Lee County Comprehensive Plan 2019

Lee County~Leesburg~Smithville

Contents

Introduction

The comprehensive plan is a long-range (15-20 year) statement of a community's vision for development (and redevelopment). By addressing the entire physical environment of the city and the multitudes of functions, policies, and programs that comprise their day to day workings, the plan seeks to guide the what, when, were, why and how of future physical changes to the landscape of Lee County and its municipalities.

The purpose of a comprehensive plan is to provide a guide for local government officials and other community leaders for making everyday decisions that are supportive of the community's stated goals for its future. The plan should serve as the local government's guide for assessing development proposals, including rezoning applications and redevelopment plans. For residents, business owners and members of the development community, the plan provides insight into what types of land uses and development are appropriate at various locations throughout the city. Finally, evaluating various local government functions and services, the plan is a point of reference for government staff in preparing capital improvements programs and associated budgets.

The last full Comprehensive Plan for Lee County and the Cities of Leesburg and Smithville was completed and adopted in 2009 by the Southwest Georgia Regional Commission (SWGRC). A lot has changed since 2009 and partly because of this an updated comprehensive plan is required by the Georgia Department of Community Affairs (DCA). The Lee County Joint Comprehensive Plan will be completed in 2018, and will lay the groundwork for countywide/citywide decision making through the year 2028 using relevant current data and both quantitative and qualitative analyses.

The DCA oversees and provides guidance for local comprehensive planning in Georgia. The department's Minimum Standards and Procedures for Local Comprehensive Planning, as updated in January 2013, outlines three required components of a comprehensive plan for all local governments: community goals, needs and opportunities and a community work program. Lee County and all of its municipalities have zoning ordinances and are therefore required to do a land use element. Lee County charges impact fees for new development and therefore a Capital Improvement Element must be included with this update. Although not required, a transportation element will also be provided by the Southwest Georgia Regional Commission.

SWGRC's Role

The SWGRC's Planning Department facilitated the 2018 Comprehensive Plan update for Lee County and the Cities of Leesburg and Smithville. Leading community input sessions and Steering Committee meetings, the SWGRC team gathered feedback and guidance from the public, and used this information to assemble the Comprehensive Plan and made recommendations that are reflective of the community's desires. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

Public Input and Steering Committee

The 2018 update of the Lee County Comprehensive Plan relied heavily on public involvement. The planning process began with an initial public hearing at County Commission meeting in August 2017 where the plan requirements were discussed and an overview of the process as well as various ways the public could participate in the plan process. Aside from public meetings, the SWGRC planning website (www.swgrcplanning.org) was utilized to further explain the plan process, requirements and provide an avenue for residents to be notified of meetings and send questions and concerns to the planner. Following the initial public hearings, a series of community input sessions was held where the public was invited to help identify the strengths, weaknesses, opportunities and threats and from that develop a list of needs and opportunities for Lee County and its municipalities. The next meeting that was held was to develop goals and policies for Lee County and each of its municipalities regarding a variety of topics. The steering committee was formed from various department heads, business owners, residents and at least one elected official, as required by the DCA's rules for comprehensive planning. The steering committee members are as follows:

STAKEHOLDER NAME	COMMITTEE/BOARD	EMAIL ADDRESS
Floyd Perdue, Chairman	Housing Authority	229-439-8665
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Charles Moore	Family/Children Svcs	chrlmoo@aol.com
Pastor Malden Batten	Family/Children Svcs	tbatten@lee.ga.us
Joyce Lowthian	Family/Children Svcs	jlowthiam@lee.ga.us
Bobby Watkins	Family/Children Svcs	bwatkins@lee.ga.us
Glenda Battle	SWGRC	gbattle_12@bellsouth.net
Dwight Hickman	SWGRC	pops31049@yahoo.com

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Jack Daniel Garrett	Impact Fee Advisory	jackdanielgarrett@gmail.com
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Carl Emerson	Behavioral Health & Development	229-432-1543
Brenda Morris	Board of Equalization	
Connie Boss	Board of Equalization	
Michelle Kilpatrick	Board of Equalization	
Joseph Marshall	Board of Equalization	
Elizabeth Ringel Usry	Board of Equalization	
Bob Alexander	City Manager	alexander_leesburg@att.net
Christi Dockery	LC Co County Mgr	cdockery.@lee.ga.us
Mike Sistrunk	LC Co County Mgr	msistrunk@lee.ga.us
Billy Mathis, Vice-Chairman	LCBOC District 3	mathislaw@att.net
Luke Singletary, Commissioner	LCBOC District 2	luke.singletary@lee.ga.us
Rick Muggridge, Commissioner	LCBOC District 4	rick@dwbinsurance.com
Bill Williams, Commissioner	LCBOC District 5	willcpa@aol.com
Debra Long, Mayor Pro Tem	City of Leesburg	debramlong@yahoo.com
Judy Powell, Mayor Pro Tem	City of Leesburg	judyp@bellsouth.net
Richard Bush, Councilman	City of Leesburg	yvonnebush@bellsouth.net
Rufus Sherman, Councilman	City of Leesburg	
Billy Breeden, Councilman	City of Leesburg	billhbreeden@bellsouth.net
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Veronica Johnson	Elections/Voter Registration	vjohnson@lee.ga.us
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Melanie Gahring	Probate Court Judge	melaniegahring@lee.ga.us
Jim Thurman	Magistrate Court Judge	jimthurman@lee.ga.us
Reggie Rachals	Sheriff	rrachals@lee.ga.us
Louis Lamb	Assistant District Attorney	llamb@pacga.org
Ronald Rowe	Coroner	captainrhr@aol.com
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Sylvia Vann, Vice Chairperson	Board of Education	vannsy@lee.k12.ga.us
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Louis Hatcher, District III	Board of Education	hatcherlo@lee.k12.ga.us

STEERING COMMITTEE	COMMITTEE/BOARD	EMAIL ADDRESS
Dennis Roland, Chairman	LCBOC District 1	droland@lee.ga.us
Jim Quinn, Mayor	City of Leesburg	jim@leecountyledger.com
Jack Smith, Mayor	Leesburg, Georgia	smithvillecity@bellsouth.net
Frank Griffin, Chairperson	Board of Education	griffinfr@lee.k12.ga.us

The steering and stakeholder committees provided valuable feedback, guidance, and recommendations about the comprehensive plan and served the integral role of guiding the plan as a document representative of the overall goals of Lee County and its municipalities.

Review Process

According to the DCA's new rules for comprehensive planning, effective March 1, 2014, each community must transmit the plan to the Southwest Georgia Regional Commission (SWGRC) when all components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the SWGRC will forward the plan to the DCA for review. Once the plan has been found by the DCA to be in compliance with the Minimum Standards and Procedures, each community must adopt the approved plan.

LEE COUNTY-LEESBURG-SMITHVILLE

Strengths, Weaknesses, Opportunities & Threats (SWOT)

Community Strengths

Lee County School System

Available land/Developable land

Full Service Public Safety

Natural amenities

High income household

Good demographic profile/Professional population

Civic Pride

Proximity to shopping/retail

Growing economy

Abundant water supply

Recreation opportunities

Good weather conditions

Adequate power grid- Mitchell EMC, Sumter EMC & GA Power

Reasonable taxes

Celebrities- Luke Bryan, Buster Posey, Carly Mathis, Phil Phillips

High Standard of Living

Community Weaknesses

Few public greenspace/trails/activity spaces/gathering spaces

Current Land Use plan

North & South division

Location away from Highway system that bolsters economic development

Small industrial & commercial tax base

Lack of knowledge of rural community

School overcrowding/ (5-8th grade) Held back more students last year. Concerns about ratio of student to teacher.

Rush hour traffic jam in Leesburg

Better community branding in addition to current Logo & mission statement

Lack of Cohesiveness

Affluent apathy

Communication problem

Regional cooperation

Quality of Life

Location of Metropolitan Statistical Area (MSA) declining/population

Declining State Representative influence in Atlanta.

Lee County surrounded but poverty

Lower ISO lower cost for insurance could attract economic development

Expand water/sewer/internet infrastructure services

Lack of employment opportunity for Professional – kids leave when the graduate

Community Opportunities

Infrastructure – expansion to foster growth

River tours – Lake Blackshear access

Parks & Recreation development

Attract retirees with no burden on retirees

Bike Path development

Senior Center could be used as a teen center in the afternoon

Improve the Lee County Board Of Education – school and Government services

<u>Community Threats</u>

Potential of disaster of Lee County Board Of Education Academic performance

Closure of Marine Corps Logistic Base

Gangs

Natural Disaster

Crime

Decline of Dougherty County

Lack of population growth

Houses not increasing in value

Lee County/Leesburg/Smithville

The identification of needs and opportunities is an important step in the development of strategies to address those needs and opportunities. The County and Cities desire to move forward in the future. Public and community input was vital part of identify needs and opportunities.

Needs

- We need more recreational facilities including: public greenspace, trails, activity spaces, gathering spaces.
- There is a distinct division between North Lee County and South Lee County. This division needs to be rectified in order to move forward as one Lee County. The rural areas have concerns/desires that need to be explored.
- We need to bolster our industrial and commercial tax base to offset taxes on residential.
- As a casualty of success, our school may be becoming overcrowded with undesirable student-teacher ratios. We need to maintain the quality of our school as a key to future growth in Lee County and its municipalities.
- School traffic in Leesburg causes severe congestion and needs to be addressed.
- Community branding with an updated logo and mission statement would be a great benefit.
- Lee County suffers from a communication problem but at the same time suffer from affluent apathy. Getting people informed of community events and meetings and getting attendance is difficult. Promotion of events/meetings needs to be done more comprehensively and different avenues need to be explored.
- The quality of life in Lee County is good but could be better. As Lee County is surrounded by poverty and are part of a Metropolitan Statistical Area (MSA) that has a declining population, efforts to maintain and improve quality of life are needed now more than ever.
- Lee County/Leesburg needs to expand infrastructure where they want growth to happen.
- Like most rural areas, Lee County suffers from "Brain Drain". High School graduates leaving and not returning. Efforts need to be made to make Lee County more desirable and affordable to young adults by providing jobs and housing they can afford without a huge mortgage.

- Lee County need to develop Health Facilities to improve the quality of life in the community.

Opportunities

- Opportunities exist for expansion of infrastructure to spur growth.
- River tourism (Kinchafoonee Creek, Muckalee Creek, Lake Blackshear)
- Parks, Recreation and Agricultural facility development
- Attract retirees
- Bike path development
- Senior daycenter/Teen afternoon center
- Improvements can be made to the Lee County schools with regards to government services

Lee County/Leesburg/Smithville

The Community Goals are the most important part of the plan, for they identify the community's direction for the future. The purpose of the goals are to lay out a road map for the community's future through a public process involving community partners and other stakeholders in the decision making process about the future of Lee County and the Cities of Leesburg and Smithville.

The following goals and policies were identified to guide the County and the Cities of Leesburg and Smithville in its decision making process and produce a desired outcome for the county and cities officials.

Goal: Education

Increase post-secondary educational opportunities within Lee County.

> **Policies:**

- Maintain and improve educational opportunities in Lee County
- Support the development of a College and Career Academy

Goal: Recreation

Achieve full spectrum recreation opportunities including both active and passive recreational opportunities.

> **Policies:**

- Develop a more diverse recreation program and facilities in Lee County (Walking/bike paths, Teen Center, Sports Complex, Amphitheater, Agricultural Center, performing arts center, Archery field, greenspace, boat/canoe/kayak ramps, swimming pool)

Goal: Economic Development

Provide a proper environment for economic development to grow and flourish with regards to healthcare, transportation, education and public safety.

> **Policies:**

- Support incentives to increase quality of life (arts and recreation) and to encourage business to come to Lee County.
- Identify the needs of current businesses to help them grow and expand their business and be more "business friendly."

- Support programs for professional development for ongoing training and help the "unemployable" that need professional guidance and assistance.
- Work with providers to increase the availability of high speed internet to northern Lee County and Smithville.

