



Board of Commissioners
One of Georgia's original counties – Established in 1825

December 19, 2023

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

Lee County has completed an update of its comprehensive plan and is submitting it along with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in the development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact us at 229.759.6000.

Sincerely,

Billy Mathis
County Chairman, Lee County

Enclosures

Lee County is a thriving, vibrant community celebrated for its value of tradition encompassing a safe family oriented community, schools of excellence, and life long opportunities for prosperity and happiness without sacrificing the rural agricultural tapestry.

Chairman Billy Mathis District 3	Vice-Chairman Luke Singletary District 2	Commissioner Dennis Roland District 1	Commissioner Chris Guarnieri District 4	Commissioner George Walls District 5	County Manager Christ Dockery	County Attorney Jimmy Skipper
102 Starkville Avenue North Leesburg, Georgia 31763						Office: (229) 759-6000 Fax: (229) 759-6050 www.lee.ga.us

City of Leesburg

City Hall, 107 N Walnut Avenue, Leesburg, GA 31763
229-759-6465 fax 229-759-6249

City Councilmembers

Billy Breeden, Mayor
Judy Powell, Mayor Pro Tem
Richard Bush Rufus Sherman
Jason Renfro Amanda White
David Daughtry

City Staff

Robert R. Alexander, City Manager
Bert Gregory, City Attorney

December 19, 2023

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

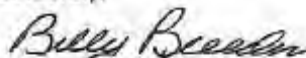
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I certify that the appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Billy Breeden, Mayor, at 229.759.6465.

Sincerely,



Billy Breeden
Mayor, City of Leesburg

Enclosures

City of Smithville

PO Box 180 116 Main Street Smithville, GA 31787 229.846.2101 office 229.846.2224 fax

COUNCIL

ILEAN BADDY

DWIGHT HICKMAN

JAMES KENNEDY CHAMPION, SR

SHALNICA MYRICK FRENCH

MAYOR

VINCENT CUTTS

CITY CLERK

CASSANDRA BURTON

Date: 12/28/23

Southwest Georgia Regional
Commission PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

The City of Smithville has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Vincent Cutts, Mayor, at 229.846.2101.

Sincerely,



Vincent Cutts
Mayor, City of Smithville

Enclosures

LEE COUNTY COMPREHENSIVE PLAN UPDATE 2024

Lee County – Leesburg - Smithville

Prepared by Lee County, and the
Cities of Leesburg, and Smithville
with the assistance of the
Southwest Georgia Regional
Commission



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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 county and the multitudes of functions, policies, and programs that comprise their day-to-day workings, the plan seeks to guide the what, when, where, 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 developments are appropriate at various locations throughout the county and cities. 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 2019 by the Southwest Georgia Regional Commission (SWGRC). A lot has changed since 2019 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 2024 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 October 1, 2018, outlines required planning elements which include Community Goals, Needs and Opportunities, Community Work Program, Economic Development, Land Use, Broadband and Transportation. Lee County and 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 also be included with this update. In addition, the required transportation element is also included.

Planning Process and Public Involvement for Lee County and the Cities of Leesburg and Smithville

The SWGRC's Planning Department facilitated the 2024 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.

The planning process began towards the end of the calendar year 2022. The Southwest Georgia Regional Commission (RC) notified Lee County and the cities of Leesburg and Smithville about the Comprehensive Plan five-year update due by February 28, 2024. Given this, the RC staff assigned to assist the local governments developed a timeline for the planning process. The RC staff created well-designed flyers and worked with the local government clerks, city managers, and county manager to facilitate the process. Public awareness through newspaper advertisements, social media platforms, public surveys, and local information notice boards at the local governments were used to notify the public about the planning process. Also, to reeducate the citizens about the perceptions about their local government elected officials, locally conducted meetings were strategically employed to increase citizen's participation and understanding of the needs and issues within each community. A review of the existing stakeholders and the selection of new stakeholders was done during the planning process.

Public Input

The 2024 update of the Lee County Comprehensive Plan relied heavily on public involvement. Lee County and the cities of Leesburg and Smithville invited the public, organizations, business owners, department heads, and stakeholders to participate in the plan update. The planning process began with an initial public hearing at the County Commission meeting on Tuesday, May 23, 2023, where the plan requirements, an overview of the process as well as various ways the public could participate in the plan process were discussed. At the kick-off meeting, the Regional Commission (RC) staff explained the planning process, the reason for the five-year plan update, the required elements, timeline, and ways the public could participate in the planning process. Twelve people participated in this first public hearing. Flyers were provided that described the planning process and how to submit comments or contributions. Information was also shared with participants on where the current plan document could be obtained.

A timeline for the activities to effectively complete the five-year update was discussed at the initial meeting, and the SWGRC planning website (www.swgrcplanning.org) hosted information about the planning process and requirements and provided an outlet for residents to be notified of meetings and send questions and comments.

SWOT Review Meetings

Lee County and the cities of Leesburg, and Smithville held individual meetings to review the current strengths, weaknesses, opportunities, and threats (SWOT) of their communities. Other elements that were reviewed include Goals and Policies, Community Work Programs, Land-use maps, Transportation, Demographic Data, etc.

Over 38 participants representing the local governments, business owners, stakeholders, organizations, and citizens participated (Lee County 10, Leesburg 8, and Smithville 20). These meetings were interactive, and the citizens, organizations, and elected officials participated. The SWOT input was updated to reflect the current state of each local government. Each local government updated land use maps to mark areas that have experienced change or development. Updates were provided through workshops or through input from local government staff. The existing community work programs were evaluated based on the activities listed. Responses such as “completed”, “currently underway”, “postponed”, and “not completed” were used to create a report of accomplishments (ROA).

Project activities considered by the elected official's committee members as needs and priorities were used to create the new community work program (2024-2029). For example, there are several discussions on recreational facilities, the school system, safe routes to school, sidewalks, grants, and housing. Some local governments were interested in grants to execute projects or technical assistance and support for economic growth and sustainability. Comments and questions on grants available to implement projects that lack funds were asked. The comments received during the SWOT meeting are in the appendix.



City of Leesburg SWOT Meeting



Lee County SWOT Meeting



City of Smithville SWOT Meeting

Lee County and the Cities Joint Second Public Hearing

The second advertised public hearing was held on Tuesday, December 19, 2023, at 5.00 pm, at the Lee County T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, Georgia. All the local governments participating in Lee County Joint Comprehensive Plan attended the meeting. Fifteen people participated in the second public hearing, and all the cities were present.

The plan draft was presented for final input and questions such as if the feedback, inputs, and the changes were incorporated into the Comprehensive Plan. Further discussions included voting to proceed with the submission of the updated plan to the Georgia Department of Community Affairs after the plan draft is reviewed by the Southwest Georgia Regional Commission. The Regional Commission Staff (Olukayode Olubowale) responded to the questions and briefed the Lee County Board members and participants about the remaining steps before the plan adoption. The Lee County Manager, Leesburg City Manager and Council members from Smithville also commented on changes to their Future Land Use and the demographic data. The final plan draft was sent to contiguous counties and cities for comments, and no comments were received.

The existing steering committee members were thoroughly reviewed and new members from each local government and representatives from various department heads, business owners, residents, and elected officials were included in the newly selected members. The County and the Cities Joint Plan had strong community support. All meetings were well attended, and the Cities and County identified stakeholders that were present and engaged. The elected officials from all municipalities also participated and were actively involved and served on the steering committee. The Steering Committee included both public and private citizens. It was evident that Lee County and the cities of Leesburg and Smithville residents wanted to be involved by the number of individuals that participated. Below is the list of the Steering Committee.

STAKEHOLDER NAME	COMMITTEE/BOARD	EMAIL ADDRESS
Joey Davenport	Chief Building Official	jdavenport@lee.ga.us
Lisa Davis	Joint Development Authority	ldavis@lee.ga.us
Heather Jones	Finance Director	hjones@lee.ga.us
Bob Alexander	Leesburg City Manager	bob.alexander@cityofleesburgga.com
Christi Dockery	Lee County Manager	cdockery@lee.ga.us
Luke Singletary, Vice-Chairman	LCBOC District 2	luke.singletary@lee.ga.us
Dennis Roland, Commissioner	LCBOC District 1	droland@lee.ga.us
Chris Guarnieri, Commissioner	LCBOC District 4	chris.guarnieri@lee.ga.us
George Walls, Commissioner	LCBOC District 5	wallsgeorge@bellsouth.net
Judy Powell, Mayor Pro Tem	City of Leesburg	judyp@bellsouth.net
Richard Bush, Councilman	City of Leesburg	yvonnebush@bellsouth.net
David Daughtry, Councilman	City of Leesburg	ddlca57@gmail.com
Rufus Sherman, Councilman	City of Leesburg	
Amanda White, Councilwoman	City of Leesburg	awingate78@gmail.com
Jason Renfroe, Councilman	City of Leesburg	renfroejason2gmail.com
Ilean Bady, Councilwoman	City of Smithville	
James Champion, Councilman	City of Smithville	jchampion@yahoo.com
Shalnica French, Councilwoman	City of Smithville	
Dwight Hickman, Councilman	City of Smithville	
Billy Mathis, Chairman	LCBOC District 3	mathislaw@att.net
Billy Breeden, Mayor	City of Leesburg	billyhbreeden@bellsouth.net
Vincent Cutts, Mayor	City of Smithville	smithvillecity@bellsouth.net
Kaitlyn Good	Lee County Clerk	kaitlyn.good@lee.ga.us
Payton Harris	Deputy County Clerk	payton.harris@lee.ga.us
Amanda Nava	Assistant Planning Director	amanda.nava@lee.ga.us
Lee Walton	Planning Consultant	lee.walton@wsp.com
Latracy Hamper	Citizen, City of Smithville	Latracy85@gmail.com
Juliette Bush	Citizen, City of Smithville	Juliettebush44@yahoo.com

The steering committee members 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 October 1, 2018, 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 DCA to be in compliance with the Minimum Standards and Procedures, each community must adopt the approved plan.

LEE COUNTY

Lee County is in the southwestern region of Georgia and is one of Georgia's original 32 counties. The county was formed on December 11, 1826, by an act of the General Assembly of Georgia in Milledgeville. According to the history of the county, there are two different views about who the county was named to honor: Two historical figures, Richard Henry Lee, an American statesman who facilitated the resolution of June 1776 that led to the United States Declaration of Independence and was signed by Lee, and Henry Lee III who was an early American patriot that served as the ninth Governor of Virginia and as Virginia Representative to the United States Congress. Unfortunately, this disagreement will have to continue because no known record or proof exists to justify which view is correct.

Geographically, the total land area in square miles is 355.8 (United States Census Bureau 2020) and the population per square mile is 93.2. The population estimate as of July 1, 2022, is 33,642 based on United States Census Bureau (Vintage 2022).

Lee County hosts two cities (Leesburg and Smithville) and the County seat is the City of Leesburg. The County's economy has traditionally been driven by agriculture and the school system, which are major employers along with limited retail and industrial jobs. Also, the proximity of the County to the bordering counties such as Dougherty, Worth, Sumter, and Terrell has helped to maximize the economic development opportunities and enhance the population growth. Currently, Lee County is one of the fastest growing counties in the region as the county experienced an increase in population growth of 18.9% between 2010 and 2022.

Vision Statement

Lee County is a thriving, successful and healthy community dedicated to serving passionate residents that embrace and value family. We believe in community engagement and in participation in the development of policies that can foster excellent quality of life and address the needs in our community. We embrace our history while coming together to promote economic growth and development, to protect our natural and cultural resources, and to build a successful future.

Lee County supports a healthy mix of residential, commercial, and industrial development while preserving the county's rural setting and heritage. Our community's commitment to education, technology, innovation, sport, health, and art will give opportunities to future professionals and leaders to succeed, uphold and honor our core values.

Strengths, Weaknesses, Opportunities & Threats (SWOT)

Community Strengths

- Available land/Developable land
- Full Service Public Safety (Fire Stations, E-911 Dispatchers)
- ISO of a 2 – 5 Fire & EMS Stations
- Thriving School System with high graduation rates
- Natural amenities (the presence of rivers and creeks)
- Above median household income – per Georgia
- Civic Pride
- Proximity to shopping/retail
- Growing economy
- Good demographic profile/Professional population
- Recreation opportunities
- Dependable power grid- Mitchell EMC, Sumter EMC & GA Power
- Affordable taxes
- Celebrity Presence
- High Standard of Living
- Vibrant Lee County Library Systems (Four Branches)
- Lee County Family Connection, Inc.
- Broadband expansion project
- Junior Leadership Lee Academy and Ambassador Program
- Houses are increasing in value.
- Leadership Lee Program
- Camera Ready Community
- AARP Age-Friendly Designated Community
- Broadband Ready

Community Opportunities

- Infrastructure – expansion to foster growth
- Opportunity to improve or expand Parks & Recreational infrastructure to promote or encourage outdoor activities
- Excellent environment for senior citizens and retirees with no burdens
- Opportunity to improve mobility and connectivity through infrastructural development for vulnerable road users such as cyclists and pedestrians.
- Continuous population growth

Community Weaknesses

- Few public greenspaces, trails, activities spaces, gathering spaces
- Need for better branding with refreshing the logo and website
- Improvement in Regional cooperation
- Location of Metropolitan Statistical Area (MSA) declining/population

Community Threats

- Crime
- Susceptibility to Natural Disaster
- Decrease in regional population.
- Potential closure of Marine Corps Logistic Base

Needs & Opportunities

Lee County

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 a vital part of identifying needs and opportunities.

Needs

- Create more recreational facilities including public greenspaces, trails, activity spaces, and gathering spaces.
- Community branding with a refreshed logo and website would be a great benefit.
- The quality of life in Lee County is good but could be better. As Lee County is surrounded by poverty and is 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.
- Maximize the use of existing infrastructure, proposed infrastructure, and support additional housing and commercial development in areas that are close to existing infrastructure in Lee County/Leesburg
- Encourage quality, attainable housing options for all people.
- Promote Health Facility development to improve the quality of life in the community.
- Parks, Recreation and Agricultural facility development
- Coordinate government services to assist in funding for Lee County school programs.
- School traffic control efforts

Opportunities

- Expansion of infrastructure (Water and Sewer) for community growth
- River tourism due to the presence of Creeks and River (Kinchafonee Creek, Muckalee Creek, and Flint River)
- A pleasant environment to attract retirees (three Senior Living Communities)
- Bike path development and connectivity
- Boat landing opportunities (Sutton's Landing, Sandy Beach, Pirate's Cove, and Jackson's Ford)
- Rails to trails project.
- Library systems that offer senior and children's classes and workshops
- Agriculture
- Community Events
- Business expansion
- Job opportunities for local residents and the workforce of the future (the Junior Leadership Lee Academy and Ambassador Program exposes youth to the many different job opportunities available in Lee County)

Goals & Policies

Lee County

The Community Goals are the most important part of the plan, for they identify the community's direction for the future. The purpose of these goals is 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 city officials.

Education



Figure 1: Lee County, Board of Education
Source: Fox News (2020)

Goal: Education

Prepare students for careers through advanced training and community support by increasing post-secondary educational opportunities, expanding and improving local educational institutions, or programs within Lee County.

Policies:

1. Maintain and improve educational opportunities in Lee County.
2. Maintain and support the Junior Leadership Lee Academy and Ambassador Program.
3. Support the development of a College and Career Academy.
4. Support programs and workshops such as STEM, Art, Sports, and 4H that would equip students with skills that address current and future needs.
5. Continue to equip our libraries and other education amenities to improve the quality of education system and resources in Lee County.
6. Promote and support all strategies that continue to increase high school graduation rates (e.g., GED and High School diploma programs).

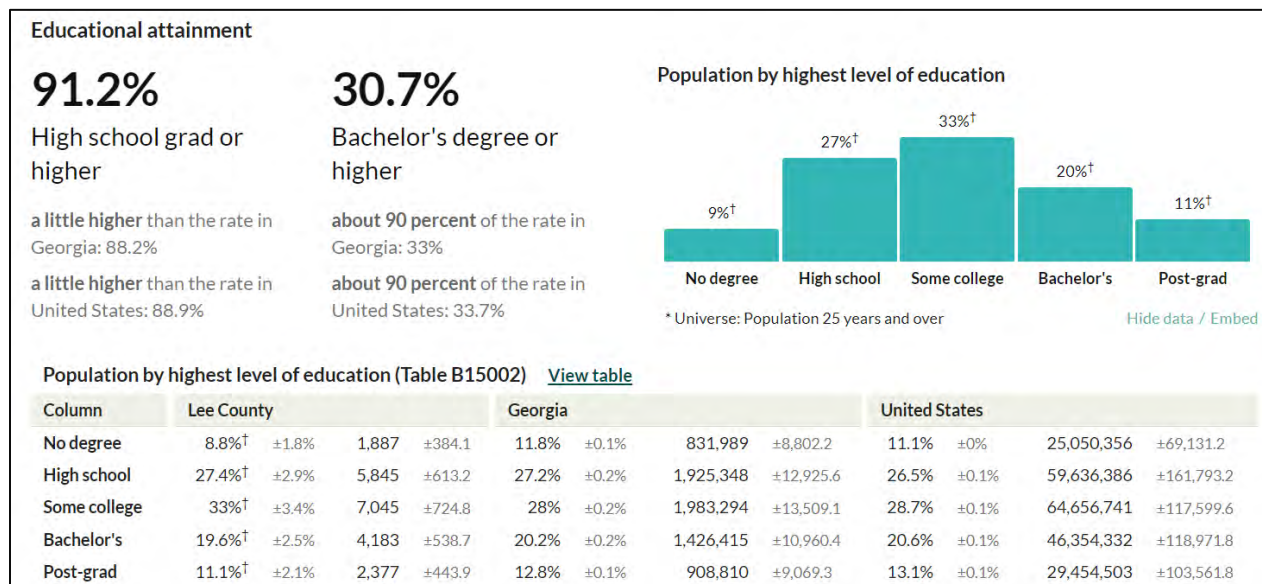
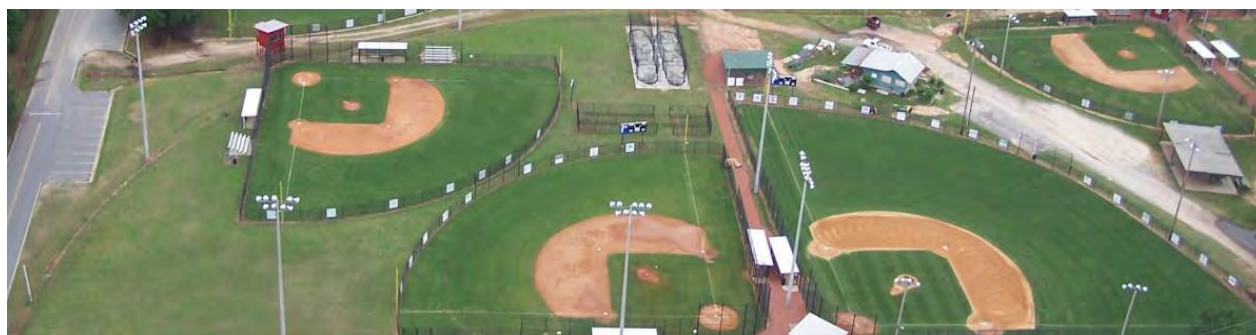


Figure 1: Lee County, Georgia Education Data
Source: Census Reporter (2023)

Recreation



Source: Lee County Parks and Recreation

Goal: Recreation

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

Policies:

1. Develop more diverse recreation programs and facilities in Lee County, including walking/bike paths, community center, sports complex, amphitheater, agricultural center, performing arts center, archery field, greenspace, boat/canoe/kayak ramps, swimming pool, etc.
2. Ensure a safe, clean and friendly environment for all park users.
3. Promote and encourage students to engage in sport activities while upholding academic standards.
4. Promote outdoor activities that stimulate friendship and healthy lifestyles.
5. Efforts to be made to preserve, improve, and market affordable and accessible outdoor recreational facilities.

Economic Development



Source: Lee County Chamber of Commerce

Goal: Economic Development

Provide a proper environment for economic development to meet needs, grow, and flourish in healthcare, transportation, education, technology, innovation and public safety. Also, build collaborative economic networks with Leesburg and Smithville in the area of agriculture and small businesses to strengthen our economy.

Policies:

1. Support incentives to increase quality of life (arts and recreation) and to encourage businesses to come to Lee County
2. Identify the needs of current businesses to help them grow and expand their business and be more “business friendly.”
3. Support programs for professional development for ongoing training and help the “unemployable” that need professional guidance and assistance.
4. Support improvements of downtown areas in Leesburg and Smithville
5. Work with investors and small businesses to establish and create good paying jobs in Lee County
6. Maximize available opportunities and rural zones to improve economic development.
7. Provide economic development information to prospective businesses through agencies such as the Chamber of Commerce, Health Department, etc.

Children (Under 18)

Column	Lee County				Georgia				United States			
Poverty	11.9% [†]	±3.5%	991	±301.3	18.9%	±0.3%	467,018	±6,863.3	16.7%	±0.1%	12,002,351	±55,37
Non-poverty	88.1%	±1.9%	7,325	±649.2	81.2%	±0.1%	2,010,272	±10,369.9	83.3%	±0.1%	60,033,007	±65,67

Seniors (65 and over)

Column	Lee County				Georgia				United States			
Poverty	8.3% [†]	±2.8%	347	±118	10.3%	±0.2%	155,425	±3,336.1	10%	±0%	5,309,452	±18,615
Non-poverty	91.8%	±6.4%	3,861	±181.4	89.7%	±0.4%	1,349,988	±3,717.8	90.1%	±0.1%	48,042,911	±19,508

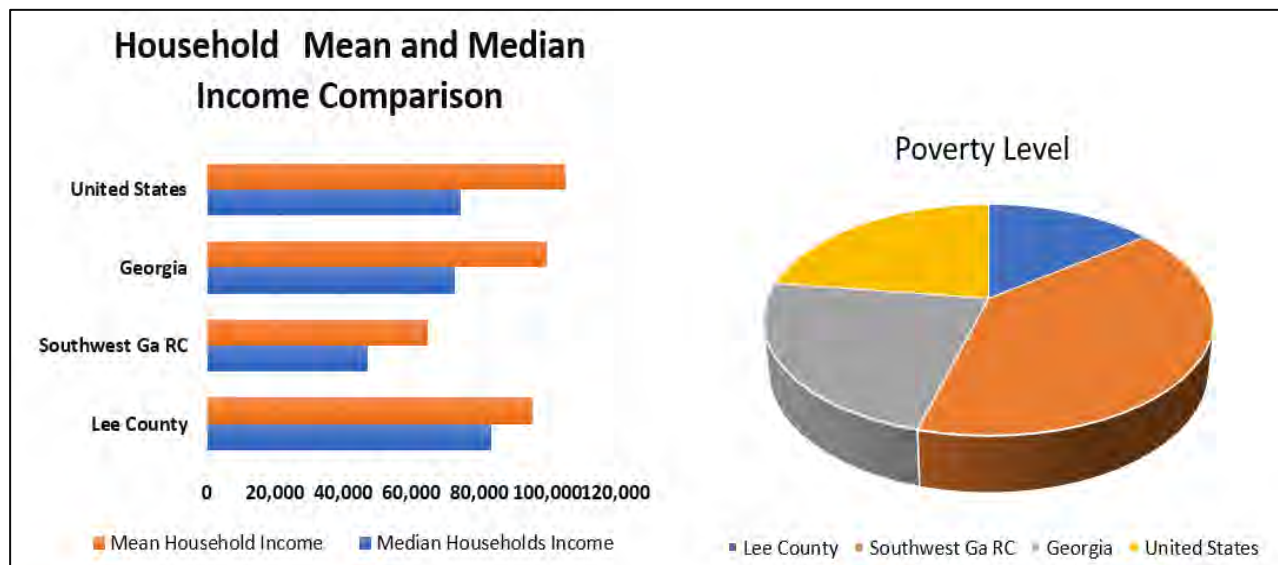


Figure 2: Lee County, Georgia Household
Source: American Community Survey and SWGRC

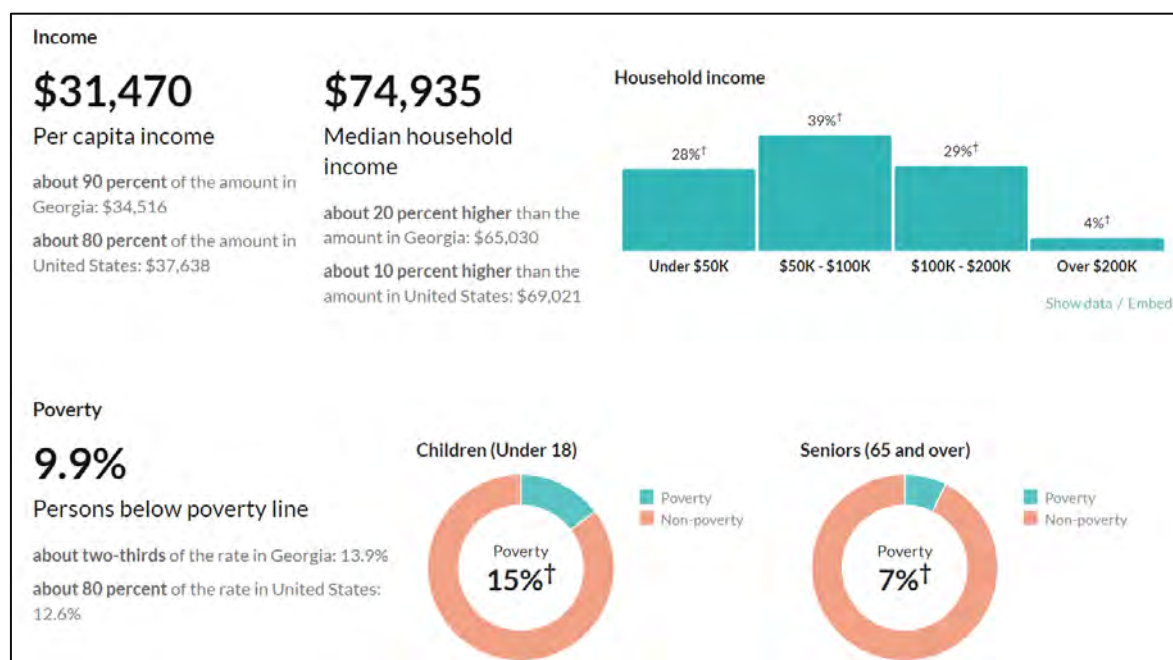


Figure 3: Lee County, Georgia Economic Data
Source: Census Reporter (2023)

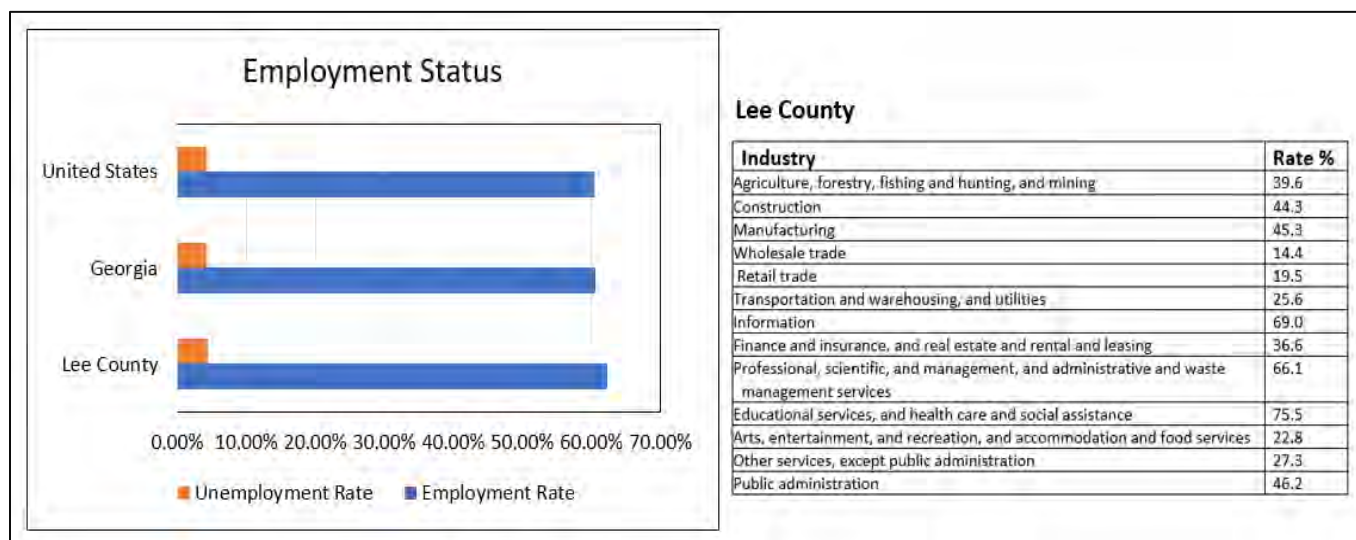
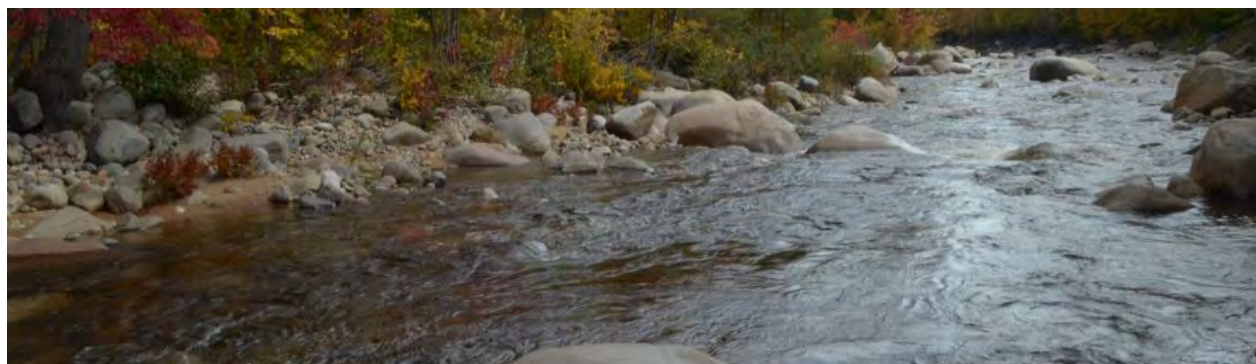


Figure 4: Lee County, Georgia Employment Status, and Industry
Source: American Community Survey and SWGRC

Natural Resource Management



Source: Georgia 4-H (2023)

Goal: Resource Management

Lee County will work with the cities of Leesburg and Smithville to promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; and setting environmentally sensitive areas aside as green space or conservation reserves.

Policies

1. Protect and conserve our community's resources and ensure that resource conservation plays an important role in future growth and development decision-making
2. Develop infrastructure networks to steer new development away from sensitive natural resource areas.
3. Encourage new development in suitable locations to protect natural resources, environmentally sensitive areas, or valuable historical, archaeological, or cultural resources from encroachment.
4. Renovate wastewater treatment plant.
5. Work to redirect development pressure away from agricultural areas to conserve farmland to protect and preserve this important component of our community.
6. Protect ground and surface water sources to protect safe and adequate water supplies
7. Promote programs that educate citizens about the environmental activities that could negatively impact our natural resources (e.g. 4-H programs)
8. Use various land planning and design practices and technologies to conserve and protect natural resource systems and reduce infrastructure costs.
9. Participate in Flood Management

Land Use

Goal: Efficient Land Use

Lee County will work with the cities of Leesburg and Smithville to maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land in rural parts of the county. This may be achieved by encouraging the development or redevelopment of sites closer to the more heavily developed areas within the county, designing new development to minimize the amount of land consumed, carefully planning an expansion of public infrastructure, or maintaining open space in agricultural, forestry, or conservation uses.



Source: Lee County Tax Assessor

Policies

1. Use land efficiently to avoid the costs and problems associated with urban sprawl.
2. Support new land uses that protect the environment and preserve meaningful open space
3. Use land efficiently to avoid the costs and problems associated with urban sprawl.
4. Update land use regulations to reflect current trends in land use, promote quality development, improve clarity and promote equity.
5. Create unique character areas reflecting community values, culture, and heritage of the people living or visiting them, and direct development to them accordingly.
6. Protect sensitive environmental resources and rural character while building resilience, creating passive recreation opportunities and supporting agricultural
7. Encourage the development of a rational network of commercial nodes (activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

Housing

Goal: Housing Options

Lee County will work with the cities of Leesburg and Smithville to promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging the development of a variety of housing types, sizes, costs, and densities in each neighborhood, instituting programs to provide housing for residents of all socio-economic backgrounds or coordinating with local economic development programs to ensure the availability of adequate workforce housing in the community.



