



Lee County Comprehensive Plan 2019

Lee County-Leesburg-Smithville

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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 development are appropriate at various locations throughout the city. Finally, evaluating various local government functions and services, the plan is a point of reference for government staff in preparing capital improvements programs and associated budgets.

The last full Comprehensive Plan for Lee County and the Cities of Leesburg and Smithville was completed and adopted in 2009 by the Southwest Georgia Regional Commission (SWGRC). A lot has changed since 2009 and partly because of this an updated comprehensive plan is required by the Georgia Department of Community Affairs (DCA). The Lee County Joint Comprehensive Plan will be completed in 2019 and will lay the groundwork for countywide/citywide decision making through the year 2028 using relevant current data and both quantitative and qualitative analyses.

The DCA oversees and provides guidance for local comprehensive planning in Georgia. The department's Minimum Standards and Procedures for Local Comprehensive Planning, as updated in January 2013, outlines three required components of a comprehensive plan for all local governments: community goals, needs and opportunities and a community work program. Lee County and its municipalities have zoning ordinances and are therefore required to do a land use element. Lee County charges impact fees for new development and therefore a Capital Improvement Element must be included with this update. In addition, the required transportation element is also included.

Public Involvement

SWGRC's Role

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

Public Input and Steering Committee

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

| STAKEHOLDER NAME | COMMITTEE/BOARD | EMAIL ADDRESS |
|-------------------------|------------------------|--|
| Floyd Perdue, Chairman | Housing Authority | 229-439-8665 |
| Latrisha Bell | Housing Authority | 229-869-9000 (No Email) |
| Jennifer Johnston | Housing Authority | blajenjo@gmail.com |
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| Kerrie Davis | Housing Authority | mrskerriedavis@yahoo.com |
| Ellen Phelps | Health Board | phelps.ellem@gmail.com |
| Dr. Robert Clay | Health Board | rabaclay@sowega.net |
| Patricia Tharp | Health Board | tptpatricia@bellsouth.net |
| John E. Vance, M.D. | Health Board | edward.vance@aaphc.org |
| Jennifer Goode | Family/Children Svcs | goodeje@gmail.com |
| Charles Moore | Family/Children Svcs | chrlmoo@aol.com |
| Pastor Malden Batten | Family/Children Svcs | tbatten@lee.ga.us |
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| Glenda Battle | SWGRC | gbattle_12@bellsouth.net |
| Dwight Hickman | SWGRC | pops31049@yahoo.com |

| | | |
|----------------------------------|---------------------------------|--|
| Dr. Peter A. Ngwafu, Chairman | DARTS Citizen Transportation | peter.ngwafu@asurams.edu |
| Lee Johnston | DARTS Citizen Transportation | ln0829@bellsouth.net |
| Joey Davenport | DARTS Technical | jdavenport@lee.ga.us |
| Winston Oxford | Joint Development Authority | winstono@lee.ga.us |
| Heather Jones, Treasurer | Community Foundation | hjones@lee.ga.us |
| Ryan Carr | Parks & Rec Authority | bull10163@gmail.com |
| Tim Holley | Parks & Rec Authority | tholley@thestaffingpeople.net |
| Jamie Knight | Parks & Rec Authority | jamielknight@sbandtbank.com |
| Jacob Baker | Parks & Rec Authority | jbaker02456@hotmail.com |
| Trish Batten | LC Human Resources | tbatten@lee.ga.us |
| George Johnson | Impact Fee Advisory | navynole1212@gmail.com |
| Jack Daniel Garrett | Impact Fee Advisory | jackdanielgarrett@gmail.com |
| Ken Greene, DVM Veterinarian | Animal Control | philemaanimalclinic@gmail.com |
| Ben Roberts | Animal Control | ben.roberts@lee.ga.us |
| Jenny Crisp | Animal Control | crc1865@att.net |
| Carl Emerson | Behavioral Health & Development | 229-432-1543 |
| Brenda Morris | Board of Equalization | |
| Connie Boss | Board of Equalization | |
| Michelle Kilpatrick | Board of Equalization | |
| Joseph Marshall | Board of Equalization | |
| Elizabeth Ringel Usry | Board of Equalization | |
| Bob Alexander | City Manager | alexander_leesburg@att.net |
| Christi Dockery | LC Co County Mgr. | cdockery.@lee.ga.us |
| Mike Sistrunk | LC Co County Mgr. | msistrunk@lee.ga.us |
| Billy Mathis, Vice-Chairman | LCBOC District 3 | mathislaw@att.net |
| Luke Singletary, Commissioner | LCBOC District 2 | luke.singletary@lee.ga.us |
| Rick Muggridge, Commissioner | LCBOC District 4 | rick@dwbinsurance.com |
| Bill Williams, Commissioner | LCBOC District 5 | willecpa@aol.com |
| Debra Long, Mayor Pro Tem | City of Leesburg | debramlong@yahoo.com |
| Judy Powell, Mayor Pro Tem | City of Leesburg | judyp@bellsouth.net |
| Richard Bush, Councilman | City of Leesburg | yvonnebush@bellsouth.net |
| Rufus Sherman, Councilman | City of Leesburg | |
| Billy Breeden, Councilman | City of Leesburg | billhbreeden@bellsouth.net |
| Bob Wilson, Councilman | City of Leesburg | 229-894-7509 No Email |
| Sara Clark | Clerk Superior Court | sclark@lee.ga.us |
| Susan Smith | Tax Commissioner | ssmith@lee.ga.us |
| Veronica Johnson | Elections/Voter Registration | vjohnson@lee.ga.us |
| Rucker Smith | Superior Court Judge | Ruckersmith@bellsouth.net |
| James Sizemore | Superior Court Judge | wjsizemorejr@gmail.com |
| Jimmy Brown | Superior Court Judge | judgejimmiehbrown@gmail.com |
| Melanie Gahring | Probate Court Judge | melaniegahring@lee.ga.us |
| Jim Thurman | Magistrate Court Judge | jimthurman@lee.ga.us |
| Reggie Rachals | Sheriff | rrachals@lee.ga.us |
| Louis Lamb | Assistant District Attorney | llamb@pacga.org |
| Ronald Rowe | Coroner | captainrhr@aol.com |
| Dr. Jason Miller, Superintendent | Board of Education | millerja@lee.k12.ga.us |
| Sylvia Vann, Vice Chairperson | Board of Education | vannsy@lee.k12.ga.us |
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| Claire Leavy | Lee Co. Library Systems | leavy@leecountylibrary.org |
| Patsy Shirley | Lee Co. Family Connection, Inc. | shirleypa@lee.k12.ga.us |