Goal: Equitable Taxation

Develop a more equitable taxation system for Lee County. so residents are only paying for the services they use or have access to.

Policies:

- Support the development of an equitable taxation system so residents are only paying for the services they use or have access to.
- Look into a study of the pro's and con's of offering tax breaks to seniors.

Capital Improvements Element

Lee County has been charging Impact Fees for new development since 2006. A copy of the Capital Improvements Element can be found at:

Lee County Board of Commissioners
102 Starksville Avenue North
Leesburg, Georgia 31763

A copy of the annual update can be found at the address above or on the Lee County website:

http://www.lee.ga.us/

Economic Development

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Lee County and the cities of Leesburg and Smithville.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

Policies, issues and opportunities, and Community Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county regions were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities. Portions of the CEDS are included in this plan element and are listed below.

Lee County is located just north of Dougherty County which is the 8th largest Metropolitan Statistical Area in the state. The population for the County in 2015 was 28,298 which represents an increase of 3% since the 2010 census. Leesburg and Smithville are the only municipalities in the County.

Lee County Schools are among the best in the region and have an extremely low dropout rate and the football team is frequently in the state playoffs. The potential for growth and development for Lee County is good. This development will need to continue to grow the tax base in order to support the rapid growth in residential areas.

Government agencies including the school system and agriculture are the major employers along with limited retail and industrial jobs. The newly completed North Leesburg Bypass has been an effective tool for the flow of traffic. This bypass project connects traffic between State Route 195 over to US 19. Lee County is a unique blend of residential, commercial, and industrial development with a traditional rural flair. It is the fastest growing county in the region. Lee County has made improvements in its emergency and police services.

Smithville, Georgia had a population of 575 with 80% of the population 62 years or younger at the taking of the last census. The City has voted to reinstate its Police Department in 2018 after a five-year suspension. Each year Smithville host their Chicken Pie Festival in October. This year is their 22nd year hosting the festival whose highlights are chicken pie baking competition, street "shoot off", and community entertainment. Leesburg, Georgia has a population of 2,896 with only 19% of the population living below poverty (the lowest poverty rates for Southwest Georgia). The median household income is $56,964 and the county has an 84% high school graduation rate. Leesburg also is home to some chart-topping artist like Phillip Phillips, Luke Bryan, and Cole Swindal as well as some major baseball talent like Buster Posey.

The following is a list of regional goals included in the Comprehensive Economic Development Strategy:

- Encourage and increase regional collaboration among cities and counties.

- Expand existing industries.

- Improve the infrastructure of water, sewer, roads, housing and technology.

- Support technical colleges within the region.

- Increase tourism in the region.

- Recruit retirees to the region.

- Increase access to capital for small businesses in the region.

- Create a diverse economy resistant to economic recession.

- Improve and upgrade the educational attainment levels of the labor workforce skills within the region.

- Provide a well-trained workforce, professional, technical and skilled, capable of accommodating new industry and maintaining existing industry.

Lee County and the cities of Leesburg and Smithville developed the following Goal for Economic Development from community input during community meetings:

Goal: Lee County and the cities of Leesburg and Smithville will provide a proper environment for economic development to grow and flourish with regards to healthcare, transportation, education and public safety.

Policies:

- Support incentives to increase quality of life (arts and recreation) and to encourage business to come to Lee County.

- Identify the needs of current businesses to help them grow and expand their business and be more "business friendly."

- Support programs for professional development for ongoing training and help the "unemployable" that need professional guidance and assistance.

- Work with providers to increase the availability of high speed internet to northern Lee County and Smithville.

Community Profile

This section examines the demographics of Lee County and the Cities of Leesburg and Smithville. The following is a more detailed profile on for the County and each city. The information contained on the following pages was obtained from the ESRI Database.

Lee County

esri Community Profile

Lee
Area: 354.46 square miles

Prepared by Esri

Population Summary	
2000 Total Population	21,596
2010 Total Population	24,834
2017 Total Population	26,663
2017 Group Quarters	836
2022 Total Population	27,958
2017-2022 Annual Rate	0.95%
2017 Total Daytime Population	17,275
Workers	3,773
Residents	13,502
Household Summary	
2000 Households	7,141
2000 Average Household Size	2.92
2010 Households	8,493
2010 Average Household Size	2.83
2017 Households	9,142
2017 Average Household Size	2.83
2022 Households	9,615
2022 Average Household Size	2.82
2017-2022 Annual Rate	1.01%
2010 Families	6,773
2010 Average Family Size	3.18
2017 Families	7,236
2017 Average Family Size	3.18
2022 Families	7,583
2022 Average Family Size	3.18
2017-2022 Annual Rate	0.94%
Housing Unit Summary	
2000 Housing Units	7,641
Owner Occupied Housing Units	73.5%
Renter Occupied Housing Units	19.9%
Vacant Housing Units	6.5%
2010 Housing Units	8,976
Owner Occupied Housing Units	72.6%
Renter Occupied Housing Units	22.0%
Vacant Housing Units	5.4%
2017 Housing Units	9,774
Owner Occupied Housing Units	68.7%
Renter Occupied Housing Units	24.8%
Vacant Housing Units	6.5%
2022 Housing Units	10,305
Owner Occupied Housing Units	68.2%
Renter Occupied Housing Units	25.1%
Vacant Housing Units	6.7%
Median Household Income	
2017	$61,656
2022	$70,432
Median Home Value	
2017	$167,855
2022	$194,651
Per Capita Income	
2017	$28,550
2022	$32,705
Median Age	
2010	36.2
2017	37.4
2022	38.1

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

May 21, 2018

2017 Households by Income	
Household Income Base	9,142
<$15,000	9.5%
$15,000 - $24,999	6.9%
$25,000 - $34,999	8.6%
$35,000 - $49,999	13.2%
$50,000 - $74,999	20.7%
$75,000 - $99,999	13.9%
$100,000 - $149,999	17.2%
$150,000 - $199,999	6.0%
$200,000+	4.0%
Average Household Income	$79,331
2022 Households by Income	
Household Income Base	9,615
<$15,000	9.1%
$15,000 - $24,999	6.2%
$25,000 - $34,999	7.4%
$35,000 - $49,999	11.2%
$50,000 - $74,999	18.6%
$75,000 - $99,999	15.3%
$100,000 - $149,999	19.8%
$150,000 - $199,999	7.3%
$200,000+	5.2%
Average Household Income	$91,243
2017 Owner Occupied Housing Units by Value	
Total	6,719
<$50,000	10.2%
$50,000 - $99,999	10.8%
$100,000 - $149,999	21.1%
$150,000 - $199,999	22.0%
$200,000 - $249,999	12.2%
$250,000 - $299,999	7.8%
$300,000 - $399,999	9.5%
$400,000 - $499,999	3.4%
$500,000 - $749,999	2.4%
$750,000 - $999,999	0.4%
$1,000,000 +	0.1%
Average Home Value	$192,878
2022 Owner Occupied Housing Units by Value	
Total	7,025
<$50,000	6.5%
$50,000 - $99,999	8.1%
$100,000 - $149,999	18.0%
$150,000 - $199,999	19.4%
$200,000 - $249,999	11.4%
$250,000 - $299,999	9.2%
$300,000 - $399,999	13.8%
$400,000 - $499,999	6.4%
$500,000 - $749,999	6.1%
$750,000 - $999,999	0.9%
$1,000,000 +	0.2%
Average Home Value	$240,128

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

May 21, 2018

2010 Population by Age	
Total	24,836
0 - 4	6.5%
5 - 9	7.8%
10 - 14	8.4%
15 - 24	12.8%
25 - 34	12.5%
35 - 44	15.9%
45 - 54	15.8%
55 - 64	11.9%
65 - 74	5.2%
75 - 84	2.4%
85 +	0.7%
18 +	72.4%
2017 Population by Age	
Total	26,664
0 - 4	6.1%
5 - 9	6.5%
10 - 14	7.3%
15 - 24	13.3%
25 - 34	13.6%
35 - 44	13.9%
45 - 54	14.4%
55 - 64	13.1%
65 - 74	8.2%
75 - 84	2.8%
85 +	0.8%
18 +	75.7%
2022 Population by Age	
Total	27,956
0 - 4	6.0%
5 - 9	6.1%
10 - 14	6.7%
15 - 24	12.6%
25 - 34	14.3%
35 - 44	13.5%
45 - 54	13.3%
55 - 64	12.8%
65 - 74	9.8%
75 - 84	3.9%
85 +	0.9%
18 +	76.9%
2010 Population by Sex	
Males	12,436
Females	12,398
2017 Population by Sex	
Males	13,395
Females	13,268
2022 Population by Sex	
Males	14,041
Females	13,916

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

May 21, 2018

2010 Population by Race/Ethnicity	
Total	24,834
White Alone	77.4%
Black Alone	17.9%
American Indian Alone	0.3%
Asian Alone	2.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	0.6%
Two or More Races	1.4%
Hispanic Origin	2.0%
Diversity Index	39.3
2017 Population by Race/Ethnicity	
Total	26,663
White Alone	73.8%
Black Alone	20.6%
American Indian Alone	0.3%
Asian Alone	2.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	0.9%
Two or More Races	1.8%
Hispanic Origin	3.1%
Diversity Index	44.8
2022 Population by Race/Ethnicity	
Total	27,958
White Alone	71.1%
Black Alone	22.5%
American Indian Alone	0.4%
Asian Alone	2.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.1%
Two or More Races	2.2%
Hispanic Origin	3.9%
Diversity Index	48.4
2010 Population by Relationship and Household Type	
Total	24,834
In Households	96.9%
In Family Households	88.2%
Householder	27.4%
Spouse	21.6%
Child	34.7%
Other relative	2.9%
Nonrelative	1.6%
In Nonfamily Households	8.7%
In Group Quarters	3.1%
Institutionalized Population	2.8%
Noninstitutionalized Population	0.3%

May 21, 2018

2017 Population 25+ by Educational Attainment

Total	17,828
Less than 9th Grade	3.4%
9th - 12th Grade, No Diploma	8.8%
High School Graduate	22.2%
GED/Alternative Credential	5.8%
Some College, No Degree	23.9%
Associate Degree	10.8%
Bachelor's Degree	14.4%
Graduate/Professional Degree	10.6%

2017 Population 15+ by Marital Status

Total	21,377
Never Married	27.2%
Married	57.6%
Widowed	5.3%
Divorced	9.9%

2017 Civilian Population 16+ in Labor Force

Civilian Employed	95.7%
Civilian Unemployed (Unemployment Rate)	4.3%

2017 Employed Population 16+ by Industry

Total	12,690
Agriculture/Mining	2.5%
Construction	5.7%
Manufacturing	11.3%
Wholesale Trade	3.0%
Retail Trade	13.7%
Transportation/Utilities	4.8%
Information	1.5%
Finance/Insurance/Real Estate	4.3%
Services	43.2%
Public Administration	10.1%

2017 Employed Population 16+ by Occupation

Total	12,691
White Collar	66.7%
Management/Business/Financial	16.6%
Professional	20.3%
Sales	13.3%
Administrative Support	16.4%
Services	11.9%
Blue Collar	21.4%
Farming/Forestry/Fishing	1.2%
Construction/Extraction	3.2%
Installation/Maintenance/Repair	4.6%
Production	6.5%
Transportation/Material Moving	5.9%

2010 Population By Urban/ Rural Status

Total Population	24,834
Population Inside Urbanized Area	58.0%
Population Inside Urbanized Cluster	7.0%
Rural Population	35.0%

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Lee
Area: 354.46 square miles