Source: <https://greystoneproperties.net>

Policies

1. Increase opportunities for low-to-moderate-income families to move into attainable owner-occupied housing.
2. Seek to balance the supply of housing and employment in our community and consider their location to each other.
3. Support the development of Downtown Leesburg to improve overall attractiveness and local quality of life.
4. Preserve the character of established neighborhoods and support revitalization efforts to increase housing opportunities and neighborhood stability.
5. Make use of available grants to rehabilitate substandard or dilapidated housing.
6. Review our tax policies and ordinances that address housing development for business purposes such as hotels, Airbnb, and other structures that generate revenue

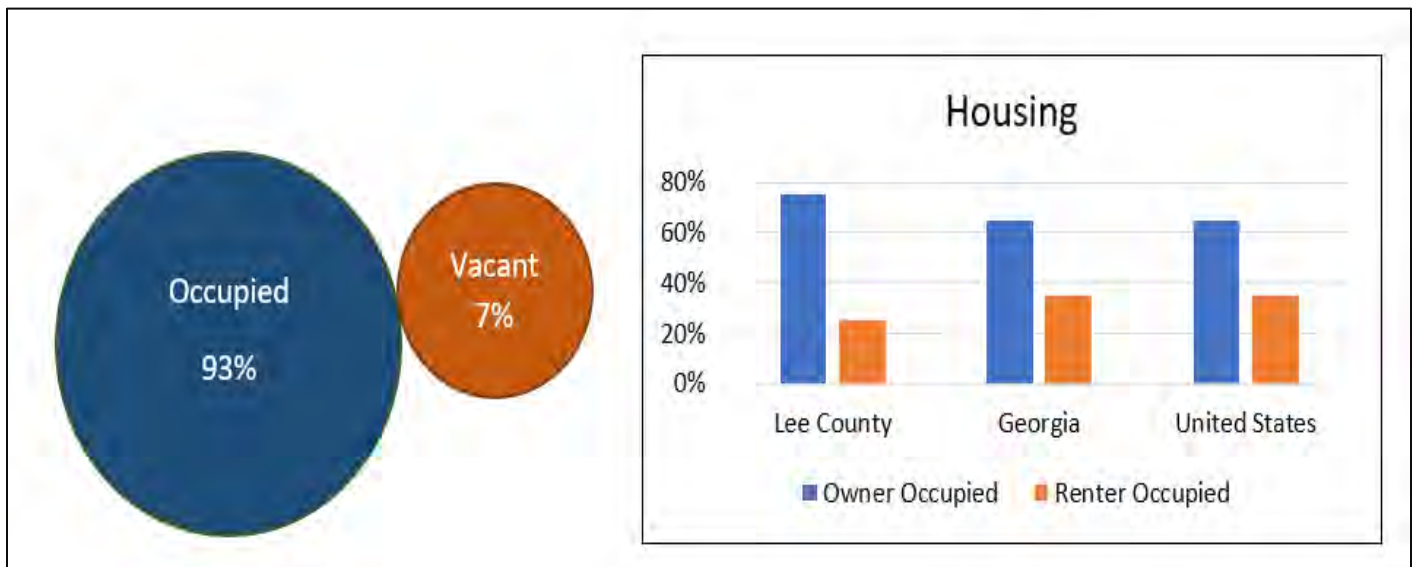


Figure 5: Lee County, Georgia Housing Data

Source: American Community Survey and SWGRC

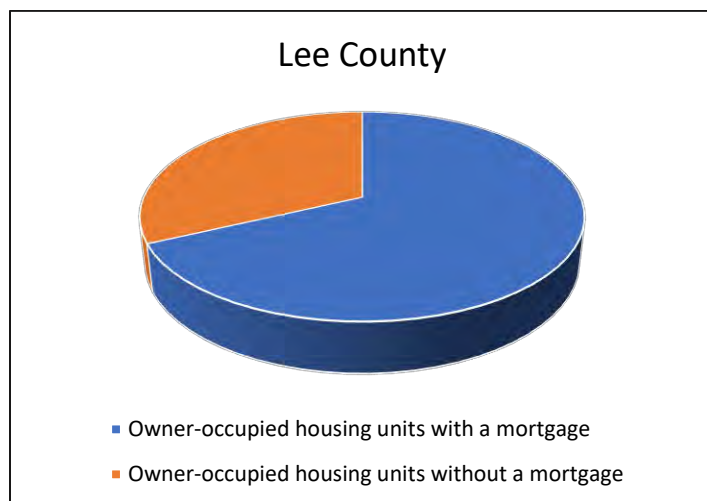


Figure 6: Lee County, Georgia Mortgage Data
Source: American Community Survey and SWGRC

Transportation

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 be 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 2045 Long Range Transportation Plan. DARTS 2050 Long Range Transportation Plan will be implemented by Fall 2024. DARTS and the LRTP can be viewed at the following website:

<http://dartsmmpo.org/>

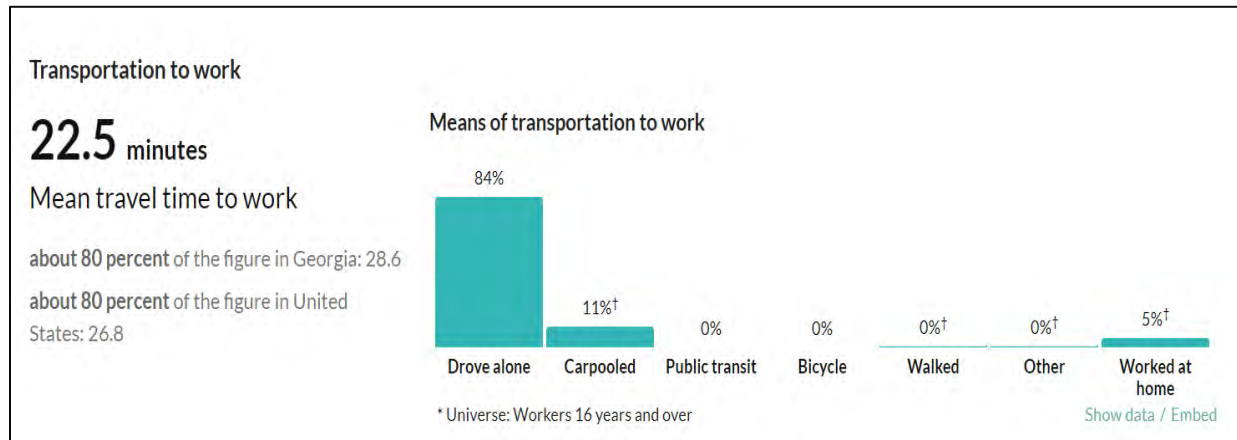
Goal: Transportation Options

Lee County will work with the cities of Leesburg and Smithville to address all community residents' transportation needs, challenges, and opportunities. This may be achieved by fostering alternative mobility options such as walking, cycling, micro mobility systems and developing safe facilities (Sidewalks, Pedestrian crossing, ADA ramps, traffic calming device, etc.) that connect zones together. Also, encourage alternative transportation modes that reduce Greenhouse Gas emissions (GHG) to include electric vehicle charging stations, such as those located at Oakland Library and Lee County Walmart.

Policies

1. Make decisions encouraging walking, biking, car-pooling, and other alternative transportation choices.
2. Consider access to affordable housing and impacts on transportation when considering economic development projects.
3. Target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas)

4. Make provisions for the facilities that support mobility, connectivity, and safety, such as bicycle lanes, sidewalks, pedestrian crossings, safety traffic signs, etc.
5. Support mobility machines with zero emissions, such as electric vehicles, to reduce Greenhouse Gas Emissions (GHG) and the effects of global warming.
6. Apply for grants to facilitate projects that provide safety (Safe Routes to School) and reduce crashes.



Source: Census Reporter (2023)

An integrated transportation system should contribute to residents' high quality of life and a desirable business climate. While the automobile is the dominant mode of transportation, the County wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Vast improvements to all modes of travel can help improve the operation and capacity of the road system.

Lee County does not provide public transportation services; however, Lee County is a member of the Southwest Georgia Regional Rural Transit System. The rural transportation system provides demand-responsive services to 14 counties in Southwest Georgia. This system serves human service agencies and the public from 6 am to 8 pm Monday through Friday. 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. As public transportation needs increase over the coming years, these services may need to be expanded or additional transportation options offered.

Road Network

Lee County and the Cities of Leesburg and Smithville have sufficient roadway networks to support the current population and anticipated growth. Major highways include:

- Georgia Hwy 32 West from Worth County
- Georgia Hwy 32 East from Terrell County
- U.S. Highway 19 From Dougherty County
- U.S. Highway 19 From Sumter County
- U.S. Highway 82 From Dougherty and Terrell County
- Georgia Highway 91 From Dougherty County
- Georgia Highway 118 From Terrell County
- Georgia Highway 118 From Sumter County

- Georgia Highway 133 From Dougherty County
- Georgia Highway 195 From Sumter County
- Georgia Highway 377 From Sumter County

Lee County is crisscrossed by numerous 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 increase considerably south of Leesburg. Smithville has very low traffic counts, as does the unincorporated areas of North Lee County.

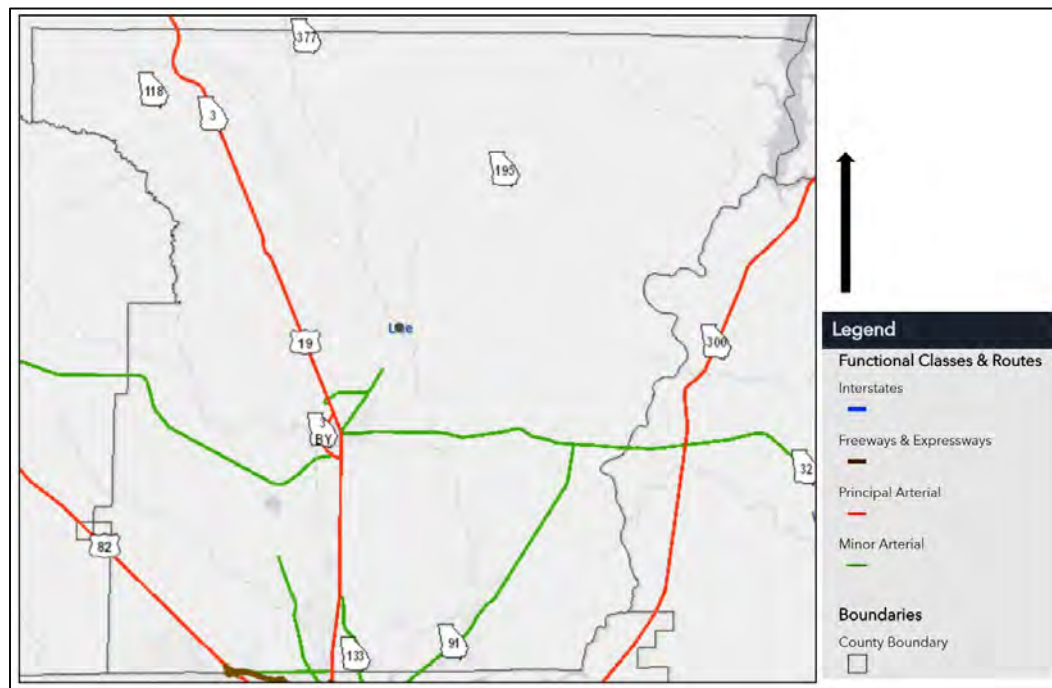


Figure 7: Lee County State Functional Classification Map

Source: GDOT and SWGRC

Alternative Modes

With regards to bicycle and pedestrian infrastructure, the City of Leesburg has sidewalks on 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 Avenue to Peach Avenue. There is also a sidewalk on the school property that faces Hwy 32. Leesburg's City Council plans to connect all Lee County schools with sidewalks. Lee County BOC is participating in this project by adding sidewalks along their roadways that intersect with those of the City of Leesburg. There are also currently dedicated bike lanes or paths in Leesburg.

Given an increase in bicycle and pedestrian infrastructure in Leesburg, there is still a problem given the congestion that happens especially during peak periods after children are released from school. Smithville has limited sidewalks with only a 2.5 block stretch of sidewalk in the downtown area, no bike lanes and no bike paths. Smithville has approximately 500 citizens and limited lighting, sidewalks, and businesses make walking or cycling in the street challenging.

Lee County supports the City of Albany in connecting and extending a rail to trails to the current Albany/Dougherty trail that will come from Albany through Lee County (8 miles) into Terrell County to the City of Sasser. Once completed, the 12-mile trail will provide recreational opportunity for the population density surrounding it and the community and region.

Parking

Parking is a concern when Superior, Magistrate or Probate Court is held in Leesburg. Leesburg has a plan to expand their parking areas for future development. Lee County utilizes off-street parking and has not had an issue with off-street parking ordinance requirements.

Railroads

Lee County, Leesburg and Smithville are 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.

Lee County Traffic Count

Lee County sees some high traffic around the county lines most especially during the peak periods. Most part of the gateways towards the south (U.S. Hwys 19 and 82) have an AADT count of approximately 22,800 and 24,000. The lowest and the highest AADT counts are 10 and 24,000 within the county.

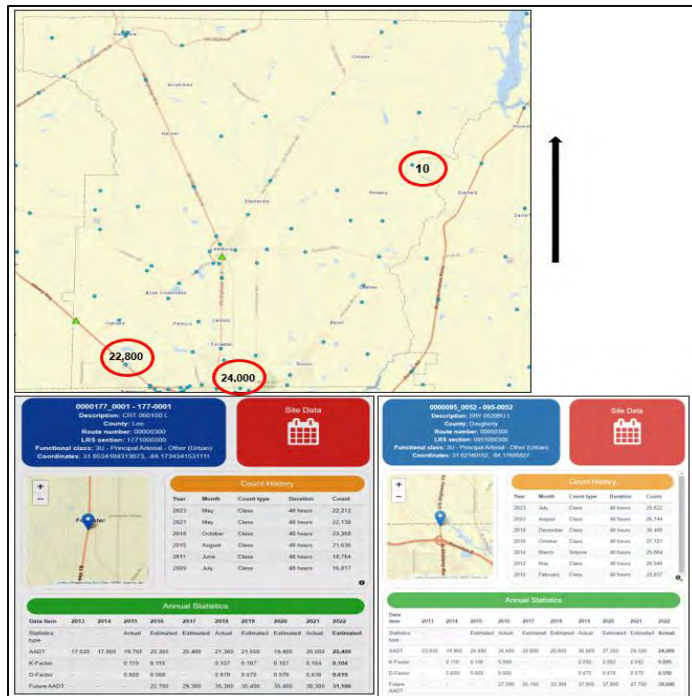


Figure 8: Lee County Traffic Counts Map Showing Annual Average Data Traffic
Source: GDOT and SWGR

Lee County Crash Data

Figure 9 below shows all reported motor vehicle accidents in Lee County, Georgia, from January 1, 2013, through December 31, 2022. The multicolor dots (KABCO) represent the intensity and severity of motor vehicle accidents as well as possible causes or involvement. The Georgia Department of Transportation recorded 4,902 motor vehicle accidents in Lee County, Georgia, over 10 years. Among these crashes, seventy were reportedly pedestrian related and three (3) were reportedly bicycle related.

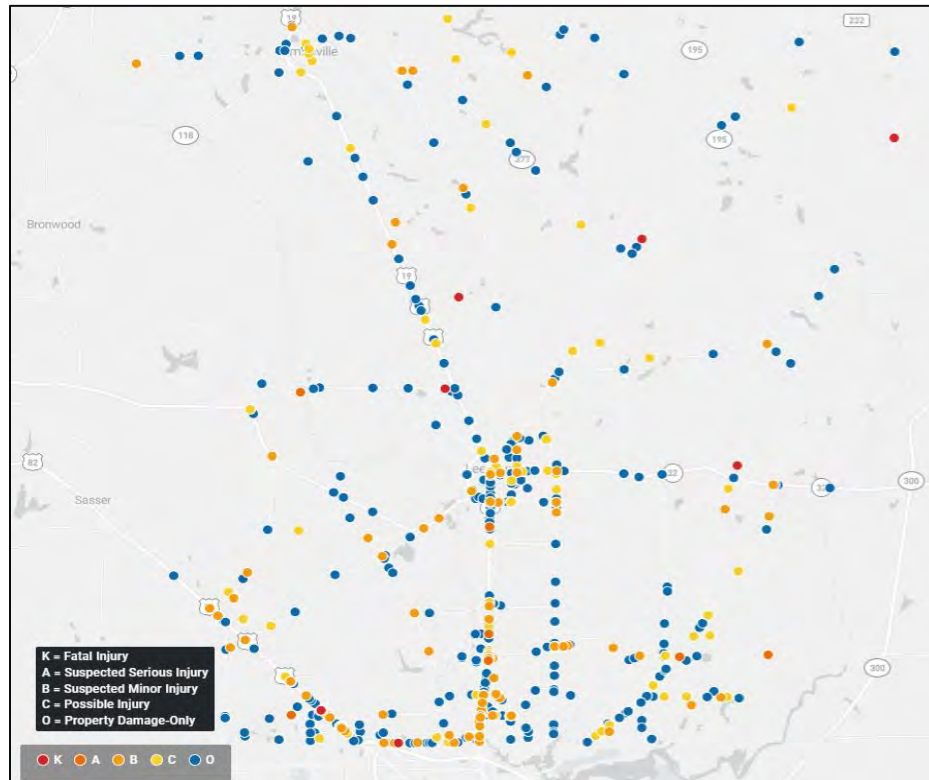


Figure 9: Lee County Crash Data (2013-2022)

Source: GDOT and SWGRC (2023)

Total Crashes Jan 1, 2013 - Dec 31, 2022	4,902	100%
Crash Types	Number of Crash	Crash Percentage
Intersection Related	2,952	60.22%
Single Motor Vehicle Involved	1,762	35.94%
Distracted Driver (Suspected)	1,698	34.64%
Large Truck Related	254	5.18%
Distracted Driver (Confirmed)	253	5.16%
Impaired Driving (Confirmed)	186	3.79%
Pedestrian Related	70	1.43%
Motorcycle Related	62	1.26%
Impaired Driving (Suspected)	20	0.41%
Bicycle Related	3	0.06%

Table 2: Lee County, Georgia Total Crash Data from January 2013 to December 2022

Source: GDOT (Numetric) and SWGRC (2023)

Table 2 above shows the total number of accidents in Lee County from 2013 to 2022. Intersection-related accidents are the most among other crash types. Intersection-related accidents accounted for 60.22%, Single Motor Vehicle Involved 35.94%, Distracted Driver (Suspected) 34.64%, Large Truck Related 5.18%, Distracted Driver (Confirmed) 5.16%, Impaired Driving (Confirmed) 3.79%, Pedestrian Related 1.43%, Motorcycle Related 1.26%, Impaired Suspected 0.41%, and Bicycle Related 0.06% between January 2013 to December 2022 in Lee County, Georgia based on the data obtained from the GDOT database.

Georgia State Bicycle Route

The Georgia Department of Transportation (GDOT) has developed corridors across Georgia as state bicycle routes, and Lee County benefited from these designated routes. One of these routes is the Wiregrass Trail, which crosses from east to west via State Route 32. The maps to the right show the proximity of this regional trail at the county level and in relation to other state bicycle routes. The county can work with the Georgia DOT to implement signage and improvements along this route to increase awareness, safety, and economic development opportunities related to recreational tourism.

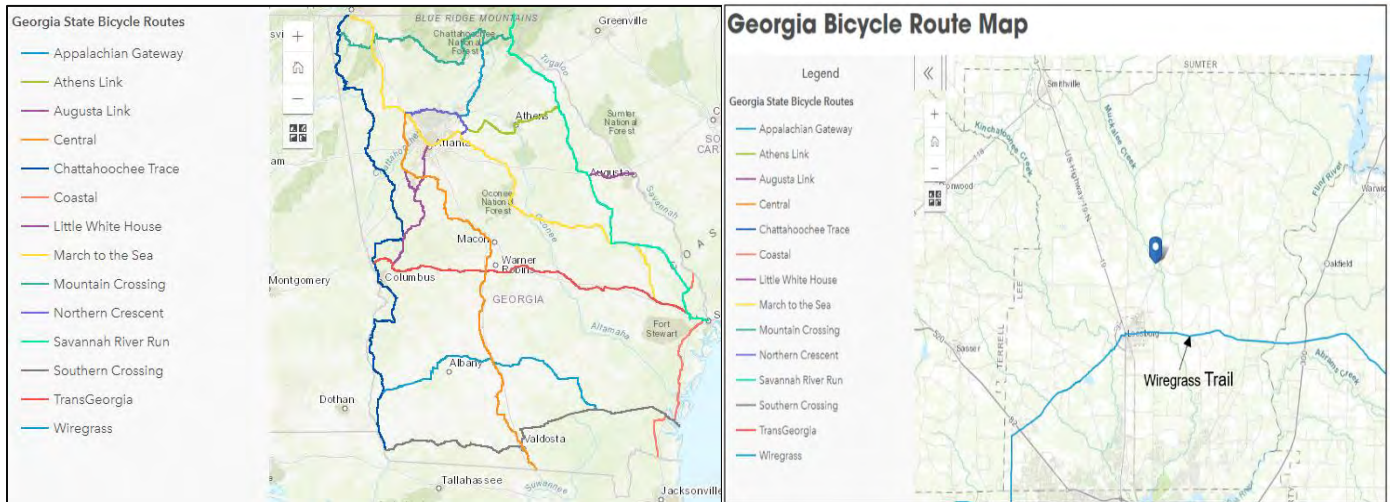


Figure 10: Georgia and Lee County Bicycle Routes Map; **Source:** GDOT and SWGRC (2023)

Community Health

Goal: Community Health

Lee County will work with the cities of Leesburg and Smithville to ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, instituting programs to foster better health and fitness, or providing all residents the opportunity to improve their life circumstances and fully participate in the community.

Policies

1. Institute programs to foster better health and fitness.
2. Provide all residents the opportunity to improve their circumstances in life.
3. Encourage residents to participate in the community.

Broadband

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 a difference in whether a community succeeds or fails. Technology is an essential infrastructure for developing communities. Broadband will help redesign the digital footprint and create a process that will enable communities to meet the demands of healthcare (Telehealth), education (Online Zoom classes) and businesses

(TEAMS meetings), all of which are fundamental to continuing growth for our citizens. Most communities regionally and nationwide have the highest broadband coverage 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. AT&T, the City of Albany, TruVista, Mediacom, and Kinetic by Windstream are currently working to expand broadband services to areas already established in Lee County. Kinetic by Windstream will be the sole company expanding throughout the rural areas, to include Smithville. With more choices of service providers, the cost of this vital infrastructure should become more affordable for Lee County citizens.

ACS 2021 5-year		
Table universe: Households		
Column	→ Lee County, GA	
With an Internet subscription	87.5%	±2.4%
Dial-up with no other type of Internet subscriptio...	0%	±0.3%
Broadband of any type	87.5%	±2.4%
Cellular data plan	81%	±2.6%
Cellular data plan with no other type of Internet ...	13.7%	±3%
Broadband such as cable, fiber optic or DSL	68.3%	±3.9%
Broadband such as cable, fiber optic or DSL with n...	4.3%	±1.5%
Satellite Internet service	9.1%	±3%
Satellite Internet service with no other type of I...	1.3%	±1.1%
Other service with no other type of Internet subsc...	0%	±0.3%
Internet access without a subscription	1.1%	±0.7%
No Internet access	11.3%	±2.3%

Figure 11: Lee County Households Broadband Subscription Data

Lee County Broadband Map

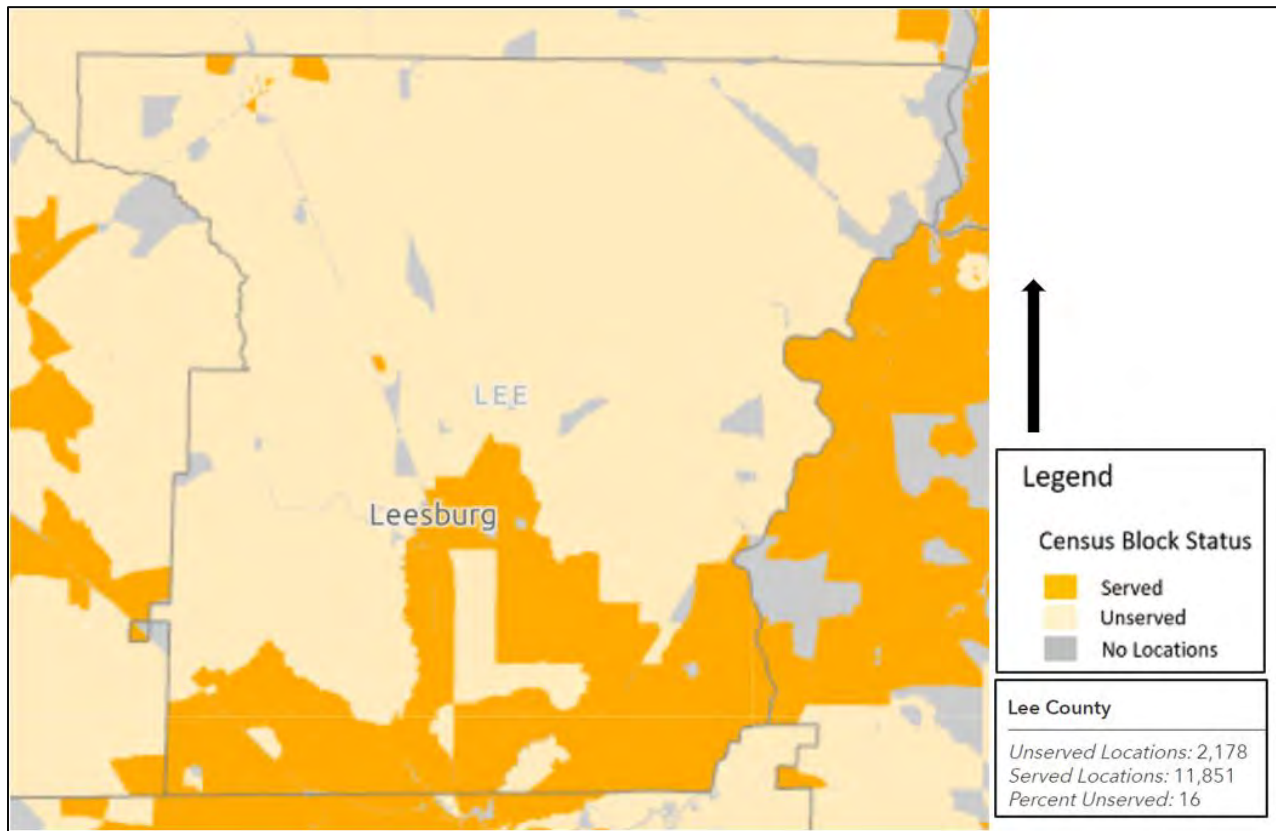


Figure 12: Lee County Broadband Map Showing Served, Unserved and no Location Areas

Lee County currently has over 2,000 locations that are unserved and more than 11,000 served locations with a broadband infrastructure. Overall, 16% of citizens countywide are unserved based on the Georgia Broadband Availability data obtained.

Goal: Facilitate the expansion of Broadband infrastructure to areas with no broadband facility and unserved areas.

Lee County and its cities have continued to work on expanding broadband to those areas that are underserved. Kinetic by Windstream has partnered with Lee County for a broadband expansion project hereby connecting areas of the county previously unserved by internet providers with reliable internet access. The engineering design is expected to be completed by January 2024 and crews are expected to begin fiber installation in early 2024 with anticipated completion of over 4,234 underserved properties by the end of 2024. The project is required to be completed by 2026 with minimum speeds of 100 Mbps download and 100 Mbps upload. Funding for this project includes a Grant award from Georgia's State & Local Fiscal Recovery Funds, Kinetic funding with a match from Lee County, and ARPA funding for a total investment of \$21,079,046.00 for the benefit of the citizens and businesses of Lee County.

Land Use Element

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 countywide. It is based on 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 a 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 types are 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 use, 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 that 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 pedestrian traffic. 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

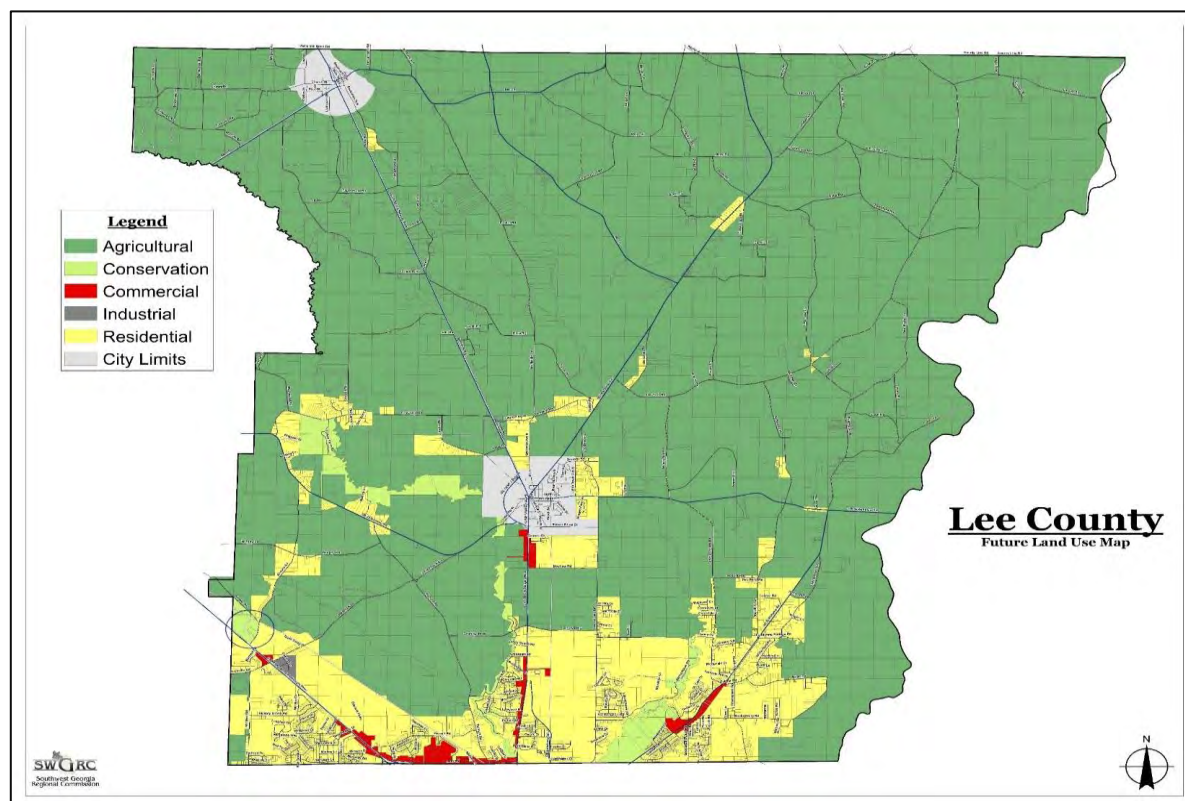
The agricultural land use designation in Lee County is intended for those areas generally outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, estates, groundwater recharge areas, and low-density residential development that may 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 and floodway; however, many properties within the floodplain were developed in the past and remain despite the FEMA buyout option being utilized as an option for property owners.

Future Land Use Classifications	
Residential	The predominant use of land is residential, single-family, and multi-family dwelling units.
Commercial	Non-industrial business uses, including retail sales, office, service, and entertainment facilities, are grouped in one building, shopping center, or office building.
Parks/Recreation/Conservation	Land dedicated to active or passive recreational uses. These areas may be publicly or privately owned and include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses.
Industrial	Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Agricultural	Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Lee County Future Land Use Map



Capital Improvements Element

All local governments that utilize an impact fee system under the Georgia Development Impact Fee Act must include a Capital Improvements Element in their comprehensive plans and update this Capital Improvements Element portion of their plan annually. The CIE Update is a useful tool that gives the community a clear idea of how and where your Impact Fees are being used.

The CIE Update must include two components: Annual Financial Report and Schedule of Improvements/STWP Addendum.

The purpose of the Annual Financial Report is to provide an overview of impact fees collected, encumbered and used by category of public facility and service area for the last completed fiscal year. The financial report does not include information for the current year. The purpose of the Schedule of Improvements is to identify all capital improvement projects to be financed in whole or in part by impact fees during the upcoming five years, beginning with the current year. This must include any changes to previously listed capital improvement projects (such as adjustment of project costs, changes in funding sources, construction schedules, or project scope) plus a new fifth year schedule of improvements for projects to be funded with impact fees.

The Board of Commissioners must hold at least one public hearing for the CIE Update once completed. The purpose of the public hearing is to inform the public of the contents of the draft CIE Update to receive suggestions and comments on the document. Copies of the draft CIE Update are available to the public sufficiently in advance of this hearing to allow time for citizens to review and formulate their comments prior to the hearing. Following the public hearing, the CIE update is submitted to the Southwest Georgia Regional Commission and subsequently the Georgia Department of Community Affairs for review and approval.

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/government/departments/planning.html>

Lee County Report of Accomplishments

This section examined the projects listed in the community work program in the last comprehensive plan update. It evaluated each task listed to determine if the job was completed or not completed. The Regional Commission staff met with the local government and reviewed the listed projects. Based on these assessments the report of accomplishment (ROA) was created. Four classification responses were used to determine the project's status. These classifications are:

- Completed
- Currently Underway (Include a projected completion date)
- Postponed (Include an explanation of the reason)
- Not Accomplished and will no longer be undertaken or pursued by the local government (Include an explanation for the reason)

Any incomplete and active projects are moved to the new community work program (2025-2029).