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

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

Review Process

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

LEE COUNTY-LEESBURG-SMITHVILLE

Strengths, Weaknesses, Opportunities & Threats (SWOT)

Community Strengths

Lee County School System

Available land/Developable land

Full Service Public Safety

Natural amenities

High income household

Good demographic profile/Professional population

Civic Pride

Proximity to shopping/retail

Growing economy

Abundant water supply

Recreation opportunities

Good weather conditions

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

Reasonable taxes

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

High Standard of Living

Lee County Library Systems

Lee County Family Connection, Inc.

Community Weaknesses

Few public greenspace/trails/activity spaces/gathering spaces

Current Land Use plan

North & South division

Location away from Highway system that bolsters economic development

Small industrial & commercial tax base

Lack of knowledge of rural community

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

Rush hour traffic jam in Leesburg

Better community branding in addition to current Logo & mission statement

Lack of Cohesiveness

Affluent apathy

Communication problem

Regional cooperation

Quality of Life

Location of Metropolitan Statistical Area (MSA) declining/population

Declining State Representative influence in Atlanta.

Lee County surrounded but poverty

Lower ISO lower cost for insurance could attract economic development

Expand water/sewer/internet infrastructure services

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

Community Opportunities

Infrastructure – expansion to foster growth

River tours – Lake Blackshear access

Parks & Recreation development

Attract retirees with no burden on retirees

Bike Path development

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

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

Community Threats

Potential of disaster of Lee County Board of Education Academic performance

Closure of Marine Corps Logistic Base

Gangs

Natural Disaster

Crime

Decline of Dougherty County

Lack of population growth

Houses not increasing in value

Needs & Opportunities

Lee County/Leesburg/Smithville

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

Needs

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

Opportunities

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

Goals & Policies

Lee County/Leesburg/Smithville

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

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

Goal: Education

Increase post-secondary educational opportunities within Lee County.

Policies:

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

Goal: Recreation

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

Policies:

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

Goal: Economic Development

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

Policies:

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

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

Goal: Equitable Taxation

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

Policies:

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

Capital Improvements Element

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

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

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

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

Economic Development

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

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

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

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

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

Community Profile

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



| 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



| 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.



| 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



| 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.



| 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.

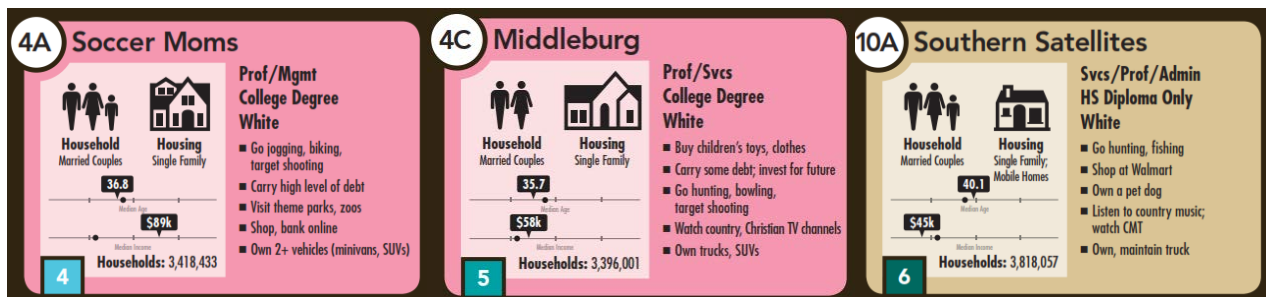
Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

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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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



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.

May 21, 2018



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.

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4C Middleburg

Household
Married Couples

Housing
Single Family

**Prof/Svcs
College Degree
White**

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

35.7

Median Age

\$38k

Median Income

5 Households: 3,396,001

6A Green Acres

Household
Married Couples

Housing
Single Family

**Prof/Mgmt
College Degree
White**

- Are member of veterans' club, fraternal order
- Bank, pay bills online
- Do home improvement projects
- Watch TV by satellite
- Own truck/SUV

43.5

Median Age

\$77k

Median Income

6 Households: 3,853,581

1A Top Tier

Household
Married Couples

Housing
Single Family

**Prof/Mgmt
College Degree
White**

- Own lavish vacation homes
- Hire financial advisers
- Shop at high-end retailers/chains
- Access radio and newspapers online
- Purchase/Lease fully equipped luxury cars

46.7

Median Age

\$166k

Median Income

4 Households: 2,073,878



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



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.