2010 Households by Type	
Total	8,493
Households with 1 Person	16.3%
Households with 2+ People	83.7%
Family Households	79.7%
Husband-wife Families	62.9%
With Related Children	31.4%
Other Family (No Spouse Present)	16.9%
Other Family with Male Householder	4.0%
With Related Children	2.4%
Other Family with Female Householder	12.9%
With Related Children	9.5%
Nonfamily Households	3.9%
All Households with Children	43.7%
Multigenerational Households	4.9%
Unmarried Partner Households	5.1%
Male-female	4.6%
Same-sex	0.5%
2010 Households by Size	
Total	8,494
1 Person Household	16.3%
2 Person Household	33.3%
3 Person Household	19.9%
4 Person Household	18.8%
5 Person Household	7.8%
6 Person Household	2.9%
7 + Person Household	1.0%
2010 Households by Tenure and Mortgage Status	
Total	8,493
Owner Occupied	76.7%
Owned with a Mortgage/Loan	60.4%
Owned Free and Clear	16.4%
Renter Occupied	23.3%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	8,976
Housing Units Inside Urbanized Area	58.9%
Housing Units Inside Urbanized Cluster	4.7%
Rural Housing Units	36.4%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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Top 3 Tapestry Segments	
1.	Soccer Moms (4A)
2.	Middleburg (4C)
3.	Southern Satellites (10A)

2017 Consumer Spending	
Apparel & Services: Total $	$19,617,209
Average Spent	$2,145.83
Spending Potential Index	99
Education: Total $	$12,173,545
Average Spent	$1,331.61
Spending Potential Index	91
Entertainment/Recreation: Total $	$28,179,796
Average Spent	$3,082.45
Spending Potential Index	99
Food at Home: Total $	$44,917,302
Average Spent	$4,913.29
Spending Potential Index	98
Food Away from Home: Total $	$30,586,392
Average Spent	$3,345.70
Spending Potential Index	100
Health Care: Total $	$51,035,474
Average Spent	$5,582.53
Spending Potential Index	100
HH Furnishings & Equipment: Total $	$17,867,650
Average Spent	$1,954.46
Spending Potential Index	101
Personal Care Products & Services: Total $	$7,188,668
Average Spent	$786.33
Spending Potential Index	99
Shelter: Total $	$140,900,824
Average Spent	$15,412.47
Spending Potential Index	95
Support Payments/Cash Contributions/Gifts in Kind: Total $	$21,508,167
Average Spent	$2,352.68
Spending Potential Index	100
Travel: Total $	$18,389,534
Average Spent	$2,011.54
Spending Potential Index	97
Vehicle Maintenance & Repairs: Total $	$9,701,090
Average Spent	$1,061.16
Spending Potential Index	99

4A Soccer Moms

Prof/Mgmt
College Degree
White

Household — Married Couples
Housing — Single Family

Median Age: 36.8
Median Income: $89k

- Go jogging, biking, target shooting
- Carry high level of debt
- Visit theme parks, zoos
- Shop, bank online
- Own 2+ vehicles (minivans, SUVs)

Households: 3,418,433 — 4

4C Middleburg

Prof/Svcs
College Degree
White

Household — Married Couples
Housing — Single Family

Median Age: 35.7
Median Income: $58k

- Buy children's toys, clothes
- Carry some debt; invest for future
- Go hunting, bowling, target shooting
- Watch country, Christian TV channels
- Own trucks, SUVs

Households: 3,396,001 — 5

10A Southern Satellites

Svcs/Prof/Admin
HS Diploma Only
White

Household — Married Couples
Housing — Single Family; Mobile Homes

Median Age: 40.1
Median Income: $45k

- Go hunting, fishing
- Shop at Walmart
- Own a pet dog
- Listen to country music; watch CMT
- Own, maintain truck

Households: 3,818,057 — 6

Leesburg

Population Summary	
2000 Total Population	2,493
2010 Total Population	2,884
2017 Total Population	3,083
2017 Group Quarters	74
2022 Total Population	3,270
2017-2022 Annual Rate	1.18%
2017 Total Daytime Population	3,083
Workers	1,450
Residents	1,633
Household Summary	
2000 Households	859
2000 Average Household Size	2.82
2010 Households	1,006
2010 Average Household Size	2.80
2017 Households	1,082
2017 Average Household Size	2.78
2022 Households	1,152
2022 Average Household Size	2.77
2017-2022 Annual Rate	1.26%
2010 Families	811
2010 Average Family Size	3.11
2017 Families	867
2017 Average Family Size	3.10
2022 Families	920
2022 Average Family Size	3.10
2017-2022 Annual Rate	1.19%
Housing Unit Summary	
2000 Housing Units	907
Owner Occupied Housing Units	70.3%
Renter Occupied Housing Units	24.3%
Vacant Housing Units	5.4%
2010 Housing Units	1,060
Owner Occupied Housing Units	68.6%
Renter Occupied Housing Units	26.3%
Vacant Housing Units	5.1%
2017 Housing Units	1,157
Owner Occupied Housing Units	64.3%
Renter Occupied Housing Units	29.1%
Vacant Housing Units	6.5%
2022 Housing Units	1,234
Owner Occupied Housing Units	65.1%
Renter Occupied Housing Units	28.3%
Vacant Housing Units	6.6%
Median Household Income	
2017	$59,306
2022	$68,936
Median Home Value	
2017	$130,319
2022	$147,274
Per Capita Income	
2017	$28,648
2022	$34,172
Median Age	
2010	32.4
2017	34.1
2022	34.5

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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2017 Households by Income	
Household Income Base	1,082
<$15,000	14.0%
$15,000 - $24,999	5.7%
$25,000 - $34,999	9.4%
$35,000 - $49,999	11.0%
$50,000 - $74,999	20.8%
$75,000 - $99,999	12.8%
$100,000 - $149,999	15.2%
$150,000 - $199,999	3.8%
$200,000+	7.3%
Average Household Income	$82,368
2022 Households by Income	
Household Income Base	1,152
<$15,000	12.8%
$15,000 - $24,999	5.1%
$25,000 - $34,999	8.1%
$35,000 - $49,999	9.1%
$50,000 - $74,999	18.1%
$75,000 - $99,999	13.9%
$100,000 - $149,999	18.2%
$150,000 - $199,999	4.9%
$200,000+	9.7%
Average Household Income	$98,593
2017 Owner Occupied Housing Units by Value	
Total	744
<$50,000	6.6%
$50,000 - $99,999	20.4%
$100,000 - $149,999	37.9%
$150,000 - $199,999	11.0%
$200,000 - $249,999	6.6%
$250,000 - $299,999	5.9%
$300,000 - $399,999	6.5%
$400,000 - $499,999	3.1%
$500,000 - $749,999	1.1%
$750,000 - $999,999	0.9%
$1,000,000 +	0.0%
Average Home Value	$166,163
2022 Owner Occupied Housing Units by Value	
Total	803
<$50,000	3.9%
$50,000 - $99,999	14.8%
$100,000 - $149,999	33.1%
$150,000 - $199,999	10.5%
$200,000 - $249,999	7.1%
$250,000 - $299,999	7.7%
$300,000 - $399,999	11.3%
$400,000 - $499,999	7.0%
$500,000 - $749,999	2.6%
$750,000 - $999,999	2.0%
$1,000,000 +	0.0%
Average Home Value	$213,823

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Age	
Total	2,883
0 - 4	7.8%
5 - 9	9.5%
10 - 14	9.0%
15 - 24	13.6%
25 - 34	13.9%
35 - 44	15.6%
45 - 54	13.1%
55 - 64	9.6%
65 - 74	4.4%
75 - 84	2.2%
85 +	1.4%
18 +	68.2%
2017 Population by Age	
Total	3,083
0 - 4	7.3%
5 - 9	7.4%
10 - 14	8.1%
15 - 24	14.0%
25 - 34	14.5%
35 - 44	13.8%
45 - 54	13.9%
55 - 64	10.4%
65 - 74	6.6%
75 - 84	2.7%
85 +	1.3%
18 +	72.0%
2022 Population by Age	
Total	3,270
0 - 4	7.2%
5 - 9	7.4%
10 - 14	7.5%
15 - 24	13.1%
25 - 34	15.6%
35 - 44	13.9%
45 - 54	12.3%
55 - 64	10.7%
65 - 74	7.5%
75 - 84	3.4%
85 +	1.3%
18 +	72.7%
2010 Population by Sex	
Males	1,387
Females	1,497
2017 Population by Sex	
Males	1,484
Females	1,600
2022 Population by Sex	
Males	1,574
Females	1,696

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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Leesburg
Area: 4.78 square miles

2010 Population by Race/Ethnicity	
Total	2,882
White Alone	77.5%
Black Alone	19.3%
American Indian Alone	0.2%
Asian Alone	0.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.8%
Two or More Races	1.4%
Hispanic Origin	2.2%
Diversity Index	39.0
2017 Population by Race/Ethnicity	
Total	3,084
White Alone	73.5%
Black Alone	22.3%
American Indian Alone	0.3%
Asian Alone	0.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.1%
Two or More Races	1.9%
Hispanic Origin	3.4%
Diversity Index	44.8
2022 Population by Race/Ethnicity	
Total	3,269
White Alone	70.8%
Black Alone	24.3%
American Indian Alone	0.3%
Asian Alone	0.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.4%
Two or More Races	2.2%
Hispanic Origin	4.3%
Diversity Index	48.6
2010 Population by Relationship and Household Type	
Total	2,884
In Households	97.6%
In Family Households	89.5%
Householder	27.2%
Spouse	19.3%
Child	38.3%
Other relative	2.6%
Nonrelative	2.1%
In Nonfamily Households	8.1%
In Group Quarters	2.4%
Institutionalized Population	2.4%
Noninstitutionalized Population	0.0%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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2017 Population 25+ by Educational Attainment

Total	1,946
Less than 9th Grade	4.1%
9th - 12th Grade, No Diploma	8.8%
High School Graduate	22.4%
GED/Alternative Credential	4.6%
Some College, No Degree	26.7%
Associate Degree	11.0%
Bachelor's Degree	12.0%
Graduate/Professional Degree	10.5%

2017 Population 15+ by Marital Status

Total	2,380
Never Married	28.3%
Married	59.3%
Widowed	3.4%
Divorced	9.0%

2017 Civilian Population 16+ in Labor Force

Civilian Employed	95.6%
Civilian Unemployed (Unemployment Rate)	4.4%

2017 Employed Population 16+ by Industry

Total	1,462
Agriculture/Mining	1.6%
Construction	6.8%
Manufacturing	10.2%
Wholesale Trade	4.1%
Retail Trade	8.4%
Transportation/Utilities	6.2%
Information	0.9%
Finance/Insurance/Real Estate	6.2%
Services	45.4%
Public Administration	10.1%

2017 Employed Population 16+ by Occupation

Total	1,463
White Collar	61.8%
Management/Business/Financial	17.4%
Professional	17.0%
Sales	12.4%
Administrative Support	14.9%
Services	14.4%
Blue Collar	23.9%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	5.9%
Installation/Maintenance/Repair	6.3%
Production	8.6%
Transportation/Material Moving	2.9%

2010 Population By Urban/ Rural Status

Total Population	2,884
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	65.9%
Rural Population	34.1%

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2010 Households by Type	
Total	1,005
Households with 1 Person	15.9%
Households with 2+ People	84.1%
Family Households	80.7%
Husband-wife Families	57.6%
With Related Children	32.2%
Other Family (No Spouse Present)	23.1%
Other Family with Male Householder	4.2%
With Related Children	3.2%
Other Family with Female Householder	19.0%
With Related Children	15.0%
Nonfamily Households	3.4%
All Households with Children	51.1%
Multigenerational Households	5.5%
Unmarried Partner Households	6.2%
Male-female	5.3%
Same-sex	0.9%
2010 Households by Size	
Total	1,006
1 Person Household	15.9%
2 Person Household	30.0%
3 Person Household	21.4%
4 Person Household	20.5%
5 Person Household	8.2%
6 Person Household	2.8%
7 + Person Household	1.3%
2010 Households by Tenure and Mortgage Status	
Total	1,006
Owner Occupied	72.3%
Owned with a Mortgage/Loan	57.5%
Owned Free and Clear	14.7%
Renter Occupied	27.7%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	1,060
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	64.8%
Rural Housing Units	35.2%

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Top 3 Tapestry Segments	
1.	Middleburg (4C)
2.	Green Acres (6A)
3.	Top Tier (1A)