LEE COUNTY REPORT OF ACCOMPLISHMENTS 2018-2024					
Activity	2018-2024	Responsible Party	Cost Estimate	Possible Funding Source	Status
Community Facilities					
Prepare and implement a five-year master plan of all county government offices and outside agencies to include facilities, personnel, and equipment.	2018-2024	County	Staff Time	General Funds	Currently Underway, 2025
Ensure future improvements to water and treatment facilities that promote balanced and efficient growth and maximize the use of existing facilities.	2018-2024	Lee County Lee County Utilities Authority	\$10,000,000.00	Utilities Authority Revenue State and Federal Loans CDGB	Currently Underway, 2025
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 Cost TBD	General Funds	Currently Underway, 2025
Library collections materials purchase	2018-2024	Lee County Library Board	\$400,000.00	Impact Fees State of Georgia General Fund	Currently Underway, 2025

Expand New Multi-Purpose Recreation Facility 231 Stata Route 3 (100 acres purchased) & planning and development of the park.	2018-2024	Lee County	Cost TBD	Impact Fees SPLOST Federal and State Grants General Fund	Currently Underway, 2025
Determine the feasibility and implement a plan to provide a safe pedestrian and bicycle facilities network.	2018-2024	DARTS Lee County	Staff Time	SPLOST GDOT	Currently Underway, 2025
Plan, design, and construct Forrester Parkway/ Westover Road Extension. (Phase1 Completed: Oakland Parkway/ Forrester Roundabout)	2018-2024	Lee County	TBD	SPLOST GDOT General Fund	Currently Underway, 2025
Design and construct two (2) new roads to support Lee County Medical Center and adjoining medical facilities and retail opportunities.	2018-2024	Lee County	TBD	SPLOST General Fund	Currently Underway, 2025
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	\$350,000.00	SPLOST	Completed
Construct a Fire Training Facility available to the SWGA Region.	2018-2024	Lee County	TBD	General Fund	Completed
Improve ISO rating by developing and implementing a plan for appropriate training and certification.	2018-2024	Lee County	TBD	General Fund	Completed
Upgrade telecommunications equipment to mitigate/resolve cyber security risks.	2018-2024	Lee County	\$225,000.00	General Fund	Currently Underway, 2025

Natural and Cultural Resources					
Design scenic gateway features at the road entrances into the county.	2018-2024	Lee County	\$50,000.00	General Fund	Currently Underway, 2025
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	Currently Underway, 2025

Lee County Community Work Program 2025-2029

LEE COUNTY COMMUNITY WORK PROGRAM 2025-2029				
Activity	2025-2029	Responsible Party	Cost Estimate	Possible Funding Source
Community Facilities				
Prepare and implement a five-year master plan of all county government offices and outside agencies to include facilities, personnel, and equipment.	2025-2029	County	Staff Time	General Funds
Ensure future improvements to water and treatment facilities that promote balanced and efficient growth and maximize the use of existing facilities.	2025-2029	Lee County Lee County Utilities Authority	\$10,000,000.00	Utilities Authority Revenue ARPA Grants
Implement a plan to discourage developments with septic systems and private treatment systems in dense developments or near environmentally sensitive areas.	2025-2029	Lee County	Staff Time Hard Cost TBD	General Funds
Library collections materials purchase	2025-2029	Lee County Library Board	\$400,000.00	Impact Fees General Fund
Expand New Multi-Purpose Recreation Facility 231 Stata Route 3 (100 acres purchased) & planning and development of the park.	2025-2029	Lee County	Cost TBD	Impact Fees SPLOST Federal and State Grants General Fund
Determine the feasibility and implement a plan to provide a safe pedestrian and bicycle facilities network.	2025-2029	DARTS Lee County	Staff Time	TSPLOST SPLOST GDOT
Plan, design, and construct Forrester Parkway/ Westover Road Extension. (Phase1 Completed: Oakland Parkway/ Forrester Roundabout)	2025-2029	Lee County	TBD	SPLOST GDOT General Fund

Design and construct 2 new roads to support Lee County Medical Center and adjoining medical facilities and retail opportunities.	2025-2029	Lee County	TBD	SPLOST General Fund
Upgrade telecommunications equipment to mitigate/resolve cyber security risks.	2025-2029	Lee County	\$225,000.00	SPLOST
With partners and developers, plan, design, and construct the Lee County Medical Center and adjoining medical facilities and other commercial development opportunities.	2025-2029	Lee County	TBD	Public-Private Partnerships
Maintain full-time GIS staff and technology to provide current tax parcel, zoning and other relevant data for daily operations and reporting requirements.	2025-2029	Lee County	\$350,000	SPLOST
Upgrade telecommunications equipment to increase Public Safety communications	2025-2029	Lee County	\$450,000	SPLOST General Fund
Partner with vendors to expand water and sewer resources for future residential and commercial developments.	2025-2029	Lee County Lee County Utilities Authority	\$7,464,195.00	Grants
Refresh Lee County logo and website	2025-2029	Lee County	TBD	SPLOST
Broadband				
Partner with vendors to provide Broadband internet access to those citizens in areas of the county in most need.	2025-2029	Lee County	\$21 million	Grant Windstream Partnership General Fund ARPA Funds
Natural and Cultural Resources				
Design scenic gateway features at the road entrances into the county.	2025-2029	Lee County	\$50,000.00	General Fund Grants

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.	2025-2029	Lee County	TBD	DNR State Grants General Fund SPLOST
General Planning				
Plan and build a community garden	2025-2029	Lee County	Staff Time Hard Costs TBD	In-Kind Donations Community Partnerships Grants
Participate in the development and update of the Pre-Hazard Mitigation Plan.	2025-2029	County Cities RC	\$25,000.00	GEMA FEMA Grants
Participate in the development and update of the Joint Comprehensive Plan.	2025-2029	County Cities RC	Staff-Time	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2025-2029	County RC	RC Staff-Time	Grants

Resolution

**A RESOLUTION
BY LEE COUNTY
TO ADOPT THE LEE COUNTY COMPREHENSIVE PLAN**

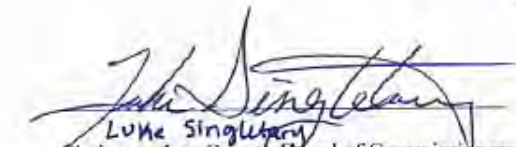
WHEREAS, Lee County, Georgia, has found it necessary to update the Lee County Comprehensive Plan as part of the requirements to maintain its Qualified Local Government Status;

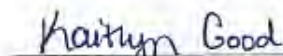
WHEREAS, the County Commission held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizen's input;

WHEREAS, in the development of the comprehensive plan, Lee County examined, evaluated, and, where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the Lee County, Georgia, that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 9 day of January 2024


Luke Singletary
Chairman, Lee County Board of Commissioners


Kaitlyn Good
County Clerk, Lee County



CITY OF LEESBURG



Leesburg, Georgia is located in the southwestern part of the State of Georgia, with a total area of 4.9 square miles. The city has an estimated population of 3,407 and 693.5 people per square mile. Leesburg, Georgia is the county seat of Lee County and is the intersecting point of three important highways: SR 3/US 19, SR 32 and SR 195. In addition, a railroad runs through downtown Leesburg, parallel to SR3/US 19. The city is also home to several large public schools that serve the surrounding areas of Lee County as well as the City of Leesburg.

Demographics

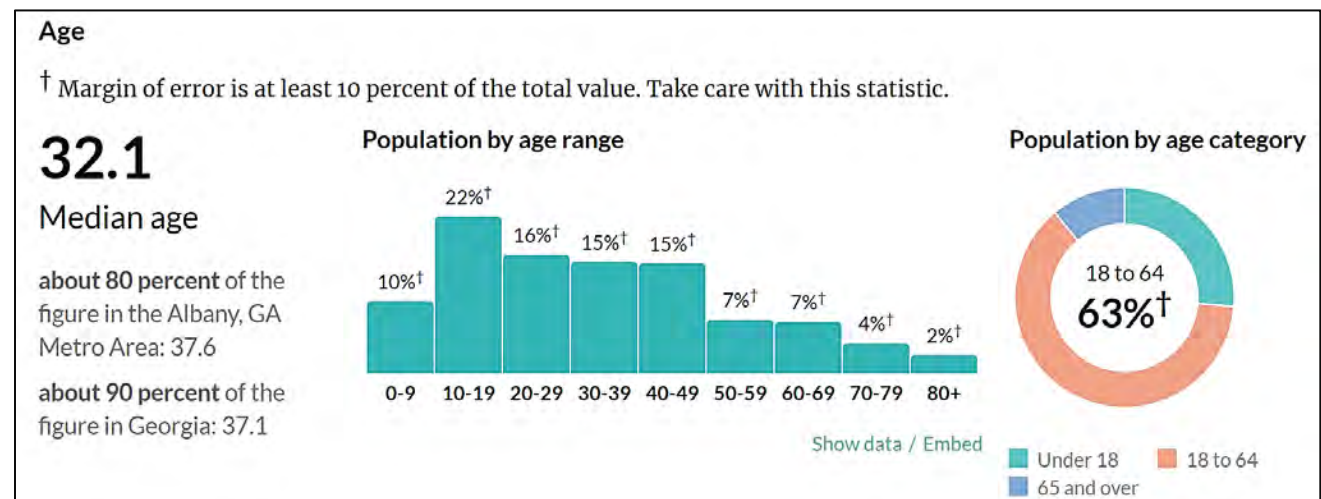


Figure 13: Leesburg, Georgia Population Data
Source: Census Reporter (2023)

The median age from newborn to over 80 years is 32.1 years, and the population between the ages of 18 to 64 years accounted for 63% of the total population. The population of 65 years and over constitutes 11%, population under the age of 18 years (26%), and population of 18 to 64 years constitutes 63%. This indicates a larger workforce of 63% of the population in Leesburg, Georgia.

Race and Ethnicity

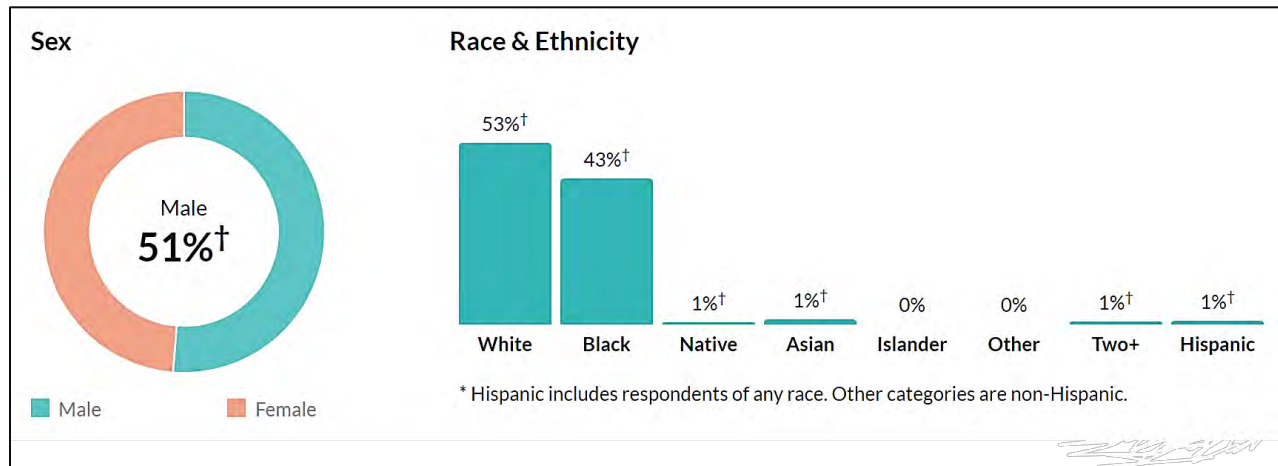


Figure 14: Leesburg, Georgia Race and Ethnicity Data

Source: Census Reporter (2023)

In sex comparison, there are more male population than the female in Leesburg according to the data obtained from the Census Report. In the area of race and ethnicity, Leesburg has a little or more than one percent (1%) of Native, Asian, and Hispanic population. The dominant race, White constitutes 53% or more while the African American (Black) population is 43% or more.

Vision Statement

A fast-growing city that believes in an ideological system of equal opportunity and creating a conducive environment that allows citizens, investors, small businesses, and farmers, to add value to our community while considering the community's health. We are committed to serving with all our strengths and provide infrastructure and amenities that address the needs and improve the well-being of the citizens. We believe in community engagement and participation in policies development that foster excellent quality of life.

Our community's commitment to education, technology, innovation, sports, health, and art will give opportunities to future professionals or leaders to succeed and protect the character of Leesburg.

Strengths Weaknesses Opportunities and Threats

Community Strengths

- Lee County School System
- Full Service Public Safety
- Natural amenities
- High income household
- Good demographic profile/Professional population
- Civic Pride
- Proximity to metro area
- Growing economy
- Abundant water supply
- Recreation opportunities
- Good weather conditions
- Adequate power grid- Sumter EMC & GA Power
- Reasonable city taxes
- Celebrities- Luke Bryan, Buster Posey, Carly Mathis, Phillip Phillips
- High Standard of Living
- Lee County Library Systems
- Lee County Family Connection, Inc.

Community Weaknesses

- Rush hour traffic jam in Leesburg
- Better community branding and welcome signage
- Communication problem
- Quality of Life
- Location of Metropolitan Statistical Area (MSA) declining/population
- Declining State Representative influence in Atlanta.
- Lee County surrounded by poverty.
- Lack of employment opportunity for Professional – kids leave when they graduate.
- School board taxes

Community Opportunities

- Infrastructure – expansion to foster growth.
- Parks & Recreation development
- Attract retirees with no burden on retirees.
- Bike Path Golf Path development
- Regional Cooperation

Community Threats

- Closure of Marine Corps Logistic Base
- Gangs
- Natural Disaster
- Crime
- Decline of Dougherty County population
- Railroad proximity to business environment

The assessment of SWOT helps the citizens, elected officials, business owners, investors, and decision makers to understand their internal and external environments. A healthy community should have a strategic plan, engage the community to participate or contribute to community development, meticulously allocate resources, be proactive, be able to measure or monitor the progress, understand, and address community's needs, and prioritize actionable steps to respond to the community's issues. By using one of these planning process methods, it empowers communities to plan strategically, engage their members, allocate resources efficiently, and address weaknesses and threats proactively. Thus, communities can work toward a more sustainable and prosperous future.

Needs & Opportunities

City of Leesburg

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 a vital part of identifying needs and opportunities.

Needs

- We need to improve our Downtown Area and more recreational facilities including public greenspace, trails, activity spaces, gathering spaces.
- We need to improve our infrastructure to encourage more economic development.
- We need to bolster our industrial and commercial tax base to offset taxes on residential.
- We need to work with the Georgia Department of Transportation (GDOT) or local authority to address school traffic in Leesburg causing severe congestion.
- We need to employ strategies that would eliminate communication problems among the municipalities, to improve citizens' participation and engaging Lee County and the cities' residents in community events and meetings.
- Lee County/Leesburg needs to expand infrastructure where they want growth to happen.
- We need to work with the Lee County School System to develop plans and strategies that would increase and retain High School graduates. 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 needs to develop Health Facilities to improve the quality of life in the community.

Opportunities

- Opportunities exist for expansion of infrastructure (broadband, Water and Sewer) to spur growth.
- River tourism due to the presence of Creeks and River (Kinchafoonie Creek, Muckalee Creek, Lake Blackshear, and Flint River).
- Parks, Recreation and Agricultural facility development
- A good environment to attract retirees.
- Bike path development and connectivity opportunities.
- The existence of three Senior Living Communities
- Improvements can be made to the Lee County schools with regards to government services
- Boat landing opportunities (Jackson's Ford)
- Opportunity for rails to trails system.
- The presence of a good library system that offers senior and children's classes and workshops.

Goals and Policies

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 is 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 City of Leesburg in its decision-making process and produce a desired outcome for the citizens and the elected officials.

Education Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

The population of people with levels of education in Leesburg, Georgia, are a little higher than the rate in the metropolitan area (Albany, Georgia). Leesburg has 89% of high school graduate or higher that is 3.8% higher than Albany, Georgia. Also, 27% of people in Leesburg have bachelor's degree or higher. The chart below displays the Leesburg educational attainment.

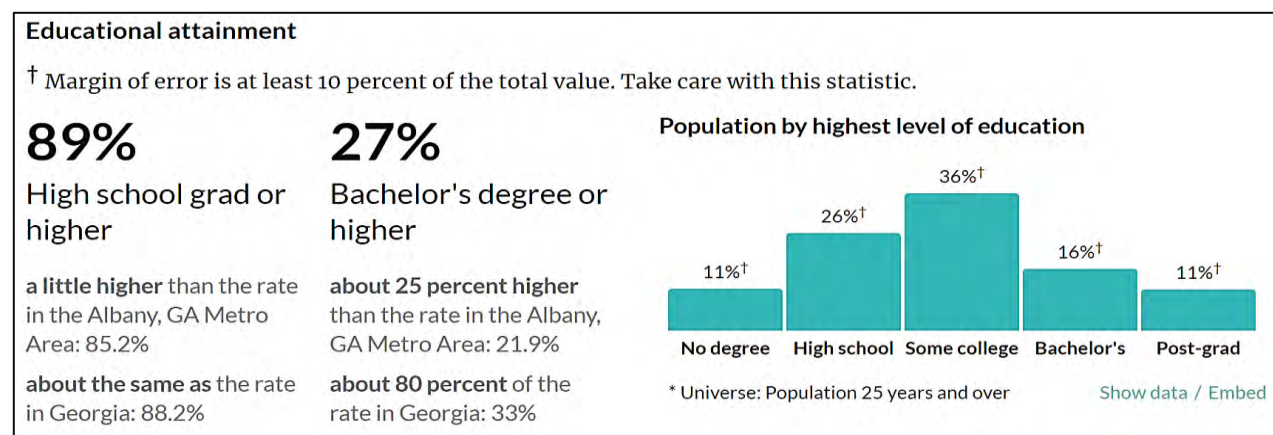


Figure 15: Leesburg, Georgia Educational Attainment Data
Source: Census Reporter (2023)

Goal: Education

Increase post-secondary educational opportunities within Leesburg.

Policies:

- Maintain and improve educational opportunities in Leesburg.
- We will Support the development of a College and Career Academy
- Our school system will work with universities and technical colleges within our region in transitioning high school students into degree programs.
- We will support programs and workshops such as STEM, Art, Sport, 4H, etc. that would equip students with skills that address current and future needs.

- We will continue to equip our libraries and other education amenities to improve the quality of education system and resources in Lee County.
- We will promote and support strategies that would increase high school graduation rates (E.g., GED programs/High School diploma programs)

Recreational Resources



Source: <https://www.cityofleesburgga.com/community/page/photo-gallery>

Recreational resources are a vital part of enhancing the quality of life for individuals and communities. It contributes to physical fitness, social interaction, and the overall well-being of community. Activities such as sport, trailing, cycling, walking, etc., help to improve our health, foster community interactions, create opportunity for economic development and improve the quality of life. Proper planning, development, and conservation of these resources are essential to ensure their availability and sustainability for future generations.

Goal: Recreation

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

Policies:

- Develop a more diverse recreation program and facilities in Leesburg. (Walking/bike paths, Community Center, Sports Complex, Amphitheater, Agricultural Center, performing arts center, Archery field, greenspace, boat/canoe/kayak ramps, swimming pool)
- We will ensure a safe, clean, and friendly environment for all park users.
- We will promote and encourage students to engage in sport activities while upholding academic standards.
- We will promote outdoor activities that stimulate friendship and healthy lifestyles.

Resource Management



Source: <https://www.cityofleesburgga.com/community/page/photo-gallery>

Promoting the efficient use of natural resources, identifying the resources, and protecting sensitive areas in our community is of great value to the environment. Educating the citizens and publicity on the importance of protecting natural resources may help to mitigate natural disasters and protection of the environment which may reduce environmental problems. For instance, dumping waste or untreated wastes into the nearby river may cause the water level to rise, which may lead to flooding. Therefore, it is very important to protect our natural resources. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Goal: Resource Management

The City of Leesburg will work with the City of Smithville and the County to promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community.

Policies:

- We will protect and conserve our community's resources and play an important role in future growth and development decision-making.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will encourage new development in suitable locations to protect natural resources, environmentally sensitive areas, or valuable historical, archaeological, or cultural resources from encroachment.
- We will protect ground and surface water sources by protecting safe and adequate water supplies.
- We will promote programs that educate citizens about the environmental activities that could negatively impact our natural resources. (Example 4-H programs)

Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

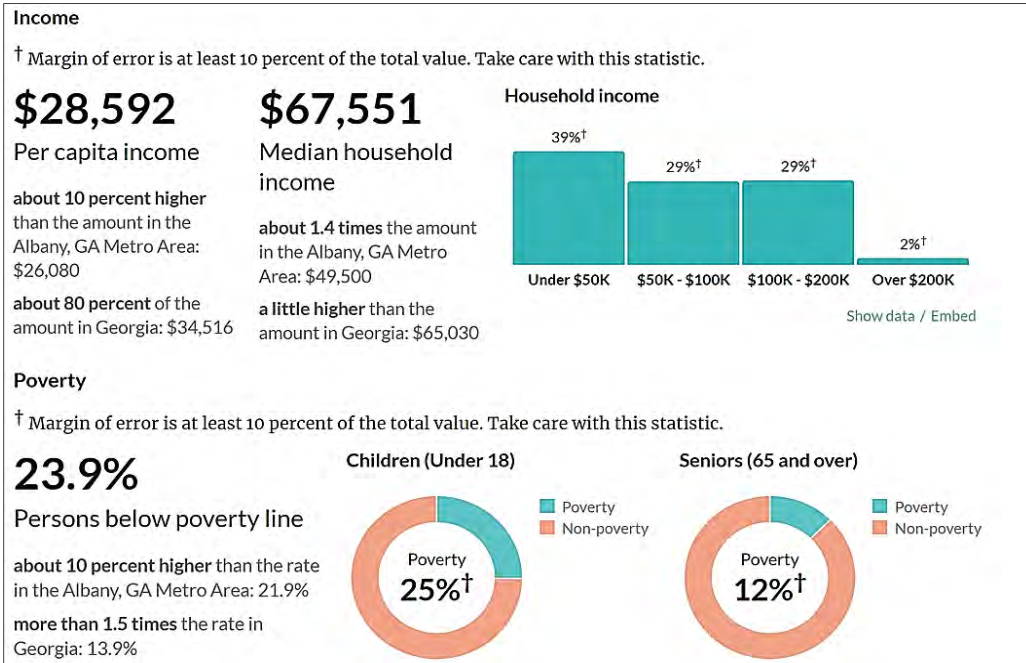


Figure 16: Leesburg, Georgia Income Data
Source: Census Reporter (2023)

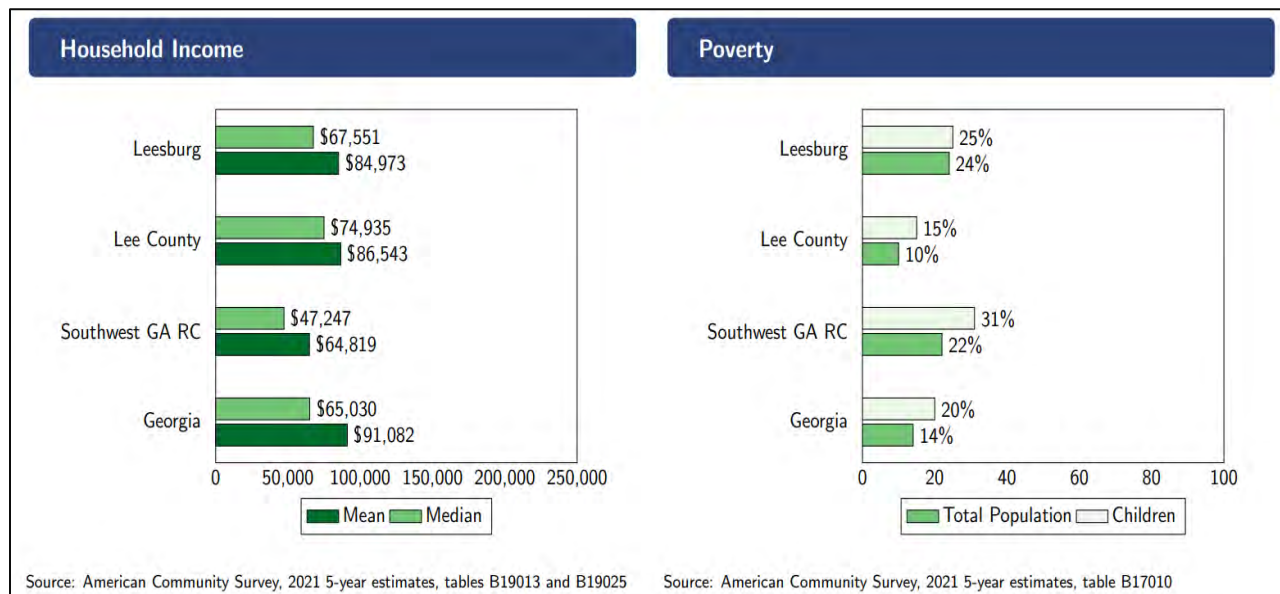


Figure 17: Leesburg, Georgia Household Income; Source: Georgia Municipal Association and SWGRC

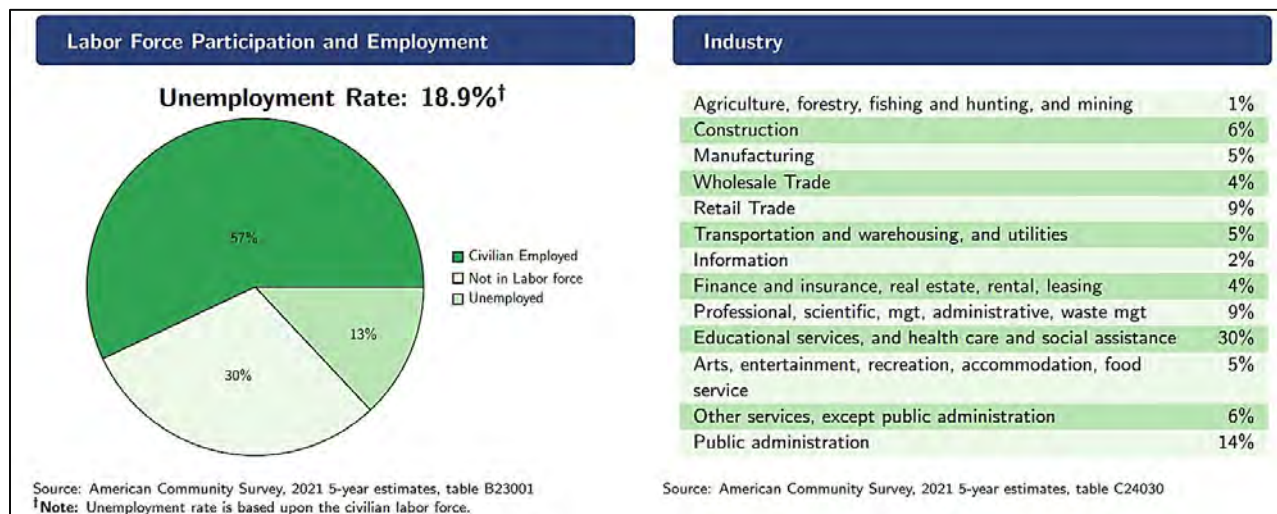


Figure 18: Leesburg, Georgia Labor Force and Employment; Source: Georgia Municipal Association and SWGRC

Goal: Economic and Downtown Development

Provide a proper environment for economic development to grow and flourish in healthcare, transportation, education, technology, innovation, and public safety. Also, build collaborative economic networks with Lee County and Smithville in agriculture and small businesses to strengthen the local economy.

Policies:

- Support incentives to increase quality of life (arts and recreation) and to encourage business to come to Leesburg.
- 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 areas within the city limits and additional infrastructure to serve the community’s future needs.
- Support improvements of downtown Leesburg and its environment.
- We will work with investors and small businesses to establish and create good paying jobs in Leesburg, Smithville, and the County
- We will maximize available opportunities and rural zones to improve economic development.
- We will provide economic development information to prospective businesses through our agencies such as the Chamber of Commerce, Health Department, etc.

Housing Options

Promoting an adequate range of safe, affordable, inclusive, and resource efficient housing is a crucial need, especially since the invasion of COVID-19. Commodities, housing, gasoline, and the cost of goods and services increased geometrically. This sudden increase has created a lot of issues regarding what is affordable. The scale of preference and the opportunity cost kicked in, and people had to make choices due to the economic hardship. For instance, some people could not afford to pay rent, mortgage, and essentials, etc., due to the pandemic. At present, the economic hardships have lessened due to various federal, state, and local government incentives and programs. However, due to the rising cost of housing people are still struggling to become homeowners. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.



Source: <https://www.nahb.org/advocacy/industry-issues/land-use-101/tools-and-research/tools-pages/what-is-the-missing-middle-of-housing>

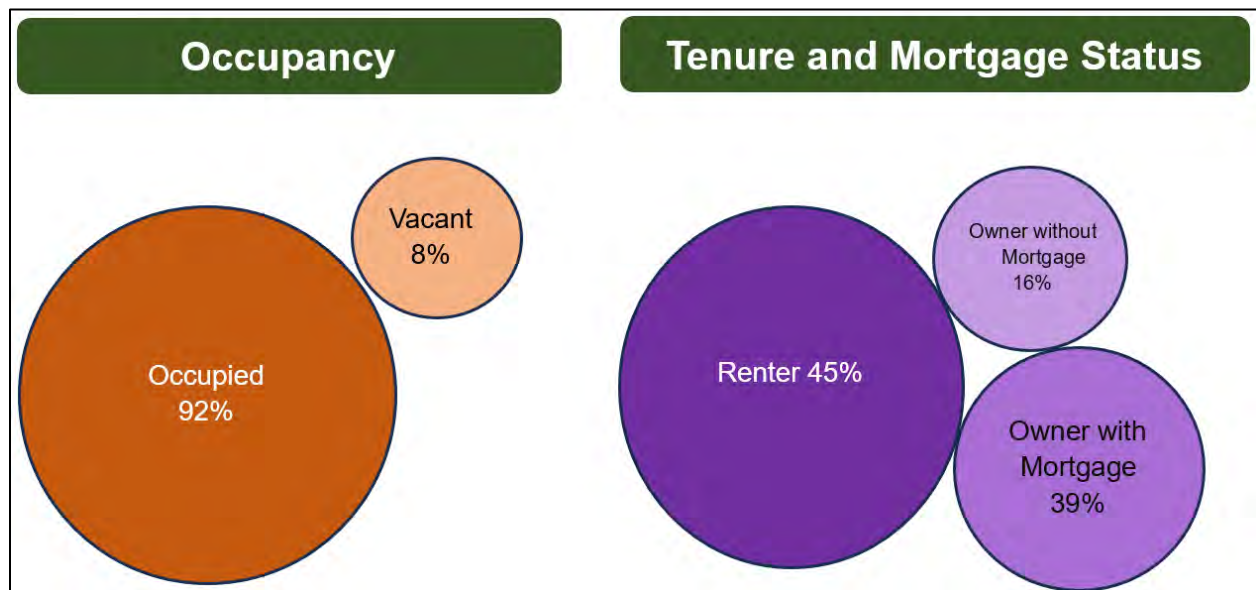


Figure 19: Leesburg, Georgia Housing Data

Source: American Community Survey, 2021 5-year Estimates and SWGRC

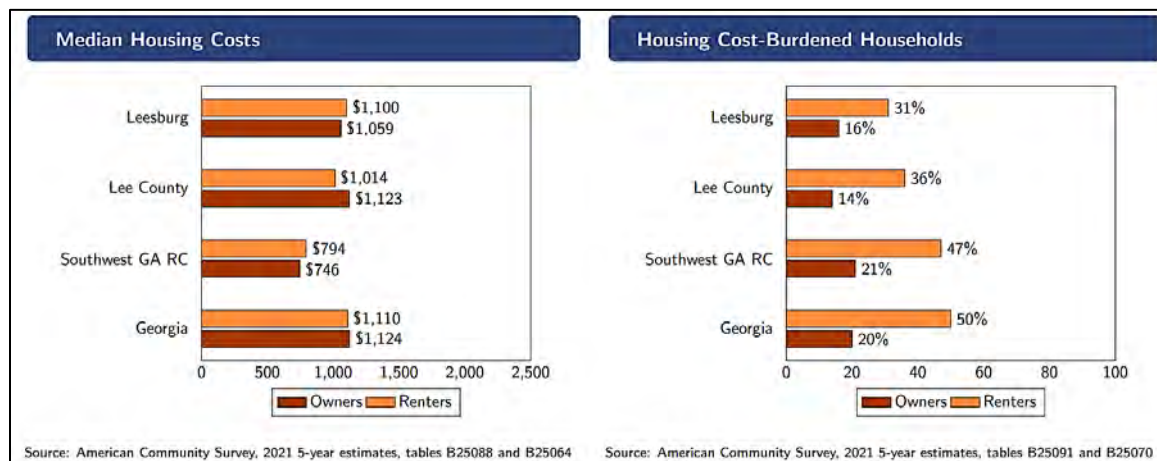


Figure 20: Leesburg, Georgia Housing Data

Source: Georgia Municipal Association and SWGRC

Goal: Housing Options

To promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in Leesburg, Georgia, and other areas within the county.

Policies:

- We will work with the county and the City of Smithville to promote an adequate range of safe, affordable, and inclusionary housing.
- We will increase opportunities for low-to-moderate-income families to move into affordable owner-occupied housing.
- We will seek to balance the supply of housing and employment in our community and consider their location to each other.
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- We will encourage the development of Downtown as a vibrant community center to improve overall attractiveness and local quality of life.
- We support new land uses that protect the environment and preserve meaningful open space.
- We will work with developers to accommodate inclusionary, senior, and middle housing.
- We will make use of available grants to rehabilitate substandard or dilapidated housing.
- We will review our tax policies and ordinances that put balances to housing development for business purposes such as hotels, Airbnb, and other structures that generate revenue.