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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.

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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.

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| 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.

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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.

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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.

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10A Southern Satellites

Household
Married Couples

Housing
Single Family;
Mobile Homes

**Svcs/Prof/Admin
HS Diploma Only
White**

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

Median Age: 40.1
Median Income: \$45k
Households: 3,818,057

6

1A Top Tier

Household
Married Couples

Housing
Single Family

**Prof/Mgmt
College Degree
White**

- Own lavish vacation homes
- Hire financial advisers
- Shop at high-end retailers/chains
- Access radio and newspapers online
- Purchase/Lease fully equipped luxury cars

Median Age: 46.7
Median Income: \$168k
Households: 2,073,878

4

1B Professional Pride

Household
Married Couples

Housing
Single Family

**Prof/Mgmt
College Degree
White**

- Upgrade picture-perfect homes
- Hold 401(k) and IRA plans/securities
- Own latest tablets, smartphones, and laptops
- Read epicurean, sports, home service magazines
- Own 2-3 vehicles

Median Age: 40.8
Median Income: \$132k
Households: 1,926,841

4

Transportation Element

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

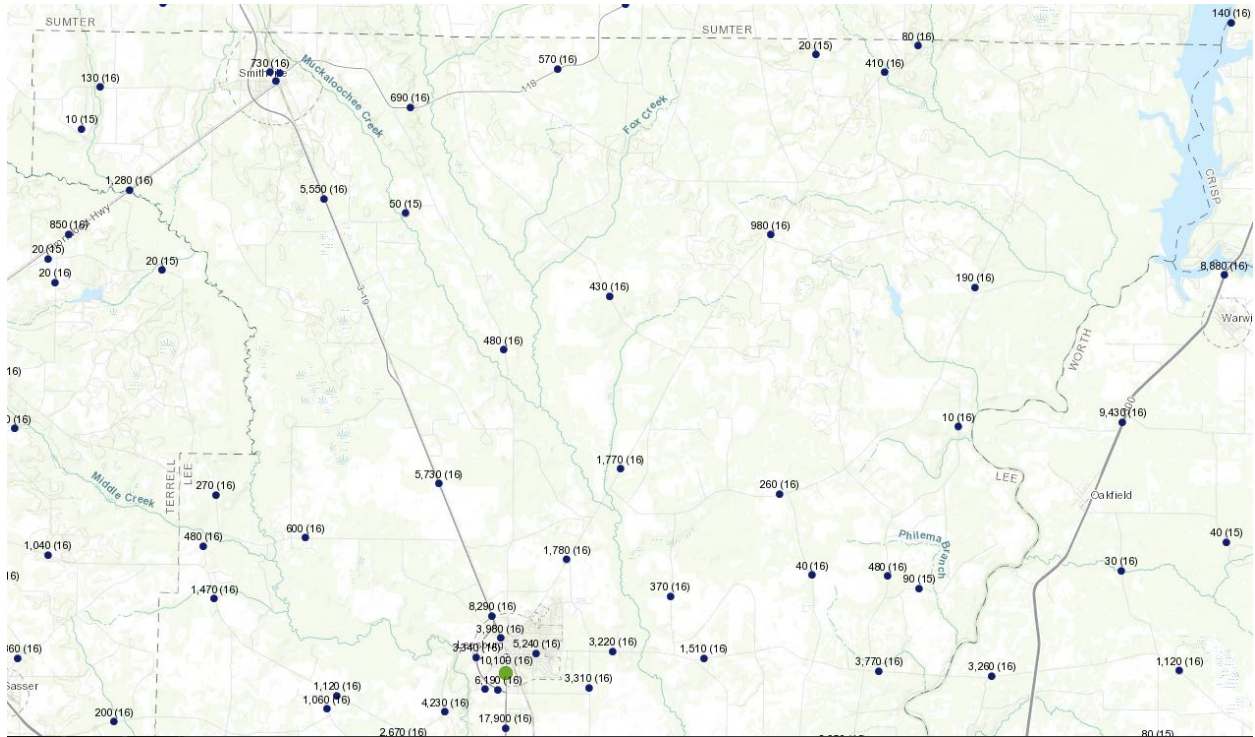
<http://dartsmmpo.org/>

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 want to provide a balanced and coordinated “multi-modal” transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

