

Comprehensive Plan 2023 - 2027



City of Andersonville
City of DeSoto
City of Leslie
City of Plains

SUMTER COUNTY, GEORGIA

RESOLUTION OF ADOPTION
ANDERSONVILLE-DeSOTO-LESLIE-PLAINS
JOINT COMPREHENSIVE PLAN 2023-2027

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, the City of Andersonville has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Andersonville that the Andersonville-DeSoto-Leslie-Plains Joint Comprehensive Plan 2023-2027 be adopted.

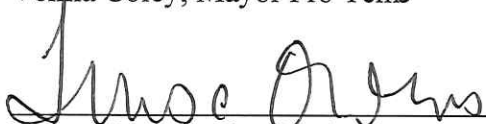
SO RESOLVED, this 20th day of June, 2022.

CITY OF ANDERSONVILLE

BY:


Velma Coley, Mayor Pro Tem

ATTEST:


Teresa Owens, City Clerk

RESOLUTION OF ADOPTION
ANDERSONVILLE-DeSOTO-LESLIE-PLAINS
JOINT COMPREHENSIVE PLAN 2023-2027

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, the City of DeSoto has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of DeSoto that the Andersonville-DeSoto-Leslie-Plains Joint Comprehensive Plan 2023-2027 be adopted.

SO RESOLVED, this 27 day of June, 2022.

CITY OF DeSOTO

BY:

James Cutts
James Cutts, Mayor

ATTEST:

Amethyst Hodges
City Clerk

RESOLUTION OF ADOPTION
ANDERSONVILLE-DeSOTO-LESLIE-PLAINS
JOINT COMPREHENSIVE PLAN 2023-2027

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and


WHEREAS, the City of Leslie has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Leslie that the Andersonville-DeSoto-Leslie-Plains Joint Comprehensive Plan 2023-2027 be adopted.

SO RESOLVED, this 20th day of June, 2022.

CITY OF LESLIE

BY: 
Matthew Daniel, Mayor

ATTEST: 
City Clerk

RESOLUTION OF ADOPTION
ANDERSONVILLE-DeSOTO-LESLIE-PLAINS
JOINT COMPREHENSIVE PLAN 2023-2027

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

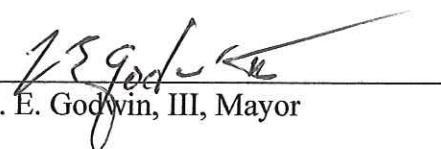
WHEREAS, the City of Plains has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Plains that the Andersonville-DeSoto-Leslie-Plains Joint Comprehensive Plan 2023-2027 be adopted.

SO RESOLVED, this 16th day of June, 2022.

CITY OF PLAINS

BY:


L. E. Godwin, III, Mayor

ATTEST:


City Clerk



City of Andersonville
City of DeSoto
City of Leslie
City of Plains

Comprehensive Plan 2023 - 2027

ANDERSONVILLE MAYOR AND CITY COUNCIL

Eddie D. Hill, Mayor
Scottie Barnes Velma Coley
Chris Hobbs Linda Palmer
Chris Wooden

Teresa Owens, City Clerk

MAYOR AND CITY COUNCIL

James Cutts, Mayor
Duane Crawford Doretha Dowdell
Otis Franklin Jake Rees, Jr.

Amethyst Hodges, City Clerk

LESLIE MAYOR AND CITY COUNCIL

Matthew P. Daniel, Mayor
Jane Butler Billy Deriso
Nancy Jimenez Clint Ledger

Jessie Rees, City Clerk

PLAINS MAYOR AND CITY COUNCIL

L. E. Godwin III, Mayor
Eugene Edge, Sr. Kim Fuller
A. B. Jackson Wade Medlock.
Dr. Andrea D. Oates Amy Wise

Donna Windham, City Clerk

Assisted by River Valley Regional Commission
228 West Lamar St. 710 Front Avenue
Americus Columbus

SITE LOCATION MAP



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Introduction

This is the five-year update to the third full comprehensive plan prepared by the Cities of Andersonville, DeSoto, Leslie and Plains in compliance with the Georgia Planning Act of 1989. The first plan was adopted in the late 1990s and the second in 2004 in compliance with applicable regulations. The legislative intent and purpose of said law, codified at O.C.G.A. 36-70-1, is as follows:

The local governments of the State of Georgia are of vital importance to the state and its citizens. The state has an essential public interest in promoting, developing, sustaining, and assisting local governments. In addition, the natural resources, environment, and vital areas of the state are of vital importance to the state and its citizens. The state has an essential public interest in protecting and preserving the natural resources, the environment, and the vital areas of the state. The purpose of this article is to provide for local governments to serve these essential public interests of the state by authorizing and promoting the establishment, implementation, and performance of coordinated and comprehensive planning by municipal governments and county governments, and this article shall be construed liberally to achieve that end. This article is enacted pursuant to the authority granted the General Assembly in the Constitution of the State of Georgia, including, but not limited to, the authority provided in Article III, Section VI, Paragraphs I and II(a)(1) and Article IX, Section II, Paragraphs III and IV.

The Georgia Department of Community Affairs was charged with providing a framework for development, management and implementation of local comprehensive plans. The framework developed and published by the Department took the form of Minimum Standards and Procedures for Local Comprehensive Planning and has undergone revisions since passage of the 1989 Act. This update was prepared in compliance with the Minimum Standards and Procedures which took effect October 1, 2018.

The five required plan elements applicable to this document and the options selected, where applicable, are:

Community Goals Element

Of the four options available to address this element the community opted for a brief vision statement. The original vision statements were not revisited as part of this update.

Needs and Opportunities Element

Reference to needs and opportunities identified in previous planning efforts helped participants recognize lingering needs and untapped opportunities. Consolidation of that information with issues of the day resulted in an updated list of needs and opportunities the community intends to address. This element was revised only slightly, as fifteen months of the sixty-month timeline of the original plan were spent under the state COVID-19 pandemic state of emergency declaration. Beyond that period the larger Sumter community recorded among the highest COVID-19 patient caseloads in the state. COVID was a major interruption of life in the community affecting implementation of work programs in the original plan.

Needs and opportunities are embedded in Demographic and Economic Data presented in the front of the update. The original version of this document included Andersonville, DeSoto, Leslie and Plains in virtually all data tables with the larger Sumter community with the caveat that the margins of error associated with each of these individually small data sets made for questionable internal and comparative analyses. It is for that reason

many of the data tables in this update are presented without census data for these small cities. Rather, data for the larger community is presented for local reference and cross-county comparisons.

Community Work Program Element

This is an updated, customized list of specific activities and projects to be undertaken by each city over the upcoming five years to address needs and capitalize on opportunities identified during the plan update process. This section also includes a report of accomplishments revealing the status of projects included in the previous work programs, 2018-2022.

Economic Development Element

This element is required of local governments in Georgia Job Tax Credit Tier 1, a state incentive program offering income tax credits to businesses creating jobs in less developed local economies. The plan element identifies needs and opportunities related to economic development and vitality of the community, and a work program addressing these needs and opportunities considering such factors as diversity of the economic base, quality of the local labor force, effectiveness of local economic development agencies, programs and tools.

Land Use Element

This element is a requirement for local governments with zoning. DeSoto is the only one of the four parties to the plan that does not have a zoning ordinance, but included this element for plan consistency. Of the two allowable options for addressing this planning element, a future land use map or character area map, the former was made a part of this planning effort. An existing land use map was prepared as the foundation for the future land use map. Both maps are included for each jurisdiction.

Broadband Internet Service Element

This element serves as an action plan for promotion of the deployment of broadband services by broadband service providers in areas designated by the Georgia Department of Community Affairs as unserved. It identifies steps for promotion of reasonable and cost-effective broadband access with the realization that broadband has become as important as other utilities. A new element to the comprehensive planning standards, it became effective October 1, 2018, after the original version of this plan was adopted. This element was amended to the original plan by all parties in June-September, 2021, and is included herein without update.

Beyond satisfying these planning requirements, however, is the higher need for the community to determine the quality of life it desires and how to achieve it. Decisions concerning the level and quality of public services to develop and sustain, where these services are to be provided and by whom, which resources are to be developed and which to preserve head the list of decisions to be made locally. If not carefully planned and implemented the ultimate financial and quality of life costs to the community will be higher than if a sound, customized plan is implemented.

Plan Development

Activity began with a separate meeting with each of the four city councils to provide general background information, update requirements, timeline and a discussion of the planned development process. At this meeting separate public hearings were scheduled in each jurisdiction for data presentation and initial solicitation of public input and participation. After the first round of hearings follow-up work sessions were

held in each jurisdiction to review the original lists of strengths and weaknesses, needs and opportunities, and otherwise advance plan development. These input sessions were supplemented with surveys distributed in each jurisdiction via local government web site, with water billing and by hand. Representative survey responses are packaged in the rear of the appendix. Customized work programs were developed leading up to the second round of public hearings. A second public hearing was held in each city at which time the draft update was presented for additional public comment.

Stakeholders consisted of members of city councils, their respective chief administrative officers, representatives of public works staff, planning/zoning commissions and representatives of the larger community's economic development entities, the One Sumter Foundation and Americus-Sumter County Tourism Council. Because of the breadth of involvement of these individuals in the life and activities of the community and the size of each of the participating jurisdictions, these individuals also served as steering committee members.

Plan Organization

The original document and this update were developed as a joint plan. Needs and Opportunities are imbedded in the demographic and economic data compiled as the joint component of the plan and presented immediately following this page. The Community Vision elements, Work Program elements and Future Land Use elements unique to each jurisdiction are combined by jurisdiction for greater utility. The final document is available in two versions: (1) the all-encompassing document, and (2) the Sumter community Demographic and Economic Data with Vision, Land Use and Work Program elements unique to each jurisdiction.

Needs and Opportunities Element

Plan Requirement

Needs and Opportunities is the locally agreed upon list of Needs and Opportunities the community intends to address. Each of the needs or opportunities that the community identifies as high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be developed by involving community stakeholders in carrying out a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community.

Needs and Opportunities are strategically located in a highlighted tabular format throughout the following demographic and economic data.

Demographic and Economic Data

Population

The first census (1840) of Sumter County credited the community with 5,759 residents. After a small loss recorded in 1860 the community experienced strong growth for the next half century, averaging almost 4,000 each decade. Two negative developments early in the 1900s reversed the favorable population trend.

The cotton boll weevil arrived around 1915 and immediately began to diminish the productivity of the local economy's major commodity. The negative impacts were evident by the end of the decade as population growth 1910-1920 barely exceeded 500. With cotton yields decreasing and prices falling from foreign competition, development of man-made fabrics such as rayon, farmers' reliance on destructive agricultural practices and successive drought years mid-decade, the population decreased by almost 3,000 between 1920 and 1930.