Community Health

The City of Leesburg will ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.



Source:
<https://www.healthycommunities.org/resources>

Goal: To ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities.

Policies:

- We will work with Lee County and Smithville to improve access to critical infrastructure that aligns with the needs of the residents.
- We will encourage the development of a rational network of commercial nodes (Activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We will invest in parks and open spaces to enhance the quality of life for our citizens.

Transportation Options

The City of Leesburg is committed to addressing the transportation needs, challenges, and opportunities of all community residents. This is evident in the recent study titled “Leesburg School Connectivity Study” that was completed in October 2019. The study is to develop recommendations that consider all users including pedestrian, bicycle, and vehicular traffic, and improve connectivity between the schools in the City of Leesburg and improve safety for all users. Figure 19 below shows the study area and the schools in the City of Leesburg.

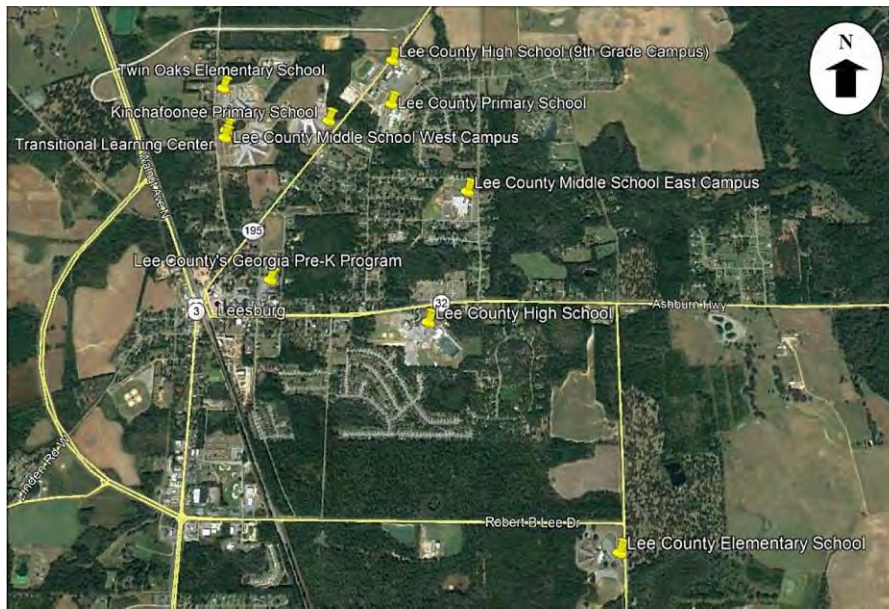


Figure 21: Leesburg School Connectivity Study Area
Source: City of Leesburg

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 be 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 2045 Long Range Transportation Plan. DARTS 2050 Long Range Transportation Plan will be implemented by fall 2024. DARTS and the LRTP can be viewed at the following website:

<http://dartsmmpo.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 Smithville want to provide a balanced and coordinated “multimodal” 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.

Goal: Transportation Options

The City of Leesburg will work with Smithville and Lee County to address all community residents' transportation needs, challenges, and opportunities. This may be achieved by fostering alternative mobility options such as walking, cycling, micro mobility systems and developing safe facilities (Sidewalks, Pedestrian crossing, ADA ramps, traffic calming device, etc.) that connect zones together. Also, encourage alternative transportation modes that reduce Greenhouse Gas emissions (GHG).

Policies

- We will make decisions encouraging walking, biking, car-pooling, and other alternative transportation choices.

- We will consider access to affordable housing and impacts on transportation when considering economic development projects.
- We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- We will make provisions for the facilities that support mobility, connectivity, and safety, such as bicycle lanes, sidewalks, pedestrian crossings, safety traffic signs, etc.
- We will support mobility machines with zero emissions, such as electric vehicles, to reduce Greenhouse Gas Emissions (GHG) and the effects of global warming.
- We will apply for grants to facilitate projects that provide safety (Safe Routes to School) and reduce crashes.

The chart below shows the commuting pattern in Leesburg, Georgia. Most people in Leesburg make use of their private vehicle to commute to places. This means of transportation constitutes over 76%, while carpooled is 15% or over. Averagely, the mean travel time to work is around 27.1 minutes.

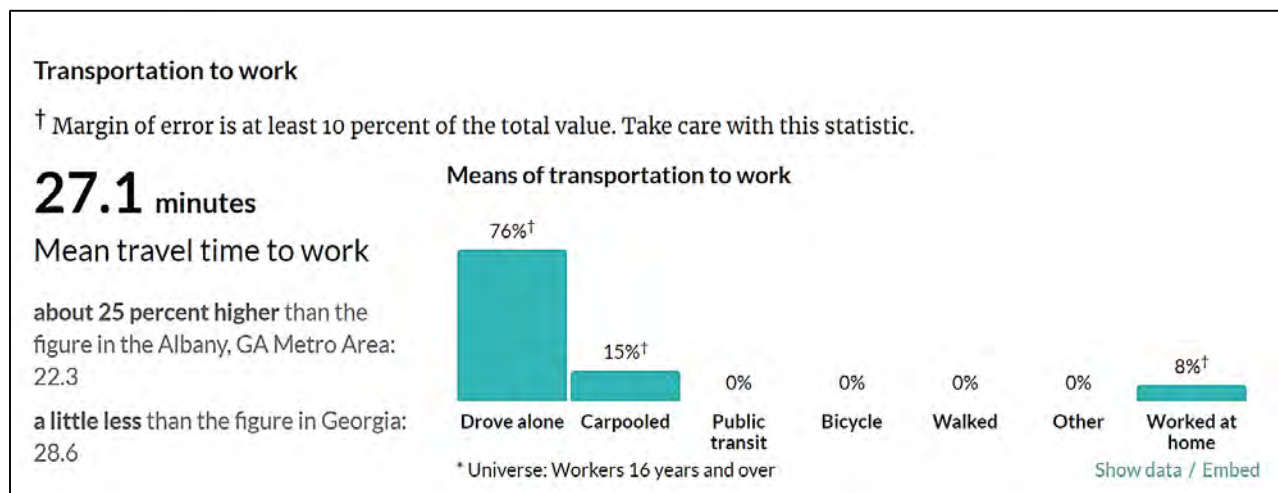


Figure 22: Leesburg, Georgia Commuting Pattern

Source: Census Reporter (2023)

An integrated transportation system should contribute to residents' high quality of life and a desirable business climate. Because Smithville is a small town with a population of fewer than one thousand population, there are fewer transportation issues in traffic volumes and congestion. While the automobile is the dominant mode of transportation, the County wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Vast improvements to all modes of travel can help improve the operation and capacity of the road system.

Leesburg does not provide public transportation services; however, Southwest Georgia Regional Commission provides rural transit services. The rural transportation system provides demand-responsive services to 14 counties in Southwest Georgia. This system serves human service agencies and the public in the City of Leesburg from 6 am to 8 pm Monday through Friday. Getting a seat on one of the buses is sometimes limited. As public transportation needs increase over the coming years, these services may need to be expanded or additional transportation options offered. These services are provided through the Department of Human Services (DHS).

Road Network

Lee County and the Cities of Leesburg and Smithville have sufficient roadway networks to support the current population and anticipated growth. Major highways include:

- Georgia Hwy 32 West from Worth County
- Georgia Hwy 32 From Terrell County
- U.S. Highway 19 From Dougherty County
- U.S. Highway 19 From Sumter County
- Georgia Highway 195 From Leslie, Georgia

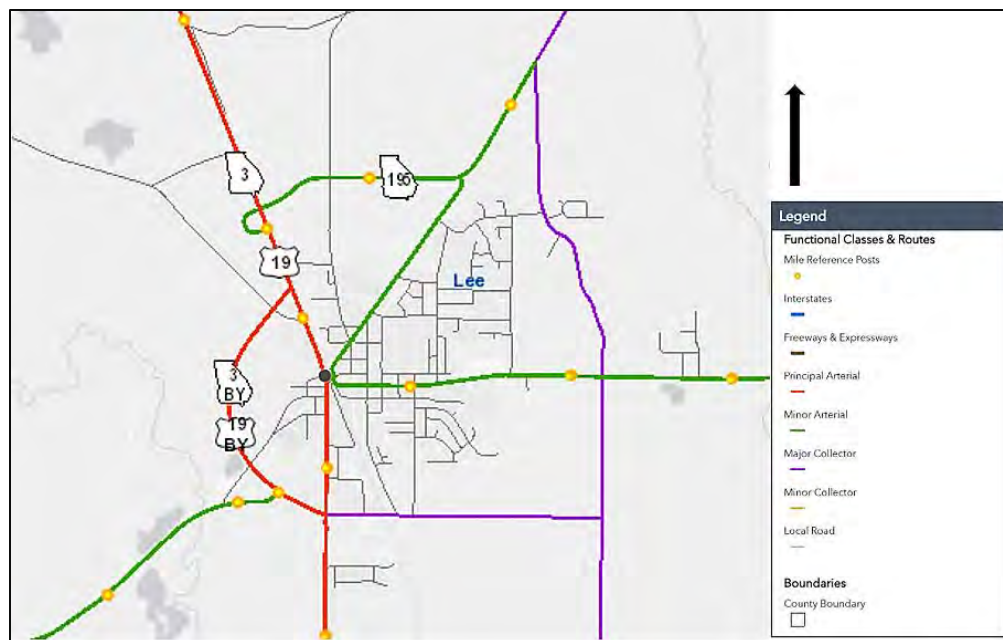


Figure 23: Leesburg, Georgia, State Functional Classification Map

Source: GDOT and SWGRC

Leesburg, Georgia only has one U.S. Highway passing through or bypassing the city, but there are numerous State Highways. (133, 32, and 195). U.S. Highway 19 is the most heavily travelled roadways. As evidenced by the traffic counts recorded, as you move from South to North the traffic counts are reduced from 9,370 to 4,370. Leesburg sees moderate to heavy traffic (depending on the time of day) on all the major arterial roadways but at the intersection of Highway 19 (Walnut Ave), Highway 32 and Highway 195.

Alternative Modes

With regards to bicycle and pedestrian infrastructure, the City of Leesburg has sidewalks on 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 Avenue 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 currently. The lack of bicycle and pedestrian infrastructure in Leesburg is a problem given way for congestion experiences.

Leesburg 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.

Parking

Parking in general is not generally an issue in Leesburg because it has a small downtown area and off-street parking exists. However, the city is proposing to expand or develop a parking lot for the staff members and residents that visit the City Hall for meetings, daily duties, utility payments, etc.

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.

Leesburg Traffic Count

Leesburg sees some high traffic within the city limits, and mostly in the school and downtown environments. Most of this traffic occurs during the peak periods. Most part of the gateways towards the south (U.S Hwy 19 and GA Highway 32) have an AADT count of approximately 9,370, 7,830, and 4,640. The lowest and the highest AADT counts are 1,880 and 9,370 within the city.



Figure 24: Leesburg, Georgia Traffic Counts Map Showing Annual Average Data Traffic
Source: GDOT and SWGRC

Georgia State Bicycle Route

The Georgia Department of Transportation of Transportation (GDOT) developed corridors across Georgia as state bicycle routes. Leesburg benefited from these designated routes. One of these routes is the Wiregrass Trail, which crosses from east to west via State Route 32. The maps to the right show the proximity of this regional trail at the county level and in relation to other state bicycle routes. The county and the City of Leesburg can work with the Georgia DOT to implement signage

and improvements along this route to increase awareness, safety, and economic development opportunities related to recreational tourism.

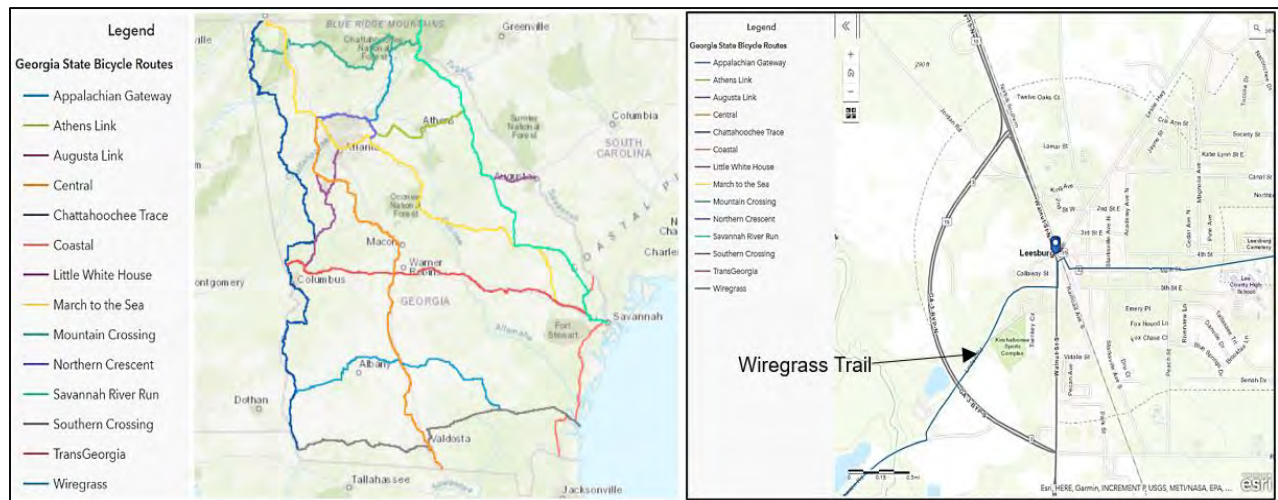


Figure 25: Georgia and Leesburg, Georgia Bicycle Routes Map
Source: GDOT and SWGRC (2023)

Leesburg, Georgia Crash Data

The crash data assessment considered all road users (pedestrians, Motorcyclists, Bicyclists, truck drivers, etc.). The assessments examined road users' behavior, location of accident, severity of accident, type of road users that are involved, and damages at the scene of an accident. Crash data was obtained from the Georgia Department of Transportation (GDOT) database (Numetric). The data were sorted and grouped accordingly. Crash data from January 2013 to December 2022 were used in the assessment. The overall crashes by type and the percentages are presented in the table below.

Table 3: Leesburg, Georgia Total Crash Data from January 2013 to December 2022

Total Crashes from January 1, 2013- December 31, 2022.	761	100%
Crash Types	Number of Crash	Crash Percentage
Intersection Related	492	64.65%
Distracted Driver (Suspected)	238	31.27%
Single Motor Vehicle Involved	212	27.86%
Distracted Driver (Confirmed)	57	7.49%
Large Truck Related	29	3.81%
Impaired Driving (Confirmed)	21	2.76%
Pedestrian Related	6	0.79%
Motorcycle Related	4	0.53%
Bicycle Related	1	0.13%
Impaired Driving (Suspected)	0	0.00%

Source: GDOT and SWGRC

Table 3 above shows the total number of accidents in Leesburg, Georgia from 2013 to 2022. Intersection-related accidents are the most among other crash types. Intersection-related accidents

accounted for 64.65%, Distracted Driver (Suspected) 31.27%, Single Motor Vehicle Involved 27.86%, Distracted Driver (Confirmed) 7.49%, Large Truck Related 3.81%, Impaired Driving (Confirmed) 2.76%, Pedestrian Related 0.79%, Motorcycle Related 0.53%, Bicycle Related 0.13%, and Impaired Suspected 0.00%, between January 2013 to December 2022 in Leesburg, Georgia, based on the data obtained from the GDOT database.

Figure 26 below shows crash locations and the severity using KABCO. The multicolor dots (KABCO) represent the severity of the crashes and possible damage.

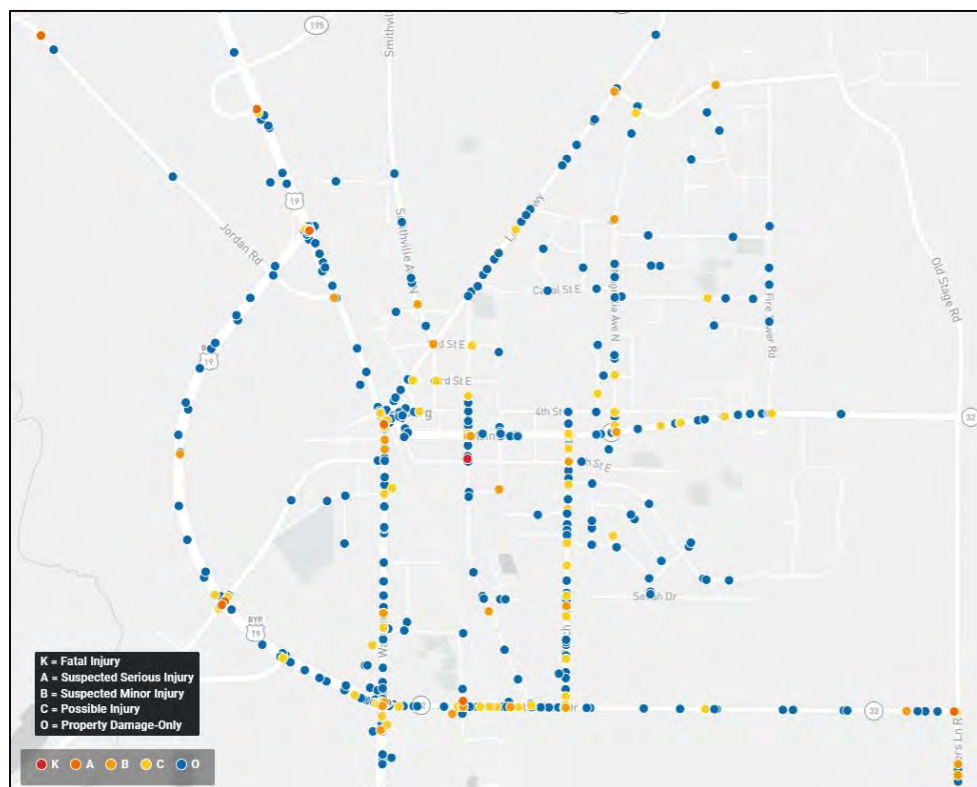
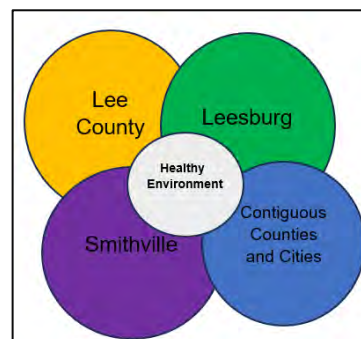


Figure 26: Leesburg Crash Data (2013-2022)

Source: GDOT and SWGRC (2023)

Regional Cooperation

Leesburg, Georgia will cooperate with the County and Smithville to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.



Source: SWGRC

Policies:

- We will seek opportunities to share services and facilities with neighboring and local jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management and watershed protection)
- We will pursue joint collaborative planning and decision-making processes with neighboring jurisdictions.

Broadband

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 a difference in whether a community succeeds or fails. Technology is an essential infrastructure for developing communities. Broadband will help redesign the digital footprint and create a process that will enable communities to meet the demands of healthcare (Telehealth), education (Online Zoom classes) and businesses (TEAMS meetings), all of which are fundamental to continuing growth for our citizens. Most communities regionally and nationwide have the highest broadband coverage near the downtown area and these numbers dip as the area becomes more rural. Lee County and its cities are no different.

Leesburg, Lee County and Smithville have continued to work on expanding broadband to those areas that are underserved. Kinetic by Windstream has partnered with Lee County for a broadband expansion project hereby connecting areas of the county previously unserved by internet providers with reliable internet access. The engineering design is expected to be completed by January 2024 and crews are expected to begin fiber installation in early 2024 with anticipated completion of over 4,234 underserved properties by the end of 2024. The project is required to be completed by 2026 with minimum speeds of 100 Mbps download and 100 Mbps upload.

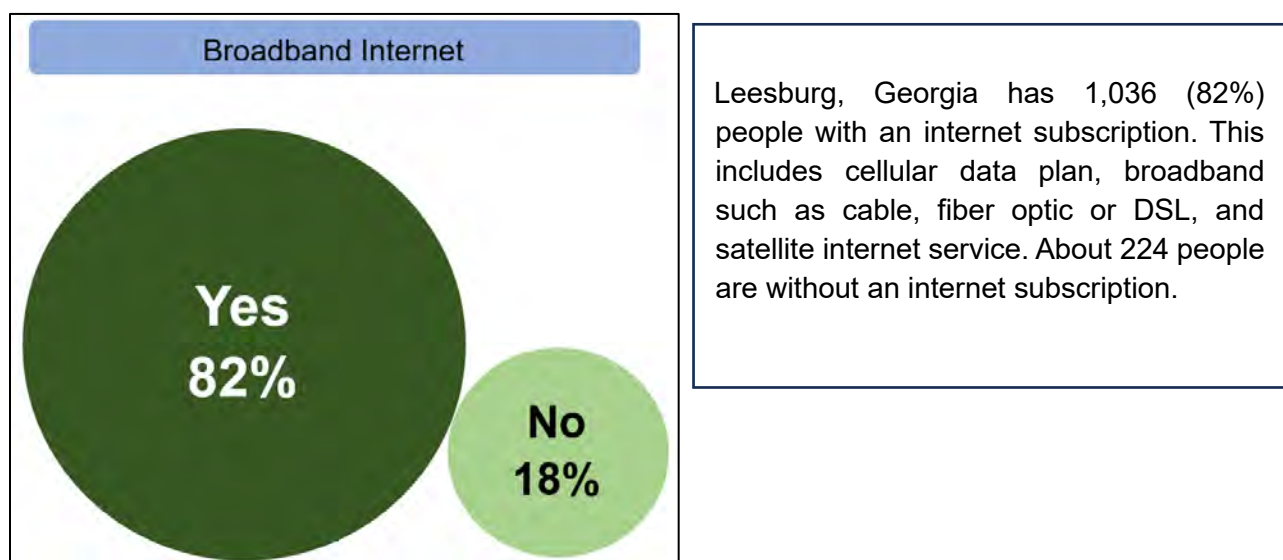


Figure 27: Broadband Subscription Data
Source: U.S. Census Bureau and SWGRC

According to the State of Georgia's Broadband goal, this infrastructure is essential to business, education, healthcare, agriculture, and overall quality of life. Unfortunately, high-speed internet access remains out of reach for Georgians in many rural communities. Recognizing the importance of broadband availability to all Georgians, in 2018 the General Assembly passed SB402 also known as Achieving Connectivity Everywhere (ACE) creating the Georgia Broadband Deployment Initiative. The initiative calls for the promotion and deployment of broadband services throughout the state to unserved areas with a minimum of 25 Mbps download and 3 Mbps upload speeds.

Leesburg Broadband Map

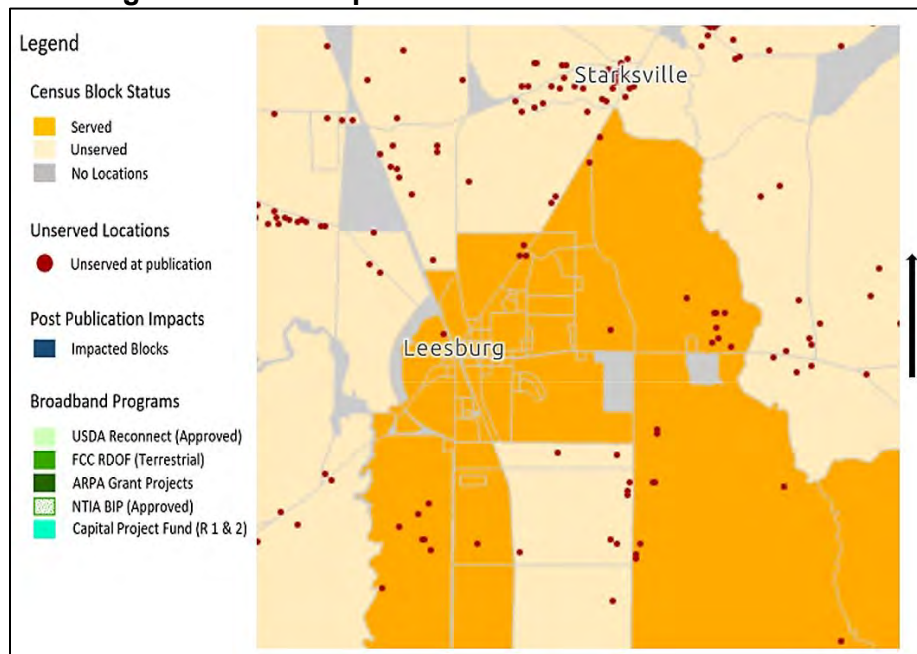


Figure 28: City of Leesburg Broadband Map Showing Served, Unserved and no Location Areas
Source: DCA and SWGRC

Goal: Facilitate the expansion of Broadband infrastructure to areas with no broadband facility and underserved areas.

- Objective 1: Apply for grants for the provision of high-speed internet connectivity and accessibility.
- Objective 2: Review and amend the Land-use policies if necessary to accommodate broadband installation while considering the safety of the citizens and the environment.
- Objective 3: Work with broadband providers for the expansion of high-speed internet.

Policies:

- We will work with technology companies to identify areas lacking high-speed internet and extend services throughout the communities to improve and promote the economy.
- Leesburg, Georgia, and the municipalities will work together to provide citizens with high-speed internet and other services.

Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

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. 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 shopping centers.

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 most of the 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 commercially developed.

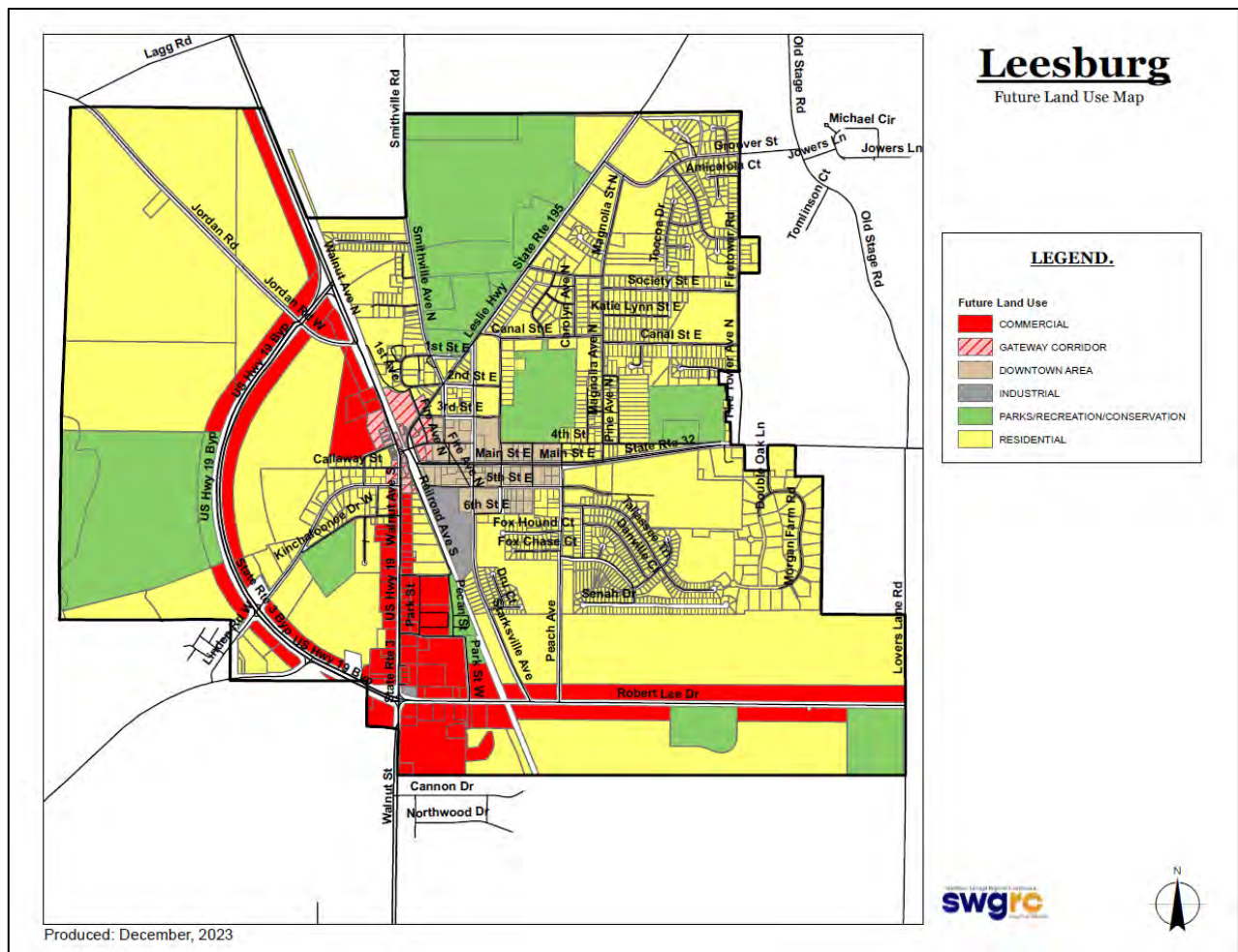
Gateway Corridor

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.

Future Land Use Map



Leesburg Report of Accomplishments

This section examined the projects listed in the community work program in the last comprehensive plan update. It evaluated each task listed to determine if the job was completed or not completed. The Regional Commission staff met with the local government and reviewed the listed projects. Based on these assessments the report of accomplishment (ROA) was created. Four classification responses were used to determine the project's status. These classifications are:

CITY OF LEESBURG REPORT OF ACCOMPLISHMENTS 2019-2023					
Activity	2018-2024	Responsible Party	Cost Estimate	Possible Funding Source	Status
Community Facilities					
Expand infrastructure to where Leesburg wants growth to happen	2019-2023	Leesburg, Lee County, Smithville	750,000	SPLOST	Completed
Develop a recreation complex with sports fields, trails and access to the Kinchafoonee Creek.	2019-2023	Leesburg	\$300,000	State/Federal Grants	Currently Underway. 2028
Economic Development					
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	Currently Underway. 2025
Work with Lee County and Smithville to develop a strategy for Community Branding.	2019-2023	Leesburg, Lee County, Smithville	\$5,000	General Fund	Completed
Housing					
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	Currently Underway. 2028
Land Use					
Prepare a program to develop a central business district for a downtown focal point. Improve aesthetics of downtown to encourage new business and to promote heritage tourism.	2019-2023	Leesburg, COC/ Development Authority	\$300,000	SPLOST, State/Federals Grants	Currently Underway. 2026

Transportation					
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	Completed

- Completed
- Currently Underway (Include a projected completion date)
- Postponed (Include an explanation of the reason)
- Not Accomplished and will no longer be undertaken or pursued by the local government (Include an explanation for the reason)

Any incomplete and active projects are moved to the new community work program (2025-2029).

Leesburg Community Work Program 2025-2029

CITY OF LEESBURG COMMUNITY WORK PROGRAM 2025-2029				
Activity	2025-2029	Responsible Party	Cost Estimate	Possible Funding Source
Community Facilities				
Develop a recreation complex with sports fields, trails and access to the Kinchafoonee Creek.	2025-2028	Leesburg	\$300,000	State/Federal Grants
Construction of a new sewer line on Pecan Street.	2025-2026	Leesburg	\$750,000	CDBG, SPLOST Grants
New construction of storm and water drainage system on Cana Street.	2025-2027	Leesburg	\$250,000	SPLOST, Grants
Construction of a walking Trail at the Central Park	2025-2027	Leesburg	\$500,000	DNR, SPLOST, Grants
GEFA Construction of a new well for water supply service to the citizens.	2025-2026	Leesburg	\$1.5M	GEFA/W&S Fund, Grants
Rehabilitate the existing main-hole and sewer lines within the city.	2025-2026	Leesburg	\$600,000	GEFA/ W&S Fund
Conduct a study to replace Lead Base Pipes within the city.	2025-2026	Leesburg	\$200,000	GEFA/ W&S Fund
Economic Development				
Prepare a map and database of available commercial and industrial property including necessary information such as water/sewer availability, etc.	2025-2026	Leesburg, RC Development Authority, Chamber	Staff Time	N/A
Housing				
Develop and market a plan to encourage permanent home ownership with easier to obtain home mortgages through local banks.	2025-2028	Leesburg	Staff Time	State Grants
Land Use				
Prepare a program to develop a central business district for a downtown focal point. Improve aesthetics of downtown to encourage new business and to promote heritage tourism.	2025-2026	Leesburg, COC/ Development Authority	\$300,000	SPLOST, State/Federals Grants
Historic/ Archaeological Resources				
Embark on Downtown beautification project	2025-2026	Leesburg	\$1.5M	GDOT/SPLOST
Rehabilitate downtown structures	2025-2026	Leesburg	\$200,000	GDOT
Construct new parking areas in the downtown of Leesburg	2025	Leesburg	\$300,000	SPLOST
Transportation				
Construction of Sidewalks connecting Lee County school to	2025-2026	Leesburg	\$500,000	GDOT, TSPLOST
Conduct a study to improve school safety and connectivity to reduce traffic congestion.	2025-2026	Leesburg	\$750,000	GDOT, TSPLOST
Broadband				
Collaborate with broadband company (TRU VISTA) to provide broadband services throughout the city.	2025-2029	Leesburg	\$3 Million	TRU VISTA, Grants
General Planning				
Participate in the development and update of the Pre-Hazard Mitigation Plan.	2025-2029	County, City, and RC	\$25000	GEMA, FEMA, Grants
Participate in the development and update of the Joint Comprehensive Plan.	2025-2029	County, City, and RC	Staff-Time	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2025-2029	Leesburg and RC	RC Staff-Time	Grants

Resolution

**A RESOLUTION
BY THE CITY COUNCIL OF LEESBURG
TO ADOPT THE LEE COUNTY COMPREHENSIVE PLAN**

WHEREAS, the City Council of Leesburg, Georgia, has found it necessary to update its joint Comprehensive Plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizen's input;

WHEREAS, in the development of the comprehensive plan, The City of Leesburg examined, evaluated, and, where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Leesburg, Georgia, that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 6 day of FEBRUARY 2024



Billy Breeden
Mayor, City of Leesburg, Georgia



Bob Alexander
Ex-official City Clerk, City of Leesburg, Georgia

CITY OF SMITHVILLE



Smithville, Georgia is located in the southwestern part of the State of Georgia, and northwestern Lee County. The city has a post office that was established in 1871 after it was incorporated by the Georgia General Assembly in 1863. Smithville has a total area of 2.5 square miles and is bordered to the north by the Sumter County line. Smithville's estimated population is 593 (2020 Decennial Census), and there are 128.9 people per square mile based on the United States Census data 2021.