2017 Consumer Spending	
Apparel & Services: Total $	$2,413,159
Average Spent	$2,230.28
Spending Potential Index	103
Education: Total $	$1,456,263
Average Spent	$1,345.90
Spending Potential Index	92
Entertainment/Recreation: Total $	$3,455,574
Average Spent	$3,193.69
Spending Potential Index	102
Food at Home: Total $	$5,540,771
Average Spent	$5,120.86
Spending Potential Index	102
Food Away from Home: Total $	$3,790,550
Average Spent	$3,503.28
Spending Potential Index	105
Health Care: Total $	$6,268,071
Average Spent	$5,793.04
Spending Potential Index	104
HH Furnishings & Equipment: Total $	$2,213,544
Average Spent	$2,045.79
Spending Potential Index	105
Personal Care Products & Services: Total $	$884,443
Average Spent	$817.41
Spending Potential Index	103
Shelter: Total $	$17,355,055
Average Spent	$16,039.79
Spending Potential Index	99
Support Payments/Cash Contributions/Gifts in Kind: Total $	$2,634,769
Average Spent	$2,435.09
Spending Potential Index	104
Travel: Total $	$2,236,380
Average Spent	$2,066.89
Spending Potential Index	100
Vehicle Maintenance & Repairs: Total $	$1,193,397
Average Spent	$1,102.95
Spending Potential Index	103

4C Middleburg
Prof/Svcs
College Degree
White
Household: Married Couples
Housing: Single Family
Median Age 35.7
Median Income $58k
- Buy children's toys, clothes
- Carry some debt; invest for future
- Go hunting, bowling, target shooting
- Watch country, Christian TV channels
- Own trucks, SUVs
5 Households: 3,396,001

6A Green Acres
Prof/Mgmt
College Degree
White
Household: Married Couples
Housing: Single Family
Median Age 43.5
Median Income $77k
- Are member of veterans' club, fraternal order
- Bank, pay bills online
- Do home improvement projects
- Watch TV by satellite
- Own truck/SUV
6 Households: 3,853,581

1A Top Tier
Prof/Mgmt
College Degree
White
Household: Married Couples
Housing: Single Family
Median Age 46.7
Median Income $166k
- Own lavish vacation homes
- Hire financial advisers
- Shop at high-end retailers/chains
- Access radio and newspapers online
- Purchase/Lease fully equipped luxury cars
4 Households: 2,073,878

Population Summary

2000 Total Population	663
2010 Total Population	575
2017 Total Population	587
2017 Group Quarters	0
2022 Total Population	600
2017-2022 Annual Rate	0.44%
2017 Total Daytime Population	396
Workers	52
Residents	344

Household Summary

2000 Households	227
2000 Average Household Size	2.92
2010 Households	204
2010 Average Household Size	2.82
2017 Households	209
2017 Average Household Size	2.81
2022 Households	214
2022 Average Household Size	2.80
2017-2022 Annual Rate	0.47%
2010 Families	153
2010 Average Family Size	3.28
2017 Families	156
2017 Average Family Size	3.27
2022 Families	159
2022 Average Family Size	3.28
2017-2022 Annual Rate	0.38%

Housing Unit Summary

2000 Housing Units	263
Owner Occupied Housing Units	71.1%
Renter Occupied Housing Units	15.2%
Vacant Housing Units	13.7%
2010 Housing Units	237
Owner Occupied Housing Units	68.8%
Renter Occupied Housing Units	17.3%
Vacant Housing Units	13.9%
2017 Housing Units	246
Owner Occupied Housing Units	65.4%
Renter Occupied Housing Units	19.5%
Vacant Housing Units	15.0%
2022 Housing Units	253
Owner Occupied Housing Units	64.8%
Renter Occupied Housing Units	19.8%
Vacant Housing Units	15.4%

Median Household Income

2017	$34,582
2022	$43,786

Median Home Value

2017	$105,882
2022	$165,972

Per Capita Income

2017	$18,814
2022	$22,364

Median Age

2010	38.0
2017	39.7
2022	41.1

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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2017 Households by Income	
Household Income Base	209
<$15,000	23.9%
$15,000 - $24,999	11.5%
$25,000 - $34,999	15.3%
$35,000 - $49,999	7.7%
$50,000 - $74,999	15.8%
$75,000 - $99,999	12.9%
$100,000 - $149,999	9.6%
$150,000 - $199,999	2.4%
$200,000+	1.4%
Average Household Income	$53,128
2022 Households by Income	
Household Income Base	214
<$15,000	22.4%
$15,000 - $24,999	10.3%
$25,000 - $34,999	13.1%
$35,000 - $49,999	6.5%
$50,000 - $74,999	14.0%
$75,000 - $99,999	15.4%
$100,000 - $149,999	13.1%
$150,000 - $199,999	3.3%
$200,000+	1.9%
Average Household Income	$63,042
2017 Owner Occupied Housing Units by Value	
Total	161
<$50,000	23.0%
$50,000 - $99,999	26.1%
$100,000 - $149,999	10.6%
$150,000 - $199,999	22.4%
$200,000 - $249,999	5.6%
$250,000 - $299,999	0.6%
$300,000 - $399,999	8.1%
$400,000 - $499,999	0.0%
$500,000 - $749,999	4.3%
$750,000 - $999,999	0.0%
$1,000,000 +	0.0%
Average Home Value	$146,451
2022 Owner Occupied Housing Units by Value	
Total	164
<$50,000	14.6%
$50,000 - $99,999	19.5%
$100,000 - $149,999	9.1%
$150,000 - $199,999	22.0%
$200,000 - $249,999	6.7%
$250,000 - $299,999	1.2%
$300,000 - $399,999	15.2%
$400,000 - $499,999	0.0%
$500,000 - $749,999	12.2%
$750,000 - $999,999	0.0%
$1,000,000 +	0.0%
Average Home Value	$214,848

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Age	
Total	575
0 - 4	6.3%
5 - 9	8.0%
10 - 14	8.2%
15 - 24	13.2%
25 - 34	10.8%
35 - 44	11.7%
45 - 54	17.4%
55 - 64	15.0%
65 - 74	5.7%
75 - 84	2.3%
85 +	1.4%
18 +	72.9%
2017 Population by Age	
Total	588
0 - 4	5.8%
5 - 9	6.1%
10 - 14	7.1%
15 - 24	12.8%
25 - 34	12.8%
35 - 44	11.6%
45 - 54	12.9%
55 - 64	16.5%
65 - 74	10.7%
75 - 84	2.7%
85 +	1.0%
18 +	76.5%
2022 Population by Age	
Total	600
0 - 4	5.8%
5 - 9	6.0%
10 - 14	6.5%
15 - 24	12.2%
25 - 34	12.2%
35 - 44	11.8%
45 - 54	11.5%
55 - 64	15.5%
65 - 74	13.3%
75 - 84	4.3%
85 +	0.8%
18 +	77.5%
2010 Population by Sex	
Males	271
Females	304
2017 Population by Sex	
Males	278
Females	308
2022 Population by Sex	
Males	285
Females	315

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2010 Population by Race/Ethnicity	
Total	576
White Alone	54.5%
Black Alone	43.9%
American Indian Alone	0.5%
Asian Alone	0.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.2%
Two or More Races	0.7%
Hispanic Origin	0.9%
Diversity Index	51.7
2017 Population by Race/Ethnicity	
Total	586
White Alone	50.0%
Black Alone	48.5%
American Indian Alone	0.5%
Asian Alone	0.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.2%
Two or More Races	0.7%
Hispanic Origin	1.5%
Diversity Index	53.1
2022 Population by Race/Ethnicity	
Total	601
White Alone	46.6%
Black Alone	51.6%
American Indian Alone	0.7%
Asian Alone	0.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.2%
Two or More Races	0.8%
Hispanic Origin	1.8%
Diversity Index	53.3
2010 Population by Relationship and Household Type	
Total	575
In Households	100.0%
In Family Households	89.6%
Householder	26.6%
Spouse	18.1%
Child	38.1%
Other relative	4.9%
Nonrelative	2.3%
In Nonfamily Households	10.4%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

May 21, 2018

2017 Population 25+ by Educational Attainment	
Total	400
Less than 9th Grade	2.0%
9th - 12th Grade, No Diploma	13.5%
High School Graduate	35.8%
GED/Alternative Credential	5.2%
Some College, No Degree	20.8%
Associate Degree	7.2%
Bachelor's Degree	13.2%
Graduate/Professional Degree	2.2%
2017 Population 15+ by Marital Status	
Total	473
Never Married	27.1%
Married	52.0%
Widowed	8.7%
Divorced	12.3%
2017 Civilian Population 16+ in Labor Force	
Civilian Employed	91.0%
Civilian Unemployed (Unemployment Rate)	9.0%
2017 Employed Population 16+ by Industry	
Total	242
Agriculture/Mining	13.2%
Construction	4.5%
Manufacturing	13.6%
Wholesale Trade	3.7%
Retail Trade	14.0%
Transportation/Utilities	2.9%
Information	0.0%
Finance/Insurance/Real Estate	1.2%
Services	39.3%
Public Administration	7.9%
2017 Employed Population 16+ by Occupation	
Total	242
White Collar	50.4%
Management/Business/Financial	10.3%
Professional	14.0%
Sales	13.6%
Administrative Support	12.4%
Services	12.8%
Blue Collar	36.8%
Farming/Forestry/Fishing	5.4%
Construction/Extraction	2.9%
Installation/Maintenance/Repair	12.0%
Production	12.8%
Transportation/Material Moving	3.7%
2010 Population By Urban/ Rural Status	
Total Population	575
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

May 21, 2018

2010 Households by Type	
Total	204
Households with 1 Person	21.6%
Households with 2+ People	78.4%
Family Households	75.0%
Husband-wife Families	51.0%
With Related Children	22.5%
Other Family (No Spouse Present)	24.0%
Other Family with Male Householder	5.9%
With Related Children	2.5%
Other Family with Female Householder	18.1%
With Related Children	12.3%
Nonfamily Households	3.4%
All Households with Children	37.7%
Multigenerational Households	7.8%
Unmarried Partner Households	5.9%
Male-female	5.4%
Same-sex	0.5%
2010 Households by Size	
Total	203
1 Person Household	21.7%
2 Person Household	32.0%
3 Person Household	14.8%
4 Person Household	17.2%
5 Person Household	9.4%
6 Person Household	3.0%
7 + Person Household	2.0%
2010 Households by Tenure and Mortgage Status	
Total	204
Owner Occupied	79.9%
Owned with a Mortgage/Loan	43.6%
Owned Free and Clear	36.3%
Renter Occupied	20.1%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	237
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

May 21, 2018

Top 3 Tapestry Segments	
1.	Southern Satellites (10A)
2.	Top Tier (1A)
3.	Professional Pride (1B)

2017 Consumer Spending	
Apparel & Services: Total $	$297,655
Average Spent	$1,424.19
Spending Potential Index	66
Education: Total $	$155,685
Average Spent	$744.90
Spending Potential Index	51
Entertainment/Recreation: Total $	$443,737
Average Spent	$2,123.14
Spending Potential Index	68
Food at Home: Total $	$729,921
Average Spent	$3,492.44
Spending Potential Index	69
Food Away from Home: Total $	$473,762
Average Spent	$2,266.80
Spending Potential Index	68
Health Care: Total $	$858,299
Average Spent	$4,106.69
Spending Potential Index	73
HH Furnishings & Equipment: Total $	$274,758
Average Spent	$1,314.63
Spending Potential Index	68
Personal Care Products & Services: Total $	$108,133
Average Spent	$517.38
Spending Potential Index	65
Shelter: Total $	$2,052,501
Average Spent	$9,820.58
Spending Potential Index	60
Support Payments/Cash Contributions/Gifts in Kind: Total $	$346,953
Average Spent	$1,660.06
Spending Potential Index	71
Travel: Total $	$256,723
Average Spent	$1,228.34
Spending Potential Index	59
Vehicle Maintenance & Repairs: Total $	$156,823
Average Spent	$750.35
Spending Potential Index	70