The Great Depression, which compounded the misery caused by the boll weevil and was itself enough to force mass out-migration, hastened the loss of an additional 2,300 residents 1930-1940. Most of these residents who had been living on small family farms scattered across the countryside found some measure of relief, however small, by migrating to the larger cities nearby, Americus being the largest in the county. The majority, however, resettled in the more economically diversified and stable urban areas elsewhere in Georgia or out-of-state.

Population										
Jurisdiction	1930 ¹	1940	1950	1960	1970	1980	1990	2000	2010	2020
Sumter	26,800	24,502	24,208	24,652	26,931	29,360	30,232	33,200	32,819	29,616
Americus	8,760	9,281	11,389	13,472	16,091	16,120	16,516	17,013	17,041	16,230
Andersonville	231	211	281	263	274	267	277	331	255	237
DeSoto	373	295	309	282	321	248	258	214	195	124
Leslie	620	479	417	494	562	470	445	455	409	344
Plains	609	528	546	572	683	651	716	637	776	573
Unincorp.	16,207	13,708	11,266	9,479	9,000	11,604	12,020	14,550	14,143	12,108

¹ The earliest date for which US Census populations could be located for all local jurisdictions

Source: US Decennial Census, Table P1, "2020: DEC Redistricting Data, (PL 94-171)".

Not until U. S. entry into World War II did the nation's economy start improving, but the recovery was slower developing in rural areas. The 1950 Census credited the county with loss of another 300 residents. A small increase (+450) between 1950 and 1960 marked the beginning of another half century of uninterrupted growth (37%). One-quarter of this growth occurred during the 60s and again in the 70s, and the largest share, one-third, occurred during the 90s.

But for the single exception of the 1920s when Americus' population decreased by 250, the county seat increased in population across the century. The city's period of greatest growth was the 1960s (+2,600/19%), 88% of which was the result of annexation. In absence of the corporate boundary extension Americus' increase would have been limited to 2% (317). The following decade was a

period of significant growth for the Sumter community (9%), but it was most heavily concentrated on the periphery of Americus' expanded corporate limits.

At the time of each decennial census during this period (1930-2020) Andersonville and DeSoto each accounted for 1% of county totals, Plains accounted for 2%, and not until 1990 did Leslie's proportion decrease from 2% to 1%.¹ Americus' proportion ranged from a low of 33% in 1930, peaking at 60% in 1970. Since then, Americus has been relatively stable in the low to mid 50s; 55% in 2020. The unincorporated area ranged between its low of 33% (1970) and peak at 60% (1930). The unincorporated area stabilized in the low to mid 40s after the 1970 low. The 1950 Census was the first to document the majority of the local population was concentrated in the municipalities.

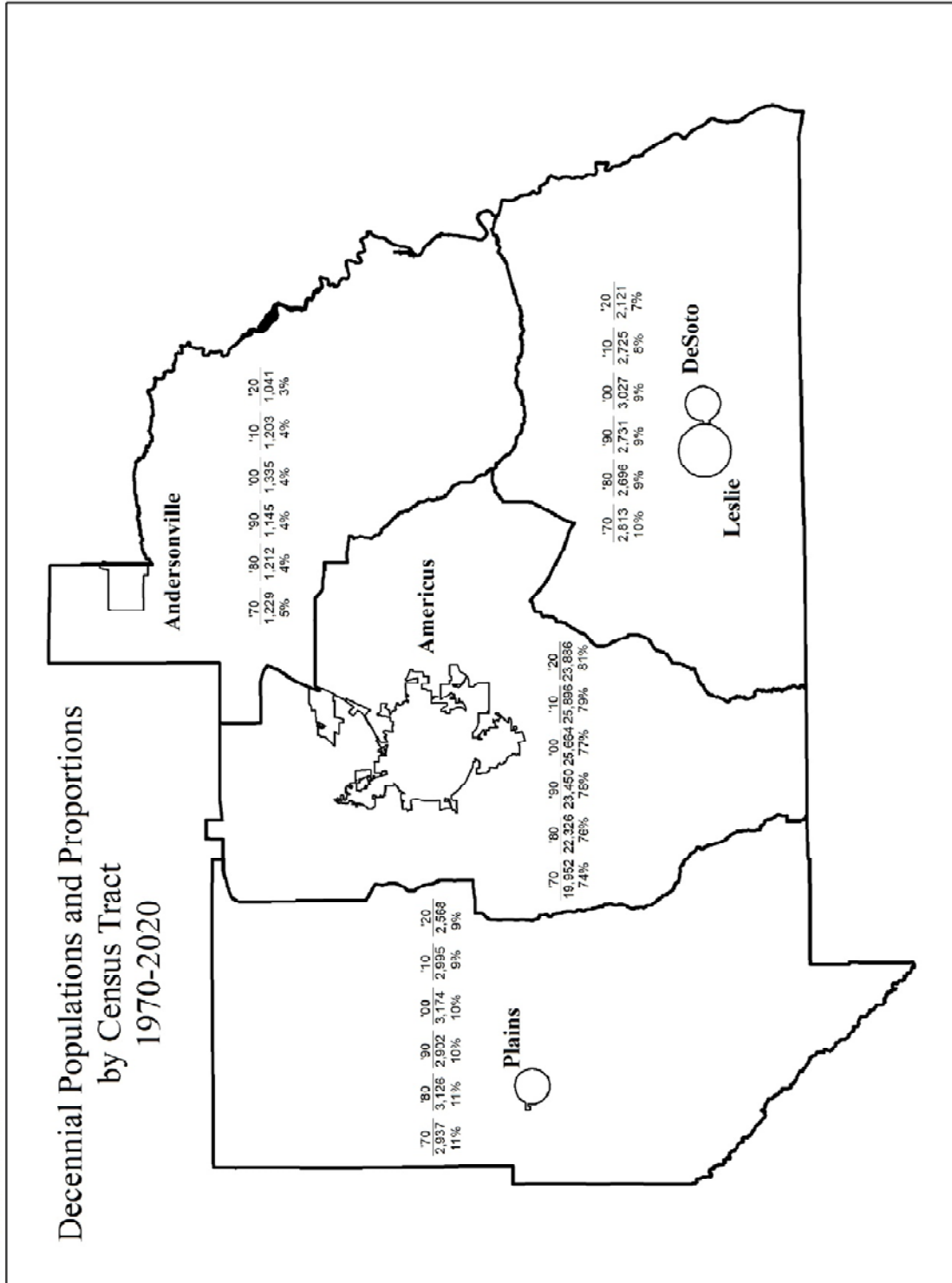
The U. S. Census Bureau uses census tracts to facilitate census collection, tabulation and analysis of demographic data (see graphic on next page). Across the fifty-year time span 1970-2020, the City of Andersonville recorded a net loss of 37 residents while the population of the surrounding census tract decreased by 151. Net losses of 197 and 218 residents by DeSoto and Leslie, respectively, were accompanied by the surrounding rural area decrease of 277 residents. Plains was credited with a 110 resident decrease while the surrounding area reportedly decreased by 259. The City of Americus had increased by almost one thousand residents in 1970-2010, but the subsequent 800 resident decrease netted the county seat 140 residents above the 1970 level. The surrounding rural portion of the Americus census tract increased by 3,800 residents during the half-century.

The 2010 Census documented Sumter County's first decennial decrease (-400) since 1950. 2020 documented another, but significantly greater decrease (-3,200) with every local jurisdiction and the unincorporated area contributing to the decrease. Among the ring of eight counties abutting Sumter seven recorded a population decrease 2010-2020. Lee County was the only which increased, a bedroom community in the Albany Metropolitan Statistical Area. In the second ring of thirteen counties around Sumter ten recorded decreases; two of the three increases were 1% or less. Of the forty-five counties comprising the state's southwest quadrant twenty-eight recorded population decreases in the most recent decennial census. Among the seventeen counties which recorded an increase five were 1% or less.

The state's official twenty-five-year (2020-2045) population projections for Sumter County and cities are presented in the following table.² The state does not generate official projections for municipalities. For present purposes municipal projections have been derived by; (1) totaling the decennial populations from 1990-2020 for Sumter County and each municipality separately, (2) the single number this generated for each municipality was divided by the single total for the county, yielding each city's average proportion of total county population across the four census periods, and (3) each municipal percentage was then applied to the state's official countywide projections across the twenty-five year projection period. The unincorporated area population is the official county projections minus the municipalities.

¹ all percentages rounded to the nearest whole percent

² The Governor's Office of Planning and Budget is the supplier of official demographic and statistical data for the state.



SMARTCamp Plan Maps/decennial/census/pop/2020

The result of applying this static methodology is that it locks the cities' projections into the same trend as the county totals, which is very descriptive of the trend recorded over the past nine decades for Andersonville, DeSoto, Leslie and Plains, and in constant proportions. As stated previously, the proportions for Andersonville, DeSoto and Plains were a constant 1%, 1% and 2%, respectively, at the time of each decennial census rounded to the nearest whole percent. Leslie's proportion decreased from 2% to 1% in 1990 and maintained the lower share since. The greatest historical variation in municipal proportion was Americus which varied between 33% (1930) and a peak of 60% (1970), averaging 50% across the period. The unincorporated area accounting for the county balance, ranged between 33% (1970) and 60% (1930) with a decennial average of 44%.

Population Projections 2020 - 2045						
Jurisdiction	2020 ¹	2025	2030	2035	2040	2045
Sumter County ²	29,616	28,147	27,033	25,855	24,789	23,838
Andersonville	237	224	216	206	197	192
DeSoto	124	118	114	108	103	101
Leslie	344	338	324	309	296	287
Plains	573	534	514	490	470	454
Americus	16,230	15,424	14,814	14,168	13,584	13,053
Unincorporated	12,108	11,511	11,051	10,574	10,139	9,751

¹ 2020 Decennial Census

² County projections provided by Governor's Office for Planning and Budget, series 2021. OPB projections were prepared prior to the 2020 Census. All city and unincorporated area calculations reflect respective average shares of the total county populations for census periods 1990-2020.

Source: River Valley Regional Commission

Official state projections for Sumter County are negative to mid-century, as they are for most area and most southwest Georgia counties. Among the ring of eight counties abutting Sumter, six are projected to lose population over the next twenty-five years, and even to 2050. In the second ring of thirteen counties nine are projected to decrease in population during the same time frames. Of the five counties among these two groups projected to experience growth, the numerical increase is significant in only two; Lee and Houston. The former is a bedroom community in the Albany Metropolitan Statistical Area (MSA) and the latter is itself classified as an MSA. Of the forty-five counties which constitute the state's southwest quadrant, only sixteen are projected to increase in population 2020-2045. But for Dougherty County at 95,000 residents, Sumter is the largest of these counties projected to decrease in population.