Smithville, Georgia has one Federal Highway (U.S. Route 19) that runs through the west side of the city, leading south 12 miles to Leesburg, and north 13 miles (21 km) to Americus. Georgia State Route 118 passes through the center of Smithville, leading east 12 miles (19 km) to Leslie and southwest 14 miles (23 km) to Dawson.

The annual Chicken Pie festival brings thousands of people from all over the state and is one of the sources of economic development in Smithville, Georgia. Community facilities such as the police station, library, community center, etc., are available in the city.

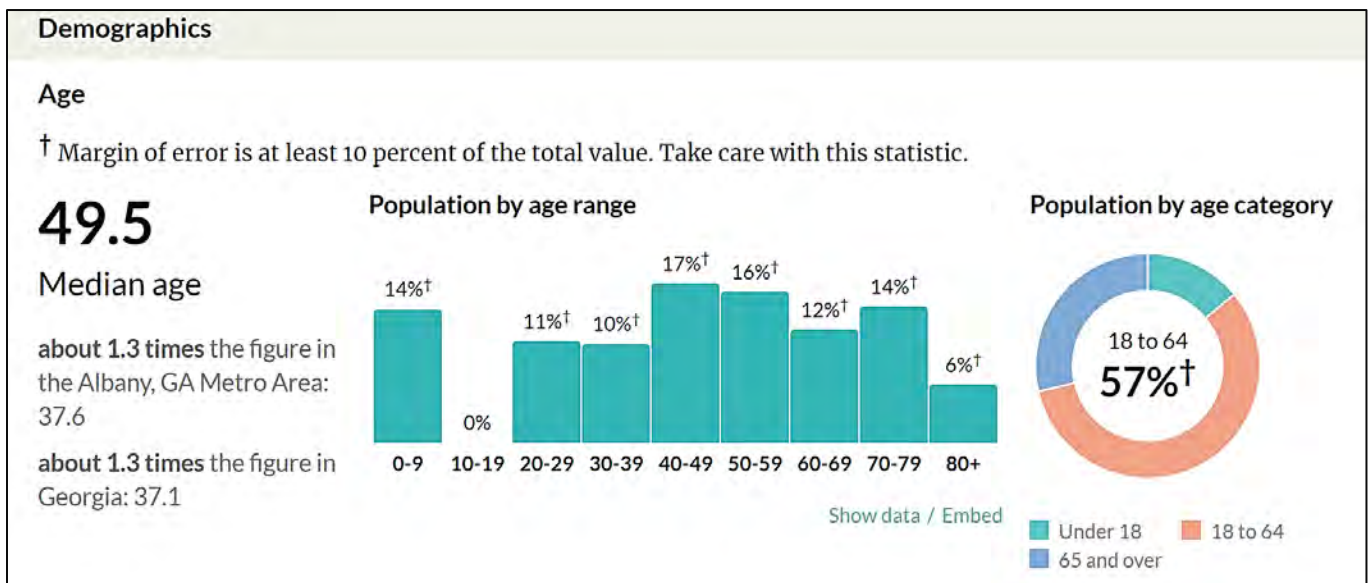


Figure 29: Smithville, Georgia Demographics Data
Source: Census Reporter (2023)

The median age in Smithville, Georgia is over 49 years and over 57% population are between the ages of 18 to 64 years according to the United States census's report. 29% of the older population are 65 years and over nearly double in the Albany, Georgia Metro Area (16%).

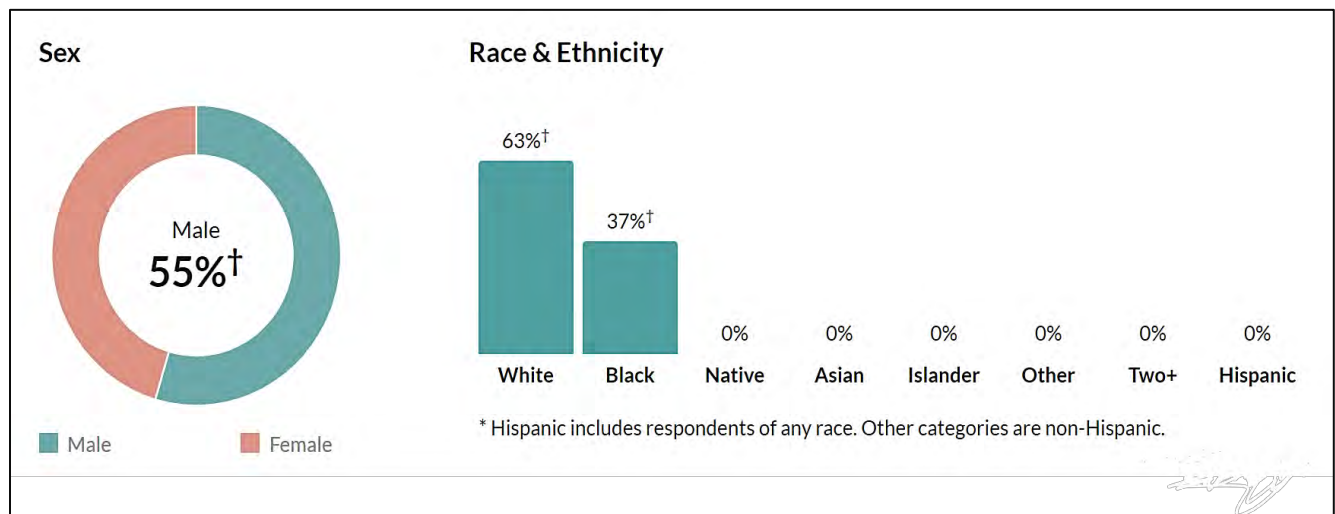


Figure 30: Smithville, Georgia Demographics Data
Source: Census Reporter (2023)

The dominant race in Smithville, Georgia is White (63%), followed by the African American or Black (37%). There are about Twelve (12) Hispanic or Latino population and about five (5) Asian population recorded based on U.S. Census Bureau.

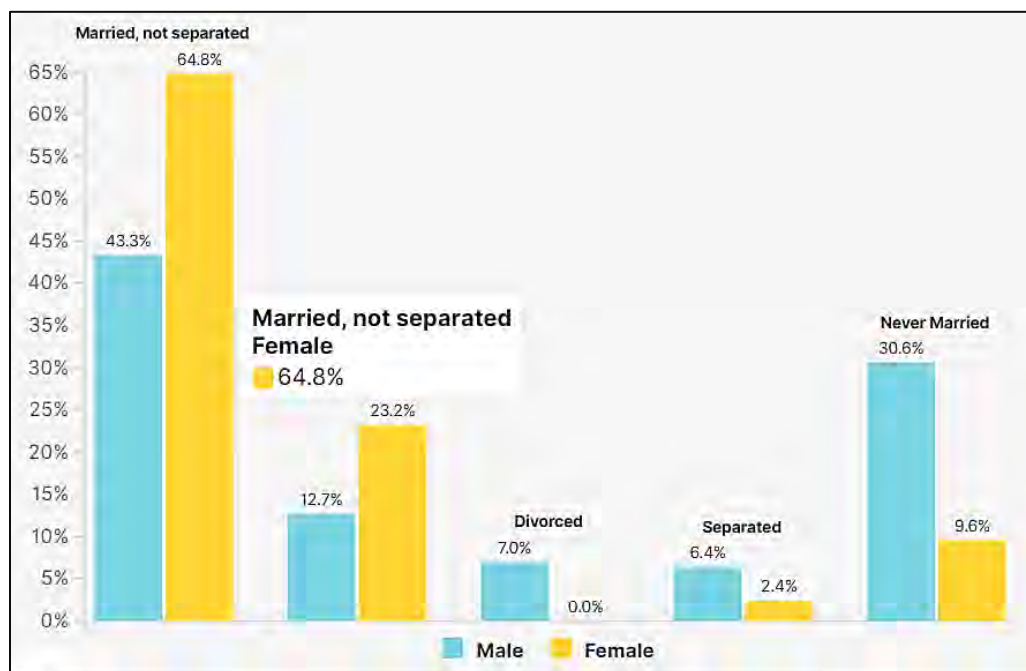


Figure 31: Smithville, Georgia Demographics Data
Source: Census Reporter (2023)

The marital status and marital history of the City of Smithville is presented above. Over 21% of the population has never been married in Smithville, and around 65% of the population are married, not separated.

Vision Statement

A small town embedded with cultural heritage with a strong sense of place that believes in the ideology of equal opportunity and creating a conducive environment that allows citizens, investors, small businesses, and farmers, to add value to our community while considering the community's health.

Our community's commitment to education, technology, innovation, sports, health, and art will give opportunities to future professionals or leaders to succeed and protect the character of Smithville.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS

STRENGTHS

- Full Service Public Safety (Fire Stations, E-911 Dispatchers)
- Growing economy
- Abundance water supply
- Adequate power grid- Sumter EMC & GA Power
- Reasonable taxes
- Celebrities- Luke Bryan, Buster Posey, Carly Mathis, Philip Phillips
- The presence of Lee County library system
- Presence of Lee County Family Connection, Inc.

WEAKNESSES

- Few public greenspace/trails/activities spaces/gathering spaces.
- North & South division
- Location away from Highway system that bolsters economic development.
- Small industrial & commercial tax base
- Communication problems among citizens and local governments
- Location of metropolitan Statistical Area (MSA) declining population
- The contiguous counties surrounding Lee County has very low median income (poor)

OPPORTUNITIES

- Infrastructure – expansion to foster growth.
- Proximity to Lake Blackshear, which could serve as an attraction for River tours.

THREATS

- Declining of MSA population (Dougherty County)
- Susceptibility to Natural Disaster
- Lack of population growth
- Houses are not increasing in value

The assessment of SWOT helps the citizens, elected officials, business owners, investors, and decision makers to understand their internal and external environments. A healthy community should have a strategic plan, engage the community to participate or contribute to community development, meticulously allocate resource, be proactive, be able to measure or monitor the progress, understand, and address community's needs, and prioritize actionable steps to respond to the community's issues. By using one of these planning process methods, it empowers communities to plan strategically, engage their members, allocate resources efficiently, and address weaknesses and threats proactively. Thus, communities can work toward a more sustainable and prosperous future.

Needs & Opportunities

City of 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 a vital part of identifying needs and opportunities.

Needs

- We need more recreational facilities including public greenspace, trails, activity spaces, gathering spaces.
- We need to amalgamate or unite the distinct division between North Lee County and South Lee County. This division needs to be rectified 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 Leesburg and its municipalities.
- Community branding with an updated logo and mission statement would be a great benefit.
- We need to employ strategies that would eliminate communication problems among the municipalities, to improve citizens' participation and engaging Lee County and the cities' residents in community events and meetings.
- Lee County/Smithville needs to expand infrastructure where they want growth to happen.
- We need to work with the Lee County School System to develop plans and strategies that would increase and retain High School graduates. 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.
- We need inclusionary housing (Low-Moderate Income, and Senior citizens).
- Lee County needs to develop Health Facilities to improve the quality of life in the community.

Opportunities

- Opportunities exist for expansion of infrastructure (broadband, Water and Sewer) to spur growth.
- River tourism due to the presence of Creeks and River (Kinchafoonie Creek, Muckalee Creek, Lake Blackshear, and Flint River).
- Parks, Recreation and Agricultural facility development
- A good environment to attract retirees.
- Bike path development and connectivity opportunities.
- Improvements can be made to the Lee County schools with regards to government services
- Boat landing opportunities (Sutton's landing, Sandy Beach, Pirate's cove, Jackson's Ford)

- Opportunity for rails to trails system.
- The presence of a good library system that offers senior and children's classes and workshops.

Goals and Policies

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 is 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 City of Smithville in its decision-making process and produce a desired outcome for the citizens and the elected officials.

Education Opportunities



Sources: shutterstock.com, workbc.ca, Getty images, Career cluster, Google.com and SWGRC

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

The population of people with levels of education in Smithville, Georgia, are a little lower than the rate in the metropolitan area (Albany, Georgia). Smithville has 71.6% of high school graduate or lower that is 12.9% lower than Albany, Georgia. Also, 2.1% of people in Smithville have bachelor's degree or higher. The chart below displays the Smithville educational attainment.

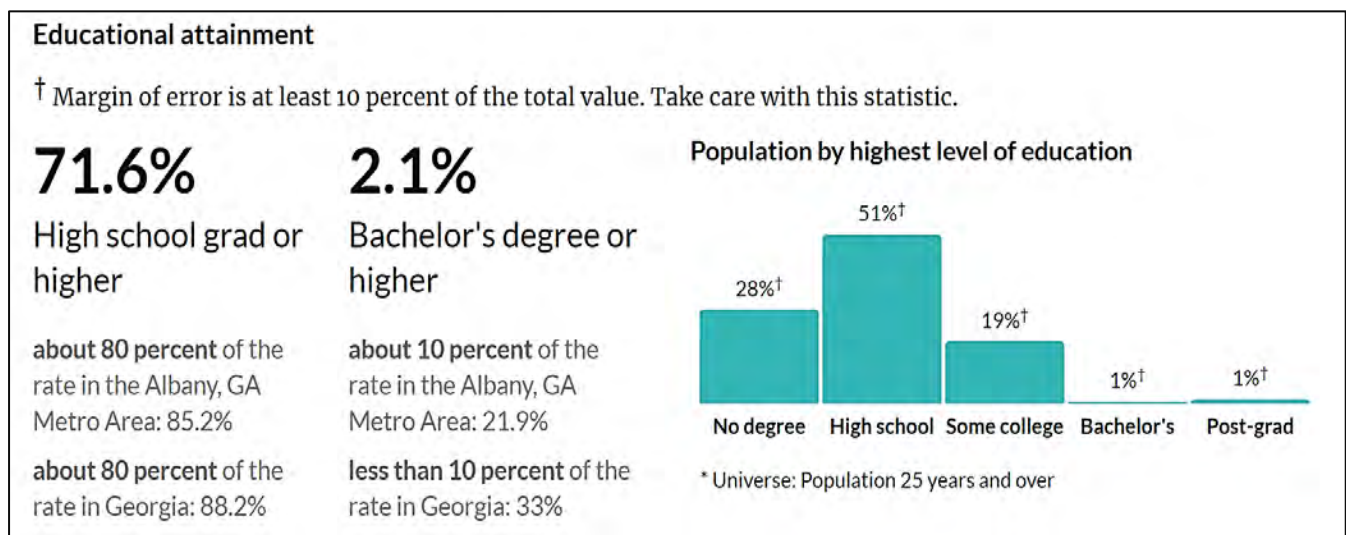


Figure 32: Smithville, Georgia Education Data
Source: Census Reporter (2023)

Goal: Education

Increase post-secondary educational opportunities within Smithville, Leesburg, and Lee County.

Policies:

- Maintain and improve educational opportunities in Smithville, Georgia.
- We will Support the development of a College and Career Academy
- Our school system will work with universities and technical colleges within our region in transitioning high school students into degree programs.
- We will support programs and workshops such as STEM, Art, Sport, 4H, etc. that would equip students with skills that address current and future needs.
- We will continue to equip our libraries and other education amenities to improve the quality of education system and resources in Lee County.
- We will promote and support strategies that would increase high school graduation rates (E.g., GED programs/High School diploma programs)

Recreational Resources

Recreational resources are a vital part of enhancing the quality of life for individuals and communities. It contributes to physical fitness, social interaction, and the overall well-being of community. Activities such as sport, trailing, cycling, walking, etc., help to improve our health, foster community interactions, create opportunity for economic development and improve the quality of life. Proper planning, development, and conservation of these resources are essential to ensure their availability and sustainability for future generations. The City of Smithville lacks recreational facilities. The existing playground for the kids, families and citizens lacks modern facilities that can make the park environment welcoming and relaxing. Therefore, Smithville needs recreational improvements.

Goal: Recreation

Improvements and rehabilitation of the existing recreational facilities through effective planning and development and funds solicitation (grants) to implement identify projects under the recreational activities.

Policies:

- Develop a more diverse recreation program and facilities in Smithville.
(Walking/bike paths, Community Center, Sports Complex, Amphitheater, Agricultural Center, performing arts center, Archery field, greenspace, boat/canoe/kayak ramps, swimming pool)
- We will ensure a safe, clean, and friendly environment for all park users.
- We will promote and encourage students to engage in sport activities while upholding academic standards.
- We will promote outdoor activities that stimulate friendship and healthy lifestyles.

Resource Management

Promoting the efficient use of natural resources, identifying the resources, and protecting sensitive areas in our community is of great value to the environment. Educating the citizens and publicity on the importance of protecting natural resources may help to mitigate natural disasters and protection of the environment which may reduce environmental problems. For instance, dumping waste or untreated wastes into the nearby river may cause the water level to rise, which may lead to flooding. Therefore, it is very important to protect our natural resources. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Goal: Resource Management

The City of Smithville will work with the City of Leesburg and the County to promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community.

Policies:

- We will protect and conserve our community's resources and play an important role in future growth and development decision-making.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will encourage new development in suitable locations to protect natural resources, environmentally sensitive areas, or valuable historical, archaeological, or cultural resources from encroachment.
- We will work to redirect development pressure away from agricultural areas to conserve farmland to protect and preserve this important component of our community.
- We will protect ground and surface water sources by protecting safe and adequate water supplies.
- We will promote programs that educate citizens about the environmental activities that could negatively impact our natural resources. (Example 4-H programs)

Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce. Smithville, Georgia is well known for its annual Chicken Pie Festival. This is one of the strongest economic developments in Smithville which brings thousands of people from the region and across the state.

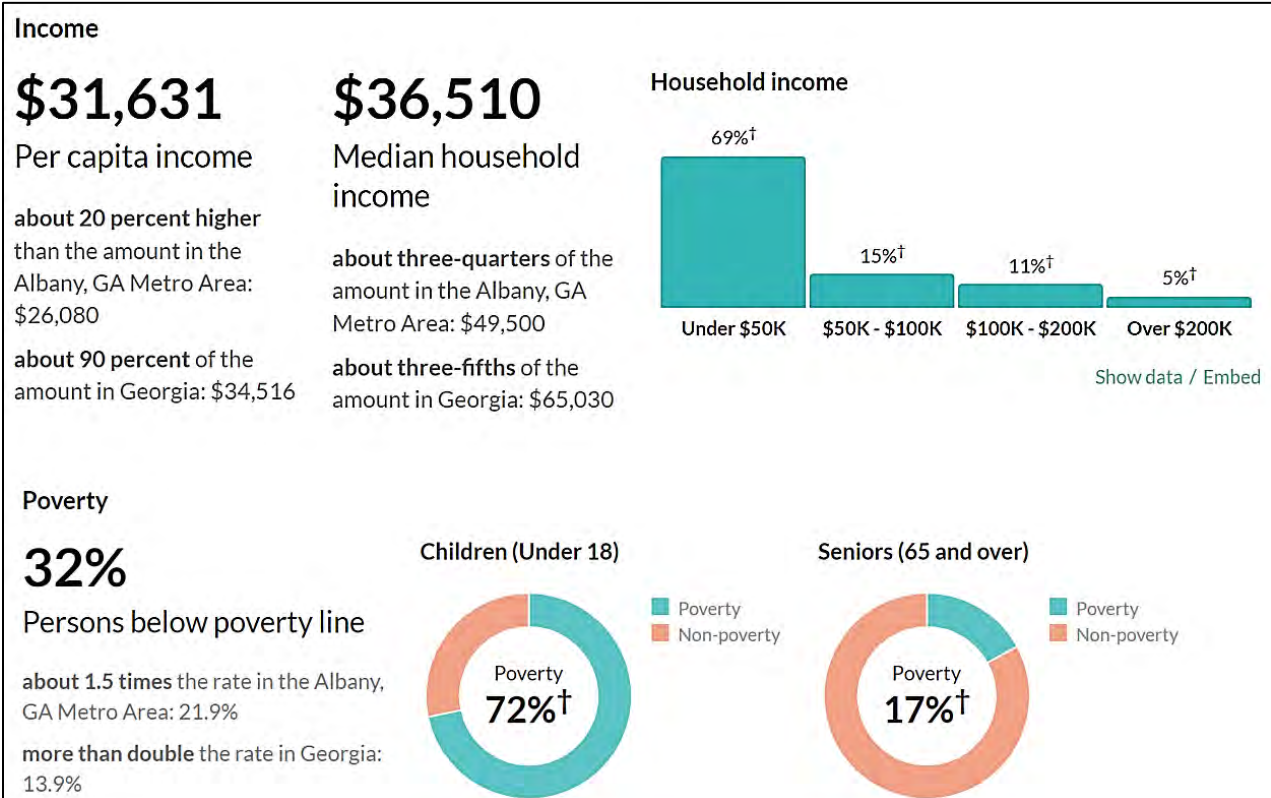


Figure 33: Smithville, Georgia Income Data

Source: Census Reporter (2023)

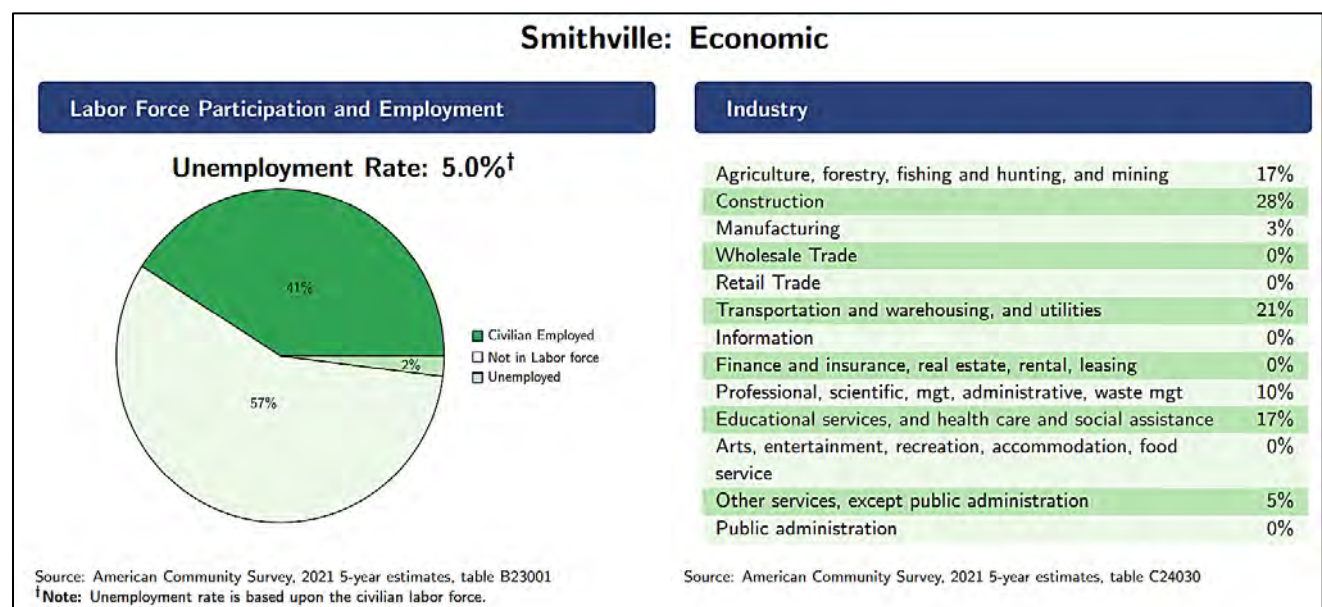


Figure 34: Smithville, Georgia Economic Data

Source: Georgia Municipal Association and SWGRC

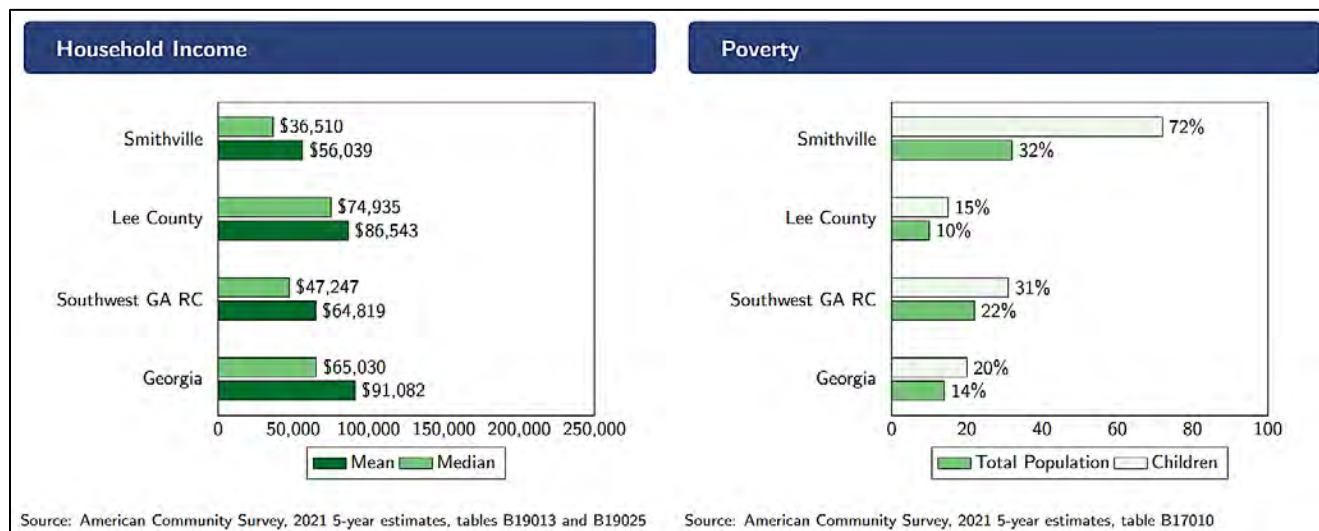


Figure 35: Smithville, Georgia Economic Data
Source: Georgia Municipal Association and SWGRC

Goal: Economic Development

Provide a proper environment for economic development to grow and flourish in healthcare, transportation, education, technology, innovation, and public safety. Also, build collaborative economic networks with Lee County and Smithville in agriculture and small businesses to strengthen the local economy.

Policies:

- Support incentives to increase quality of life (arts and recreation) and to encourage business to come to Smithville.
 - 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 areas within the city limits.
 - Support improvements of downtowns in Smithville and its environment.
 - We will work with investors and small businesses to establish and create good paying jobs in Smithville, Leesburg, and the County
 - We will maximize available opportunities and rural zones to improve economic development.
 - We will provide economic development information to prospective businesses through our agencies such as the Chamber of Commerce, Health Department, etc.

Housing Options

Promoting an adequate range of safe, affordable, inclusive, and resource efficient housing is a crucial need, especially since the invasion of COVID-19. Commodities, housing, gasoline, and the cost of goods and services increased geometrically. This sudden increase has created a lot of issues regarding what is affordable. Promoting an adequate range of safe, affordable, inclusive, and resource efficient housing is a crucial need, especially since the invasion of COVID-19. Commodities, housing, gasoline, and the cost of goods and services increased geometrically. This sudden increase has created a lot of issues regarding what is affordable. The scale of preference and the opportunity cost kicked in, and people had to make choices due to the economic hardship. For instance, some people could not afford to pay rent, mortgage, and essentials, etc., due to the pandemic. At present, the economic hardships have lessened due to various federal, state, and local government incentives and programs. However, due to the rising cost of housing people are still struggling to become homeowners. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.



Source: <https://www.nahb.org/advocacy/industry-issues/land-use-101/tools-and-research/tools-pages/what-is-the-missing-middle-of-housing>

Another issue facing the housing sector is the dilapidation of existing houses due to the level of income. Some home owners cant afford the cost of repairing their house because its too costly and their income could not pave the way for the repairs.

In Smithville, Georgia, there are houses that are substandard, and dilapidated. Housing grants such as Community Home Investment Program (CHIP) can assist homeowners to improve, reconstruct, and rehabilitate dilapidated and substandard houses.

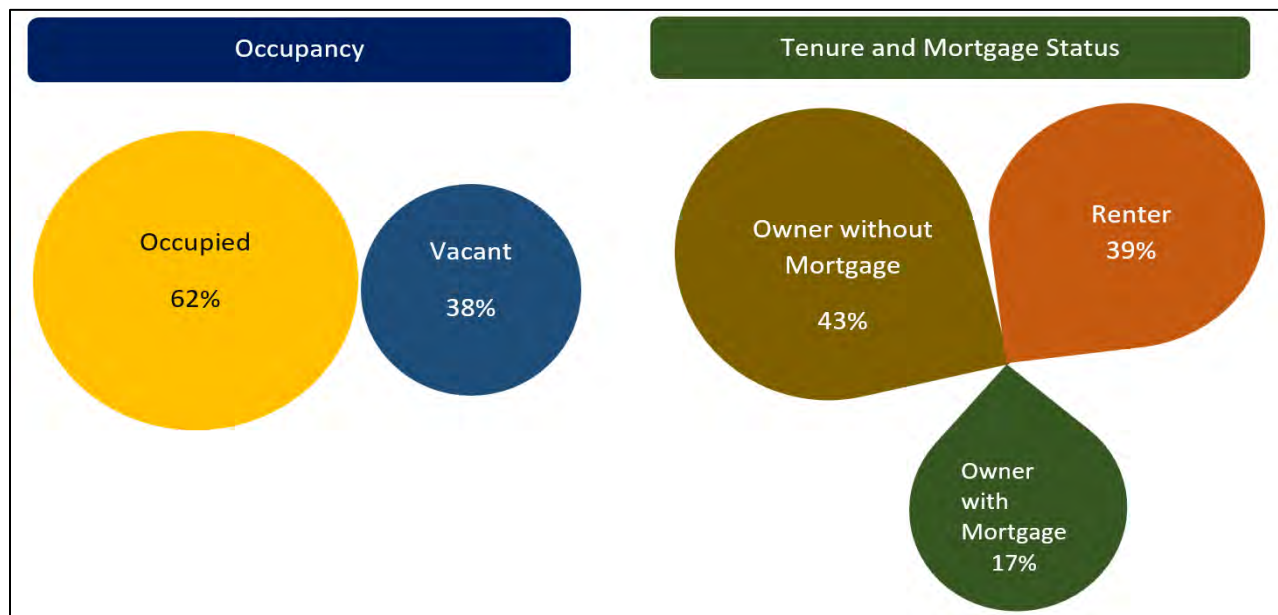


Figure 36: Smithville, Georgia Housing Data

Source: American Community Survey, 20221 5-year Estimates and SWGRC

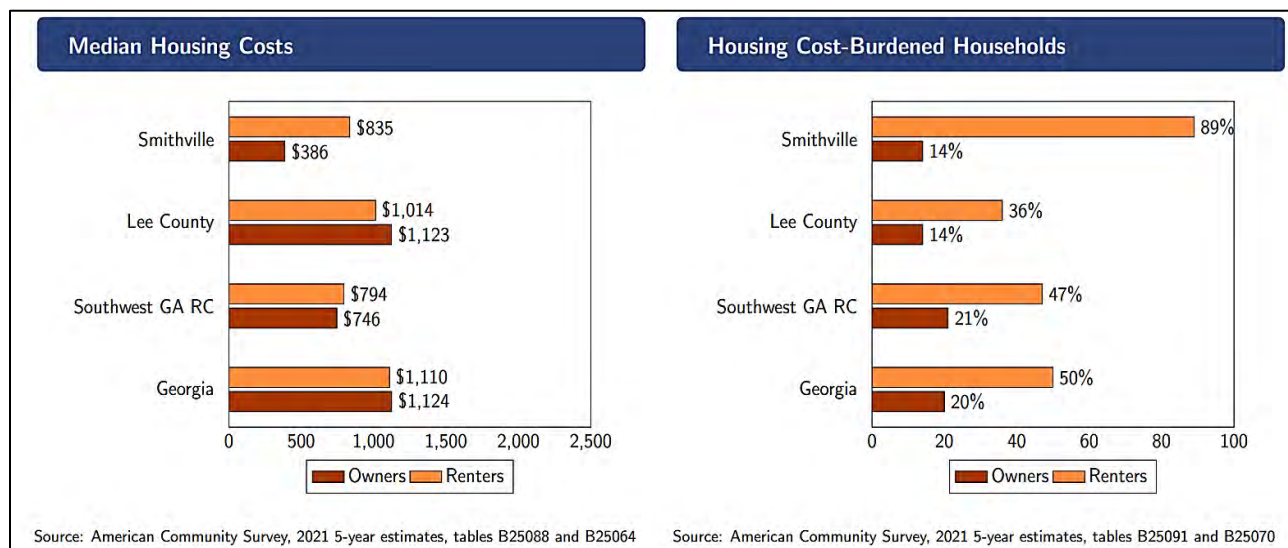


Figure 37: Smithville, Georgia Housing Data

Source: Georgia Municipal Association and SWGRC

Goal: Housing Options

To promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in Smithville, Georgia, and other areas within the county.