The southern half of Lee County, including Leesburg, is part of the Dougherty Area Regional Transportation Study (DARTS). As such, the identified areas are federally mandated to part of a Long Range Transportation Plan (LRTP). For the purposes of this comprehensive plan, the transportation activities in the southern half of Lee County, including the City of Leesburg, can be viewed in the **DARTS 2040 Long Range Transportation Plan**. DARTS and the LRTP can be viewed at the following website:

http://dartsmpo.org/

An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. Many transportation issues in Lee County are related to the increase in vehicular volumes and congestion. While the automobile is the dominant mode of transportation, Lee County, Leesburg and want to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

Road Network

Lee County is crisscrossed by numerous State Highways. U.S. Highways 82 and 19 are by far the most heavily travelled roadways. As evidenced by the traffic counts throughout Lee County, as you move from North to South the traffic counts go up considerably south of Leesburg. Smithville has very low traffic counts as does the unincorporated areas of North Lee County. Leesburg sees moderate to heavy traffic (depending on the time of day) on all of its major arterial roadways but in particular at the intersection of Highway 19 (Walnut Ave), Highway 32 and Highway 195.
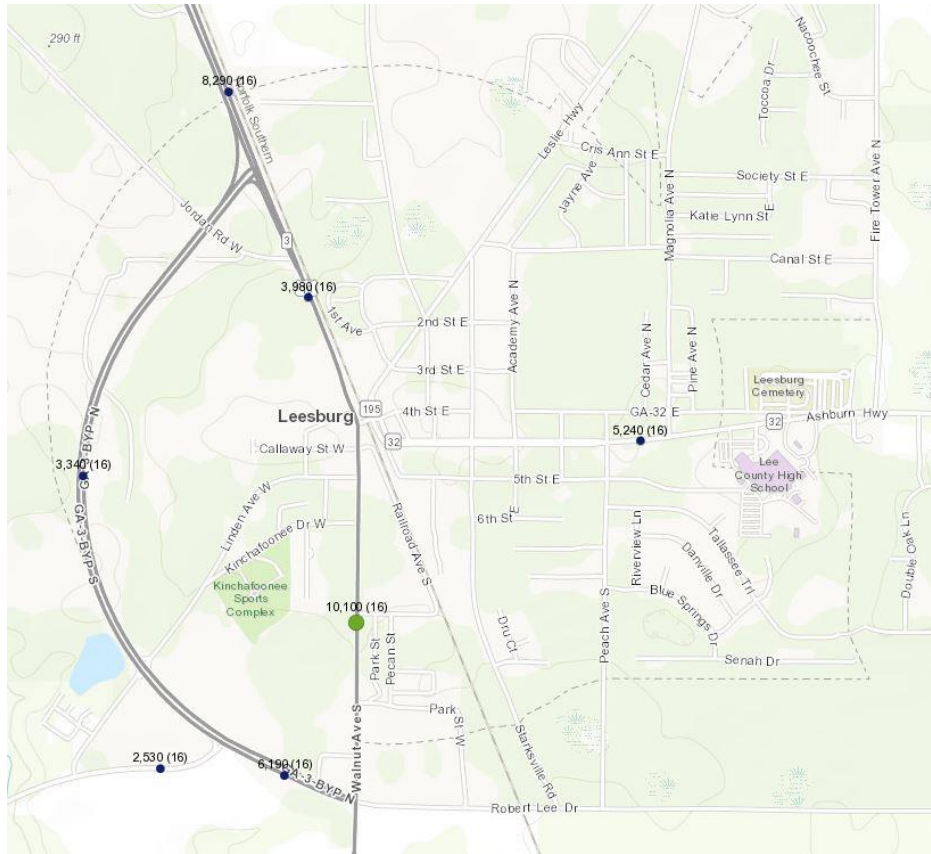
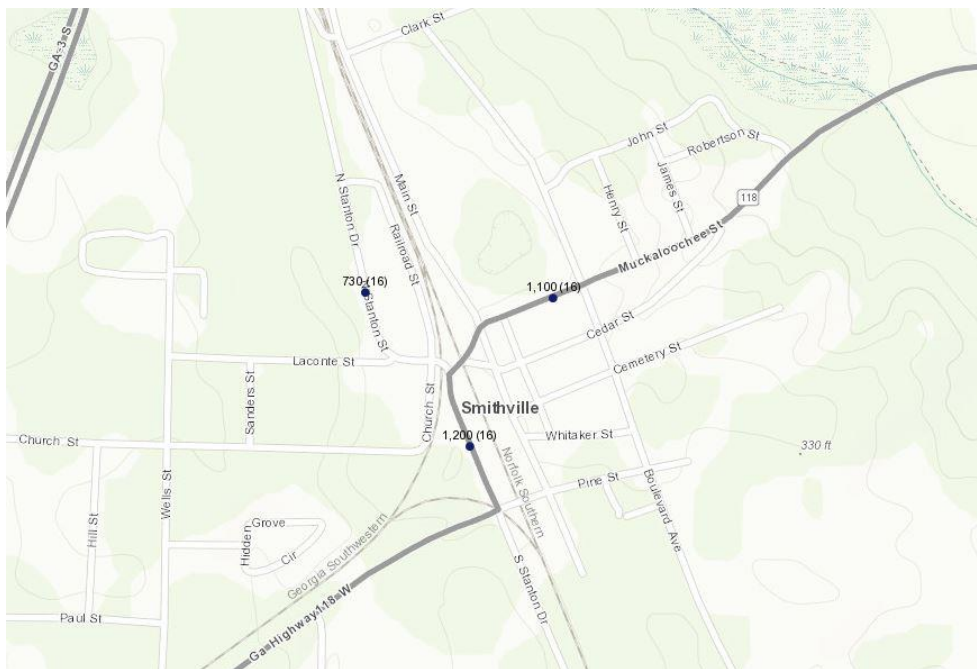## Northern Lee County Traffic Count Location Map
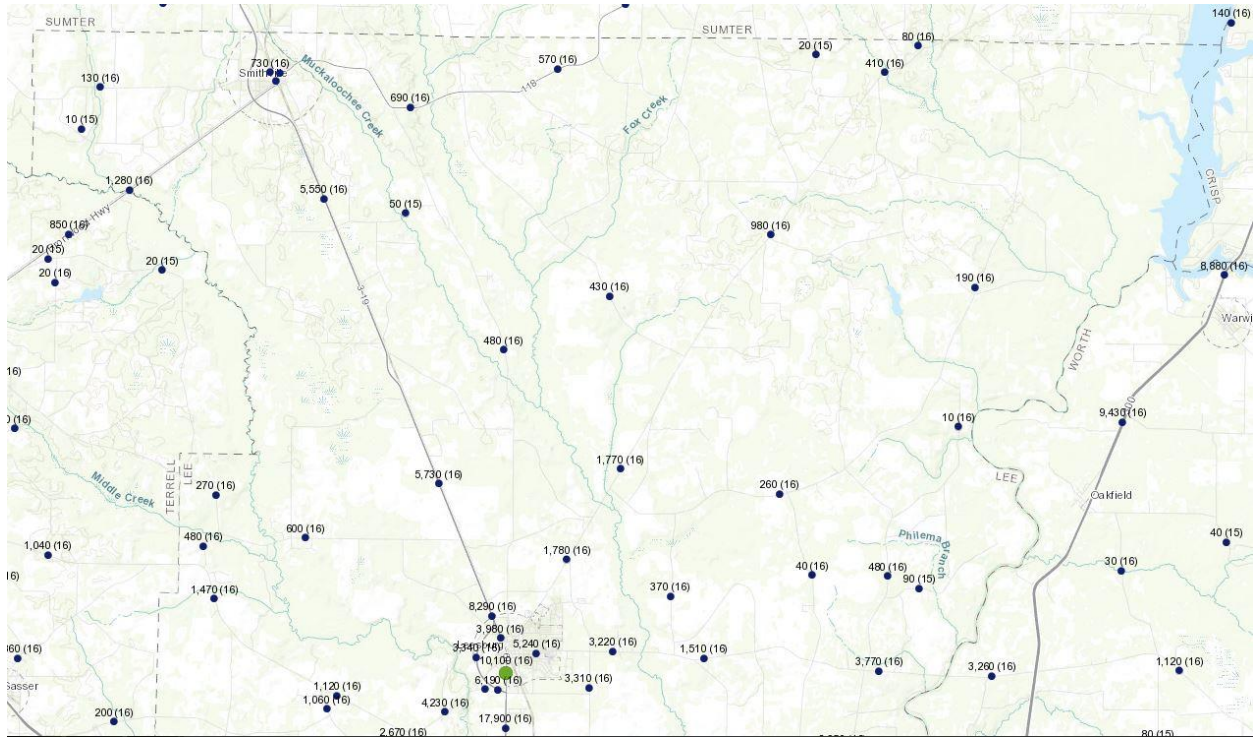
Southern Lee Count Traffic Count Location Map
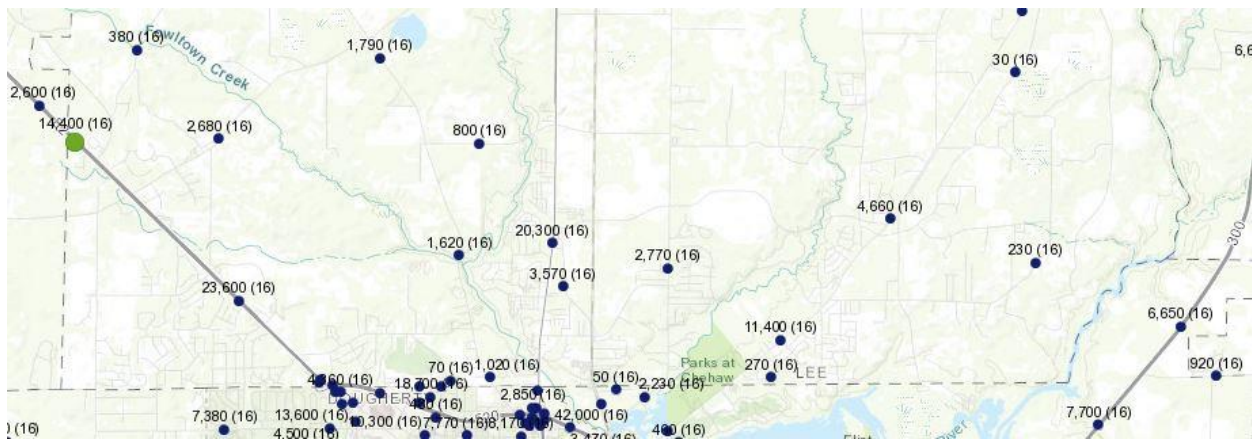
Leesburg Traffic Count Location Map

Smithville Traffic Count Location Map

Alternative Modes

With regards to bicycle and pedestrian infrastructure, the City of Leesburg has sidewalks Walnut Ave from Robert B. Lee Drive to Hwy 32 in the downtown area. Highway 32 has a sidewalk on the north side of the road that extends from Courthouse Ave. to Peach Avenue. There is also a sidewalk on the school property that faces Hwy 32. There are no dedicated bike lanes or paths in Leesburg at this time. The situation in Smithville is slightly worse with only a 2.5 block stretch of sidewalk in the downtown area, no bike lanes and no bike paths. The lack of bicycle and pedestrian infrastructure in Leesburg is a problem given the congestion that happens but in Smithville the low population and lack of traffic makes walking or cycling in the street fairly safe, however, not ideal.

Lee County provides no sidewalks but is in the process of connecting and extending a rail trail to the current Albany/Dougherty rail trail that will come from Albany through Lee County into Terrell County to the City of Sasser. The trail should provide good access given the population density around it.