The school age population (0-19 yrs.) in 2020 was at its lowest level in fifty years, with most of this age cohort decrease occurring since 2000. With the 2020 Census younger workers (20-39 yrs.), historically the time of new family formation, recorded the second consecutive decennial decrease, along with the larger population, despite retaining the same proportional share. After four decades of uninterrupted growth the 2020 Census documented fewer older workers (40-64 yrs.), despite retaining proportional share. Only the oldest of the four age cohorts was credited with a population increase in the most recent census, contributing to an increased share of the total population and an increase in the community’s median age.

Age Distribution						
Age Group	Sumter		Americus		Georgia	
	2010	2020	2010	2020	2010	2020
0-19	30%	27%	32%	30%	29%	27%
20-39	27%	27%	31%	30%	28%	27%
40-64	30%	30%	26%	21%	32%	32%
65+	13%	17%	11%	19%	10%	14%
Median	33.8	35.7	29.2	29.7	35.0	36.9

Sources: 2010 Census American Community Survey 5-year Estimates 2006-2010, Table S0101
 2020 U.S Census American Community Survey 5-year Estimates 2016-2020, Table S0101

This century to date, the Sumter community has recorded a 50% reduction in the proportion of residents 25 years of age and older lacking a high school diploma; an improvement of 14-15 percentage points since 2000. Continued progress at the current pace will result in a single-digit percentage of non-graduates by the time of the 2030 census. The state is progressing at a pace to achieve the single-digit rate well before the next census.

There is an increasing local interest in post-secondary education, as well. Since 2000, participation in two-year certification and diploma programs increased 9-10 points. Deeper level census data reveals only one-third of these completed their program of study (2020). Nevertheless, the desire to begin the process indicates an increasing appreciation for and/or value placed on higher education. State-level data does not show strong movement at this education level; rather, the larger population is showing stronger focus on four-year degrees and higher. According to the 2020 Census, almost one-third of the state’s adult population has attained at least a four-year degree.

Educational Attainment of the Population 25 Years of Age and Older									
Highest Level	Sumter County			Americus			Georgia		
	2000	2010	2020	2000	2010	2020	2000	2010	2020
< HS diploma	30%	25%	16%	31%	22%	16%	21%	17%	12%
HS diploma/ GED	30%	34%	35%	27%	32%	33%	29%	30%	28%
≤ Associate Degree*	20%	23%	29%	21%	24%	31%	26%	27%	28%
≥ Bachelor’s degree	19%	19%	20%	21%	23%	20%	24%	27%	32%

Population 25 years of age and older

Note: some percentages do not total 100 due to separate rounding

* Any level of attainment from some college credit to as much as an associate degree

Sources: 2000 U.S Census: SF4-QT-P20;

2010 Census American Community Survey 5-year Estimates 2006-2010, Table S1501;

2020 U.S Census American Community Survey 5-year Estimates 2016-2020, Table S1501

The Sumter community compares favorably among area counties with “timely” high school graduation rates.³ “On time” graduation improves the likelihood of higher attainment levels and lower dropout rates. For the purpose of this analysis the trend line is considered a better indicator of performance than any single year. Sumter’s three-year average, 90, is third best among eight neighboring counties,⁴ behind Schley (93) and Lee (92). Sumter’s rate is seven points above the statewide average.

Four-Year Cohort Graduation Rates Sumter and Surrounding Counties				
Jurisdiction	2019	2020	2021	3-year Ave.
Sumter	86%	93%	92%	90
Crisp	88%	91%	86%	88
Dooly	83%	88%	90%	87
Lee	90%	92%	94%	92
Macon	85%	77%	78%	80
Marion	85%	91%	85%	87
Schley	90%	92%	98%	93
Terrell	86%	79%	89%	85
Webster	100%	91%	*	-
Georgia	82%	84%	84%	83

Percent of students who graduated in four years

* Too Few Students

Source: Georgia Department of Education

The community’s median household income (MHI) not only lagged the state level over the last twenty years but decreased consistently relative to MHI statewide. Across these three time periods Sumter MHI averaged two-thirds of the state level. At the time of the 2000 Census Sumter was equivalent to 73% of the state MHI, 66% in 2010, 61% in 2020. In 2020, this amounted to a difference of \$24,000 per household at the county level.

Median Household Income			
Jurisdiction	2000	2010	2020
Sumter County	\$30,904	\$32,430	\$37,174
Americus	\$26,808	\$29,549	\$33,405
Georgia	\$42,433	\$49,347	\$61,224

Median Income - The midpoint dividing the total income distribution into two equal groups, those above and those below the median, or midpoint.

Household – all the persons who occupy a housing unit. Compare to Family – a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. Household is the more inclusive term because it includes families as well.

Sources: 2000 Decennial US Census, DP3-Profile of Selected Economic Characteristics

2010 American Community Survey 5-year estimates 2006-2010, S1901

2020 American Community Survey 5-year estimates 2016-2020, S1901

The most significant change in the local poverty rate 2000-2020 is the improved Americus “family” rate, reportedly decreasing four points. This is countered; however, by a three-point increase in the poverty rate among Sumter “individuals”. The gap between (higher) local rates and (lower) state rates among families was reduced; Sumter by two points and Americus by five

³ graduation in four school years

⁴ Webster is not included in the calculation because of only two years of data.

points. Sumter ranks in the middle among the surrounding counties, but on the higher end of the spread; one point higher than the eight-county average among “families” and two points higher among “individuals”. The 2010 spike in (primarily) local rates coincided with the economic downturn, high unemployment and slow recovery from the Great Recession of 2008.

Percent in Poverty				
Category	Jurisdiction	2000	2010	2020
Individuals	Sumter Co.	21%	27%	24%
	Americus	28%	34%	28%
	Georgia	13%	18%	14%
Families	Sumter Co.	18%	22%	17%
	Americus	23%	28%	19%
	Georgia	10%	12%	11%

Sources: 2000 Decennial Census, DEC SF3, DP3-Profile of Selected Economic Characteristics
 2010 American Community Survey 5-year estimates 2006-2010, Table S1701, S1702
 2020 American Community Survey 5-year estimates 2016-2020, Table S1701, S1702

Needs and Opportunities
Retention of the small town feel and family-oriented character are critical to maintaining the local quality-of-life.
The legacy of a low educational attainment level has hindered efforts to successfully recruit higher-paying industries because of the more highly skilled work force they demand and require. However, the community has an adult education infrastructure, highly performing two-year, four- year and university level post-secondary education institutions to facilitate improvement in educational attainment.
Homegrown businesses need strong community support to overcome economic threats to their businesses; among them, the wholesale prices paid for their small volumes of merchandise (compared to large-volume franchises) amid a shrinking population/customer base.
Declining population bases and decreasing purchasing power reduce the marketability of the community to providers of new and enhanced private sector goods and services.
Declining populations and the loss of jobs and investment/development in the cities are complicating the cities’ ability to maintain public infrastructure and services.

Housing

The economic boon of the 1960s and early '70s stimulated a demand for housing in Sumter County. Occupied housing increased by 1,850 (+24%) units between 1970 and 1980, 91% of which was owner-occupied. This surge in new housing increased the community's owner occupancy rate from 57% (1970) to 64% (1980), a rate which was maintained as of the 2000 Census. The census recorded a one-point decrease in 2010 and a five-point decrease in 2020. The decrease in homeownership has been a nationwide trend in recent decades and is a reason for some concern.

Historically and generally communities with a "high" proportion of rental properties have had a higher occupancy turnover rate resulting in less resident familiarity and neighborhood stability and identity. With less investment in their residence, which for most homeowners is their single largest investment, renters tended to have less community involvement and participation. With less community pride property maintenance often becomes problematic, and re-investment even more so, leading and contributing to blight and deterioration. What owner-occupants and landlords in significant numbers neglect over time becomes a local government issue because of scale and difficult for small jurisdictions with limited resources to redress.

Data presented in the following table gives rise to question its value to the smallest jurisdictions. Reported with census data are margins of error (not reported here), a range of numbers equidistant higher and lower than the reported value with a high confidence that the accurate value is within that range. This range varies by datum and the larger the range the greater the potential error of the reported value. There is not a commonly "acceptable range" for the margin of error but generally the smaller the survey universe, e.g., total population and number of housing units in a small jurisdiction, the greater the margin of error. In many cases the margins of error for much of the data reported for Andersonville, DeSoto, Leslie and Plains approach and exceed the value reported. Census data at lower or deeper levels, such as population by age and owner and renter housing, these margins of error can be even larger. It is for this reason these cities are not included in many of the data tables herein. In addition, the large shifts in reported data between successive time periods that cannot be confirmed on the ground should cause the reader to be careful making comparisons between time periods and jurisdictions.

Housing, Tenure and Type												
Tenure	Andersonville		DeSoto		Leslie		Plains		Sumter County		Americus	
	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2010
Total	134	98	86	55	206	274	237	308	13,958	13,877	7,208	7,304
Occupied	67%	77%	94%	60%	85%	72%	78%	74%	82%	82%	85%	85%
Owner	49%	29%	72%	42%	68%	72%	43%	78%	63%	58%	48%	41%
Renter	51%	71%	28%	58%	32%	28%	57%	22%	37%	42%	52%	59%
Vacant	33%	23%	6%	40%	15%	28%	22%	26%	18%	18%	15%	15%
Mobile Home	39%	43%	15%	40%	14%	26%	19%	6%	19%	15%	3%	2%

Sources: U. S. Census American Community Survey, 5-year estimates 2006-2010, Table DP04
U. S. Census American Community Survey, 5-year estimates 2016-2020, Table DP04

Statistics in the accompanying table suggest that most recent construction and placement of new housing has been occurring across the state at three times the local rate. Seven percent of the state's housing stock has been constructed since 2010 compared to 2% locally. Approximately half of the community's housing stock has been constructed or placed since 1979; statewide, since 1990. A significantly larger share of local housing pre-dates 1970, much of which has architectural and/or historic significance. Plains has a locally designated historic district and historic preservation ordinance providing for protection of such assets; Leslie has a potential historic district and potential outlying properties.

Almost half (44%) of local homeowner occupied housing is in the lowest value category (<\$100K), an indicator of housing conditions as 42% of these houses are valued below \$50,000. The median value of local owner-occupied housing in 2020 was reported to be 64% of the state median, and local median gross rent 68% of the state median.

Renter households paying over 30% of income for housing are considered cost burdened. Essentially half of the Sumter and Georgia renter households are reportedly paying at least half of household income gross rent.