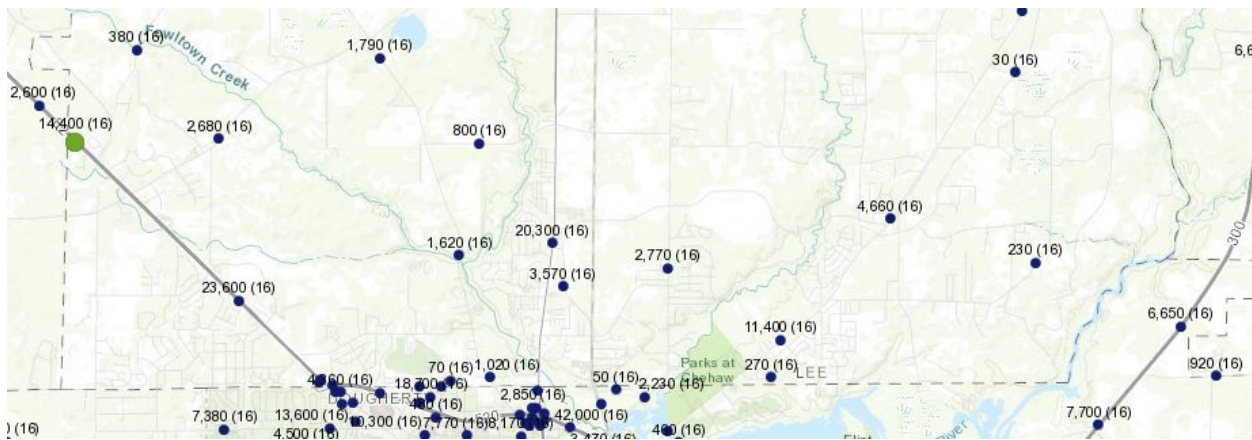
Road Network

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

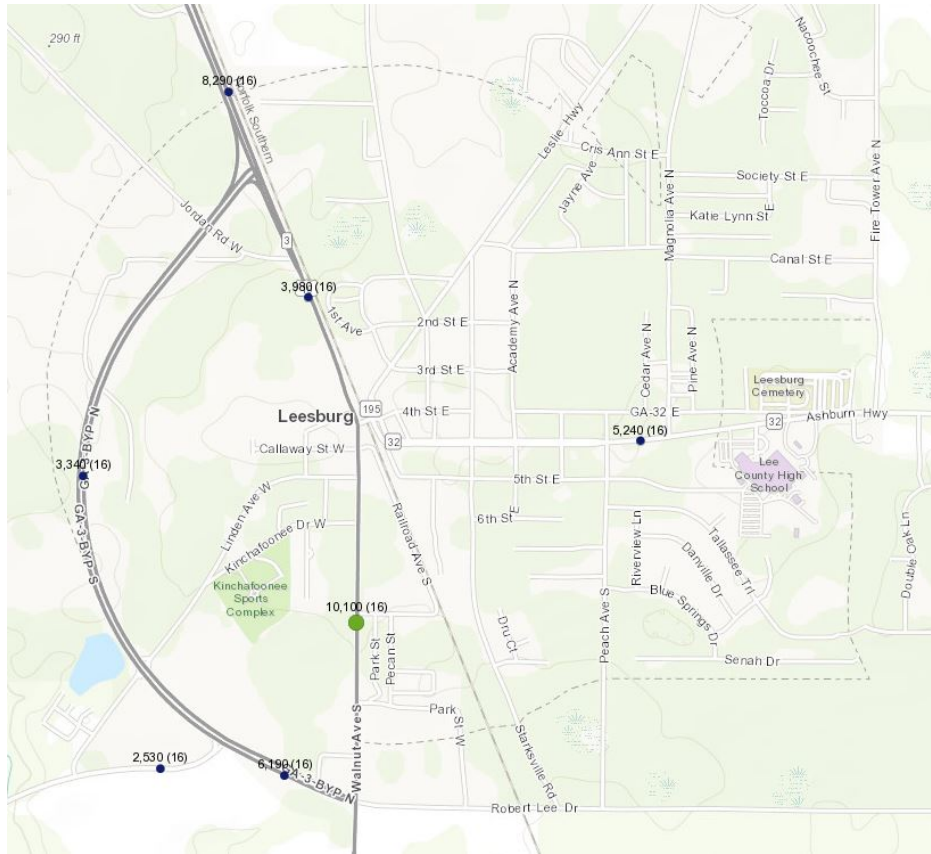
Northern Lee County Traffic Count Location Map



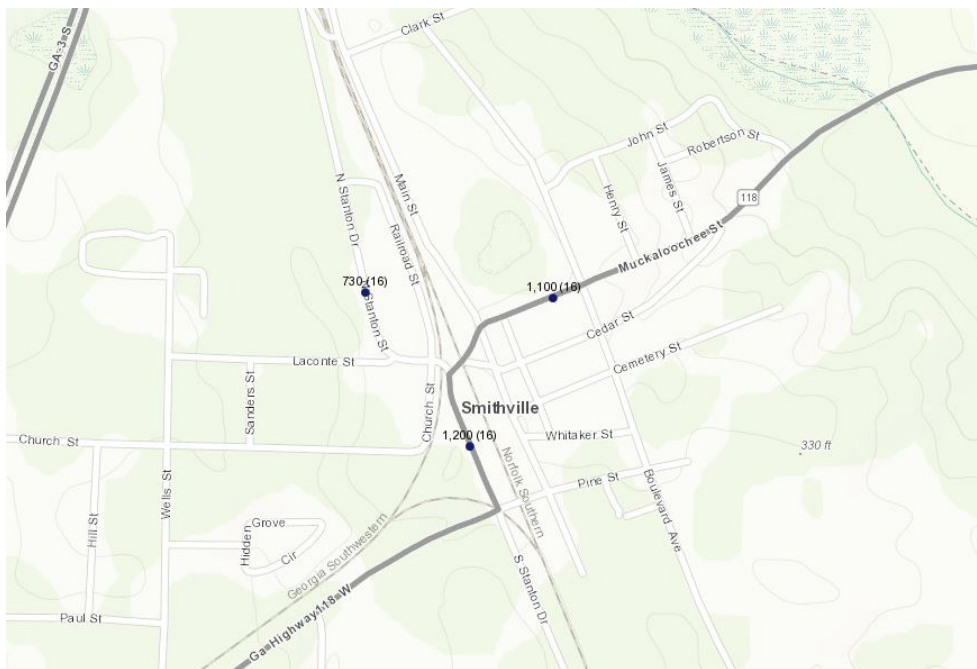
Southern Lee County Traffic Count Location Map



