Evaluation Methodology (IEM), Certified Business Continuity Professional (CBCP), ASTL Certified in Transportation & Logistics, AAFM's Master Financial Manager (MFM), and Certified Foreign Investor Specialist.

In addition, he is a former Army Officer with the 1st Cavalry Division (**Top Secret Clearance**), Honorable Order of St. Barbara (US Field Artillery), Military Order of Foreign Wars, Life Member of the 7th Cavalry Regiment Association, Order of Daedalians for Military Aviators, Life Member Royal Artillery Association (UK), and Strathmore's Who's Who Worldwide. Also a member of the Army & Navy Club in Washington, D.C.



COMMERCIAL
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