Housing - Year Built, Value 2020			
Year Built	Sumter	Americus	Georgia
Total Housing	13,877	7,304	-
≥ 2010	2%	2%	7%
1990-2009	29%	22%	42%
1970-1989	34%	34%	30%
< 1970	34%	42%	21%
Value	Sumter	Americus	Georgia
Owner-occupied	6,588	2,543	-
< \$100K	44%	55%	21%
\$100K-\$199,999	34%	33%	32%
≥ \$200,000	22%	12%	47%
Median	\$122,000	\$93,400	\$190,200
Gross Rent ¹	Sumter	Americus	Georgia
Renter-occupied*	4,563	3,610	-
< \$500	21%	25%	8%
\$500-\$999	66%	65%	38%
≥ \$1000	13%	10%	54%
Median	\$713	\$715	\$1,042
Households paying ≥30% of income on Gross Rent	49%	45%	49%

¹ The amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

* occupied units paying rent

source: U.S. Census American Community Survey 5-Year Estimates 2016-2020, Selected Housing Characteristics, Table DP04

Needs and Opportunities

There is a need for housing assistance among homeowners and renters, for rehabilitation of existing housing and new construction. Local government staff in each of the jurisdictions is frequently fielding inquiries into available housing.

Enhanced code enforcement is needed to address blight, a common issue. A more efficient and less time-consuming method is needed to achieve code compliance or to have the offending sites cleared.

Historically, low income and low earnings levels are the major contributing factors to the presence of substandard/blighted residential properties and the general absence of choice in new housing.

The preferential tax treatment afforded mobile homes limits the property tax generating capacity of the cities to fund essential infrastructure and services.

The existence of historically and architecturally significant housing is a valuable local resource that should be recognized and afforded protection as a legacy, a contributor to the quality of life, for tourism promotion and an allure to prospective homebuyers. Such properties are being purchased for residences by out-of-staters never having visited the community.

Economic Development

Industrial employment is a measure of the number of jobs in the community at a given time (reference the following table and general descriptions of industrial sectors beginning on page 19). These jobs may be performed in the jurisdiction, such as a farmer or furniture-maker, or it may be based in a local office from which a salesperson travels the state. The 2000 Census was the first to document Educational Services/Health Care/Social Assistance to be the community's largest employment sector. Replacing Manufacturing at that time with 25% of local jobs, for the past two decades these two sectors collectively have accounted for a disproportionately large share of jobs in the community, 43%. 2000-2020 only one other sector was in double digits, Retail Trade at 10%-11%.

Employment Distribution by Industry Industry Rank in Median Earnings ^{1,2} *						
Industrial Category	Sumter County			Americus		
	2000	2010	2020	2000	2010	2020
Agriculture, Forestry, Fishing, Hunting Mining	5%	4%	3%	3%	3%	2%
Construction	6%	6%	4%	5%	4%	2%
Manufacturing	20%	13%	18%	18%	10%	21%
Wholesale Trade	3%	4%	2%	2%	4%	3% ²
Retail Trade	11%	11%	10%	12%	9%	8%
Transportation, Warehousing and Utilities	4%	2% ¹	5% ¹	3%	2% ¹	6% ¹
Information	1%	2%	5%	1%	2%	4%
Finance/Insurance, Real Estate, Rental/Leasing	3%	3% ²	3% ²	2%	4% ²	<1%
Professional, Scientific, Management, Administrative, Waste Management Svcs	5%	5%	8%	4%	5%	9%
Educational Services, Health Care, Social Assistance	<u>25%</u>	<u>28%</u>	<u>25%</u>	<u>29%</u>	<u>30%</u>	<u>25%</u>
Arts, Entertainment, Recreation, Accommodation and Food Svcs.	8%	8%	7%	7%	9%	9%
Other Services, except Public Administration	7%	7%	4%	7%	9%	4%
Public Administration	7%	7%	7%	8%	8%	7%
Civilian Employment	14,174	13,455	12,490	6,683	6,841	6,712
Median Earnings	24,131	24,397	31,296	23,612	23,904	29,029

Largest employment sector; second largest employment sector

^{1,2} largest and second largest earnings sectors for the period - could not be located for 2000

* 2000 earnings data could not be located

Sources: 2000 Decennial Census, DP3

2010 U.S. Census, American Community Survey 5-year estimates 2006-2010, Table S2403 and S2413

2020 U.S. Census, American Community Survey 5-year estimates 2016-2020, Table S2403 and S2413.

General descriptions of the industrial categories begin on page 19.

These larger sectors are no competition in the ranking for highest earnings, however. Much smaller employment sectors, accounting for 2%-6% of jobs in the community, are credited with the highest earnings. Transportation, Warehousing and Utilities has most consistently had the

highest median earnings (2020-Sumter \$58,000 and Americus \$64,000), followed by Finance/Insurance, Real Estate, Rental/Leasing (2020-Sumter \$50,000) and Wholesale Trade (2020-Americus \$43,000). Educational Services/Health Care/Social Assistance and Manufacturing median earnings were \$16,000-\$19,000 below the second ranked median earning (2020).

Tourism (Arts, Entertainment, Recreation, Accommodation and Food Services) ranks low in both local employment and earnings but is a significant contributor to the local economy by way of retail sales and sales tax revenues. The economic contribution of this industrial sector is influenced greatly by the presence of two of the nation's foremost tourist attractions. In 2012, the CNN Travel website listed the Andersonville National Historic Site and Prisoner of War Museum among the nation's twelve most fascinating Civil War sites. Within the City of Andersonville is the Drummer Boy Civil War Museum, one of the nation's largest collections of civil war memorabilia. In and around Plains is the Jimmy Carter National Historic Site and Preservation District and state welcome center. Sumter has been credited with being the only county in the nation home to two national historic sites.⁵

There are numerous ancillary heritage tourism development opportunities to develop more fully the community's tourism potential. Perhaps the most notable among them, the City of Leslie is home to the "largest collection of antique telephones and telephone memorabilia in the world". The museum was developed and remains in private possession operating on very limited hours. The City of DeSoto has the potential of developing a historic site dating back to the 1500s and Hernando DeSoto's exploration of this part of the state for Spain.

The community has seen conventional industries come and go with fluctuations in the economy but has cultural heritage resources which can neither go out of business nor relocate because they are local history yet with state, national and even international significance.

Unlike industrial employment, occupation is descriptive of the worker and the type of work performed at a given time, irrespective of where work may be performed. The community exhibited strong consistency of employment within and between occupational sectors 2000-2010-2020. Management, Business, Science and Arts, the largest of the five sectors, consistently accounted for approximately one-third of working residents. Sales and Office workers contribute almost one-quarter. While the third ranked sectors for the county and county seat record virtually identical employment levels, they are in different sectors. The smallest of the sectors, Natural Resources, Construction and Maintenance hovers at and below the double-digit employment level.

The sectors ranked first and second in median earnings consistently rotated between the largest, Management, Business... and smallest employment sectors, Natural Resources....

⁵ Although a portion of the ±500 acres making up the Andersonville National Historic Site and National Prisoner of War Museum extends across the county line into Sumter County and the City of Andersonville, the National Cemetery and Prisoner of War Museum are physically located in an adjoining county. Named after the City of Andersonville the site it is often confused with being in Sumter County. Because of proximity and its impact of the local economy it is referenced in this text.

Employment Distribution by Occupation Rank in Median Earnings ^{1,2*}						
Occupational Category	Sumter County			Americus		
	2000	2010	2020	2000	2010	2020
Management, Business, Science, and Arts	<u>30%</u>	<u>29%</u> ¹	<u>33%</u> ²	<u>33%</u>	<u>33%</u> ¹	<u>32%</u> ²
Service	16%	20%	15%	21%	21%	18%
Sales and Office	22%	20%	21%	22%	22%	25%
Natural Resources, Construction, & Maintenance	12%	11% ²	12% ¹	9%	9% ²	7% ¹
Production, Transportation, Material Moving	20%	20%	19%	16%	16%	18%
Civilian Employment	14,174	13,455	12,490	6,841	6,841	6,712
Median Earnings	\$24,131	\$24,397	\$31,296	\$23,612	\$23,904	\$29,029

Largest employment sector; second largest employment sector

^{1,2} largest and second largest earnings sectors for the period

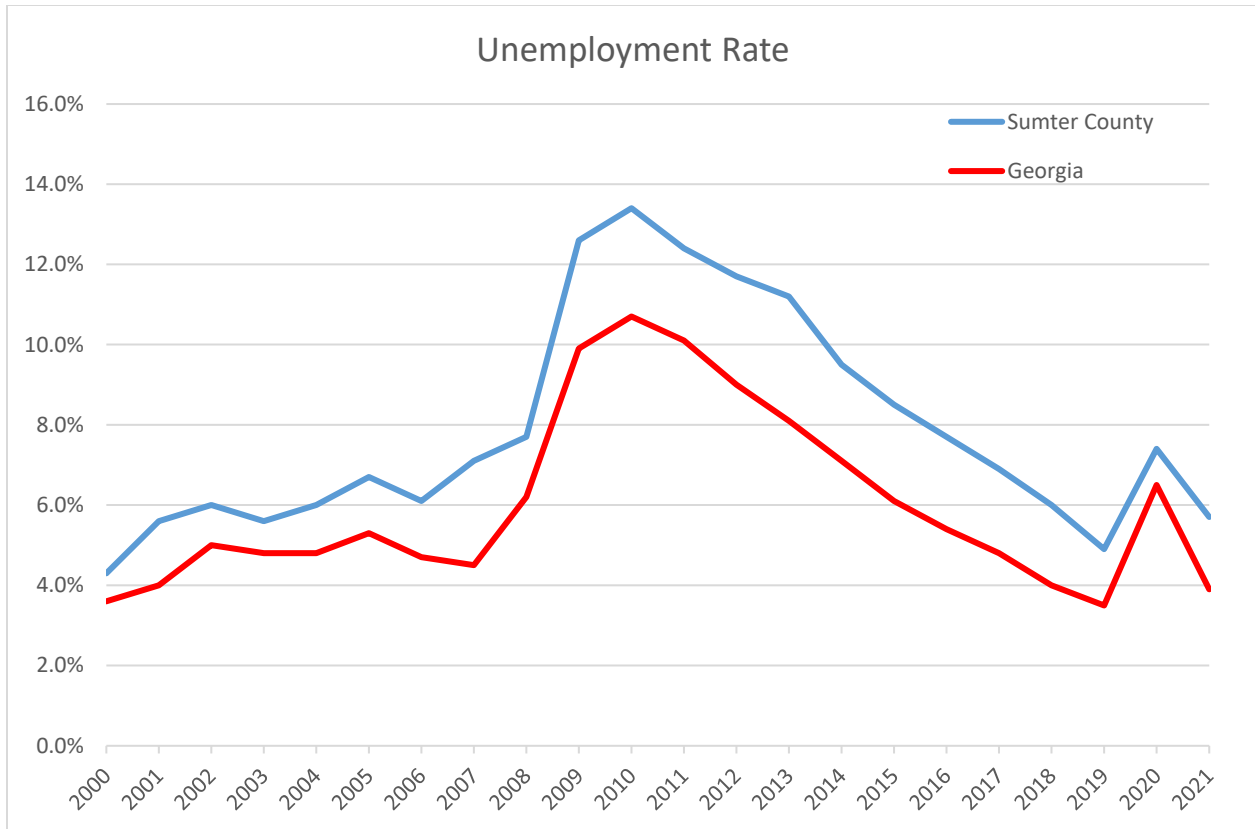
* Earnings data for 2000 was not found.