Lee County is a member of the Southwest Georgia Regional Rural Transit System. Transit buses are available for all residents of Lee County, Leesburg and Smithville. The transit system provides transport to anywhere in the region for a fee based on mileage. Users must call to schedule a pickup by 3 pm the day before their scheduled trip. This service has proven to be very beneficial for those that do not drive. Typically, elderly or those that do not have a license have utilized the service for daily life activities including grocery shopping and doctor's appointments in particular.

Parking

Parking in general is not generally an issue in Leesburg or Smithville as each has a small downtown area and off street parking exists. Lee County utilizes off street parking requirements during the development process and has not had an issue with off street parking ordinance requirements.

Railroads

Lee County, Leesburg and Smithville is serviced by the Norfolk Southern and Georgia Southwestern rail line that comes through Albany and Dougherty County north to Leesburg and Smithville. Smithville also has a leg of the Georgia Southwestern that extends west to Bronwood and Dawson.

Broadband Element

The Broadband Element is a required component of the Comprehensive Plan. Lee County and the Cities of Leesburg and Smithville know that technology can make the difference in whether a community succeeds or fails. Technology changes everything. Broadband will help redesign the digital footprint and create a process that will enable communities to meet the demands of healthcare, education and provide services to the citizens. Most communities regionally and nationwide have the highest broadband coverages near the downtown area and these numbers dip as the area becomes more rural. Lee County and its cities are no different. There is a lack of providers willing to provide services and most communities are limited to only one provider. A very limited number of rural communities can afford broadband in the rural areas and have utilized cellular data plans to connect to the internet. A high-speed connection is not affordable for most families. The city of Albany is currently working to provide broadband services to a small portion of Lee County. This leaves Smithville and other Lee countians with very few affordable choices. Lee County and its cities will continue to work on expanding broadband to those areas that are underserved.

Land Use Element

Lee County

The Future Land Use Map is a required component for all communities that have zoning. It is intended to be an expression of the community's vision for the future, and a guide to its future development patterns citywide. It is based off of previous Future land use maps with updates added to fully meet the trends of development in Lee County, Leesburg and Smithville and was refined with the help of the public during the public outreach portion of the plan's development. It is intended to be representation of the community's vision for the future. Below are descriptions of categories which are utilized on the Future Land Use Map.

Residential

This residential category is intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods. The residential category means residential lot sizes of approximately 7,500 square feet to 22,000 square feet or more). The primary housing type is detached, single-family residential, duplexes and manufactured homes. This future land use category is implemented with one or more residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

This category is for land dedicated to commercial business uses, including retail sales, services, and entertainment facilities and service industries. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

Commercial areas are intended to provide suitable areas for those business and commercial uses which primarily serve the public traveling by automobile and which benefit from direct access to highways. Such districts are generally designed so that the automobile has precedence over the pedestrian. This area is intended to be implemented with one or more commercial zoning districts.

Industrial

This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may

require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

Agricultural

The agricultural land use designation in Lee County is intended for those areas generally outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, plantations, groundwater recharge areas, and low-density residential development that may or may not be accessory to agricultural or farm operation of varying sizes.

Conservation

The conservation areas in Lee County are typically characterized by areas that are prone to flooding or lie in the 100 year floodplain where development pressure is high but is generally discouraged given the environmental characteristics of the property. Development is discouraged in the floodplain however, many properties within the floodplain were developed in the past and still remain despite the FEMA buyout option being utilized as an option for property owners.

Residential

This residential category is intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods. The residential category means residential minimum lot sizes of approximately 1/3 acre (with public water and sewer). The primary housing type is detached, single-family residential, duplexes, apartments, condominiums and manufactured homes. This future land use category is implemented with one or more residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

This category is for land dedicated to commercial business uses, including retail sales, services, and entertainment facilities and service industries. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

Commercial areas are intended to provide suitable areas for those business and commercial uses which primarily serve the public traveling by automobile and which benefit from direct access to highways. Such districts are generally designed so that the automobile has precedence over the pedestrian. This area is intended to be implemented with one or more commercial zoning districts.

Industrial

This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

Parks/Recreation/Conservation

The parks/recreation/conservation areas in Leesburg are typically characterized by areas that are prone to flooding or lie in the 100 year floodplain, where development pressure is high but is generally discouraged given the environmental characteristics of the property, or where the majority of land is in a public use already. Development is discouraged in the floodplain but

these lands can still be utilized for a variety of purposes despite not being able to be fully developed.

Gateway Corridor

The Gateway Corridor will mainly be a thoroughfare into Leesburg connecting Georgia to Florida, with a direct route from Atlanta to Tallahassee.

Downtown Area

The downtown area in Leesburg is typically characterized by new development sensitive to its surroundings. Leesburg has been growing for the past twenty years. They have maintained a slow steady growth and current projections are that this trend will continue. The City has been able to attract residents to the area by keeping the taxes low and providing good schools and a good quality of life. This has translated into economic development and growth in downtown Leesburg.

Residential

This residential category is intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods. The residential category means residential lot sizes of approximately 1,196. The primary housing type is detached, single-family residential, duplexes and manufactured homes. This future land use category is implemented with one or more residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

This category is for land dedicated to commercial business uses, including retail sales, services, and entertainment facilities and service industries. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

Commercial areas are intended to provide suitable areas for those business and commercial uses which primarily serve the public traveling by automobile and which benefit from direct access to highways. Such districts are generally designed so that the automobile has precedence over the pedestrian. This area is intended to be implemented with one or more commercial zoning districts.

Industrial

This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

Community Work Programs

Lee County

LEE COUNTY COMMUNITY WORK PROGRAM 2018-2024

Community Facilities				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
1. Prepare and implement a five year master plan of all county government offices and outside agencies to include facilities, personnel, and equipment	2018-2024	Lee County	Staff Time	N/A
2. Ensure future improvements to water and treatment facilities that promote balanced and efficient growth and maximizes the use of existing facilities.	2018-2024	Lee County, Lee County Utilities Authority	$10,000,000	Utilities Authority Revenue, State and Federal Loans, CDBG
3. Implement a plan to discourage developments with septic systems and private treatment systems in dense developments or near environmentally sensitive areas.	2018-2024	Lee County	Staff Time/hard costs TBD	N/A
4. Library collections materials purchase	2018-2024	Board of Commissioners, Library Board	$400,000	50% Impact Fees, State of Georgia, 50% General Fund
5. New Multi-Purpose Recreation Facility 231 State Route 3 (100 acres purchased), planning and development of park	2018-2024	Board of Commissioners	cost TBD	100% Impact Fees; 1% SPLOST; Federal and State Grants; General Fund
6. Determine feasibility and Implement a plan to provide safe pedestrian and bicycle facilities network.	2018-2024	DARTS; Lee County	Staff Time	1%SPLOST, GDOT
7. Plan, design and construct Forrester Parkway/Westover Road Extension. (Phase 1 Completed: Oakland Parkway/Forrester Roundabout)	2018-2024	Lee County	TBD	SPLOST, GDOT, General Fund

Activity	Years	Responsible Party	Cost Estimate	Funding Source
8. Design and construct 2 new roads to support Lee County Medical Center and adjoining medical facilities and retail opportunities.	2018-2024	Lee County	TBD	SPLOST, General Fund
9.Establish full-time GIS staff and technology to provide current tax parcel, zoning and other relevant data for daily operations and reporting requirements.	2018-2024	Lee County	$350,000	SPLOST
10. Construct Fire Training Facility available to SWGA Region	2018-2024	Lee County	TBD	General Fund
11. Improve ISO rating by developing and implementing a plan for appropriate training and certification	2018-2024	Lee County	TBD	General Fund
12. Upgrade telecommunications equipment to mitigate/resolve cyber security risks.	2018-2024	Lee County	$225,000	General Fund

Natural and Cultural Resources

Activity	Years	Responsible Party	Cost Estimate	Funding Source
1. Design scenic gateway features at the road entrances into the county.	2018-2024	Lee County	$50,000	General Fund, Grants
2. Develop and improve canoe and kayak boat ramps; install wayfinding signage; improve water safety and rescue with installation of mile markers on Kinchafoonee Creek, Muckalee Creek and Flint River.	2018-2024	Lee County	TBD	DNR, State Grants, General Fund, SPLOST

Leesburg

LEESBURG COMMUNITY WORK PROGRAM 2019-2023				
Community Facilities				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Expand infrastructure to where Leesburg wants growth to happen	2019-2023	Leesburg, Lee County, Smithville	750,000	SPLOST
Develop a recreation Complex with sports fields, trails and access to the Kinchafoonee Creek.	2019-2023	Leesburg	$300,000	STATE/FEDERAL GRANTS
Economic Development				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Prepare a map and database of available commercial and industrial property including necessary information such as water / sewer availability, etc.	2019-2023	Leesburg, RC, Development Authority, Chamber	Staff Time	N/A
Work with Lee County and Smithville on Community Branding.	2019-2023	Leesburg, Lee County, Smithville	5,000	General Funds
Housing				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Develop and market a plan to encourage permanent home ownership with easier to obtain home mortgages through local banks.	2019-2023	Leesburg	Staff Time	State Grants

Land Use				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Prepare a program to develop a central business district for a downtown focal point. Improve aesthetics of downtown to encourage new business and expansion of existing business and to promote heritage tourism.	2019-2023	Leesburg, COC/Dev Authority	$300,000	SPLOST, State/Federal Grants
Transportation				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Address the school related traffic issues caused in Leesburg and work on solution	2019-2023	Leesburg, GDOT, Lee County, School Board	$90,000	SPLOST, State/Federal Grants

SMITHVILLE COMMUNITY WORK PROGRAM 2019-2023

Community Facilities				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Work with Lee County and Internet Service Provider's to increase access to high speed internet in Smithville	2019-2023	Smithville, Lee County	$75,000	General Fund, State/Fed loans & grants
Upgrade Smithville's water system galvanized piping where present.	2019-2023	Smithville	$200,000	General Fund, State/Fed loans & grants

Housing				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Eliminate sub-standard housing through rehabilitation or demolition programs.	2019-2023	Smithville	$100,000	General Fund, State Grants
Rehabilitate housing and infrastructure in low income neighborhoods.	2019-2023	Smithville	$200,000	State Grants

Land Use				
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**
Prepare a program to develop a central business district for a downtown focal point.	2019-2023	Smithville	Staff Time	N/A

Appendix

Reports of Accomplishments

LEE COUNTY REPORT OF ACCOMPLISHMENT 2013-2017					
Community Facilities					**STATUS**
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
1. Prepare and implement a five year master plan of all county government offices and outside agencies to include facilities, personnel, and	2013-2017	Lee County	Staff Time	N/A	Underway; Completion date 2022
2. Ensure future improvements to water and treatment facilities that promote balanced and efficient growth and maximizes the use of existing facilities.	2013-2017	Lee County, Lee County Utilities Authority	$10,000,000	Utilities Authority Revenue, State and Federal Loans, CDBG	Underway; Completion date 2022
3. Implement a plan to discourage developments with septic systems and private treatment systems in dense developments or near environmentally sensitive	2013-2017	Lee County	Staff Time/hard costs TBD	N/A	Underway; Completion date 2022
4. Library collections materials purchase	2013-2017	Board of Commissioners, Library Board	$400,000	50% Impact Fees, State of Georgia, 50% General	Underway; Completion date 2022
5. New Park (65-100) acres	2013-2017	Board of Commissioner	cost TBD	100% Impact Fees	Completed
6. Expand current recreation facilities and programs.	2013-2017	Lee County	Staff Time/hard costs TBD	1% SPLOST, General Fund, State Grants	Underway; Completion date 2022
7. Implement plan to redesign the U.S. 19, SR 32, SR 195 intersection in front of the courthouse to alleviate traffic congestion.	2013-2017	Lee County	Staff time, in-kind services.	1% SPLOST, GDOT	No longer to be considered: Deferred to City of Leesburg
8. Implement plan to extend the by-pass to SR 195 to alleviate traffic congestion.	2016-2017	Lee County, DARTS	$7,500,000	1% SPLOST, GDOT	Completed
9. Determine feasibility and Implement plan to provide and maintain an efficient roadway system that supports growth.	2013-2018	Lee County	Staff Time	1%SPLOST, GDOT	Completed
10. Determine feasibility and Implement a plan to provide safe pedestrian and bicycle facilities network.	2013-2017	Lee County	Staff Time	General Fund, 1%SPLOST, GDOT	Underway; Completion date 2022
Natural and Historic Resources					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
1. Design scenic gateway features at the road entrances into the county.	2013-2017	Lee County	$50,000	State Grants	underway; Completion date 2022
2. Reduce the threat to public health, safety and welfare from recurring flood events and reduce economic loss.	2013-2014	Lee County	Staff Time	GEMA, FEMA, General Fund	Completed: FEMA 2016 Flood Mitigation Buyout Grant