Policies:

- We will work with the county and the City of Leesburg to promote an adequate range of safe, affordable, and inclusionary housing.
- We will increase opportunities for low-to-moderate-income families to move into affordable owner-occupied housing.

- We will seek to balance the supply of housing and employment in our community and consider their location to each other.
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- We will encourage the development of Downtown as a vibrant community center to improve overall attractiveness and local quality of life.
- We support new land uses that protect the environment and preserve meaningful open space.
- We will work with developers to accommodate inclusionary, senior, and middle housing.
- We will make use of available grants to rehabilitate substandard or dilapidated housing.
- We will review our tax policies and ordinances that put balances to housing development for business purposes such as hotels, Airbnb, and other structures that generate revenue.

Community Health

The City of Smithville will ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.



Source:

<https://www.healthycommunities.org/resources>

Goal: Community Health

To ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities.

Policies

- We will work with Lee County and Leesburg to improve access to critical infrastructure that aligns with the needs of the residents.
- We will encourage the development of a rational network of commercial nodes (Activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We will invest in parks and open spaces to enhance the quality of life for our citizens.

Transportation Options

The City of Smithville is committed to addressing the transportation needs, challenges, and opportunities of all community residents. Smithville sees less traffic during the peak and off periods. This does not rule out other alternatives to transportation such as walking, cycling, bicycling, and trailing. Infrastructure like bicycle lanes, sidewalks, and others may promote interaction and stimulate community relationships. This also has its own health benefits that support healthy living.

Goal: Transportation Options

The City of Smithville will work with the cities of Leesburg and Lee County to address all community residents' transportation needs, challenges, and opportunities. This may be achieved by fostering alternatives mobility options such as walking, cycling, micro mobility systems and developing safe facilities (Sidewalks, Pedestrian crossing, ADA ramps, traffic calming device, etc.) that connect zones together. Also, encourage alternative transportation modes that reduce Greenhouse Gas emissions (GHG).

Policies:

- We will make decisions encouraging walking, biking, car-pooling, and other alternative transportation choices.
- We will consider access to affordable housing and impacts on transportation when considering economic development projects.
- We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- We will make provisions for the facilities that support mobility, connectivity, and safety, such as bicycle lanes, sidewalks, pedestrian crossings, safety traffic signs, etc.
- We will support mobility machines with zero emissions, such as electric vehicles, to reduce Greenhouse Gas Emissions (GHG) and the effects of global warming.
- We will apply for grants to facilitate projects that provide safety (Safe Routes to School) and reduce crashes.

The chart below shows the commuting pattern in Smithville, Georgia. Most people in Smithville make use of their private vehicle to commute to places. This means of transportation constitutes over 97%, while carpooled is 3% or over. Averagely, the mean travel time to work is around 40 minutes. This may be due to a lack of industries and small businesses that pay minimum or above minimum wage in Smithville. Thus, residents may need to drive over forty minutes to neighboring counties or cities to work.

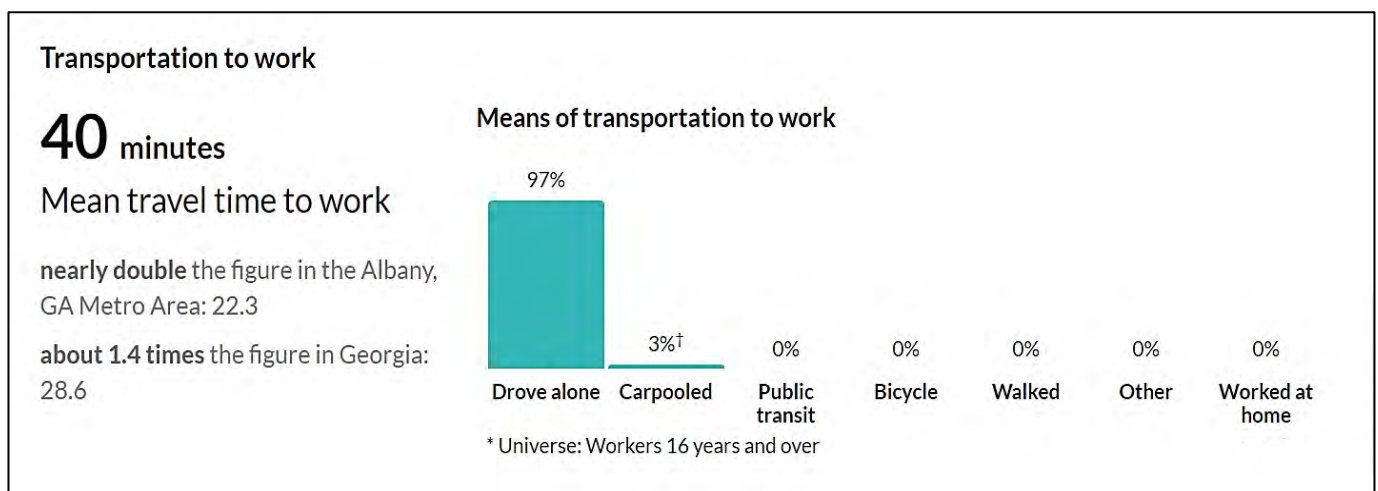


Figure 38: Smithville, Georgia Commuting Pattern Data

Source: Census Reporter (2023)

Smithville does not provide public transportation services; however, Southwest Georgia Regional Commission provides rural transit services. The rural transportation system provides demand-responsive services to 14 counties in Southwest Georgia. This system serves human service agencies and the public in the City of Smithville from 6 am to 8 pm Monday through Friday. Getting a seat on one of the buses is sometimes limited. As public transportation needs increase over the coming years, these services may need to be expanded or additional transportation options offered. These services are provided through the Department of Human Services (DHS).

Road Network

Lee County and the Cities of Leesburg and Smithville have sufficient roadway networks to support the current population and anticipated growth. Major highways include:

- Georgia Hwy 118
- Georgia Hwy 3
- U.S. Highway 19

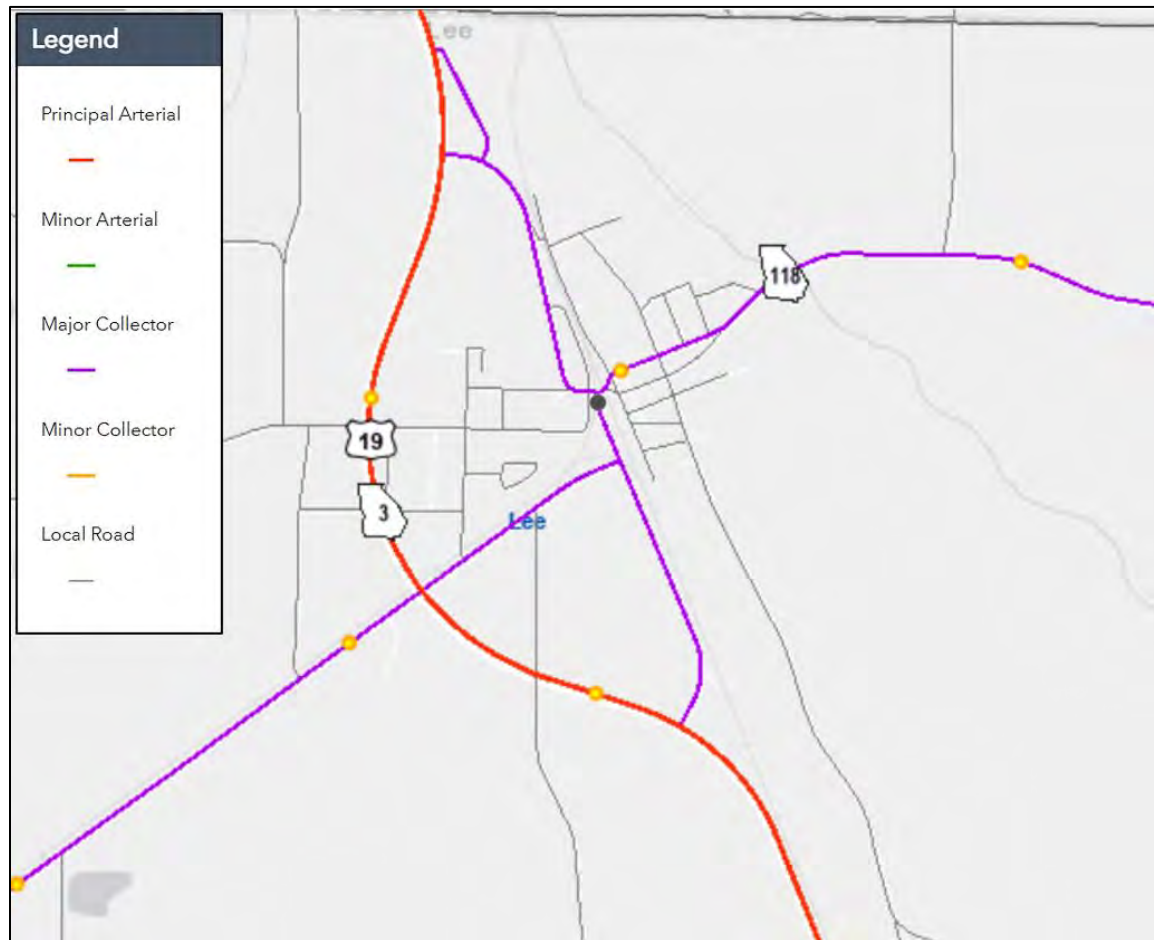


Figure 39: Smithville, Georgia, State Functional Classification Map
Source: GDOT and SWGRC

Smithville, Georgia has one U.S. Highway (U.S. 19) bypassing the city, but there are two State Highways (Ga.118, and Ga. 3), with U.S. Highway 19 being the most heavily travelled. As evidenced by the traffic counts recorded, as you move from South to North the traffic counts are reduced from 980 to 570. Smithville sees moderate traffic depending on the time of day.

Alternative Modes

Alternatively, other mobility infrastructure for bicycle and pedestrian are inadequate in Smithville, Georgia. 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. Because Smithville has a low population and very low traffic, this opens an opportunity for alternative road users to walk or cycle on the street which may not be safe due to a lack of pedestrian and bicycle lanes infrastructure.

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.

Parking

Parking in general is not generally an issue in Smithville because it has a small downtown area and off-street parking exists. Also, there are other parking spaces close to downtown available for visitors and citizens without charges or payments.

Railroads

Lee County, Leesburg and Smithville are 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.

Smithville City Traffic Count

Smithville sees few traffic within the city limits, and mostly in the downtown environments. Most of this traffic occurs during the peak periods. This traffic mostly occurs at the center (Downtown area). U.S Hwy 19 and GA Highway 118 W intersection has an AADT count of approximately 980 and 870. The lowest AADT count is 570 within the city as shown below.



Figure 40: Smithville, Georgia Traffic Counts Map Showing Annual Average Data Traffic
Source: GDOT and SWGRC

Georgia State Bicycle Route

The Georgia Department of Transportation (GDOT) developed corridors across Georgia as state bicycle routes. Smithville, Georgia does not benefit from these designated routes.

Smithville, Georgia Crash Data

The crash data assessment considered all road users (pedestrians, Motorcyclists, Bicyclists, truck drivers, etc.). The assessments examined road users' behavior, location of accident, severity of accident, type of road users that are involved, and damages at the scene of an accident. Crash data was obtained from the Georgia Department of Transportation (GDOT) database (Numetric). The data were sorted and grouped accordingly. Crash data from January 2013 to December 2022 were used in the assessment. The overall crashes by type and the percentages were presented in the table below.

Table 4: Smithville, Georgia Total Crash Data from January 2013 to December 2022

Total Crashes from January 1, 2013- December 31, 2022.	76	100%
Crash Types	Number of Crash	Crash Percentage
Intersection Related	44	57.89%
Single Motor Vehicle Involved	43	56.58%
Distracted Driver (Suspected)	26	34.21%
Large Truck Related	11	14.47%
Distracted Driver (Confirmed)	4	5.26%
Impaired Driving (Confirmed)	4	5.26%
Impaired Driving (Suspected)	1	1.32%
Bicycle Related	0	0.00%
Motorcycle Related	0	0.00%
Pedestrian Related	0	0.00%

Source: GDOT and SWGRC

Table 4 above shows the total number of accidents in Smithville, Georgia from 2013 to 2022. Intersection-related accidents are the most among other crash types. Intersection-related accidents accounted for 57.89%, Single Motor Vehicle Involved 56.58%, Distracted Driver (Suspected) 34.21%, Large Truck Related 14.4%, Distracted Driver (Confirmed) 5.26%, Impaired Driving (Confirmed) 5.26%, Impaired Suspected 1.32%, Bicycle Related 0.00%, Motorcycle Related 0.00%, and Pedestrian Related 0.00% between January 2013 to December 2022 in Smithville, Georgia, based on the data obtained from the GDOT database. Figure 41 below shows crash locations and the severity using KABCO. The multicolor dots (KABCO) represent the severity of the crashes and possible damage.

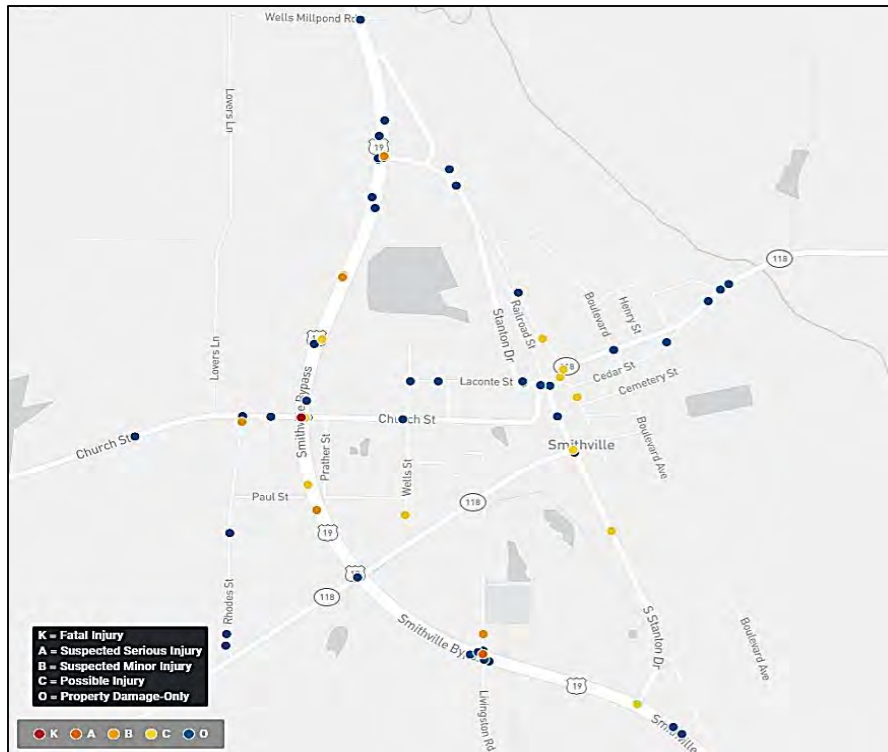
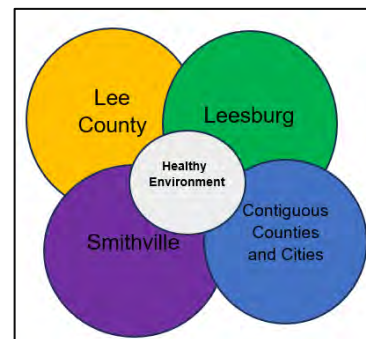


Figure 41: Smithville Crash Data (2013-2022)
Source: GDOT and SWGRC (2023)

Regional Cooperation

Smithville, Georgia will cooperate with the County and Leesburg to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.



Source: SWGRC

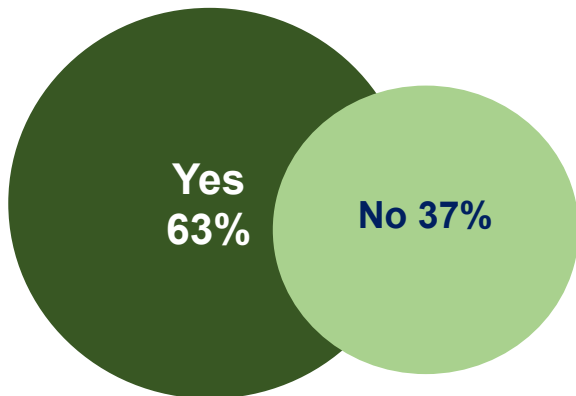
Policies

- We will seek opportunities to share services and facilities with neighboring and local jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management and watershed protection)
- We will pursue joint collaborative planning and decision-making processes with neighboring jurisdictions.

Broadband

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 a difference in whether a community succeeds or fails. Technology is an essential infrastructure for developing communities. Broadband will help redesign the digital footprint and create a process that will enable communities to meet the demands of healthcare (Telehealth), education (Online Zoom classes) and businesses (TEAMS meetings), all of which are fundamental to continuing growth for our citizens. Most communities regionally and nationwide have the highest broadband coverage near the downtown area and these numbers dip as the area becomes more rural. Lee County and its cities are no different.

Smithville, Lee County and Leesburg have continued to work on expanding broadband to those areas that are underserved. Kinetic by Windstream has partnered with Lee County for a broadband expansion project hereby connecting areas of the county previously unserved by internet providers with reliable internet access. The engineering design is expected to be completed by January 2024 and crews are expected to begin fiber installation in early 2024 with anticipated completion of over 4,234 underserved properties by the end of 2024. The project is required to be completed by 2026 with minimum speeds of 100 Mbps download and 100 Mbps upload.



Smithville, Georgia has 123 (63.1%) people with an internet subscription. This includes cellular data plan, broadband such as cable, fiber optic or DSL, and satellite internet service. About 72 people (36.9%) are without an internet subscription.

According to the State of Georgia's Broadband goals, this infrastructure is essential to business, education, healthcare, agriculture, and overall quality of life. Unfortunately, high-speed internet access remains out of reach for Georgians in many rural communities. Recognizing the importance of broadband availability to all Georgians, in 2018 the General Assembly passed SB402 also known as Achieving Connectivity Everywhere (ACE) creating the Georgia Broadband Deployment Initiative. The initiative calls for the promotion and deployment of broadband services throughout the state to unserved areas with a minimum of 25 Mbps download and 3 Mbps upload speeds.



Figure 42: City of Smithville Broadband Map Showing Served, Unserved and no Location Areas

Source: DCA and SWGRC

Goal: Facilitate the expansion of Broadband infrastructure to areas with no broadband facility and unserved areas.

Objective 1: Apply for grants for the provision of high-speed internet connectivity and accessibility.

Objective 2: Review and amend the Land-use policies if necessary to accommodate broadband installation while considering the safety of the citizens and the environment.

Objective 3: Work with broadband providers for the expansion of high-speed internet.

Policies:

- We will work with technology companies to identify areas lacking high-speed internet and extend services throughout the communities to improve and promote the economy.
- Smithville will work to provide citizens with high-speed internet and other services.

Efficient Land Use

Residential

This residential category is intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods. The following housing types; detached single-family residential, duplexes and manufactured homes are found in this category. 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

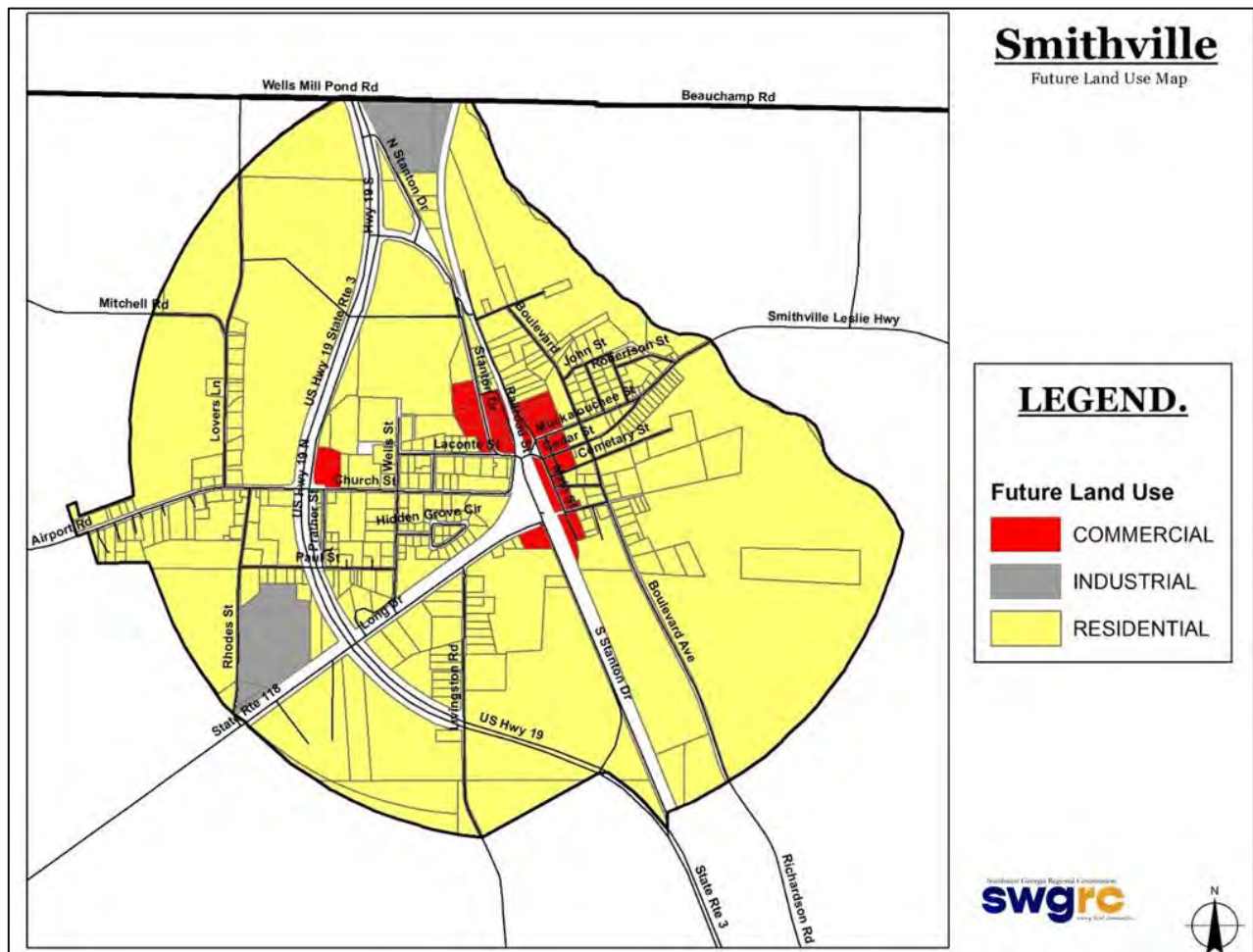
This category is for land dedicated to commercial business uses, including retail sales, services, and entertainment facilities and service industries. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

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.

Future Land Use Map



Smithville Report of Accomplishments

This section examined the projects listed in the community work program in the last comprehensive plan update. It evaluated each task listed to determine if the job was completed or not completed. The Regional Commission staff met with the local government and reviewed the listed projects. Based on these assessments the report of accomplishment (ROA) was created. Four classification responses were used to determine the project's status. These classifications are:

- Completed
- Currently Underway (Include a projected completion date)
- Postponed (Include an explanation of the reason)
- Not Accomplished and will no longer be undertaken or pursued by the local government (Include an explanation for the reason)

Any incomplete and active projects are moved to the new community work program (2025-2029).

SMITHVILLE COMMUNITY WORK PROGRAM 2019-2023					
Activity	2019-2023	Responsible Party	Cost Estimate	Possible Funding Source	Status
Community Facilities					
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 funds, State/Federal loans & grants	Currently Underway, 2026
Upgrade Smithville's water system galvanized piping where present.	2019-2023	Smithville	\$200,000	General Fund, State/Federal Loans & Grants	Currently Underway, 2025
Housing					
Eliminate sub-standard housing through rehabilitation or demolition programs.	2019-2023	Smithville	\$100,000	General Fund, State Grants	Not Completed
Rehabilitate housing and infrastructure in low-income neighborhoods.	2019-2023	Smithville	\$200,000	State Grants	Not Completed
Land Use					
Prepare a program to develop a central business district for a downtown focal point.	2019-2022	Smithville	Staff Time	N/A	Completed

Smithville Community Work Program 2025-2029

SMITHVILLE COMMUNITY WORK PROGRAM 2025-2029				
Activity	2025-2029	Responsible Party	Cost Estimate	Possible Funding Source
Community Facilities				
Work with Lee County and internet service Provider's to increase access to high-speed internet in Smithville.	2025-2026	Smithville, Lee County	\$75,000	General funds, State/Federal loans & grants
Upgrade Smithville's water system galvanized piping where present.	2025-2026	Smithville	\$200,000	General Fund, State/Federal Loans & Grants
Revitalize Smithville City Recreational Park.	2025-2029	Smithville	\$500,000	Grants
Construct a water splash pad.				
Housing				
Eliminate sub-standard housing through rehabilitation or demolition programs.	2025-2026	Smithville	\$100,000	General Fund, Grants
Rehabilitate housing and infrastructure in low-income neighborhoods.	2025-2027	Smithville	\$400,000	CHIP, Grants
Update Smithville Housing Plan.	2025-2025	Smithville/SWGRC	\$5000.00	General Fund
Transportation Use				
Expand the sidewalks infrastructure	2025-2029	Smithville	\$750,000	Grants
Resurface Blvd. lover's lane, James, John, Cedar, and Rhode Street.	2025-2029	Smithville	\$750,000	Grants
Purchase of Solar Street lights and installation.	2025-2029	Smithville	\$50,000	Grants
Economic Development				
Revitalize downtown and beautification	2025-2029	Smithville/Downtown Development Authority	\$200,000	Grants
Build, rehabilitate or conversion of existing structure in downtown into a community center.	2025-2029	Smithville	\$150,000	Grants
Allocate fund for the annual Chicken Pie Festival	2025-2029	Smithville	\$15,000	General Fund/ Grants
General Planning				
Participate in the development and update of the Pre-Hazard Mitigation Plan.	2025-2029	County, City, and RC	\$25000	GEMA, FEMA, Grants
Participate in the development and update of the Joint Comprehensive Plan.	2025-2029	County, City, and RC	Staff-Time	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2025-2029	Smithville and RC	RC Staff-Time	Grants
Broadband Element				
Collaborate with broadband company to provide broadband services throughout the	2025-2029	Smithville	\$1 Million	Grants

Resolution

**A RESOLUTION
BY THE CITY COUNCIL OF SMITHVILLE
TO ADOPT THE LEE COUNTY COMPREHENSIVE PLAN**

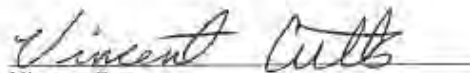
WHEREAS, the City Council of Smithville, Georgia, has found it necessary to update its joint Comprehensive Plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizen's input;

WHEREAS, in the development of the comprehensive plan, The City of Smithville examined, evaluated, and, where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Smithville, Georgia, that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 15 day of January 2024


Vincent Cutts
Mayor, City of Smithville, Georgia


Cassandra Burton
City Clerk, City of Smithville, Georgia

Joint Economic Development Plan

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 2020 was 33,163 which represents an increase of 17% 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 has a 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 328 with 57% of the population 64 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 hosts 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 3,407 (ACS 2021 5-year) with only 23.9% of the population living below poverty (the lowest poverty rates for Southwest Georgia). The median household income is \$67,551 and the county has a 91.2% high school graduation rate. Leesburg also is home to some chart-topping artist like Phillip Phillips, Luke Bryan, and Carly Mathis (Miss Georgia) as well as some major baseball talents 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.

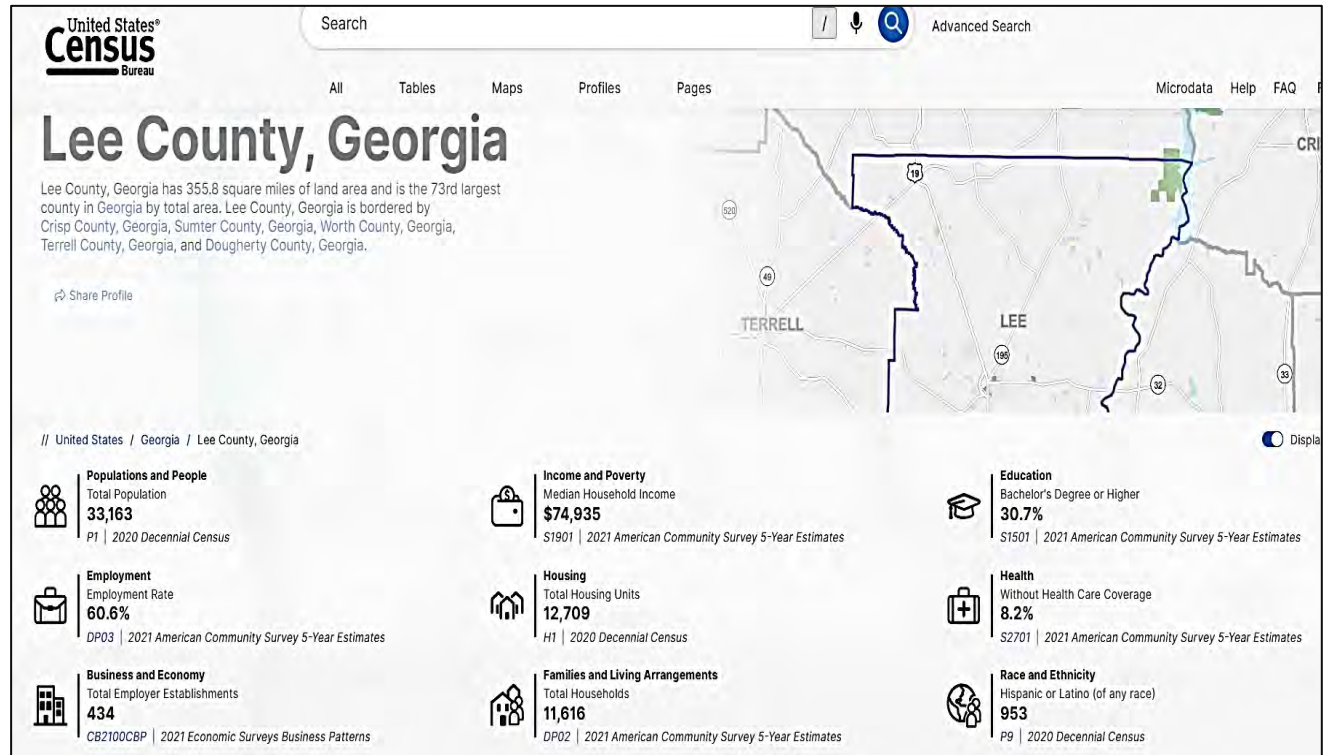
Policies:

- 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.

Appendix

Community Profile

The information contained on the following pages was obtained from the United States Census Bureau and ESRI Database.



Source: U.S. Census Bureau

Lee County

All Topics	Lee County, Georgia
Population Estimates, July 1, 2022, (V2022)	33,642
PEOPLE	
Population	
Population Estimates, July 1, 2022, (V2022)	33,642
Population estimates base, April 1, 2020, (V2022)	33,162
Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)	1.4%
Population, Census, April 1, 2020	33,163
Population, Census, April 1, 2010	28,298
Age and Sex	
Persons under 5 years, percent	5.8%
Persons under 18 years, percent	25.6%
Persons 65 years and over, percent	14.2%
Female persons, percent	49.8%
Race and Hispanic Origin	
White alone, percent	70.4%
Black or African American alone, percent (a)	25.0%
American Indian and Alaska Native alone, percent (a)	0.4%
Asian alone, percent (a)	2.6%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.1%
Two or More Races, percent	1.5%
Hispanic or Latino, percent (b)	3.6%
White alone, not Hispanic or Latino, percent	67.5%
Population Characteristics	
Veterans, 2017-2021	2,298
Foreign born persons, percent, 2017-2021	3.5%
Housing	
Housing units, July 1, 2022, (V2022)	13,059
Owner-occupied housing unit rate, 2017-2021	75.9%
Median value of owner-occupied housing units, 2017-2021	\$178,500
Median selected monthly owner costs -with a mortgage, 2017-2021	\$1,356
Median selected monthly owner costs -without a mortgage, 2017-2021	\$474
Median gross rent, 2017-2021	\$1,014
Building permits, 2022	115
Families & Living Arrangements	
Households, 2017-2021	11,616
Persons per household, 2017-2021	2.71
Living in same house 1 year ago, percent of persons age 1 year+, 2017-2021	89.2%
Language other than English spoken at home, percent of persons age 5 years+, 2017-2021	4.9%
Computer and Internet Use	
Households with a computer, percent, 2017-2021	95.1%
Households with a broadband Internet subscription, percent, 2017-2021	87.5%
Education	
High school graduate or higher, percent of persons age 25 years+, 2017-2021	91.2%
Bachelor's degree or higher, percent of persons age 25 years+, 2017-2021	30.7%
Health	
With a disability, under age 65 years, percent, 2017-2021	10.0%
Persons without health insurance, under age 65 years, percent	12.1%

Economy	
In civilian labor force, total, percent of population age 16 years+, 2017-2021	63.7%
In civilian labor force, female, percent of population age 16 years+, 2017-2021	64.5%
Total accommodation and food services sales, 2017 (\$1,000) (c)	19,385
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	33,311
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	8,985
Total retail sales, 2017 (\$1,000) (c)	224,906
Total retail sales per capita, 2017 (c)	\$7,642
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2017-2021	22.5
Income & Poverty	
Median household income (in 2021 dollars), 2017-2021	\$74,935
Per capita income in past 12 months (in 2021 dollars), 2017-2021	\$31,470
Persons in poverty, percent	9.8%
BUSINESSES	
Businesses	
Total employer establishments, 2021	434
Total employment, 2021	4,711
Total annual payroll, 2021 (\$1,000)	237,231
Total employment, percent change, 2020-2021	2.4%
Total nonemployer establishments, 2020	2,532
All employer firms, Reference year 2017	386
Men-owned employer firms, Reference year 2017	217
Women-owned employer firms, Reference year 2017	S
Minority-owned employer firms, Reference year 2017	S
Nonminority-owned employer firms, Reference year 2017	305
Veteran-owned employer firms, Reference year 2017	S
Nonveteran-owned employer firms, Reference year 2017	282
GEOGRAPHY	
Geography	
Population per square mile, 2020	93.2
Population per square mile, 2010	79.5
Land area in square miles, 2020	355.88
Land area in square miles, 2010	355.78
FIPS Code	13177



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



Community Profile

Lee
Area: 354.46 square miles

Prepared by Esri

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



Community Profile

Lee
Area: 354.46 square miles

Prepared by Esri

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



Community Profile

Lee
Area: 354.46 square miles

Prepared by Esri

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%

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



Community Profile

Lee
Area: 354.46 square miles

Prepared by Esri

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%

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



Community Profile

Lee
Area: 354.46 square miles

Prepared by Esri

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.