Source: 2000 U.S. Decennial Census, DP3

2010 U.S. Census American Community Survey, 5-year estimates 2006-2010, Tables S2401 and S2411

2020 U.S. Census American Community Survey, 5-year estimates 2016-2020, Tables S2401 and S2411

Between 2000 and 2020 the county was most often positioned in the mid-range of unemployment rates among the adjoining, predominantly rural counties. A comparison of annual rates during this period reveals the local rate consistently higher than the state, averaging 1.7 points higher (see graph on next page). The rate differential increased to 2.7 in 2010 at the peak of unemployment caused by the Great Recession of 2008. Local unemployment averaged 2.3 points higher than the state during the nine-year recovery from the recession. As these rates returned to pre-recession levels economies were beset with COVID-19 pandemic-induced rise in unemployment (2019).



Because of Sumter’s relative population and location, it is a sub-regional employment and trade center. One measure or indicator of this position is found in worker commuting patterns. Statewide, 41% of workers are employed outside their county of residence (2000, 2010, 2015). At each of these points in time less than one-quarter of workers living in Sumter commuted to work out-of-county. While this reveals the local job market is sufficient to support over 75% of employed residents, there were more jobs in the community than resident workers. The Census reported that in 2000, 2010 and 2015, with 2,500 Sumter County residents commuting out of the county, 3,500 non-residents were commuting in. Based on this data, even if all of Sumter’s out-commuters had been employed locally the local labor market was sufficient to support an additional 1,000 workers.

Place of Work			
Worked Outside County of Residence			
Jurisdiction	2000 ¹	2010 ²	2020 ³
Sumter County	17%	17%	24%
Americus	13%	14%	22%

¹ 2000 US Census, Table P026

² U.S. Census, American Community Survey 5-year estimates 2006-2010 Table S0801

³ U.S. Census, American Community Survey 5-year estimates 2016-2020 Table S0801

Sumter County								
Cross-County Worker Commuting Patterns								
Year	Place of Residence Ranked by Largest Numbers In-commuters			Total In-	Place of Employment Ranked by Largest Numbers Out-commuters			Total Out-
	1 st	2 nd	3 rd		1 st	2 nd	3 rd	
1980	Schley-349	Lee-306	Macon-298	1437	Macon-265	Schley-156	Lee-151	1009
1990	Schley-520	Macon-478	Lee-299	2864	Macon-322	Dougherty-316	Schley-186	1775
2000	Schley-560	Macon-530	Lee-384	3431	Dougherty-458	Schley-376	Macon-307	2311
2010	Schley-601	Macon-482	Lee-445	3137	Dougherty-484	Schley-284	Macon-279	2282
2015*	Schley-839	Lee-487	Macon-473	3551	Dougherty-498	Crisp-417	Macon-335	2562

Respondents report place of work for the week immediately preceding the survey.

* Latest data available - 2020 not released as of this writing.

Source: US Census-Workplace County Flows

While most local out-commuting is to the eight surrounding counties, recently, the most popular out-commuter destination has been more distant; twenty percent has been to Dougherty County. More attractive wages were, no doubt, a significant factor contributing to the high commuter rate as average weekly wages in Dougherty 2000-2010 were 20%-30% higher than in Sumter. More recent data documents a significantly lower wage differential; 10% in 2015 and 2020. Dougherty has been the most populated county and southwest Georgia’s regional trade center for decades. However, the county’s population has been in decline since peaking in 1980, having just recorded the fourth successive decennial decrease (2020). Like much of southwest Georgia the population projections are negative and job losses are significant.

The community experienced significant loss in the number of jobs over the past two decades. Sumter has the largest labor market in the area, equivalent to 41% of the eight surrounding counties (2020). But as the accompanying table might suggest, it has been higher; in 2000 equivalent to 53% of the nearby counties. 2000-2010 the community is reported to have lost 3,800 jobs; half 2000-2005 and the other half 2005-2010, with the job count varying little since. Only two of the surrounding counties netted increases 2000-2020; Lee 83% and Webster 12%, resulting in a net loss for the surrounding area of -29% (4,200).

Jobs and Wages in Sumter County ¹		
Year	Average Monthly Employment	Average Weekly Wages
2000	14,519	\$448
2005	12,623	\$524
2010	10,716	\$561
2015	10,924	\$677
2020	10,366	\$800

¹ Jobs covered by unemployment insurance laws, approximately 96% of wage and salaried civilian jobs.

source: Georgia Department of Labor, Industry Mix by County

The community recorded a 79% increase in average weekly wages 2000-2020. This was five points higher than the surrounding counties average, and seven points higher than the state average. Only one area county had a higher wage than Sumter in 2020.

Presented below is a list of economic development resources and tools generally targeted for local use. Of those on this list the downtown development authority, freeport exemption, industrial park, receipts from the Transportation Investment Act and local web sites are the only tools and resources over which the city has sole discretion.

Economic Development Tools and Resources ¹				
Tools and Resources	Andersonville	DeSoto	Leslie	Plains
Airport (in the county)	√	√	√	√
Americus Sumter Tourism Council	√	√	√	√
Chamber of Commerce	√	√	√	√
Downtown Development Authority	-	-	-	√
Post-secondary Education 2-yr/4-yr college, university (in the county)	√	√	√	√
Freeport Exemption	-	-	-	√
Industrial Development Authority (countywide)	√	√	√	√
Industrial Park	-	-	-	√
Joint (multi-county) Dev. Auth.	√	√	√	√
Literacy Center (serves the community)	√	√	√	√
One Sumter Economic Development Fdn.	√	√	√	√
Rail Access	√	√	√	√
River Valley Regional Commission (workforce development, loan packaging, RLF, grantsmanship/administration)	√	√	√	√
Revolving Loan Fund (local access)	√	√	√	√
Tax Credits – Tier 1 Community	√	√	√	√
Transportation Investment Act (TSPLOST)	√	√	√	√
Website	√	-	√	√

¹ Not intended to be an all-encompassing list. Tools and resources that the state offers to virtually all local jurisdictions are generally not included.

Needs and Opportunities

Declining populations, loss of jobs and investment/development in the cities are complicating their ability to maintain public infrastructure and services.

Deterioration of the tax base reduces the service delivery capabilities of local governments – utilities, transportation, et al.

Homegrown businesses need strong community support to overcome economic threats to their businesses, among them are the wholesale prices of small volumes of merchandise, compared to franchises establishments, and the shrinking customer (population) base.

Widespread improvements are needed to enhance the tourist experience; signage (entranceway, wayfinding, directional), sidewalks, services including eating establishments, comfort stations and facilities, trails within (pedestrian) and between (bike) the cities, aesthetics (code enforcement, beautification), possibly transit, internal cooperation and coordination of events including working with the National Park Service, external marketing and promotion, and to more completely develop the communities' full tourism potential.

Web sites upgrades are needed for better presentation of local services and tourist attractions.

More job opportunities are needed in the cities.

The state's official population projections for the surrounding multi-county area suggest a lengthy period of population decline, with the inference of decreased investment and development. The only communities likely to overcome such an ominous future will be those that are successful elevating economic development coordination, cooperation and innovation. The community has an attractive array of resources and services with which to battle the projections; significant historic resources, post-secondary institutions, convenient location near population centers, proximity to regional hospital, potential for value-added processing of agricultural commodities, vacant buildings and downtown areas ready for development, no property tax (in some jurisdictions), local telephone service provider, (railroad) linkages between historic sites, special events, Georgia Job Tax Credit Tier 1 community et.al.

Additional overnight accommodations are needed for current seasonal and increased tourism.

The community is not capitalizing on the value-added processing potential of locally produced commodities

In the course of pursuing increased industrial development, retention of the small town feel and family-oriented character will be critical to maintaining the local quality-of-life.

General Description of Industrial Categories
North American Industry Classification System
Reference Tabular Data, page 12

- Agriculture, Forestry, Fishing and Hunting, Mining
Crop Production (NAICS 111)
Animal Production (NAICS 112)
Forestry and Logging (NAICS 113)
Fishing, Hunting and Trapping (NAICS 114)
Support Activities for Agriculture and Forestry (NAICS 115)
Oil and Gas Extraction (NAICS 211)
Mining (except Oil and Gas) (NAICS 212)
Support Activities for Mining (NAICS 213)

- Construction
Construction of Buildings (NAICS 236)
Heavy and Civil Engineering Construction (NAICS 237)
Specialty Trade Contractors (NAICS 238)

- Manufacturing
Food Manufacturing (NAICS 311)
Beverage and Tobacco Product Manufacturing (NAICS 312)
Textile Mills (NAICS 313)
Textile Product Mills (NAICS 314)
Apparel Manufacturing (NAICS 315)
Leather and Allied Product Manufacturing (NAICS 316)
Wood Product Manufacturing (NAICS 321)
Paper Manufacturing (NAICS 322)
Printing and Related Support Activities (NAICS 323)
Petroleum and Coal Products Manufacturing (NAICS 324)
Chemical Manufacturing (NAICS 325)
Plastics and Rubber Products Manufacturing (NAICS 326)
Nonmetallic Mineral Product Manufacturing (NAICS 327)
Primary Metal Manufacturing (NAICS 331)
Fabricated Metal Product Manufacturing (NAICS 332)
Machinery Manufacturing (NAICS 333)
Computer and Electronic Product Manufacturing (NAICS 334)
Electrical Equipment, Appliance, and Component Manufacturing (NAICS 335)
Transportation Equipment Manufacturing (NAICS 336)
Furniture and Related Product Manufacturing (NAICS 337)
Miscellaneous Manufacturing (NAICS 339)

- Wholesale Trade
Merchant Wholesalers, Durable Goods (NAICS 423)
Merchant Wholesalers, Nondurable Goods (NAICS 424)
Wholesale Electronic Markets and Agents and Brokers (NAICS 425)