LEESBURG REPORT OF ACCOMPLISHMENTS 2014-2018					
Community Facilities					**STATUS:**
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
1. Implement plan to redesign the U.S. 19, SR 32, SR 195 intersection in front of the courthouse to alleviate traffic	2014-2018	Leesburg	$900,000	General Fund, 1%SPLOST, GDOT	Complete.
Economic Development					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
2. Prepare a map and database of available commercial and industrial property including necessary information such as water / sewer availability, etc.	2014-2018	Leesburg, RC, Development Authority, Chamber	Staff Time	N/A	Postponed. Budget constraints
3. Expand and promote annual and regional events.	2014-2018	Leesburg, Chamber of Commerce, Development Authority	Staff Time	N/A	Complete.
Housing					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
4. Develop and market a plan to encourage permanent home ownership with easier to obtain home mortgages through local banks.	2014-2018	Leesburg	Staff Time	State Grants	Postponed. Other projects have become a priority
5. Eliminate sub-standard housing through rehabilitation or demolition programs.	2014-2018	Leesburg	$100,000	General Fund, State Grants	Complete.
6. Rehabilitate housing and infrastructure in low income neighborhoods.	2014-2018	Leesburg	$200,000	State Grants	Complete.
Land Use					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
7. Prepare a program to develop a central business district for a downtown focal point. Improve aesthetics of downtown to encourage new business and expansion of existing business and to	2014-2018	Leesburg, COC/Dev Authority	$100,000	SPLOST, State/Federal Grants	Complete.
Natural and Historic Resources					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
8. Prepare a historic structures / places inventory list and protection plan.	2014-2018	Leesburg	Staff Time	N/A	Complete.
9. Prepare and implement a recycling program.	2014-2018	Leesburg	Staff Time	N/A	No longer being considered. Not financially feasible.

SMITHVILLE REPORT OF ACCOMPLISHMENTS 2014-2018					
Community Facilities					STATUS
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
2. Maintain and expand Smithville's water and wastewater system.	2014-2018	Smithville	$100,000	General Fund, State/Fed loans & grants	No longer being considered. Budget Constraints.
3. Implement a plan to protect potable water supplies.	2014-2018	Smithville	$15,000	General Fund, State Grants	Complete
5. Ensure future improvements to water and treatment facilities that promote urban growth and maximizes the use of existing facilities.	2014-2018	Smithville, Lee County Utilities Authority	Not Known at this time	Not Known at this time	Complete
6. Ensure solid waste revenues are more or equivalent to expenditures.	2014-2018	Smithville	Staff Time	N/A	Complete
Housing					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
11. Eliminate sub-standard housing through rehabilitation or demolition programs.	2014-2018	Smithville	$100,000	General Fund, State Grants	Underway; Completion date 2023
12. Rehabilitate housing and infrastructure in low income neighborhoods.	2014-2018	Smithville	$200,000	State Grants	Underway; Completion date 2023
Land Use					
Activity	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	
13. Prepare a program to develop a central business district for a downtown focal point.	2015	Smithville	Staff Time	N/A	Underway; Completion date 2023

ing.org.

Lee County Board of Commissioners
Public Hearing Notice

LEE COUNTY

Lee County is conducting a Public Hearing to begin the Lee County Comprehensive Plan on **Tuesday, August 8, 2017 at 6:00 p.m.** The current plan will expire on February 28th 2019. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

Copies of the current Comprehensive Plan are available for viewing at http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/currentplans.asp

Additional meetings will include the following:

Needs & Opportunities – 6 pm August 10, 2017 at the T. Page Tharp Governmental Building, Opal Cannon Auditorium – Leesburg, Georgia 31763.

Goals and Policies – 6 pm August 31, 2017 at the T. Page Tharp Governmental Building, Opal Cannon Auditorium – Leesburg, Georgia 31763.

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies for Lee County, Leesburg and Smithville. The input will be utilized to assist in developing the Lee County, Leesburg and Smithville Joint Comprehensive Plan. For more information regarding the plan please visit:
http://www.swgrcplanning.org/lee-county.html

Plans may also be available at the Lee Board of Commissioners office or city halls of Leesburg and Smithville during normal business hours.

Questions should be directed to the Lee County Board of Commissioners office Tel: 229-759-6000. Or alternatively call Steve O'Neil, Southwest

Lee's leaders look to update future plans

By Cindi Cox
cindi.cox@albanyherald.com

LEESBURG — Lee County officials are inviting citizens to help chart the county's course of the future.

As work gets underway to draft a comprehensive plan for the next 20 years, Lee leaders say they will seek input from residents throughout the community.

Lee County's comprehensive plan is part of an overall regional strategy to gain input from citizens and to establish guidelines and directives that will focus on the overall economic development of several counties and communities throughout Southwest Georgia.

"The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies for Lee County, Leesburg and Smithville," said Lee County Co-Manager Mike Sistrunk. "The input will be utilized to assist in developing the Lee County, Leesburg

ing the county's long-term comprehensive plan. (Staff Photo: Cindi Cox)

to plan for growth. Lee County is growing. This plan will help them take a closer look at population, housing, infrastructure and the things they will need in the future.

"Every community is different, but a comprehensive plan is needed so community leaders can have a written guideline to follow as they move forward."

One of the tools used to help identify needs and opportunities is a SWOT Analysis.

"The acronym stands for strengths, weaknesses, opportunities and threats," Reddick said. "It is important for the public to share their perception as to community strengths and weaknesses, since they are the ones who will be impacted by the plan. It also is important for leaders to identify opportunities as well as threats or barriers that might hinder progress — that's anything that might throw them off course or keep them from meeting their goals."

To get the planning underway, two county-wide public forums will be held in August at the T. Page Tharp Governmental Building in the Kinchafoonee Conference Room. The first is scheduled for 6 p.m. Aug. 10 to discuss and give input to the perceived needs and opportunities in Lee County. The second, scheduled for 6 p.m. Aug. 31, will focus on goals and opportunities.

and Smithville Joint comprehensive plan.

"Really, this is something our county commissioners will do — they will set forth the plans and decide how and when they will be implemented. But we do encourage input from anyone who wants to attend these meetings."

According to the Southwest Georgia Regional Commission's Planning website, the process involves an inventory of resources such as land, natural and cultural needs, and opportunities, as well as economic, human and governmental concerns. After an analysis of the current state of these resources, a vision is created for the future.

Georgia law requires every county and all municipalities within the state to draft and update a comprehensive plan, which includes five-year updates, 10 years of implementation guidelines and an overall 20-year vision.

Barbara Reddick, planning director for the Southwest Georgia Regional Commission, said most counties and municipalities submit joint plans.

"Counties have the opportunity to work with our regional commission to develop and submit their plans or they can hire private consultants," Reddick said. "Lee County's comprehensive

plan is up for renewal, and they are working with us to draft their new plan. Our senior planner, Steve O'Neil, will work with residents and elected government officials to draft out their plan."

A comprehensive plan documents and illustrates what a community looks like today and what direction it has decided it wants to go in the future. It includes assessments of existing resources and issues, projections of future conditions and needs, Reddick explained. The plan also serves as a policy guide, and it provides a framework for future land use decision-making and the physical development of the county or municipality.

"The plan will address growth, buildings

and infrastructure," said Sistrunk.

Reddick said a comprehensive plan looks at future needs.

"The comprehensive plan is a method of translating the community's values into specific actions," she said. "It covers an approximate time frame of 20 years, but it is assumed that shorter-term reviews will keep it current with the changing needs of the community."

The comprehensive plan is not a zoning ordinance, a subdivision regulation, a budget, a capital improvement program or any other regulatory document.

"It is meant to provide the framework for the development of tools to implement the goals of a community," Reddick said. "It helps a community determine how

Public Meeting Sign In Sheet

Date: August 10, 2017	Facilitator: Steve O'Neil
Location: Opal Auditorium - T. Paige Tharp Building Leesburg, GA	

	Name	Address	Email Address (Please make it legible)
1	Mike Sabot	489 Gosa Rd, Leesburg	MikeSabot1@Gmail.com
2	Amy Floresca	156B 5th St. Leesburg	NA
3	Jon Dumond	100 Tallokas Ct #122 Leesburg	jdumond7@yahoo.com
4	Jim Quinn	142 Walnut Ave. S. Leesburg	vote4jim@bellsouth.net
5	Robert Hophns	120 Linden Rd	hophs2@leecountylibrary.org
6	Claire Loay	PO 426 Leesburg	claire@leecou...
7	Michael Kennedy	194 Groover St. Leesburg	Kennedy@leecountylibrary.org
8	Frank Griffin	950 White Pond Rd, Leesburg GA 31763	griffinfr@lee.k12.ga.us
9	Troy Golden	117 Blue Spring Leesbur. GA 31763	tgolden73@yahoo.com
10	Bob Alexandu	126 Conver Rd Leesbr	Alexander insurace att.net
11	Darra Ford	407 Hwy 32 E	arthurford@bellsouth.net
12	Art Ford	"	"
13	Al Manry	517 Jordan Road, Leesburg	al.manry@renasant.com
14	Tim Holley	124 Delores Dr.	tholley@thestaffingpeopk.net
15	Joey Davenport	133 Glee Court	jdavenport@lee.ga.us
16	Veronica Johnson		vjohnson@lee.ga.us

201 WHITE OAK DR. L'Burg

	Name	Phone #	Email Address (Please make it legible)
17	Seth Bigelow	201 White Oak Dr 229-344-2290	sethw.big@gmail.com
18	Robert A. Clay	229-874-4485 Cell 229-894-6850	robaclay@sowga.net
19	Wesley Wells	229-854-3064	wwells@lee.ga.us
20			
21			
22			
23			