May 21, 2018



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Community Profile

Lee
Area: 354.46 square miles

Prepared by Esri

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

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.

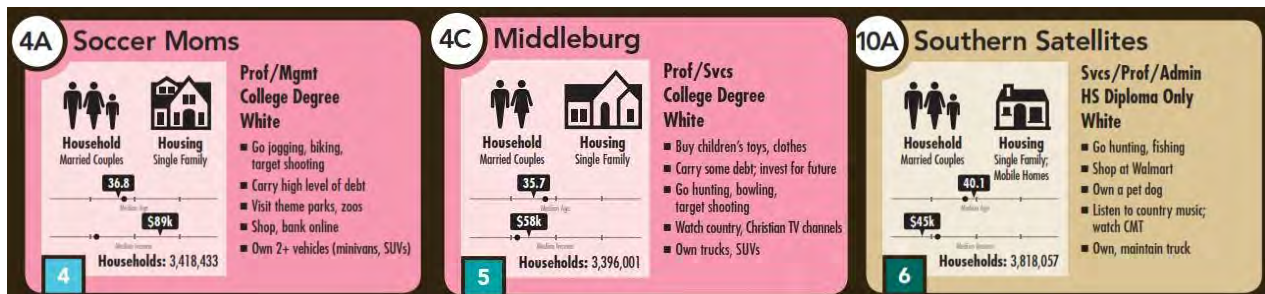
Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

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

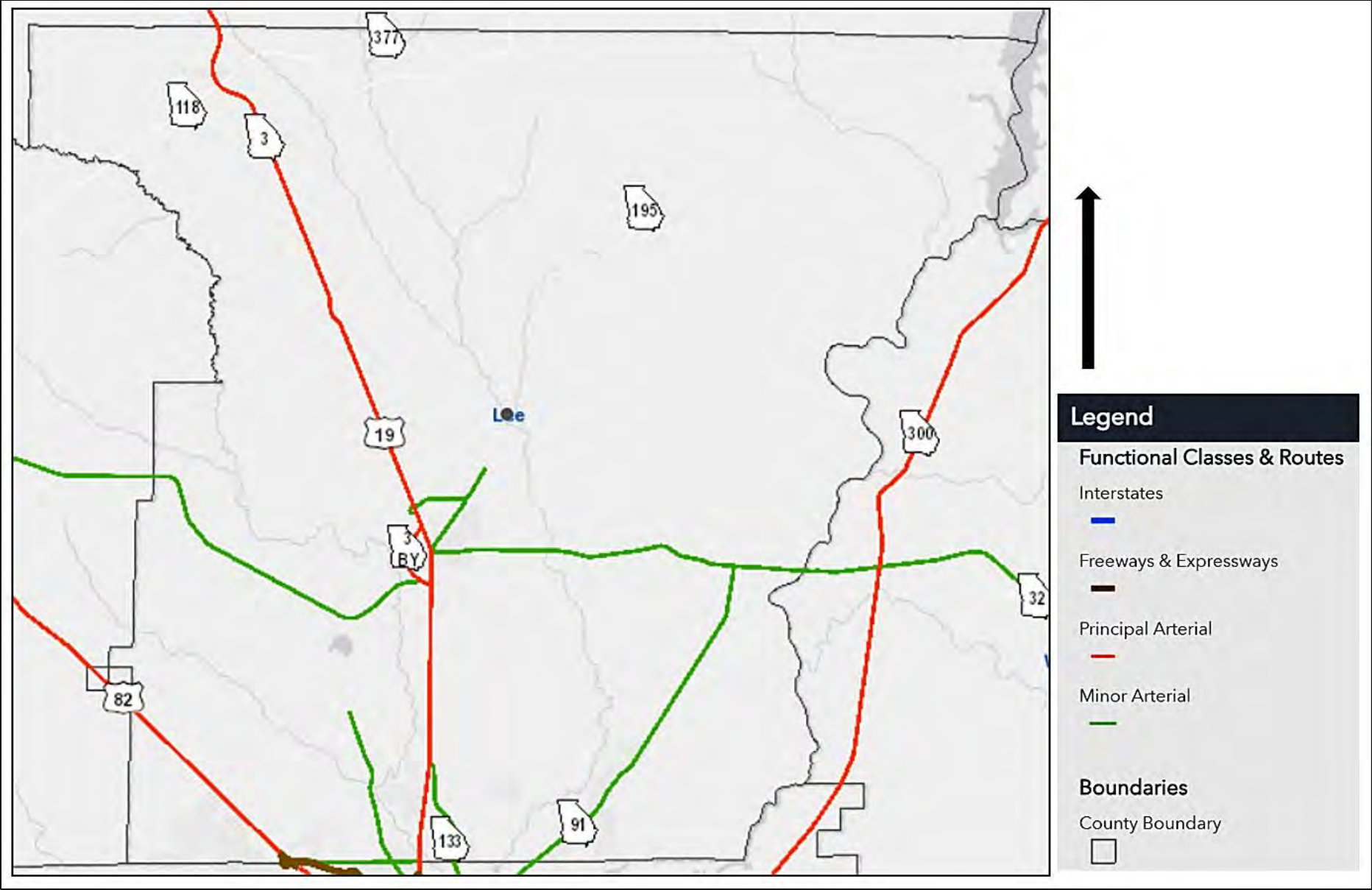
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Summary

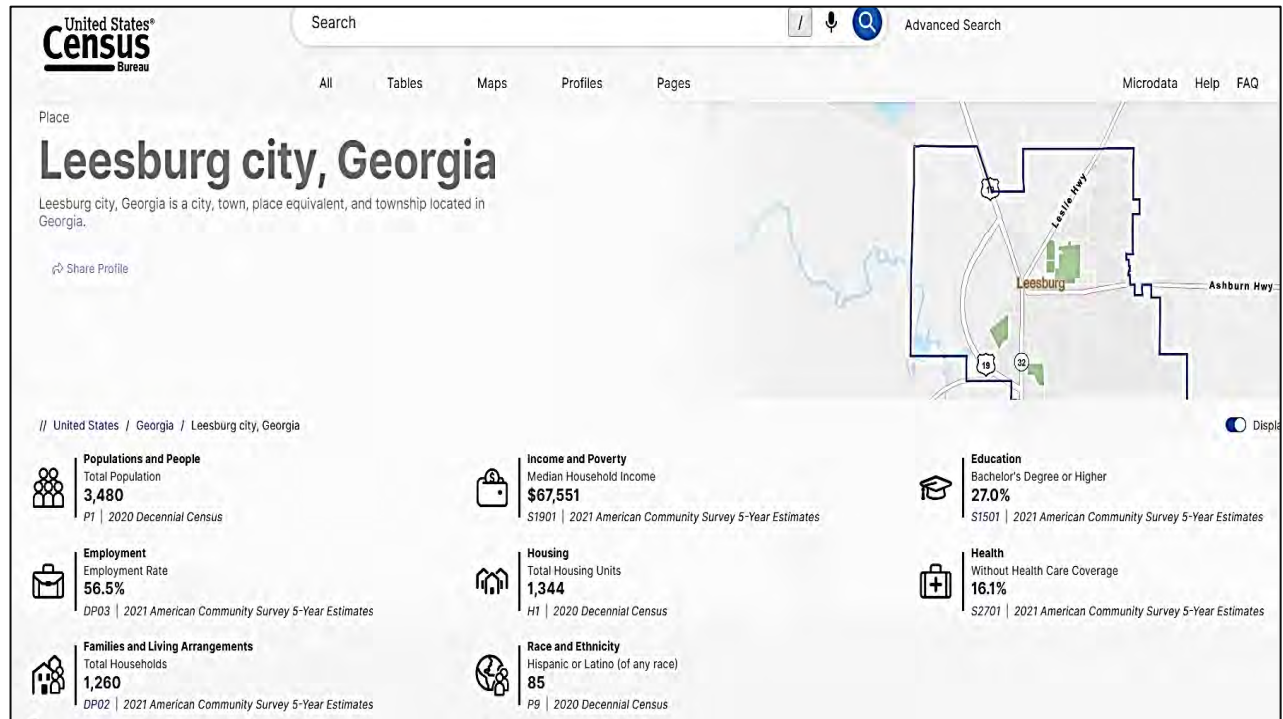
Photo 2 of 2



Lee County State Functional Classification Map



City of Leesburg



Source: U.S. Census Bureau



Community Profile

Leesburg
Area: 4.78 square miles

Prepared by Esri

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.

May 21, 2018



Community Profile

Leesburg
Area: 4.78 square miles

Prepared by Esri

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.

May 21, 2018



Community Profile

Leesburg
Area: 4.78 square miles

Prepared by Esri

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.

May 21, 2018



Community Profile

Leesburg
Area: 4.78 square miles

Prepared by Esri

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.

May 21, 2018



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Community Profile

Leesburg
Area: 4.78 square miles

Prepared by Esri

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%

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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Community Profile

Leesburg
Area: 4.78 square miles

Prepared by Esri

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%

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



Community Profile

Leesburg
Area: 4.78 square miles

Prepared by Esri

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

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.

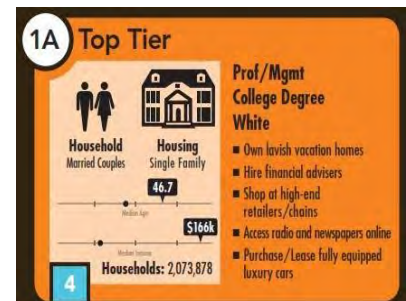
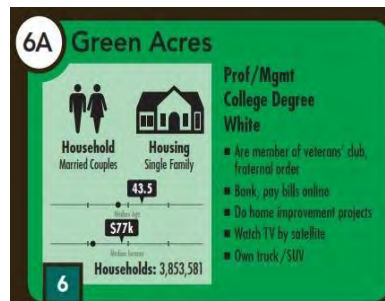
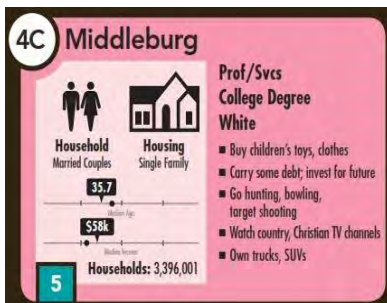
Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

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

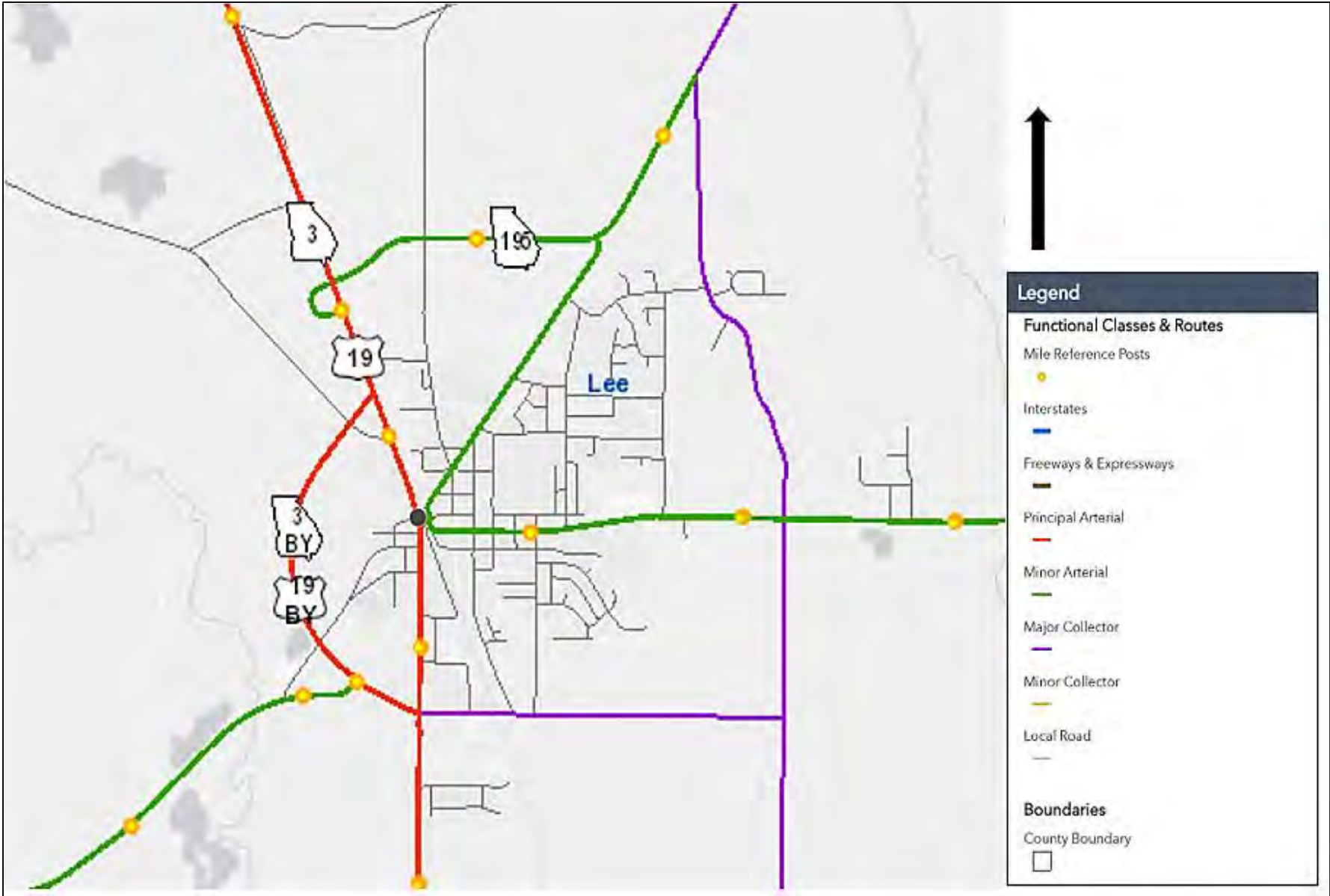
May 21, 2018

2018 Esri

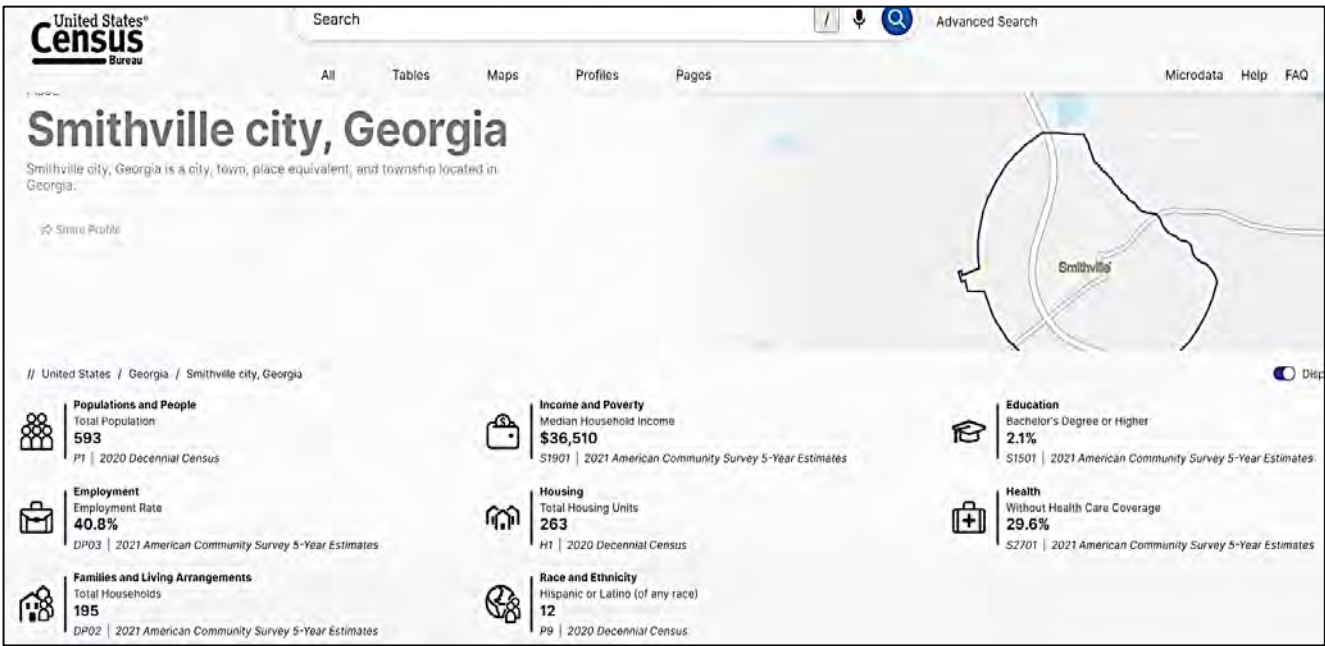
Page 7 of 7



Leesburg, Georgia, State Functional Classification Map



City of Smithville





Community Profile

Smithville
Area: 2.55 square miles

Prepared by Esri

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.

May 21, 2018

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Page 1 of 1

+



Community Profile

Smithville
Area: 2.55 square miles

Prepared by Esri

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.

May 21, 2018



Community Profile

Smithville
Area: 2.55 square miles

Prepared by Esri

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

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



Community Profile

Smithville
Area: 2.55 square miles

Prepared by Esri

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



Community Profile

Smithville
Area: 2.55 square miles

Prepared by Esri

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%

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



Community Profile

Smithville
Area: 2.55 square miles

Prepared by Esri

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



Community Profile

Smithville
Area: 2.55 square miles

Prepared by Esri

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

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.

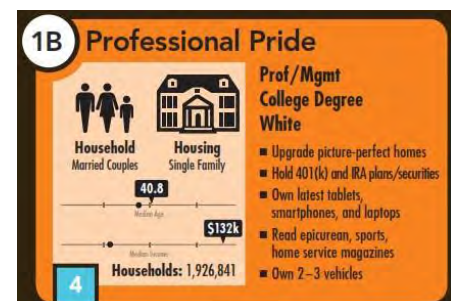
Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

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

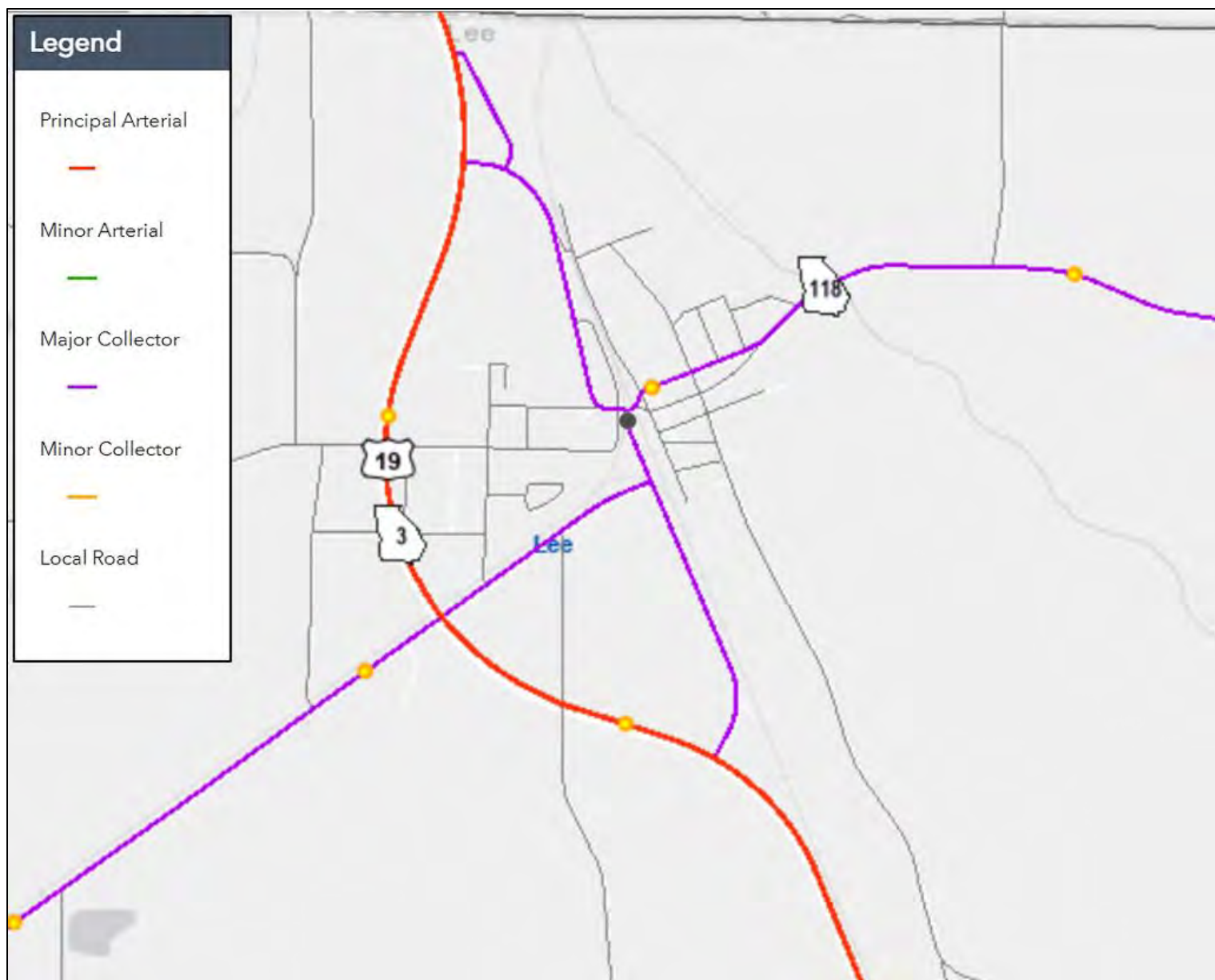
May 21, 2018

2018

Page 3 of 7



Smithville, Georgia, State Functional Classification Map



Resolutions

A RESOLUTION TO ADOPT THE LEE COUNTY JOINT COMPREHENSIVE PLAN

WHEREAS, Lee County and the cities of Leesburg and Smithville, Georgia found it necessary to update their joint Comprehensive Plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the cities and counties held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

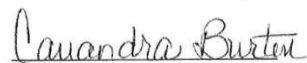
WHEREAS, in the development of the comprehensive plan, Lee County and the cities of Leesburg and Smithville examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of Smithville that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 21st day of Feb 2019.


Mayor

Witness


City Clerk

A RESOLUTION TO ADOPT THE LEE COUNTY JOINT COMPREHENSIVE PLAN

WHEREAS, Lee County and the cities of Leesburg and Smithville, Georgia found it necessary to update their joint Comprehensive Plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the cities and counties held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, Lee County and the cities of Leesburg and Smithville examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

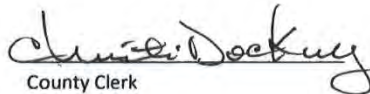
THEREFORE, BE IT RESOLVED by the Lee County Board of Commissioners that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 12 day of February 2019.



County Commission Chairman

Witness



County Clerk

A RESOLUTION TO ADOPT THE LEE COUNTY JOINT COMPREHENSIVE PLAN

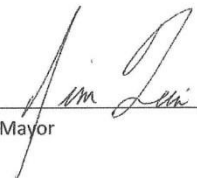
WHEREAS, Lee County and the cities of Leesburg and Smithville, Georgia found it necessary to update their joint Comprehensive Plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the cities and counties held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, Lee County and the cities of Leesburg and Smithville examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

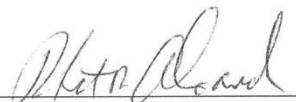
THEREFORE, BE IT RESOLVED by the Mayor and City Council of Leesburg that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 5 day of FEBRUARY 2019.



Mayor

Witness



City Clerk

Public Meeting Advertisements

JOINT PUBLIC HEARING NOTICE

Lee County and the Cities of Leesburg and Smithville are conducting a Public Hearing to update the Lee County Joint Comprehensive Plan on **Tuesday, May 23, 2023 at 5:30 p.m. in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, Georgia 31763.** The current plan will expire on February 28, 2024. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing before the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to update the comprehensive plan and offer opportunities for public participation and public input in the development of the plan.

Copies of the current Comprehensive Plan are available for viewing and downloading at <https://www.dca.ga.gov/node/2567> or at the following local governments:

Lee County

102 Starksville Avenue, North
Leesburg, GA 31763
(229) 759-6000 (
Monday-Friday 8:00 am-5:00 pm

City of Leesburg

107 Walnut Avenue, N.
Leesburg GA 31763
229) 759-6465
Monday-Thursday 8:00 am-5:00 pm

City of Smithville

116 Main Street
Smithville, GA 31787
(229) 846-2101
Monday-Friday 8:00 am-5:00 pm

Questions should be directed to the Leesburg, Smithville, or the Lee County Offices listed above or call Kay Olubowale or Barbara Reddick, Southwest Georgia Regional Commission, (229) 522.3552 ext.112, 102, respectively.

Persons with special needs relating to handicapped accessibility or foreign language interpretation should contact the ADA Coordinator at (229) 759-6000 or through the Georgia Relay Service (800) 255-0056 (TDD) or (800) 355-0135 (voice). This person can be contacted at the T. Page Tharp Building in Leesburg, Georgia between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven (7) working days. The meeting rooms and buildings are handicap accessible

Printed May 10 & 17



PUBLIC NOTICE

Lee County will conduct a public meeting to review Goals/Policies, SWOT (Strengths, Weaknesses, Opportunities, and Threats), Needs and Opportunities for Lee County, and the Joint Comprehensive Plan Five-Year Update. The meeting will be held on **Monday, September 18, 2023, at 2:00pm, in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, Georgia 31763.**

The Public is encouraged to attend and provide input on what it views as needs, opportunities, and potential future goals and policies for Lee County and the cities. The input will be utilized in updating the Lee County Joint Comprehensive Plan. For more information regarding the Comprehensive Plan, please visit: https://www.dca.ga.gov/sites/default/files/lee_co_2019.pdf

Questions should be directed to Kay Olubowale or Barbara Reddick with the Southwest Georgia Regional Commission at (229) 522-3552 ext. 112 or 102.

Media Notified: 09/11/2023

Published in Legal Organ: 09/13/2023

Posted on Website and Official Board: 09/11/2023

Persons with special needs relating to handicapped accessibility or foreign language interpretation should contact the ADA Coordinator at (229) 759-6000 or through the Georgia Relay Service (800) 255-0056 (TDD) or (800) 355-0135 (voice). This person can be contacted at the T. Page Tharp Building in Leesburg, Georgia between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven (7) working days. The meeting rooms and buildings are handicap accessible.

City of Leesburg

City Hall, 107 N Walnut Avenue, Leesburg, GA 31763
229-759-6465

City Council members

Billy Bredon, Mayor
Judy Powell, Mayor Pro Tem
Rufus Sherman Richard Bush
Jason Kenfroe Amanda White
David Daughtry

City Staff

Bob Alexander, City Manager
Bert Gregory, City Attorney

1. CALL TO ORDER
2. APPROVAL OF MINUTES
3. PUBLIC HEARING
4. NEW BUSINESS
(A) Public Meeting to discuss the Update on the Comprehensive Plan.
5. CITY MANAGER'S MATTERS
6. DEPARTMENTAL REPORTS
7. GOVERNMENTAL BOARDS/AUTHORITIES
8. COUNCIL MEMBER'S MATTER
9. OLD BUSINESS
10. CITY ATTORNEY'S MATTERS
11. EXECUTIVE SESSION
12. PUBLIC FORUM
13. ANNOUNCEMENTS
Next Scheduled Meeting is September 20, 2023 at 6:30pm.
14. ADJOURNMENT

Agenda May Change Without Notice

Public Meeting Notice

The City of Leesburg will conduct a public meeting to review Goals/Policies, SWOT (Strengths, Weaknesses, Opportunities, and Threats), Needs, and Opportunities for the Lee County Joint Comprehensive Plan Five-Year Update. The meeting will be held on **Monday, September 18, 2023, at 10:00 a.m., at the City of Leesburg City Hall, 107 Walnut Avenue, Leesburg, Georgia 31763.**

The Public is encouraged to attend and provide input on what it views as needs, opportunities, and potential future goals and policies for the City of Leesburg. The input will be utilized in updating the Lee County Joint Comprehensive Plan. For more information regarding the Comprehensive Plan, please visit: https://www.dca.ga.gov/sites/default/files/lee_co_2019.pdf

Questions should be directed to Kay Olubowale or Barbara Redick with the Southwest Georgia Regional Commission.

Phone: 229-522-3552 ext. 112 or 102

OCTOBER 21ST!

Limited Availability Sign Up Now!

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www.docodrivingschool.com

207 Cedric Street Leesburg • 229-420-3590
#933 #7050 #DT628

fresh, handmade food, announced today that it will open its 23rd Georgia location in Dawson in early October.

Located at 510 Roundtree Drive SW,

"We are thrilled to continue our Georgia expansion while serving our fresh, never-frozen menu items," said Jack's Family Restaurants CEO Todd Bartmess.

"We are excited to serve the city of Dawson and surrounding areas with our new digital design that brings quality, Southern food to our customers faster to enhance customer experience."

To celebrate the newest Jack's opening, the first 50 customers at the Dawson location on opening day will receive free breakfast for one month. Additionally, the Jack's app will house online exclusives, prizes and promotions for the

service showcase value of and are to improve all Jack added Individual around community in em

Public Meeting Notice

The City of Smithville will conduct a public meeting to review Goals/Policies, SWOT (Strengths, Weaknesses, Opportunities, and Threats), Needs, and Opportunities for the Lee County Joint Comprehensive Plan Five-Year Update. The meeting will be held on October 16, 2023, at 6:00 p.m., at 106 Main Street Smithville, Georgia.

The Public is encouraged to attend and provide input on what it views as needs, opportunities, and potential future goals and policies for the City of Smithville. The input will be utilized in updating the Lee County Joint Comprehensive Plan. For more information regarding the Comprehensive Plan, please visit: https://www.dca.ga.gov/sites/default/files/lee_co_2019.pdf. Questions should be directed to Kay Olubowale or Barbara Redick with the Southwest Georgia Regional Commission. Phone: 229-522-3552 ext. 112 or 102

ELECTION INFORMATION

LEESBURG GENERAL ELECTION NOVEMBER 7, 2023

The Last Day to Register and be eligible to vote in November 7, 2022 General Election will be October 10, 2023, through 5:00 p.m. This will also be the last day to make any address changes prior to the election.

It is the responsibility of all registered voters. To obtain an Absentee-by-Mail ballot



Lee County Board of Commissioners Public Hearing Notice

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.swgcrplanning.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 Smith at 229-759-6000.

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

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.

•From Page 1A

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

See LEE, Page 3A

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

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ageteams that compete head-to-head on a special playing field with robots they have designed, built and programmed. "I'm really not sure if the robots are as

ALBANY — Dar-ter Hager remembers three years ago when the 4C Academy hosted the

nyherald.com

SUNDAY, JANUARY 6, 2019 • 11A

NOTICE OF PUBLIC HEARING

The Lee County Board of Commissioners and the Mayor and Council of the cities of Leesburg and Smithville will conduct a public hearing to present the Lee County Comprehensive Plan on **Tuesday, January 8, 2019 at 5:30 P.M.** in the T. Page Tharp Building, 102 Starksville Avenue N, Opal Cannon Auditorium, Leesburg, GA 31763. The current plan will expire on February 28, 2019. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process and once a draft is completed before transmitting to the Department of Community Affairs (DCA). The purpose of this hearing is to accept input on the draft plan before transmittal to the DCA. The draft Comprehensive Plan is available by visiting www.swgrcplanning.org. Questions should be directed to Barbara Reddick, Planner Director with the Southwest Georgia Regional Commission at 229.522.3552 ext. 1615.