- Retail Trade
Motor Vehicle and Parts Dealers (NAICS 441)
Furniture and Home Furnishings Stores (NAICS 442)
Electronics and Appliance Stores (NAICS 443)
Building Material and Garden Equipment and Supplies Dealers (NAICS 444)
Food and Beverage Stores (NAICS 445)

Health and Personal Care Stores (NAICS 446)
Gasoline Stations (NAICS 447)
Clothing and Clothing Accessories Stores (NAICS 448)
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)
General Merchandise Stores (NAICS 452)
Miscellaneous Store Retailers (NAICS 453)
Nonstore Retailers (NAICS 454)

- Transportation, Warehousing and Utilities

Air Transportation (NAICS 481)
Rail Transportation (NAICS 482)
Water Transportation (NAICS 483)
Truck Transportation (NAICS 484)
Transit and Ground Passenger Transportation (NAICS 485)
Pipeline Transportation (NAICS 486)
Scenic and Sightseeing Transportation (NAICS 487)
Support Activities for Transportation (NAICS 488)
Postal Service (NAICS 491)
Couriers and Messengers (NAICS 492)
Warehousing and Storage (NAICS 493)

- Information

Publishing Industries (except Internet) (NAICS 511)
Motion Picture and Sound Recording Industries (NAICS 512)
Broadcasting (except Internet) (NAICS 515)
Internet Publishing and Broadcasting (NAICS 516)
Telecommunications (NAICS 517)
Data Processing, Hosting, and Related Services (NAICS 518)
Other Information Services (NAICS 519)

- Finance and Insurance, Real Estate and Rental and Leasing

Monetary Authorities - Central Bank (NAICS 521)
Credit Intermediation and Related Activities (NAICS 522)
Securities, Commodity Contracts, and Other Financial Investments and Related Activities
Insurance Carriers and Related Activities (NAICS 524)
Funds, Trusts, and Other Financial Vehicles (NAICS 525)
Real Estate (NAICS 531)
Rental and Leasing Services (NAICS 532)
Lessors of Nonfinancial Intangible Assets (except Copyrighted Works) (NAICS 533)

- Professional, Scientific, and Technical Services, Management of Companies and Enterprises, Administrative and Support, and Waste Management and Remediation Services

Administrative and Support Services (NAICS 561)
Waste Management and Remediation Services (NAICS 562)

- Educational Services, Health Care and Social Assistance

Ambulatory Health Care Services (NAICS 621)
Hospitals (NAICS 622)
Nursing and Residential Care Facilities (NAICS 623)
Social Assistance (NAICS 624)

- Arts, Entertainment, and Recreation, Accommodation and Food Services
Performing Arts, Spectator Sports, and Related Industries (NAICS 711)
Museums, Historical Sites, and Similar Institutions (NAICS 712)
Amusement, Gambling, and Recreation Industries (NAICS 713)
Accommodation (NAICS 721)
Food Services and Drinking Places (NAICS 722)

- Other Services (except Public Administration)
Repair and Maintenance (NAICS 811)
Personal and Laundry Services (NAICS 812)
Religious, Grantmaking, Civic, Professional, and Similar Organizations (NAICS 813)
Private Households (NAICS 814)

- Public Administration
Executive, Legislative, and Other General Government Support (NAICS 921)
Justice, Public Order and Safety Activities (NAICS 922)
Administration of Human Resource Programs (NAICS 923)
Administration of Environmental Quality Programs (NAICS 924)
Administration of Housing Programs, Urban Planning, and Community Development
Administration of Economic Programs (NAICS 926)
Space Research and Technology (NAICS 927)
National Security and International

Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.

CITY OF ANDERSONVILLE

CIVIL WAR VILLAGE

Vision Statement:

Andersonville will work to increase its presence in cultural heritage tourism by better presenting a more complete picture of its role in history, all-the-while retaining its small-town heritage.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen, use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.

To satisfy this plan requirement the city is addressing the second option, development of a future land use map and narrative.

Land Use Definitions

Agriculture/Forestry: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

Industrial: This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

Residential: The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

Transportation/Communication/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Existing Land Use Narrative and Map

For this 2022 update of the 2017 land use narrative and maps the same, but updated, sources were used in what proved to be minor revisions. Compilation of information gathered via current aerial imagery, property tax records, windshield survey and resident input in January, 2022, yielded the following.

Andersonville Existing Land Use January, 2022		
Land Use Categories	Acreage	Proportion
Agriculture/Forestry	484	57%
Commercial	2	1%
Industrial	98	12%
Park/Recreation/Conservation	9	1%
Public/Institutional	11	1%
Residential	108	13%
Transportation/Communication/Utilities	72	8%
Undeveloped/Vacant	61	7%
Total	845 acres	100%

source: River Valley Regional Commission

Andersonville is in the panhandle of Sumter County's northeast quadrant. The city's eastern corporate limit is coterminous with a one-mile segment of the county line along the centerline of Georgia Highway 49. Generally rectangular in shape, the north-south dimension is one mile, the east-west dimension is 1.25 miles, yielding an originally incorporated area of 800 acres. Two annexations, approximately twenty-five acres on the original northeast boundary and approximately twenty acres on the original southeast boundary, increased the incorporated area to approximately 845 acres.

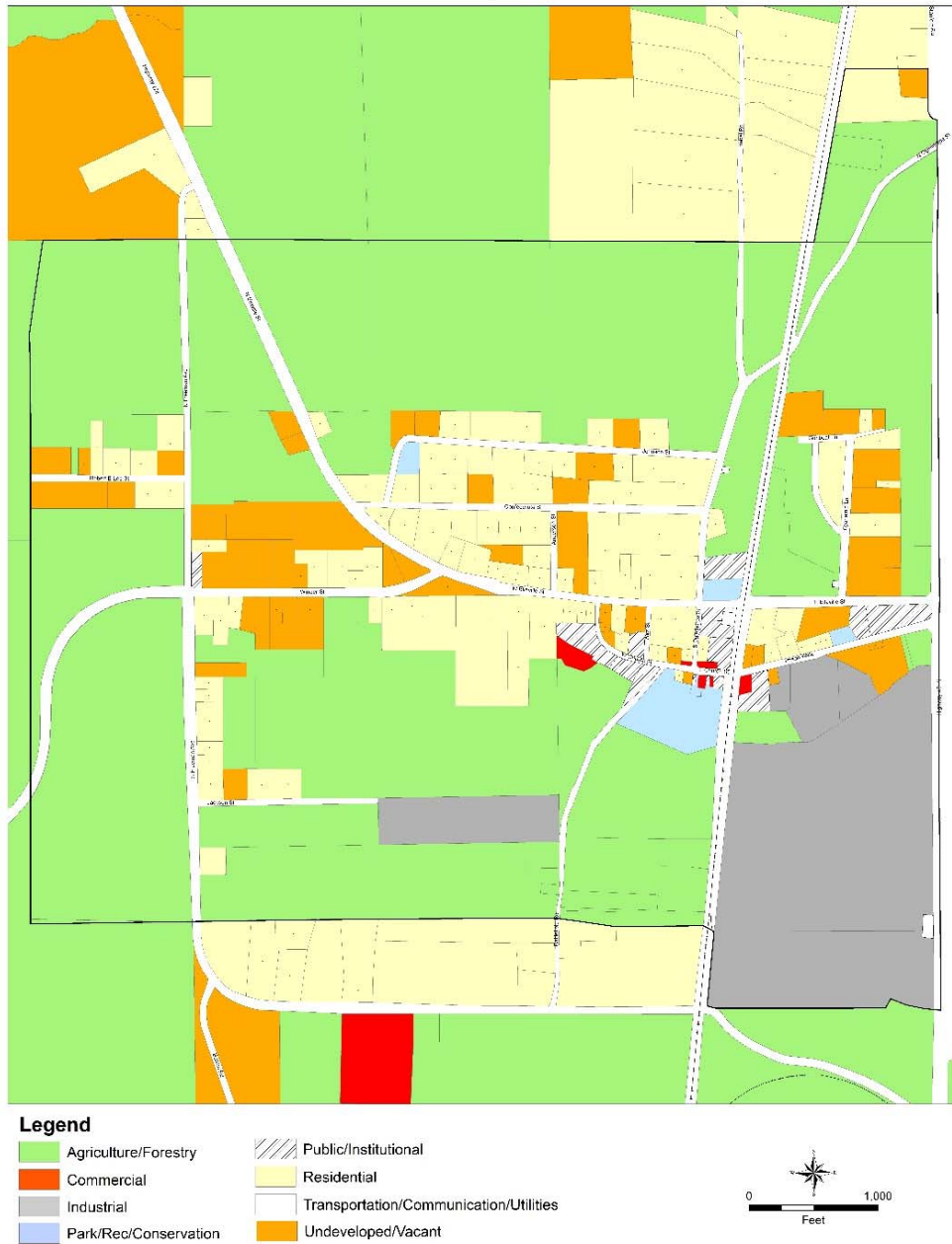
Andersonville is the highest municipal elevation in the county at 480 feet above mean sea level. Between its peak and the lowest elevation (325') where Prison Branch exits the eastern city limits, the city has among the greatest topographical fluctuation in the county. The flattest terrain is found in pockets of slope $\leq 5\%$ in the northeast corner, along the east-west thoroughfare (Ga 271/228) and on the south boundary. Slope in the rest of the city ranges from 5%-17%.

Although fifty percent of the land area countywide meets the definition of prime farmland,⁶ it is not a common natural resource within or surrounding the city. Less than 2% of the city is classified as prime farmland, and that is a concentrated pocket of Orangeburg soil currently in pineland located on the southern corporate limit.

Founded in 1852, the city received its name a year later when Southwestern Railroad extended service through the city and named its station "Anderson" after a director of the railroad. With the opening of a post office in 1856 the town's name was changed to "Andersonville" to distinguish it from Anderson, South Carolina. Commercial activity centered around the depot in east-central Andersonville, primarily on the railroad track's west side because of the more favorable grade and elevation. From this location some of the most desirable topography extends westward along the east-west axis, giving rise to the city's east-west thoroughfare and residential concentration.

⁶ regardless of actual use

Andersonville Existing Land Use January, 2022



Municipal water, wastewater and natural gas utilities presently serve all densely developed areas. Sanitary sewerage is not available in the sparsely developed southwest and east-central areas. Consequently, there are some service enhancements needed but these are not related to growth/development pressures. Neither are there significant shifts in predominant land use. The changes that do occur are usually conversions of undeveloped (unused or forested) areas. Blighted sites exist throughout the city.

At this writing there are not any significant land use conflicts. One minor exception is a seasonal vegetable

processor generating truck traffic on the south side of Prison Walk across the street from a small residential concentration. The industrial facilities, which includes the municipal wastewater treatment plant diagonally across from the referenced housing, are not visually obtrusive because of deep setbacks. Nevertheless, a vegetative buffer with limited landscaping would further reduce the industrial view for the nearby residents and from this historic route.