# Public Meeting Sign In Sheet

Date: August 31, 2017

Facilitator: Steve O'Neil

Location: Opal Auditorium - T. Paige Tharp Building Leesburg, GA

	Name	Address	Email Address (Please make it legible)
1	Dorra Ford	407 Hwy 32 East	arthur-ford@bellsouth.net
2	Arthur J. Ford	Same	Same
3	Russ Ferguson	270 Foxworth Dr.	russ.ferguson@cityofleesburgga.com
4	Jon DuMard	100 Talloloas Ct #122 leesburg	jdumard7@yahoo.com
5	Billy Breeden	229 Leslie Hwy	billyhbreeden@belsouth.net
6	Mike Sabot	484 Gosa Rd, Leesburg	MikeSabotI@gmail.com
7	Trey Gowen		tgowen7r@yahoo.com
8	Patsy Shirley	Lee PO Box 830 leesburg	shirleypa@lee.k12.ga.us
9	Robert A. Ling	3029 New York Rd DeSoto, GA 31748	tabcb4@sowega.net.
10	Melissa Jarrett	2606 Garrett Rd. Leesburg Ga 31763	anzleyJarrett@gmail.com
11	Steve Stokes	339 Leland Ferrel Dr 31763	stokes.charley@att.net
12	Wendy Mathis Billy	339 Hickory Grove Rd 31763	wendymathis@att.net
13	Woody Hill	1578 US19S Apt 167 Leesburg GA 31763	blufic11@yahoo.com
14	Judy Powell	PO Box 274 Leesburg	judyp@belbouth.net
15	Richard Bush		
16	Jim Quinn		
	Billy Breeden		
	Bob Wilson		

|	Name	Phone #	Email Address (Please make it legible)
17	Rufus Sherman	229-886-4492	
18	Dan Gillan	229-894-9385 YMCA	dgillan@albanyareaymca.org
19	Johnny Golden	228-854-7555	goldenjo@lee.k12.ga.us
20	Ray Swain	229-343-0248	swain-ray@yahoo.com
21	Jerry Payne	229-395-5553	JerryLPayne1978@gmail.com
22	Tracy Smith	229-894-4085	
23	Clif Bell	229 894 4978	Clifton.bell@usmc.mil
24	Geoffrey Shipley	229-343-8279	geoffreyshipley@icloud.com
25	Bob Alexander	229-344-8018	Alexander_leesburg@att.net
26		229-344-8028	Co County Manager
27			
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Lee County
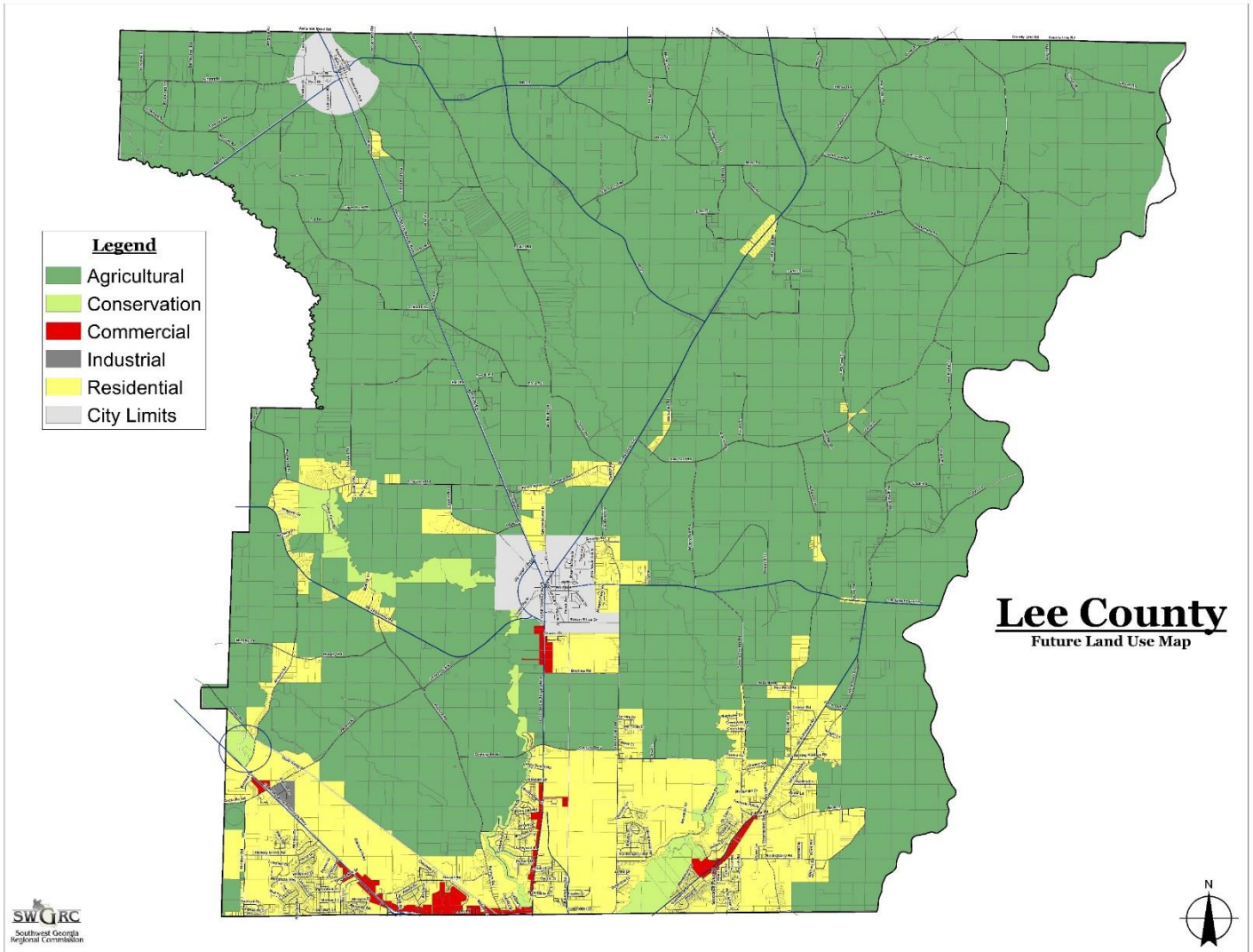
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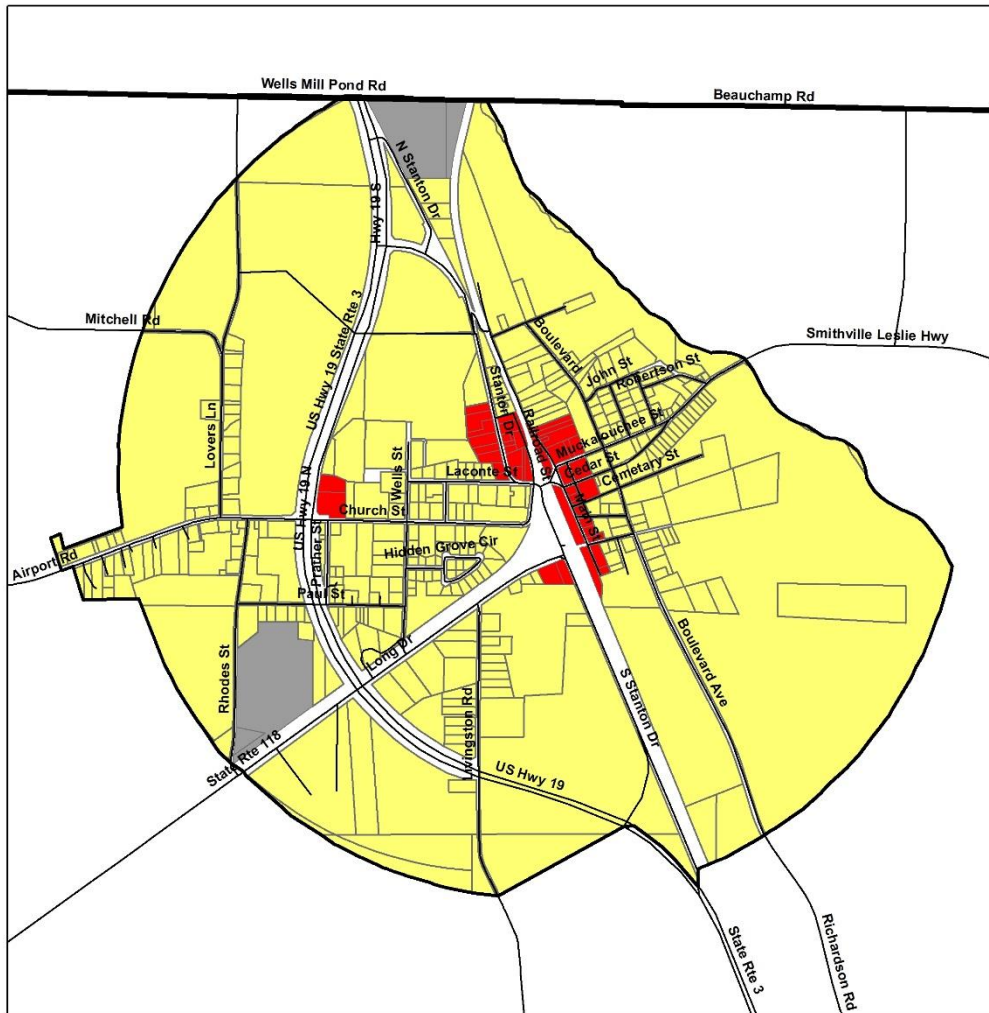# Leesburg
Future Land Use Map
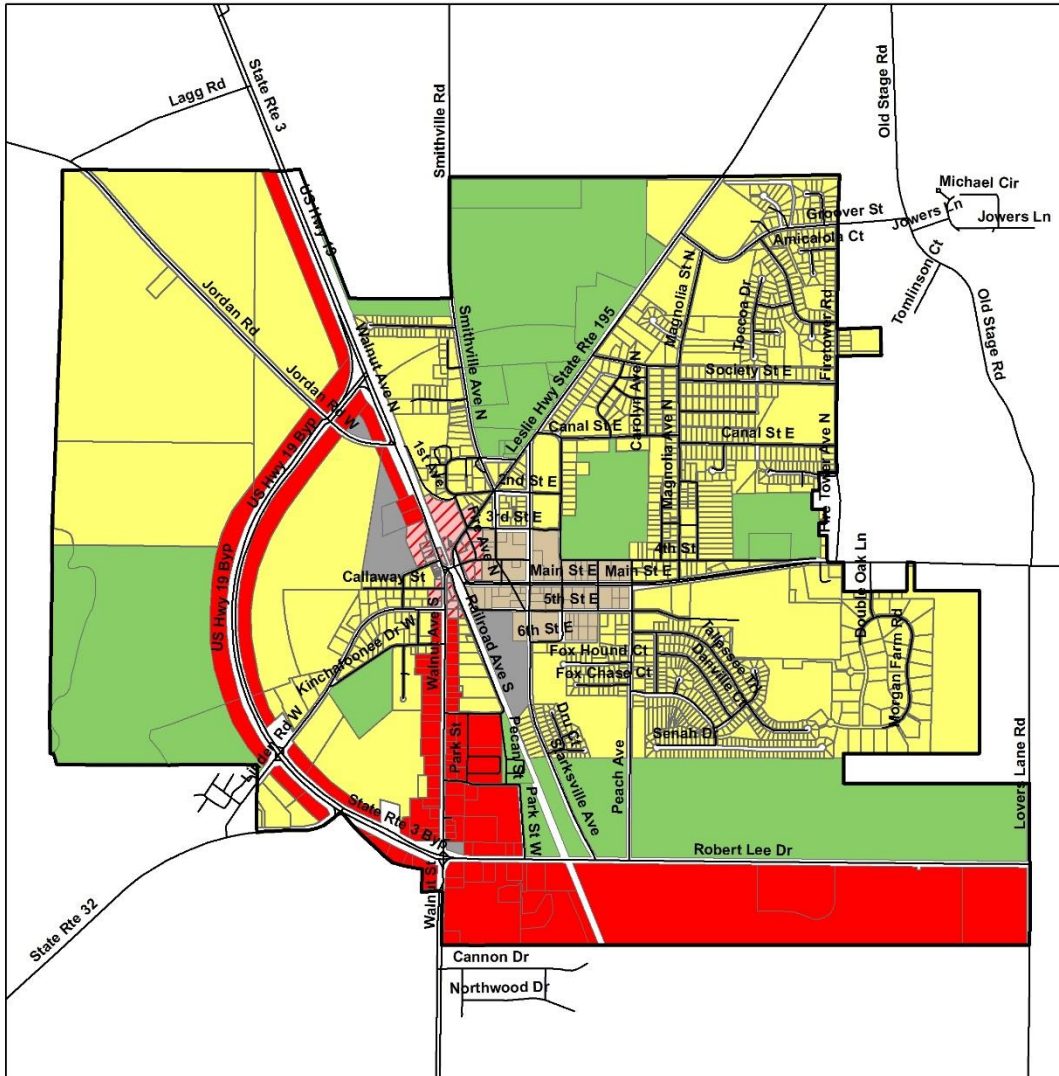
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Future Land Use

- COMMERCIAL
- GATEWAY CORRIDOR
- DOWNTOWN AREA
- INDUSTRIAL
- PARKS/RECREATION/CONSERVATION
- RESIDENTIAL

SWGRC
Southwest Georgia
Regional Commission

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Smithville

Smithville
Future Land Use Map

LEGEND.

Future Land Use

🟥	COMMERCIAL
⬜	INDUSTRIAL
🟨	RESIDENTIAL