Leesburg Traffic Count Location Map



Smithville Traffic Count Location Map



Alternative Modes

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

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

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

Parking

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

Railroads

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

Broadband Element

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

Land Use Element

Lee County

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

Residential

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

Commercial

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

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

Industrial

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

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

Agricultural

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

Conservation

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

Leesburg

Residential

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

Commercial

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

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

Industrial

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

Parks/Recreation/Conservation

The parks/recreation/conservation areas in Leesburg are typically characterized by areas that are prone to flooding or lie in the 100-year floodplain, where development pressure is high but is generally discouraged given the environmental characteristics of the property, or where 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 fully developed.

Gateway Corridor

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

Downtown Area

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

Smithville

Residential

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

Commercial

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

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

Industrial

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

Community Work Programs

Lee County

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

| | | | | |
|---|--------------|--------------------------|----------------------|---|
| 8. Design and construct 2 new roads to support Lee County Medical Center and adjoining medical facilities and retail opportunities. | 2018-2024 | Lee County | TBD | SPLOST, General Fund |
| 9. Establish full-time GIS staff and technology to provide current tax parcel, zoning and other relevant data for daily operations and reporting requirements. | 2018-2024 | Lee County | \$350,000 | SPLOST |
| 10. Construct Fire Training Facility available to SWGA Region | 2018-2024 | Lee County | TBD | General Fund |
| 11. Improve ISO rating by developing and implementing a plan for appropriate training and certification | 2018-2024 | Lee County | TBD | General Fund |
| 12. Upgrade telecommunications equipment to mitigate/resolve cyber security risks. | 2018-2024 | Lee County | \$225,000 | General Fund |
| Natural and Cultural Resources | | | | |
| Activity | Years | Responsible Party | Cost Estimate | Funding Source |
| 1. Design scenic gateway features at the road entrances into the county. | 2018-2024 | Lee County | \$50,000 | General Fund, Grants |
| 2. Develop and improve canoe and kayak boat ramps; install wayfinding signage; improve water safety and rescue with installation of mile markers on Kinchafoonee Creek, Muckalee Creek and Flint River. | 2018-2024 | Lee County | TBD | DNR, State Grants, General Fund, SPLOST |

Leesburg

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

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

Smithville

| SMITHVILLE COMMUNITY WORK PROGRAM 2019-2023 | | | | |
|--|--------------|--------------------------|----------------------|--|
| Community Facilities | | | | |
| Activity | Years | Responsible Party | Cost Estimate | Funding Source |
| Work with Lee County and Internet Service Provider's to increase access to high speed internet in Smithville | 2019-2023 | Smithville, Lee County | \$75,000 | General Fund, State/Fed loans & grants |
| Upgrade Smithville's water system galvanized piping where present. | 2019-2023 | Smithville | \$200,000 | General Fund, State/Fed loans & grants |
| Housing | | | | |
| Activity | Years | Responsible Party | Cost Estimate | Funding Source |
| Eliminate sub-standard housing through rehabilitation or demolition programs. | 2019-2023 | Smithville | \$100,000 | General Fund, State Grants |
| Rehabilitate housing and infrastructure in low income neighborhoods. | 2019-2023 | Smithville | \$200,000 | State Grants |
| Land Use | | | | |
| Activity | Years | Responsible Party | Cost Estimate | Funding Source |
| Prepare a program to develop a central business district for a downtown focal point. | 2019-2023 | Smithville | Staff Time | N/A |

Appendix

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;

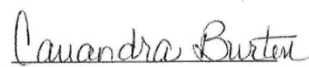
WHEREAS, in the development of the comprehensive plan, Lee County and the cities of Leesburg and Smithville examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant 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;

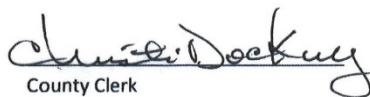
THEREFORE, BE IT RESOLVED by the Lee County Board of Commissioners that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 12 day of February 2019.



County Commission Chairman

Witness


County Clerk

A RESOLUTION TO ADOPT THE LEE COUNTY JOINT COMPREHENSIVE PLAN

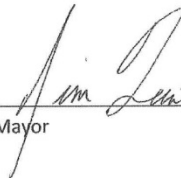
WHEREAS, Lee County and the cities of Leesburg and Smithville, Georgia found it necessary to update their joint Comprehensive Plan as part of the requirements to maintain its Qualified Local Government Status;

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;

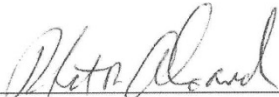
THEREFORE, BE IT RESOLVED by the Mayor and City Council of Leesburg that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 5 day of FEBRUARY 2019.



Mayor

Witness



City Clerk

Reports of Accomplishments

LEE COUNTY REPORT OF ACCOMPLISHMENT 2013-2017

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

LEESBURG REPORT OF ACCOMPLISHMENTS 2014-2018

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

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

Public Meeting Advertisements

ing.org.

LEE COUNTY
LEESBURG, GEORGIA

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.swgroplanning.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 State...

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

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

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

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ALBANY — Dar-
 Hagler remembers
 three years ago when the
 AC Academy hosted the
 Lewis@albanyherald.com
 head-to-head on a special
 playing field with robots
 they have designed, built
 and programmed.
 "I'm really not sur-
 prised by the results."