The city adopted a zoning ordinance in 1979. The age of the ordinance and the aggregate impacts of developments that have occurred over the intervening four decades warrant wholesale review of the code. Care should be taken to ensure the need for commercial/tourism promotion does not take place in absence of consideration for the community's long-term management development needs.

The largest proportion of incorporated area remains in Agriculture/Forestry covering large, contiguous parcels in both the northern and southern halves of the city. Cultivated farmland is limited to the southwest corner while pines and mixed hardwoods cover essentially the balance of this category. Based on land use applied here the presence of municipal water services fronting many of these parcels is sufficient justification for classifying much of this area undeveloped/unused. However, the fact that these are legacy uses constituting a significant land area devoid of interior roadways, are continuations of these uses on the city periphery and extend so deeply into the incorporated area it was deemed appropriate to classify this large expanse as Agriculture/Forestry.

Residential development is most concentrated along and immediately north of the east-west axis, and in the north-central area. The only exceptions to the preponderance of single-family housing are two small sites with duplex units near the mid-points of Prison Walk and W. Ellaville Street.

Industrial properties are in the south half of the city with the largest single site in the southeast corner. This French-owned industrial plant, reputed to be the largest facility of its type in the world, processes kaolin surface-mined within a ten-mile radius of the site. The company also owns a small, single-story storage facility on a heavily wooded lot on the north-side of E. Ellaville Street adjacent to the railroad, but because of inactivity the parcel is categorized Agriculture/Forestry. Prison Branch separates the main industrial site from two smaller industrial facilities fronting Prison Walk, a seasonal vegetable processor and the city's wastewater treatment plant. The other industrial acreage is the city's inert landfill near the south-central corporate limit.

Most Undeveloped/Vacant properties are intermixed with the residential landscape and almost all are fronted by municipal utility services. These properties have never been developed for any purpose or were developed for a specific use, but any remaining structures are dilapidated, abandoned or currently vacant. These are most heavily concentrated in east-central and west-central neighborhoods.

There are three Park/Recreation/Conservation sites; two residential playgrounds on Johnson Street (west) and Prison Walk (east), and the largest site, approximately seven acres, Pioneer Farm, a static outdoor museum depicting 1860s farm life and the venue of the annual Andersonville Historic Fair located just southeast of map center. There is also an open field on W. Ellaville Street at the railroad available for recreation also used for public parking during the annual fair.

With the one exception of a church in west-central Andersonville, Public/Institutional sites are concentrated in the east-central area of the city. The northern-most site is the fire station with adjoining open field at N. Oglethorpe/W. Ellaville St. and the railroad. Due south, across Ellaville Street, is public parking, a church, pavilion and city hall. The two properties at the east-central city limits are two churches and acreage belonging to the Andersonville National Historic Site and Prisoner of War Museum located across the state highway. The public works barn, two public venues, tourist site and cemetery (across College Street) round out this category.

With the exception of a RV campground on West Church Street, Commercial establishments are concentrated in historic downtown, around the junction of Oglethorpe and Church Streets.

The largest proportion of the Transportation/Communication/Utility land use is road and railroad right-of-way. The category also includes the water treatment facility and elevated tank (Ellaville St. at the railroad), wastewater collection lift stations (N. Oglethorpe Street Cyanamid Lane) and the natural gas gaging station on the southeast boundary.

Future Land Use Narrative and Map

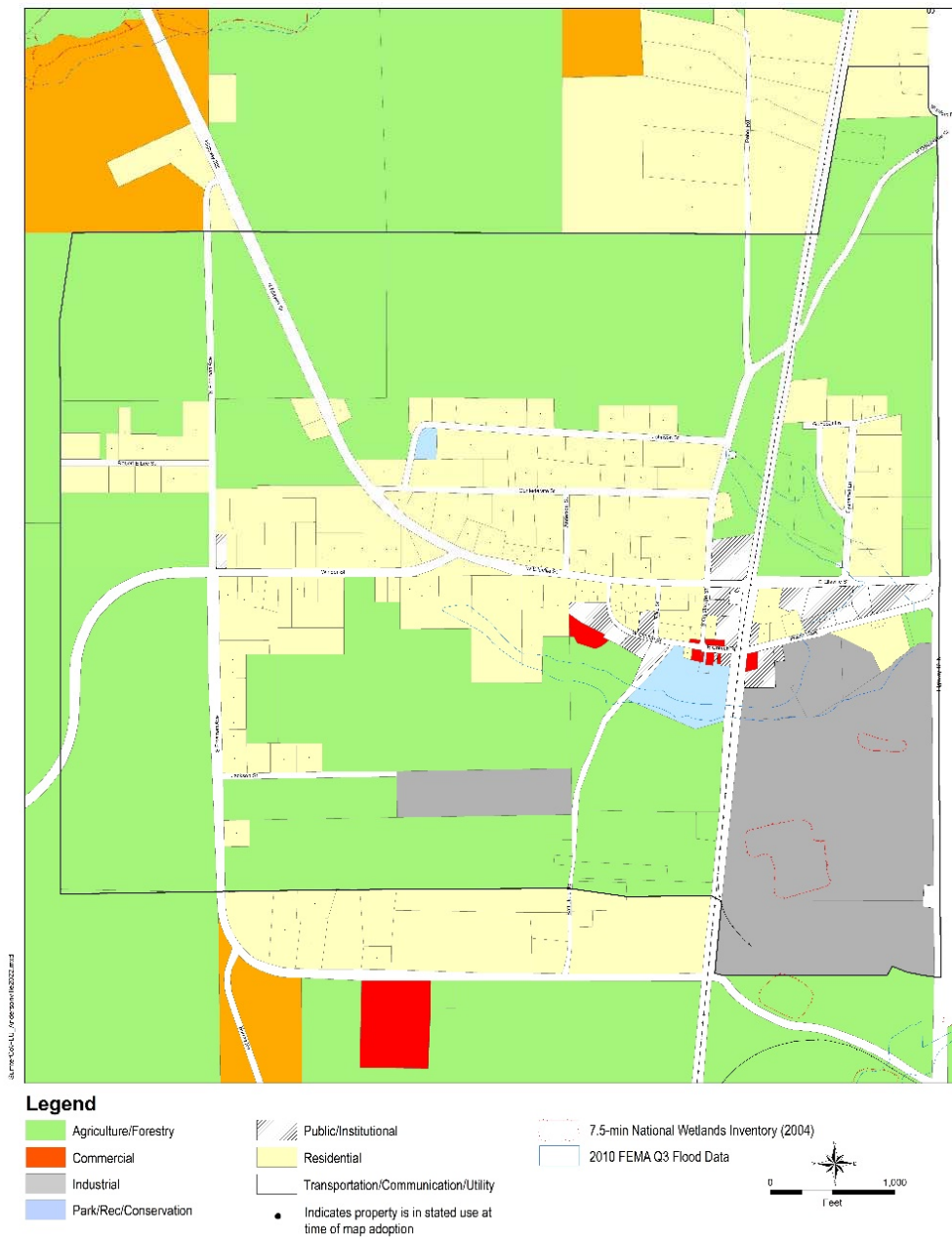
From a 1930 population of 231, Andersonville peaked at 331 in 2000. With the 2020 Census the population had returned to the 1930 level. At the time of each intervening decennial census, 1930-2020, inclusive, Andersonville was credited with 1% (rounded) of the county total population. The state's official projections for Sumter County suggest an uninterrupted population decrease of 20% over the next twenty-five years (2020-2045), and to continue even longer. The projected trend for most of the adjoining nearby counties is also negative.

The absence of significant local actions to mitigate or reverse these projections will likely serve to usher them in, and similar demographic dynamics for the surrounding area would seem to support the prospect. Nothing could be identified in background data to suggest a significant change in the city-county population trend nor the city's land use needs over the short-term.

The larger Sumter County community undertook a significant planning effort to combat the negative projections. In 2015, the chamber of commerce and development authority created a tax-exempt economic development foundation to provide the community additional institutional and structural flexibility and financial resources to stimulate economic development. After a successful campaign that exceeded the \$5M fund-raising goal, and with the addition of economic development staff and public input a business action plan was developed and implemented with a focus of resolving local issues related to economic development, workforce development, communication and marketing, transportation and community re-branding. Such aggressive actions will be necessary to overcome negative momentum even to retain current resources, much less experience growth in an area of the state projected to account for a declining share of the state's population.

In large part the result of this enhanced industrial initiative, in late 2021/early 2022 the larger community received announcements of local investment by an indoor, organic, vertical farming enterprise, solar panel manufacturer and food processor/packager. These commitments total tens of millions of dollars and jobs in the hundreds. In addition is the multi-million-dollar award of federal COVID-related recovery funds for expanded broadband internet service in much of Sumter County. And, as this plan entered final review voters in Sumter and fifteen surrounding counties approved an extension of the ten-year regional transportation special purpose local option sales and use tax (TSPLOST). Approval of this 1% sales tax (2023-2032) will provide the funding necessary to upgrade U.S. Highway 280 linking the two largest employment centers in the area (one of which is Sumter) from two lanes to four lanes.

Andersonville Future Land Use June, 2022



The largest change of land use should be infill development, primarily the conversion of currently undeveloped/vacant parcels to Residential use. Success in this could increase the city’s population by one-third over the 2010 level and be comparable numerically to the increase experienced 1930-2000. Such development would have the added benefit of eliminating blighted sites scattered across the city and support past investments in public infrastructure. This is perhaps the land use that offers the greatest potential for

significant increase. City officials are regularly and frequently fielding inquiries about available housing and over the course of a year these amount to significant housing opportunities for the community. The city should be sensitive to the provision of housing incentives and assistance to capture some of this constant demand for housing. This should perhaps be a particular focus by the time of the planned 2027/2028 update of this plan.

Significant increase in Commercial acreage is not foreseen. The historic downtown should continue to be the focal point of this activity. The combination of unused/underutilized floor space in a physically constrained downtown area calls for careful planning, as identified in previous studies, to achieve the appropriate type, mix and level of commercial development and heritage tourism development. Additional commercial/tourism floor space downtown could be secured with strategic relocation of a more appropriately sized Drummer Boy Museum outside, but proximate to, the downtown.

The only need for addition commercial acreage voiced is expansion of the recreational vehicle/campground site. More space is needed to accommodate larger recreational vehicles and enhanced communication services for the convenience of guests. Current space and service levels are inadequate to meet demand. Satisfaction of this need would support that of ready access to consumables/staples.