Meetings of the Board of Commissioners and City Councils are open to the public.

As set forth in the Americans with Disabilities Act of 1990, Lee County does not discriminate on the basis of disability in the admission or access to or treatment or employment in its programs or activities. The Planning Department has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided there, is available at the Lee County Clerk's office, (229)759-6000.

Lee County will assist citizens with special needs given proper notice (7 working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of Lee County, Georgia should be directed to Rozanne Braswell, AICP, 102 Starksville Avenue N, Room 202, Leesburg, Georgia, 31763, (229) 759-6000.

SR1812-1

Meeting Sign-In Sheets

Georgia law requires that all parties who have made campaign contributions to any member of the Lee County Board of Commissioners in excess of two hundred fifty dollars (\$250) within two years immediately preceding, and who desire to appear at, the public hearing in opposition to the application shall at least five days prior to the public hearing file a campaign contribution report with the Lee County Board of Commissioners.

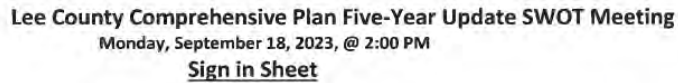
Lee County Board of Commissioners

Tuesday, May 23, 2023

Public Hearing Sign-In Sheet

Lee County and the Cities of Leesburg and Smithville are conducting a Public Hearing to **update the Lee County Joint Comprehensive Plan.**

Name	Address	Campaign Contribution Yes or No
1. Maithlyn Good	Lee County Clerk	
2. Dayton Harris	Lee County Deputy Clerk	
3. Heather Jones	Lee County Finance Director	
4. Barbara Reddick	SWGA-RC	
5. Cherie Dickey	Lee County Manager	
6. Dana Sandoval	Lee County Planner	
7. Sid Walker	Lee County Planner	
8. Bill Piz	Chairman	
9. Ticky Powell	City of Leesburg	
10. Bob Alexander	CITY OF LEESBURG	
11. Billy Breeden	City of Leesburg Mayor	
12. Vincent Cutts	City of Smithville mayor	
13.		



Southwest Georgia Regional Commission
swgrc
serving local communities

City of Leesburg Comprehensive Plan Five-Year Update SWOT Meeting
Monday, September 18, 2023, @ 10:00 AM
Sign in Sheet

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City of Smithville Comprehensive Plan Five-Year Update SWOT Meeting

Monday, October 16, 2023, @ 6:00 PM

Sign in Sheet

Name	Phone Number	Email Address	Agency or Organization
Alexandra Burton	229-938-9104	alexburton@yahoo.com	City of Smithville
Doris Angry	229-942-7809	dorisangry55@yahoo.com	DDA Chairman
Shelene French	229-341-3661	shelene.french@gmail.com	Council Woman
Shirley Thompson	229-352-1707	shirleythompson@yahoo.com	City Councilwoman
Vincent Catts	229-886-8671	Catts79@gmail.com	Mayor City of Smithville
Ileana Baddy	229-938-7263	ileanabaddy@bellsouth.net	City Councilwoman
James Culum	229-451-3036	ccolum@ecofet.com	City Attorney
Michael Hickman	229-849-4672	Pops31049@yahoo.com	City Councilman
John Johnson	229-894-6179	mjohnson567@yahoo.com	City of Smithville
Mark Foley	229-376-4332	mefoley@smithville.k12.ga.us	City of Smithville
Dorothy Roberts	229-395-2351	groungal@yahoo.com	City of Smithville
Tracy Corbett	229-603-8241		City of Smithville
Juliette Bush	229-938-6115	juliettebush4@gmail.com	City of Smithville
Michelle Hamel	229-591-4444	mttracy85@gmail.com	City of Smithville
Michelle Hamel	229-591-4467	mttracy85@gmail.com	Lee County Public Library
Coral Faria	229-742-2860	coralarias@yahoo.com	Smithville (Chief of Police)
Sammy Stone	229-942-5070	stone@smithville.k12.ga.us	Smithville (Chief of Police)
Michael Francis	229-343-9109	michael.F2000@gmail.com	Smithville (Police Sergeant)
Kay Lubowski	229-522-3552	slubowski@swgrc.org	SWGRAC
Sheena Stephen	229-522-3552	sstephen@swgrc.org	SWGRAC

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Lee County and the Cities' Joint Comprehensive Plan Five-Year Update Second Public Hearing

Tuesday, December 19, 2023, @ 5:00 PM

Sign in Sheet

Name	Phone Number	Email Address	Agency or Organization
Dwight E. Wickman	229-869-4276	Pops31049@yahoo.com	Lee Co. City of Smithville
Dennis Roland	229-869-8345		Lee Co BOC
Shirley Thompson	229-352-1707	shirleythompson@yahoo.com	Lee Co BOC
Cherie Guarnieri	229-886-4736	cherieguarnieri@gmail.com	Lee Co BOC
Jason Renfro	229-894-8280	jasonrenfro@gmail.com	Leeburg Council
Bill Breeden	229-886-9432	bill@breeden.net	Mayor
Dellie Owen	229-759-2415	dowen@lee-county-le.org	Lee County Le Org
Bob Alexander	229-759-4465	BOB.ALEXANDER@lee-county-le.org	Leeburg
DOEY DAVENPORT	229-759-6000	ldavenport@lee-county-le.org	Lee County BOC
Vincent Catts	229-886-8671	Vincent Catts 7087@gmail.com	Mayor Smithville GA
Renea Miller	229-603-8200	reneamiller@smithville.k12.ga.us	City of Smithville



Lee County and the Cities' Joint Comprehensive Plan Five-Year Update Second Public Hearing
Tuesday, December 19, 2023, @ 5:00 PM

Sign in Sheet

Name	Phone Number	Email Address	Agency or Organization
Judy Powell	229-347-2011	judy.powell@cityofleesburgga.com	City, Council
Amanda Nava	229-759-6000	amanda.nava@lee.ga.us	Planning - Lee County
Ileana Bado	229-938-7263	ileanmay@bellouth.net	Smithville City Council
Olukayode Oluibowale	229-522-3532	ooluibowale@swgrc.org	SWGRC

Public Meeting Sign In Sheet

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

	Name	Address	Email Address (Please make it legible)
1	Mike Sabot	489 Gosa Rd, Leesburg	mikesabot1@gmail.com
2	Amy Floresca	156 R 5th St. Leesburg	NA
3	Jon Dumond	100 Tallokes Ct #122 Leesburg	jdumond7@yahoo.com
4	Jim Quinn	142 Walnut Ave. S. Leesburg	jquinn@bellouth.net
5	Robert Hopkins	120 Linden Rd	hopkin2@lee-county.lib.ga.us
6	Clairie Long	PO 426 Leesburg	claire@lee-county.lib.ga.us
7	Michael Kennedy	194 Groover St. Leesburg	Kennedy@lee-county.lib.ga.us
8	Frank Griffin	950 White Pine Rd, Leesburg GA 31763	griffinfr@lee.k12.ga.us
9	Troy Golden	117 Blue Springs Leesburg GA 31763	tgolden73@gmail.com
10	Bob Albanan	126 Geneva Dr. Leesburg	Alexandra Albanan@att.net
11	Danae Ford	407 Hwy 32 E	arthurford@bellouth.net
12	Art Ford	"	"
13	Al Manny	517 Jordan Road, Leesburg	al.manny@cranasant.com
14	Tim Holley	124 Debus Dr.	tholley@thetastingspook.net
15	Joeey Davenport	133 CREE Court	jdavenport@lee.ga.us
16	Veronica Johnson		vjohnson@lee.ga.us

201 WHITE OAK DR. L'BOUG

	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	229-874-4445 Cell 229-894-4850	robaclay@swgrc.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 Sharp Building Leesburg, GA

	Name	Address	Email Address (Please make it legible)
1	Dana Ford	407 HWY 32 EAST	arthurford@bellsouth.net
2	Arthur J. Ford	Same	Same
3	Russ Ferguson	270 Foxworth Dr	russ.ferguson@cityofleesburgga.gov
4	Jon Dumand	100 Tallahassee Ct #102 Leesburg	jdumand7@yahoo.com
5	Billy Breeden	229 Leslie Hwy	billyb@breeden@bellsouth.net
6	Mike Sabot	489 Gosa Rd, Leesburg	MikeSabot@gmail.com
7	IRay Cowan		tsolow71@yahoo.com
8	Shirley Shuey	PO Box 830 Leesburg	Shirleypa@lee.k12.ga.us
9	Robert A. Day	3029 New York Rd. Dc 10, 1743	raday@source.net
10	Melissa Jarrett	266 Garrett Rd. Leesburg Ga 31763	AnzleyJarrett@gmail.com
11	STEVE STOKES	339 LAND FERREL DR 31763	Stokes.charley@att.net
12	Wendy Mathis Billy	339 Hickory Grove Rd 31763	wendymathis@att.net
13	Woody Hill	1578 W 19th Apt 167 Leesburg, GA 31763	blufic21@yahoo.com
14	Judy Powell	PO Box 277 Leesburg	judy.p@bellsouth.net
15	Richard Bush		
16	Jim Quinn		
	Billy Breeden		
	Bob Wilson		

	Name	Phone #	Email Address (Please make it legible)
17	Rufus Sheeman	229-886-4492	
18	Dan Gillan	229-894-9385 YMCA	dgillan@albanyareaymca.org
19	Johnny Golden	228-854-7557	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	Cliff Bell	229-894-4978	Cliffon.bell@usmc.mil
24	Geoffrey Shipley	229-343-8279	geoffreyshipley@icloud.com
25	BOB ALEXANDER	229-344-8018	ALU@AMP@LEESBURGGA.ATT.NET
26	Mr. [Signature]	229-344-8029	Colony Manger
27			
28			
29			
30			



PUBLIC HEARING
Lee County Comp Plan (2nd Hearing)
Special Called Meeting
Tuesday, January 8, 2019 @ 5:30 P.M.

Please sign-in for the record.

Print Speaker's Name:

1. *Ilean Badu Ilean Badu*

2. *Judy Powell Leesburg City*

3. *James K. Champagne SR*

4. *John P. Smith*

5. *Jim Quinn*

6. *Wright Hill*

William H. Gregory II Atty - Leesburg

Rufus Sheuman

Billy Beason

Richard Bush

Lee County is a thriving vibrant community celebrated for its value of tradition encompassing a safe family oriented community, schools of excellence, and life long opportunities for prosperity and happiness without sacrificing the rural agricultural tapestry.

Barbara Reed SW GA RE

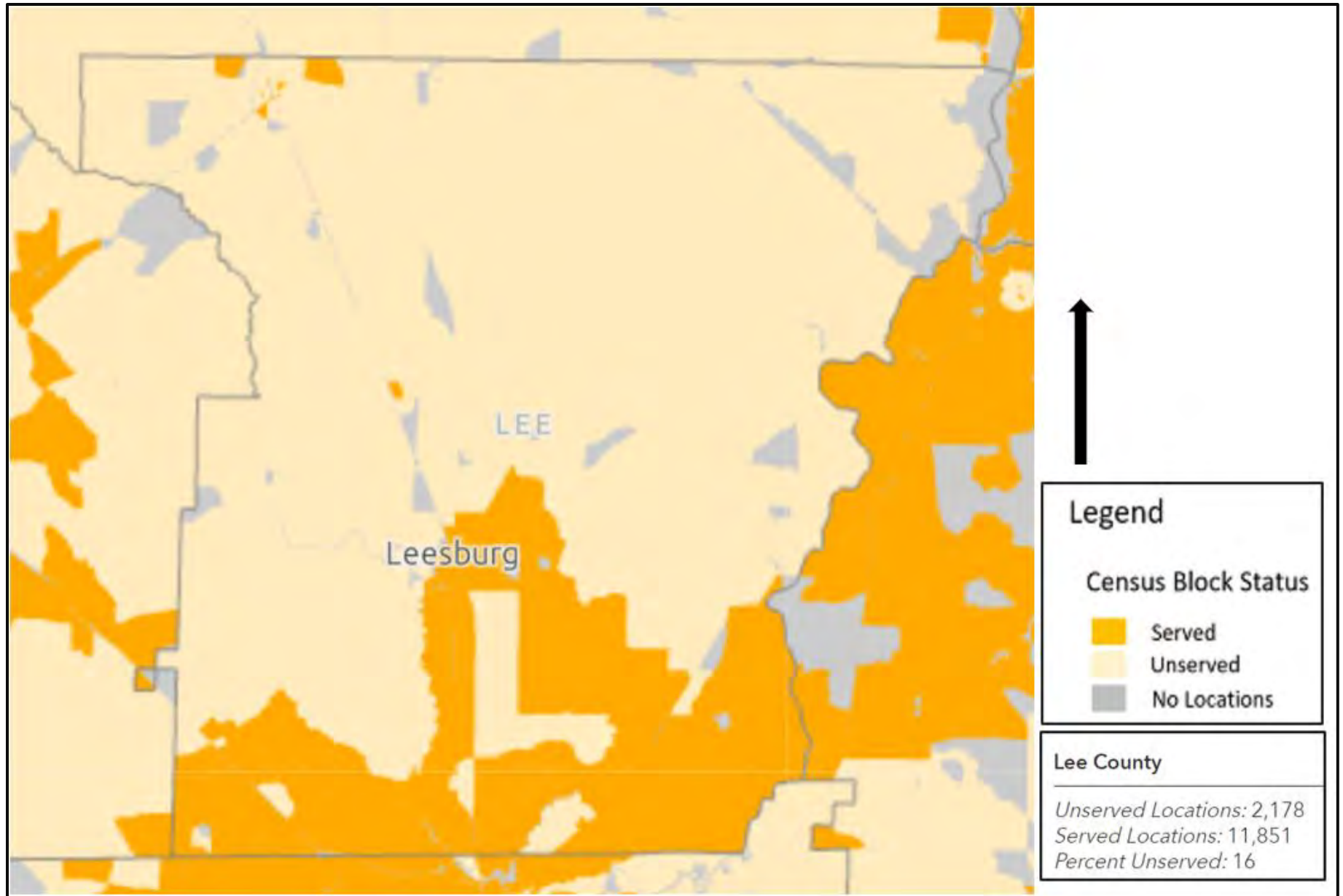
Bob F. Wilke

Bob Alton

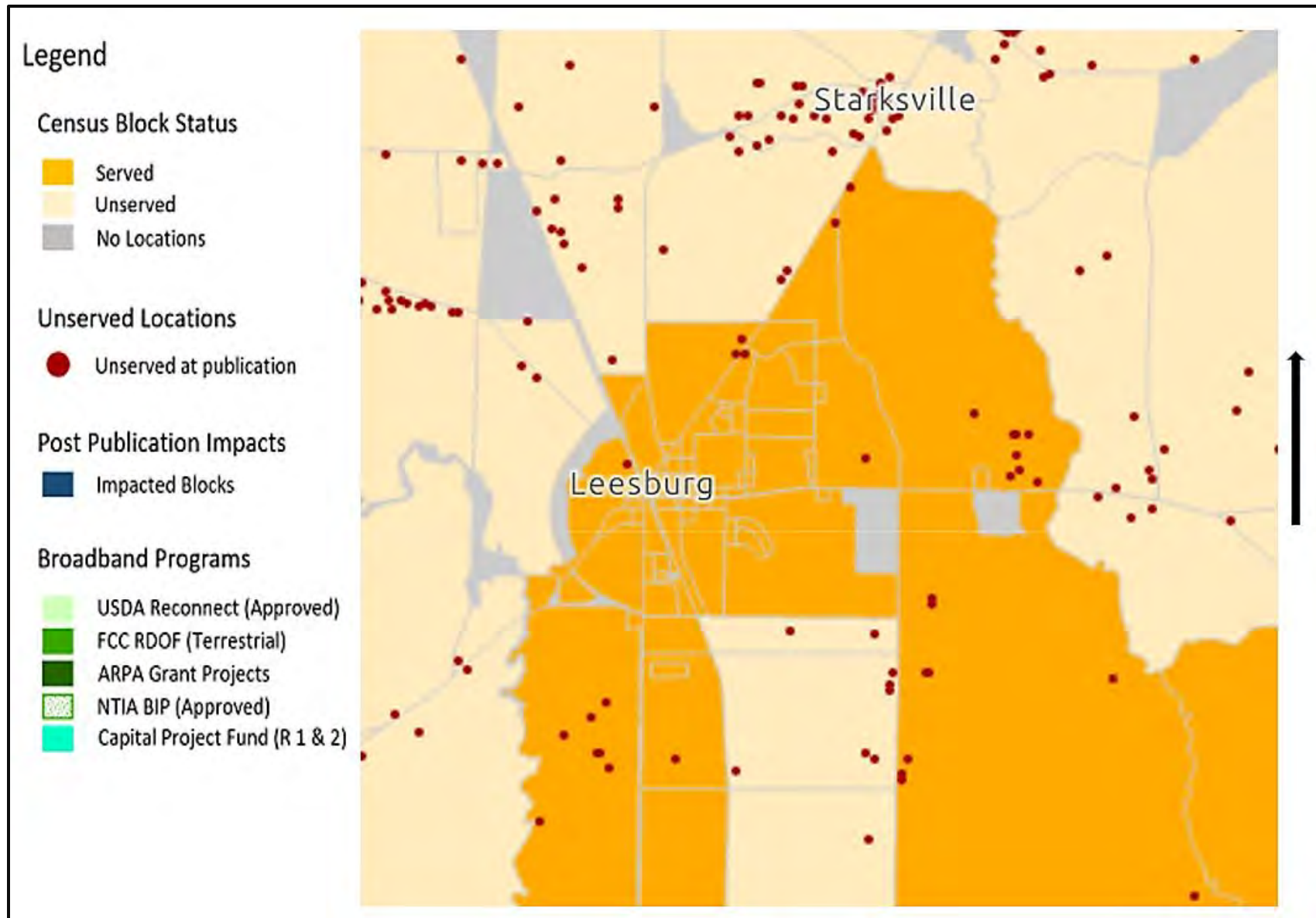
(outback)

Patsy Shirley LC Family Connection —
CP Muggin
Box 1000

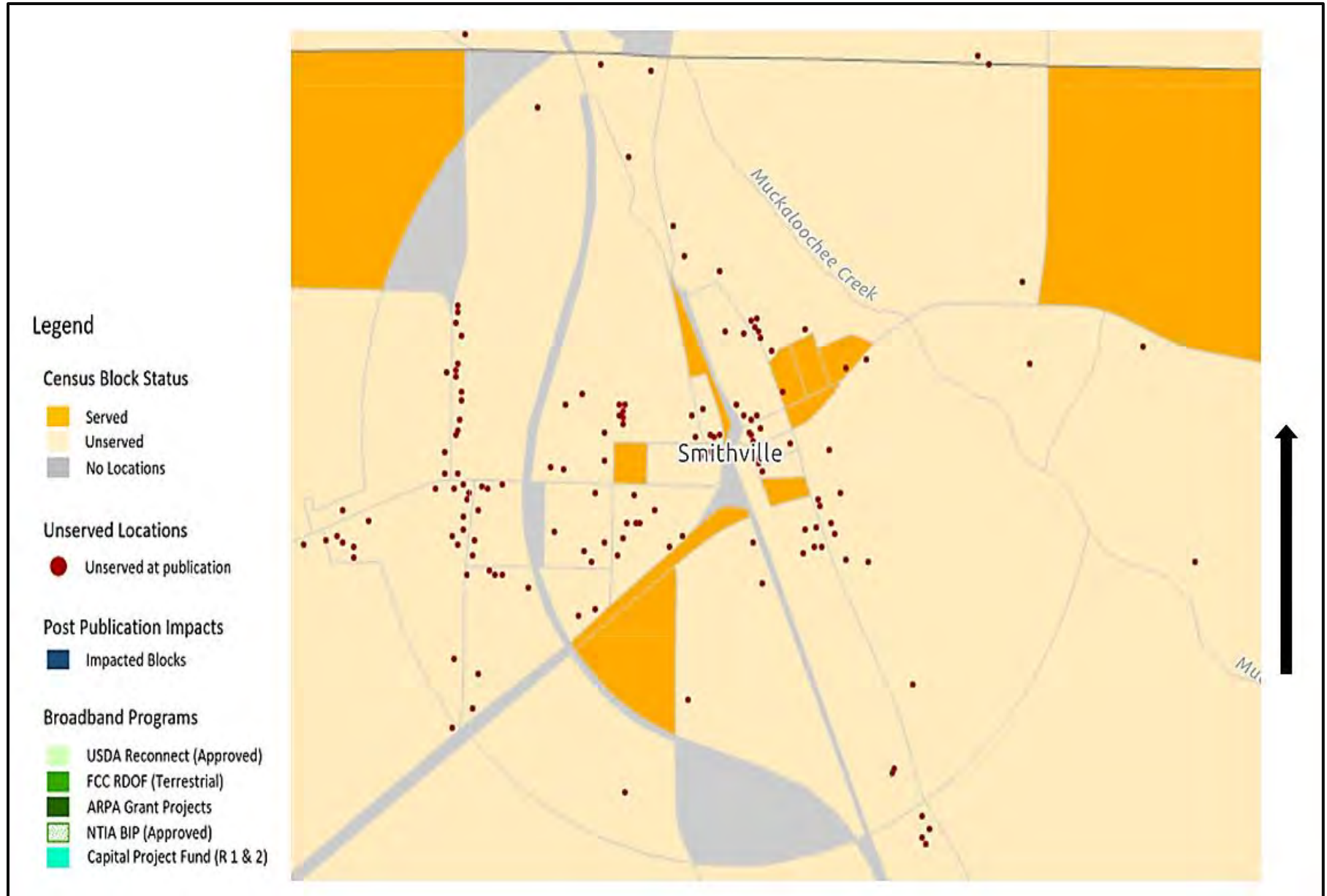
LEE COUNTY BROADBAND MAP



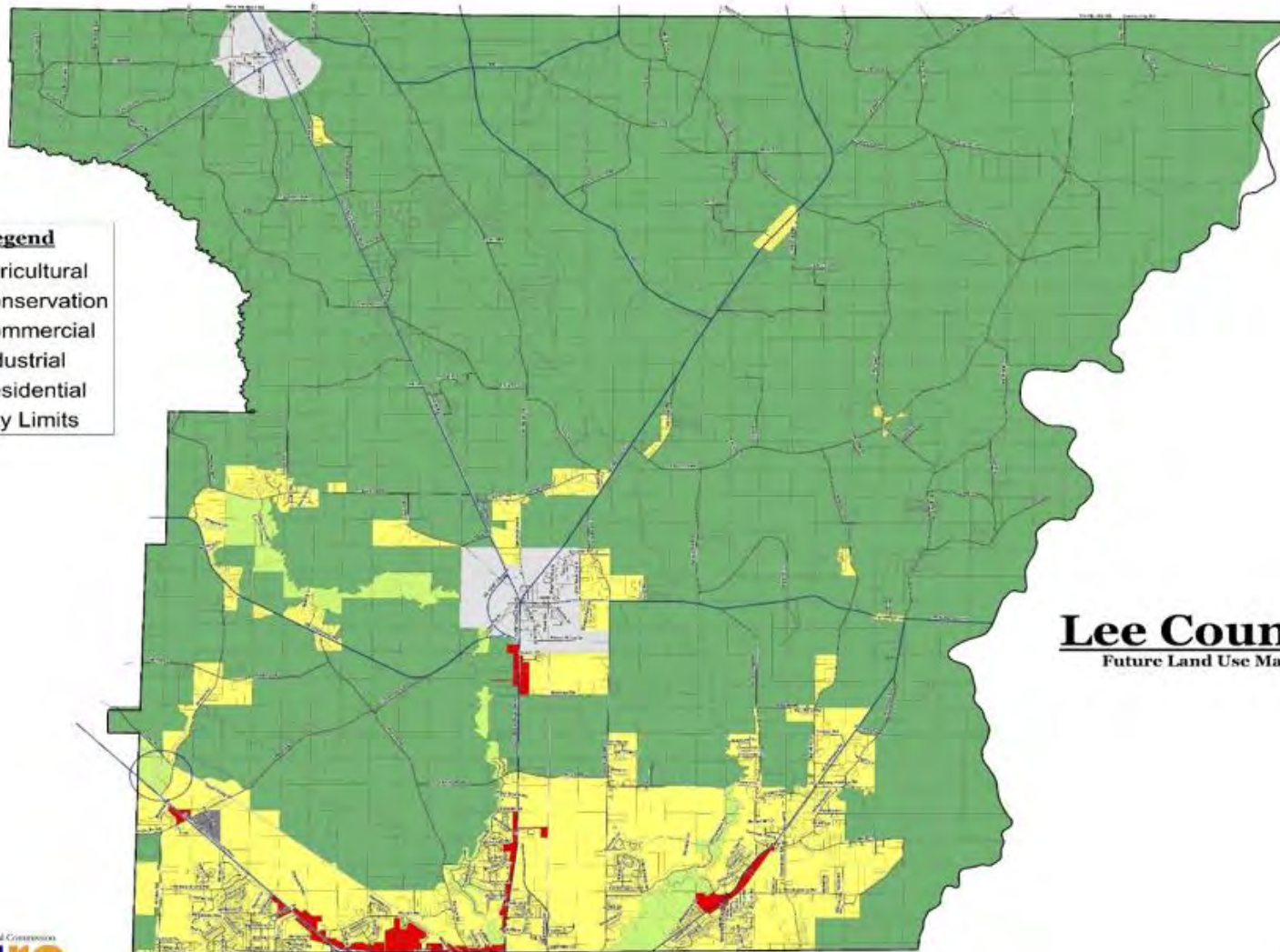
THE CITY OF LEESBURG BROADBAND MAP



THE CITY OF SMITHVILLE BROADBAND MAP



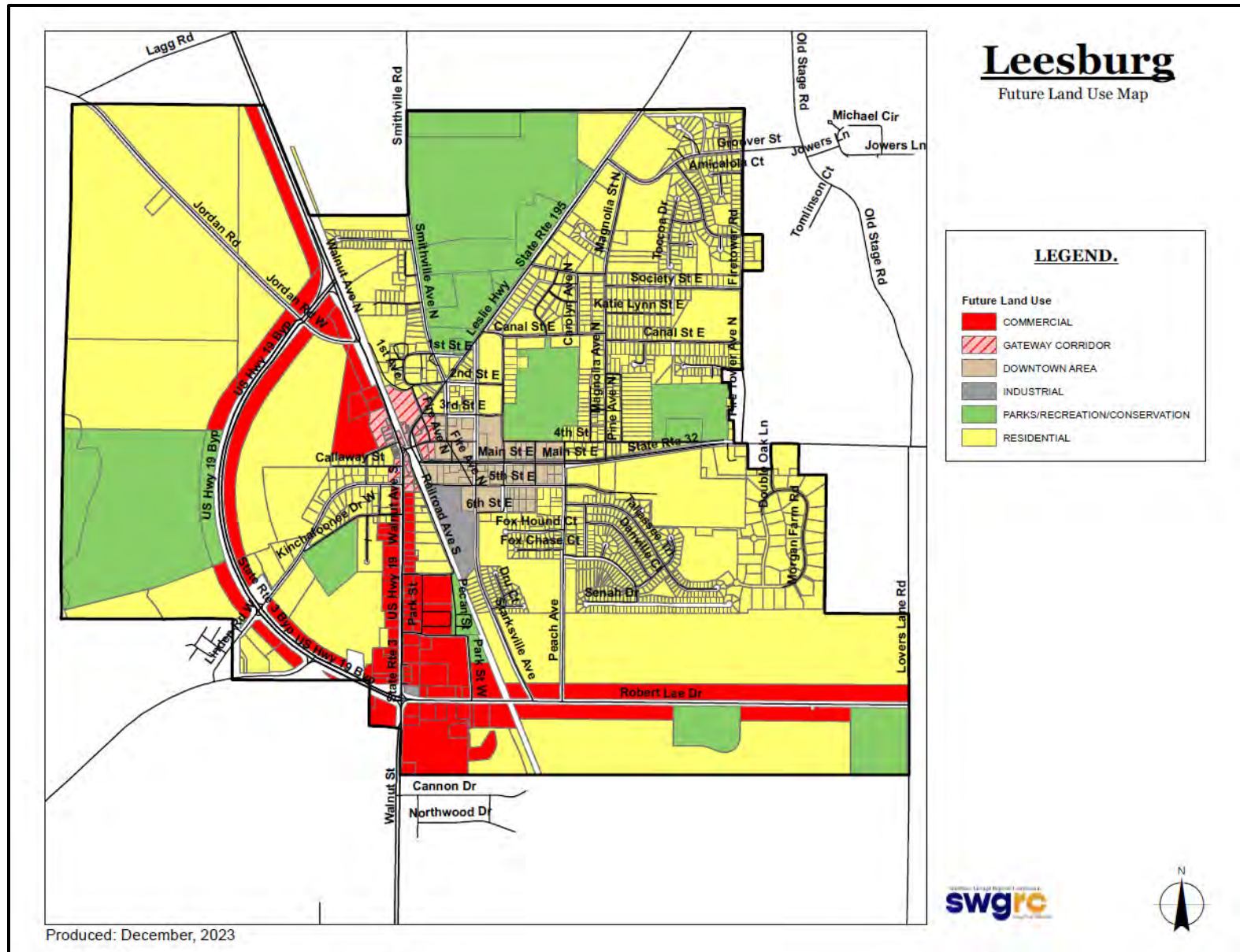
LEE COUNTY FUTURE LAND USE MAP



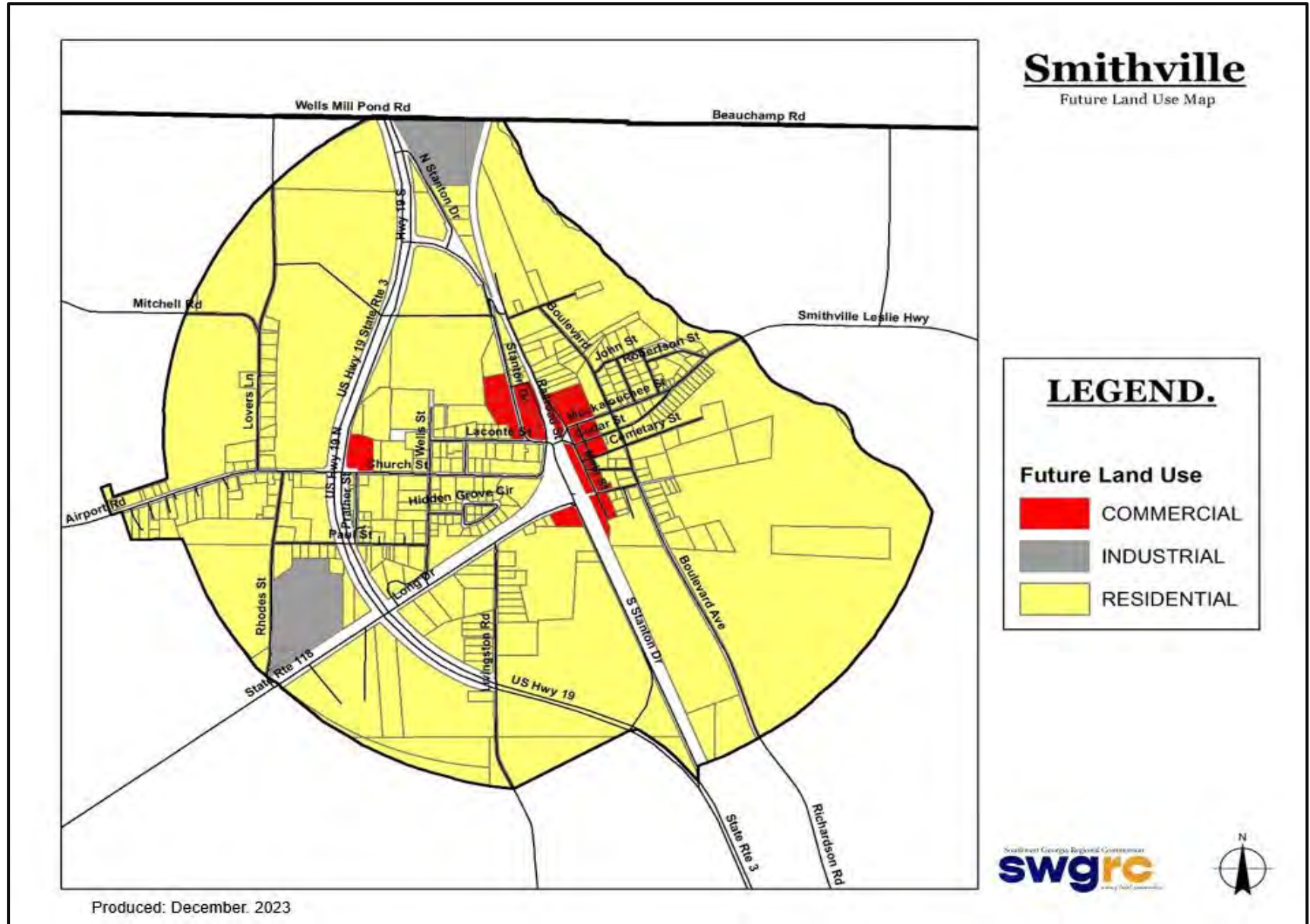
Lee County
Future Land Use Map



THE CITY OF LEESBURG FUTURE LAND USE MAP



THE CITY OF SMITHVILLE FUTURE LAND USE MAP



References:

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