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 Starkville 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 Starkville Avenue N, Room 202, Leesburg, Georgia, 31763, (229) 759-6000.

581812-1

Meeting Sign-In Sheets

Public Meeting Sign In Sheet

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

| | Name | Address | Email Address (Please make it legible) |
|----|------------------|---------------------------------------|--|
| 1 | Mike Sabot | 489 Gosa Rd, Leesburg | MikeSabot1@gmail.com |
| 2 | Amy Florence | 156 E 5th St. Leesburg | NA |
| 3 | Jon Dumond | 100 Tallahassee CT #122 Leesburg | jdumond7@yahoo.com |
| 4 | Jim Quinn | 142 Walnut Ave. S. Leesburg | quinnjim@bellsouth.net |
| 5 | Rodney Hopkins | 120 Linden Rd | hopkinrj@lee-county-library.org |
| 6 | Claire Long | PO 426 Leesburg | claire@lee-county-library.org |
| 7 | Michael Kennedy | 194 Groover St. Leesburg | kennedy@lee-county-library.org |
| 8 | Frank Griffin | 950 White Pond Rd, Leesburg GA 31763 | griffinfr@lee.lib.ga.us |
| 9 | Troy Golden | 117 Blue Springs Lakes Blvd. GA 31763 | tgolden73@ yahoo.com |
| 10 | BOB ALEXANDER | 126 CANON RD. LEESBURG | ALEXANDER LEESBURG ATT. NCT |
| 11 | Arthur Ford | 407 HWY 32 E | arthurford@bellsouth.net |
| 12 | Art Ford | " | " |
| 13 | Al Manry | 517 Jordan Road, Leesburg | al.manry@verasant.com |
| 14 | Tim Holley | 124 Dehous Dr. | tholley@theshoppingpeople.net |
| 15 | JOEY DAVENPORT | 133 GREE COURT | jdavenport@lee.lib.ga.us |
| 16 | Veronica Johnson | | vjohnson@lee.ga.us |

20) WHITE OAK DR. U/306

| | Name | Phone # | Email Address (Please make it legible) |
|----|----------------|--------------------------------|--|
| 17 | SETH BIGELOW | 20) WHITE OAK DR 229.344.2290 | sethw.big@gmail.com |
| 18 | Robert A. Clay | 229-874-4445 Cell 229-894-6850 | r2backley@southga.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 | Doreen Ford | 407 HWY 32 EAST | arthurford@belkouth.net |
| 2 | Arthur J. Ford | Same | Same |
| 3 | Russ Ferguson | 870 Foxworth Dr. | russ.ferguson@cityofleesburgga.com |
| 4 | Jon Dumand | 100 Tallahassee Ct #122 Leesburg | jdumand7@ga.gov.com |
| 5 | Billy Breeden | 229 Lees. e Hwy | billyb@breeden@belkouth.net |
| 6 | Mike Sabot | 459 Gosa Rd, Leesburg | Mike Sabot@gmail.com |
| 7 | Tracy Cowan | | tracy77@joh.com |
| 8 | Patsy Shuey | PO Box 830 Leesburg | Shirley pa@lee.k12.ga.us |
| 9 | Robert A. Lutz | 3029 New York Rd. D.S. 1/2, 31743 | rlutz@lee.k12.ga.us |
| 10 | Melissa Jarrett | 266 Garrett Rd. Leesburg Ga 31763 | anzleyjanette@gmail.com |
| 11 | Steve Stokes | 339 GRAND FERREL DR 31763 | stokes.charley@att.net |
| 12 | Wendy Mathis ^{Billy} | 339 Hickory Grove Rd 31763 | wendymathis@att.net |
| 13 | Woody Hill | 1578 W. 198 Apt 167 Leesburg GA 31763 | blutic21@yahoo.com |
| 14 | Judy Powell | PO Box 277 Leesburg | judy.p@belkouth.net |
| 15 | Richard Bush | | |
| 16 | Jim Quinn | | |

Billy Breeden
Bob Wilson

| | Name | Phone # | Email Address (Please make it legible) |
|----|------------------|-------------------|--|
| 17 | Rufus Sherman | 229.886-4492 | |
| 18 | Dan Gillan | 229-894-9385 YMCA | dgillan@albanyoreaymca.org |
| 19 | Johnny Golden | 228 854-7557 | goldenjo@Lee.k12.ga.us |
| 20 | Ray Swain | 229-343-0348 | 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 | PLUXAMAT - LEESBURG ATT.NET |
| 26 | Mike [unclear] | 229-344-8029 | Columbia Manage |
| 27 | | | |
| 28 | | | |
| 29 | | | |
| 30 | | | |



LEE COUNTY

Life works well here.

August 11, 2019

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 Body Ilean Body

2. Judy Powell Leesburg City

3. James K. Champagne SR

4. Jack P. Small

5. Jim Quinn

6. Wright Hill

William H. Gregory Jr. Atty - Leesburg

Rufus Sherman

Billy Beaman

Richard B. Nash

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 Redford SW EA RC

Bob F. Felton

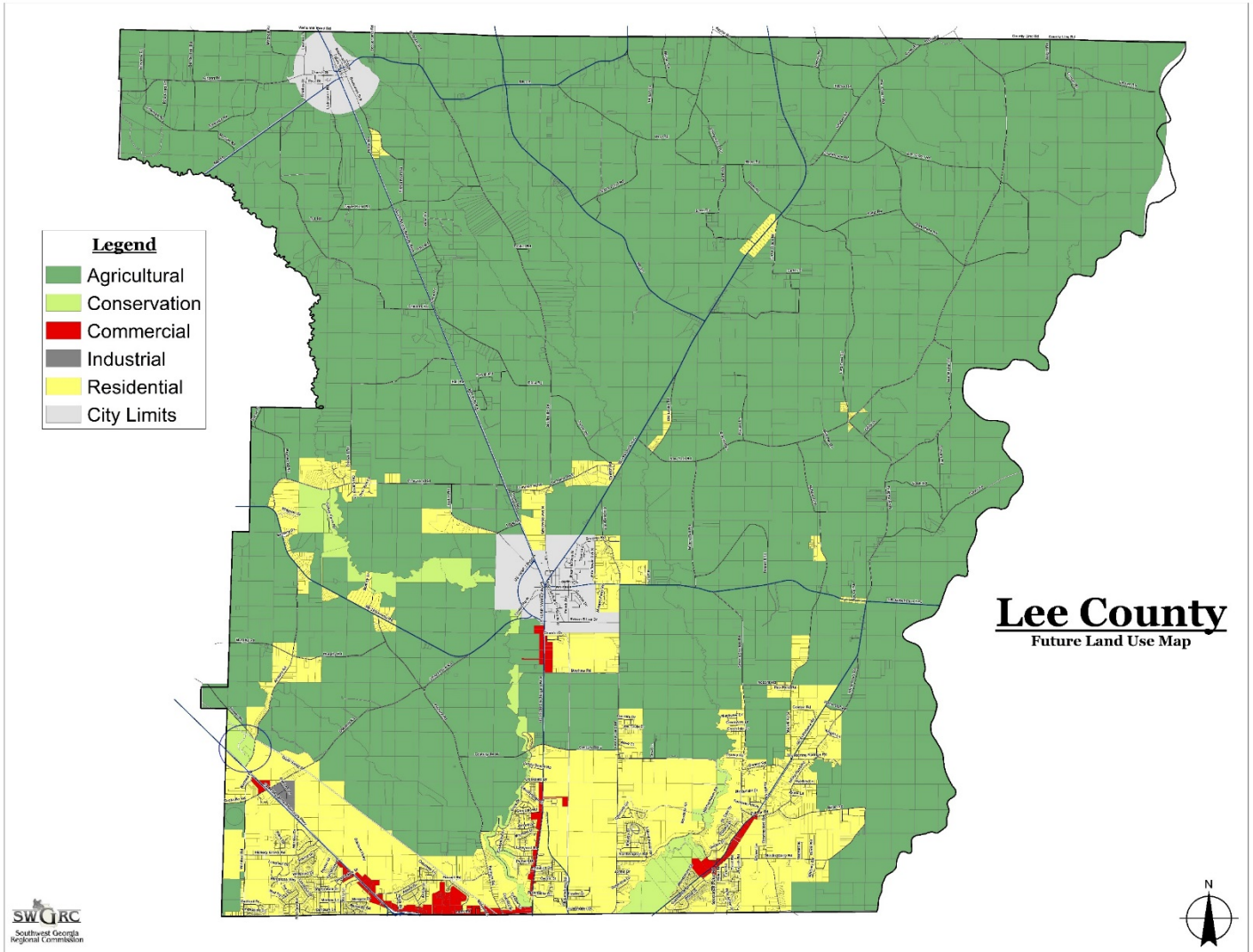
Bob Alford

(outback)

Patsy Shirley LC Family Connection —
C. Muggin
Bill Weir

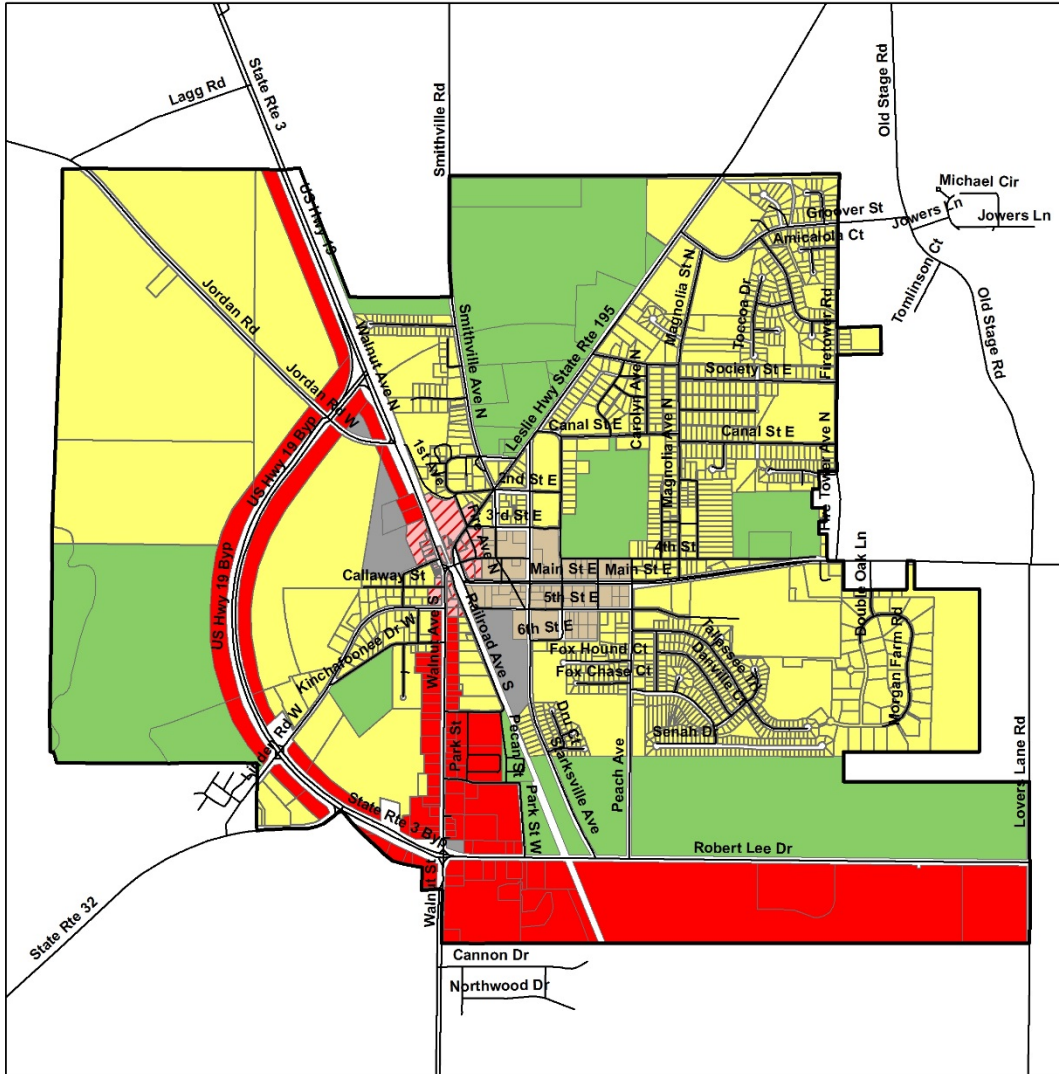
Future Land Use Map

Lee County



Leesburg

Leesburg Future Land Use Map



LEGEND.

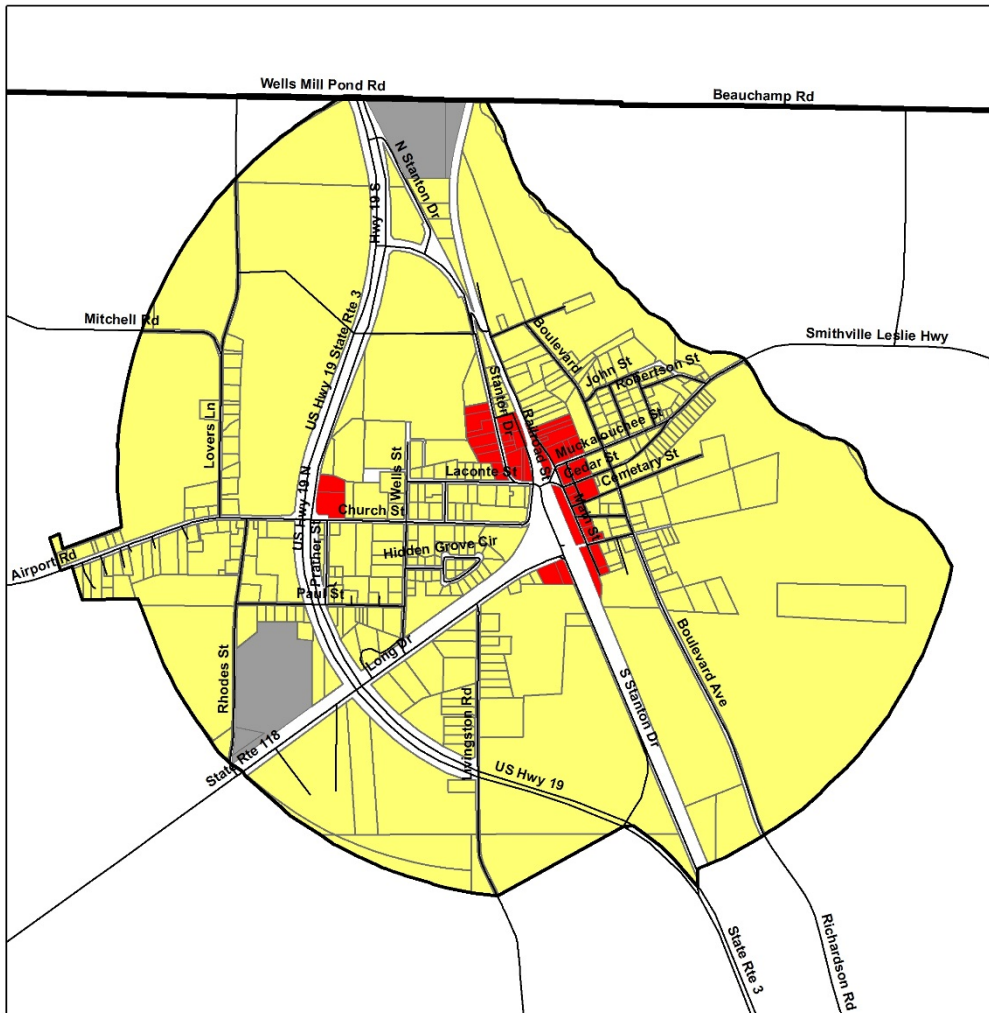
Future Land Use

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

SWGRC
Southwest Georgia
Regional Commission



Smithville



Smithville

Future Land Use Map

LEGEND.

Future Land Use

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