No additional conventional Industrial acreage is projected. Tourism, for Andersonville, is the industrial “bird-in-hand” that has not been fully developed. Heritage tourism is an economic subsector that will not relocate in pursuit of economic advantages elsewhere and can be developed without many of the long-term municipal utility costs often associated with industrial development. A greater realization of the tourism potential will likely change the landscape, however.

That possible change is reflected in the projected increase in Public Institutional acreage between E. Ellaville Street and Prison Walk. The land use plan projects the conversion of some residential, undeveloped/vacant and recreation acreage to accommodate a museum for heritage tourism development and promotion.

General mapping of select environmental resources reveals the presence of approximately seven acres of wetland. Two small pockets of jurisdictional wetlands on the same industrial property are in the southeast corner of the city. No structures are located within the boundaries of either of these wetland sites. Wetlands are areas where the frequent and prolonged presence of water at or near the soil surface drives the natural system, meaning the kind of soils that form, the plants that grow, and the fish and/or wildlife communities that use the habitat. Swamps, marshes and bogs are well-recognized types of wetlands. However, many important specific wetland types have drier or more variable water systems than those familiar to the public. Some examples of these are vernal pools (pools that form in the spring rains but are dry at other times of the year), playas (areas at the bottom of undrained desert basins that are sometimes covered with water) and prairie potholes.

At this writing, the U.S. Clean Water Act requires that a permit be secured for dredging or placing fill in a wetland and prescribes severe penalties for anyone guilty of violating terms and provisions of the Act. Protective ordinances are also required by Georgia’s Environmental Planning Criteria. The city has adopted policies providing for some level of protection for this natural resource. To provide the level of resource protection stipulated in state law, and protection in the form of permit review and approval for the benefit of future developers in or proximate to such sites, the city should adopt a wetlands protection ordinance.

There are approximately seven acres of designated floodplains in the city. The city has adopted a federally approved flood damage prevention ordinance and participates in the National Flood Insurance Program. Unlike all other cities in the county, Andersonville does not overlie significant groundwater recharge area.

As stated previously, prevention of the projected population and economic decline will require bold local actions, which are likely to include some changes in land use directed by the city. The age of the zoning ordinance could prove problematic in achieving that. The process of updating the zoning ordinance should be preceded by another close review of future land use in the event more current correction/update is needed.

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- *Brief description of the activity,*
- *Legal authorization for the activity, if applicable,*
- *Timeframe for initiating and completing the activity,*
- *Responsible party for implementing the activity,*
- *Estimated cost (if any) of implementing the activity, and*
- *Funding source(s), if applicable.*

City of Andersonville				
Community Work Program FY 2023-2027				
Activity	Fiscal Year	Funding		Responsible Party
		Cost	Source	
continue street resurfacing (possible addition of curb/gutter for drainage)	2025-2027 ¹	\$10K/yr.	TIA LMIG	P W Super
purchase second tractor for ROW maintenance	2025	\$60K	SPLOST	City Clerk
replace asbestos/cement water mains	2025	+\$400K	ARPA	P W Super
replace second sanitary sewer lift station	2024	\$150K	SPLOST	P W Super
monitor utility infrastructure closely for emergent needs	2023-2027	Staff Time	Staff Time	P W Super
purchase emergency/back-up generator	2024	\$20K	SPLOST GEMA	City Clerk
replace gas rectifier	2025	\$6K	Enterprise Fund	P W Super
pursue housing and/or housing-related assistance (water, sanitary sewer, storm drainage, street)	2025	±\$800K	CDBG CHIP USDA	City Council
replace additional playground equipment in parks on Johnson Street and Prison Walk	2027	\$80K	SPLOST	P W Super
resolve stray animal issue	2023-2027	TBD	General Fund	City Council
update the zoning ordinance with possible historic district overlay	2027	\$7.5K	General Fund	City Clerk
storm-harden city's critical facilities	2027	TBD	GEMA	P W Super
update comprehensive plan (2028-2037)	2027	Staff Time	Staff Time	City Clerk

¹ Must bank funds several years for project efficiency.

City of Andersonville				
Economic Development Program FY 2023-2027				
Activity	Fiscal Year	Funding		Responsible Party
		Cost	Source	
provide wi-fi for RV campground guests	2024	\$35K	General Fund ARPA	City Council
determine the feasibility of a walking trail linking historic sites	2026	TBD	TBD	Guild
facilitate retention of existing business and capitalize on new economic and residential opportunities with financial packaging/service delivery (carryover from CWP)	2023-2027	TBD	TBD	City Council
support the numerous activities of the Andersonville Guild, e.g.: <ul style="list-style-type: none"> • Downtown planning and development • Appearance of downtown and approaches • Pioneer Park planning and development • Virtual tour • Expansion of RV campground 	2023-2027	TBD	TBD	City Council
follow-up with recommendations (or alternatives) from: <ul style="list-style-type: none"> • Andersonville Tourism Resource Team Report-2012 • Andersonville Tourism Study-2013 • Sumter County Community Design Charrette and Report-2016 	2023-2027	TBD	TBD	Guild
continue cooperation with the Sumter County Tourism Council to increase tourism in Andersonville and throughout the county	2023-2027	Staff Time	Staff Time	City Council Guild
pursue DOT placement of wayfinding signage in Sumter and surrounding counties	2023	Staff Time	Staff Time	City Council
chart a path to secure funding for a larger museum and museum site	2027	±\$2M	EDA	City Council

City of Andersonville				
Community Work Program Report of Accomplishments				
FY 2018-2022				
Project	Complete¹	Underway	Postponed	Not Accomplished
continue street resurfacing/ possible addition of curb/gutter for drainage			2025 funding	
alleviate storm drainage issues; storm sewer piping, possible curbing and gutter				deleted not needed
purchase tractor for ROW maintenance	X			
replace asbestos/cement water mains			2025 funding	
replace water meters with electronic read				deleted not needed
develop and implement a schedule for coordinated flushing of water lines with Schley Co.	X			
replace at least one sanitary sewer lift station	X			
due to ages of the systems, develop a replacement schedule for water and sanitary sewer infrastructures (capital budget)				deleted insufficient resources
capture components of utility systems infrastructure with GPS	X			
monitor utility infrastructure closely for emergent needs	X			
purchase emergency/back-up generator			2024 funding	
replace gas rectifier			2025 low priority	
construct a dynamic city web site	X ²			
expand code enforcement to include nuisance properties	X			
ID and pursue best option for acquisition/resolution of abandoned/dilapidated properties	X			
pursue housing assistance and/or replace components of municipal utility systems: water/sanitary sewer/drainage				no competitive issues raised

¹ Activity may be completed for the period but part of a longer-term or repeated effort.

² substituted with Facebook

City of Andersonville				
Community Work Program Report of Accomplishments				
FY 2018-2022				
	Complete¹	Underway	Postponed	Not Accomplished
facilitate retention of existing business and capitalize on new economic and residential opportunities with financial packaging/service delivery			2023-2027 no requests this period	
replace playground equipment in Johnson Street Park	X			
resolve stray animal issue (with possible assistance from the county)			2023-2027 resources- staff/funding	
relocate city hall from the fire hall to the renovated depot on Church St.	X			
secure 24/7 staffing of fire department				deleted SDS - county
develop walking trail linking historic sites				duplication see Econ Dev
update the zoning ordinance with possible historic district overlay			2027 low priority	
continue supporting development of a volunteer Community Emergency Response Team (CERT)				resident initiative
storm-harden the public works barn			2027 funding	
update comprehensive plan work program (2023-2027)	X			
resolve water system pressure issue (possible construction of a new elevated tank at higher ground elevation)	X			
AMENDMENT JUNE, 2021				
Adopt a broadband ordinance	X			
Secure "Broadband Ready Community" designation		2022-2023 ²		
Pursue funding and/or provide services to facilitate enhanced broadband service availability	X			

¹ Activity may be completed for the period but part of a longer-term or repeated effort.

² State temporarily lost administrative capacity.

<p style="text-align: center;">City of Andersonville Economic Development Program Report of Accomplishments FY 2018-2022</p>				
Project	Complete¹	Underway	Postponed	Not Accomplished
install additional public restrooms	X			
provide Wi-Fi for RV campground guests			2025 funding	
upgrade electrical service at RV campground (50-watt svc.)	X			
develop walking trail linking historic sites			2026 revised	
implement a package of unifying and complementary tourist signage; entranceway/directional/wayfinding ²	X			
join the Georgia Civil War Heritage Trails Association				lost priority
support the numerous activities of the Andersonville Guild, e.g.: <ul style="list-style-type: none"> • Downtown planning and development • Appearance of downtown and approaches • Pioneer Park planning and development • Virtual tour • Expansion of RV campground 	X			
follow-up with recommendations (or alternatives) from: <ul style="list-style-type: none"> • Andersonville Tourism Resource Team Report-2012 • Andersonville Tourism Study-2013 • Sumter County Community Design Charrette and Report-2016 			2027 funding low priority	
contribute to the elevated level of cooperation, coordination and planned marketing through the tourism council to increase tourism in Andersonville and throughout the county	X			
participate in the current One Sumter initiative addressing economic development, workforce development, communications and marketing, transportation and re-branding.	X			
chart a path to secure funding for a larger museum and museum site			2027 low priority	

¹ Activity may be completed for the period but part of a longer-term or repeated effort.

² reference Sumter County Community Design Charrette and Report, 2016

Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.



Vision Statement:

DeSoto is a small, friendly town striving to transform its history into a brighter future for residents.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen, use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.

To satisfy this plan requirement the city is addressing the second option, development of a future land use map and narrative.

Land Use Definitions

Agriculture/Forestry: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

Industrial: This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

Residential: The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

Transportation/Communication/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Existing Land Use Narrative and Maps

Compilation of information gathered via recent aerial imagery, property tax records, windshield survey and resident input yielded the following.

DeSoto Existing Land Use January, 2022		
Land Use Categories	Acreage	Proportion
Agriculture/Forestry	358	69%
Commercial	4	1%
Industrial	30	6%
Park/Recreation/Conservation	0	0
Public/Institutional	11	2%
Residential	52	10%
Transportation/Communication/Utilities	39	8%
Undeveloped/Vacant	23	4%
Total Acreage	517 Acres	100%

source: River Valley Regional Commission

DeSoto was incorporated in 1889 with circular corporate limits one mile in diameter encompassing 503 acres. Subsequent annexation of approximately fourteen acres on the west boundary increased the total incorporated area to approximately 517 acres.

Topography is flat with slope of $\leq 5\%$; most of the western half of the city $\leq 2\%$. The lack of topographic relief is problematic during periods of heavy rainfall because it can contribute to flooding/ponding. Properly designed and constructed drainage channels must be provided and maintained to facilitate stormflow and minimize/prevent damage to property.

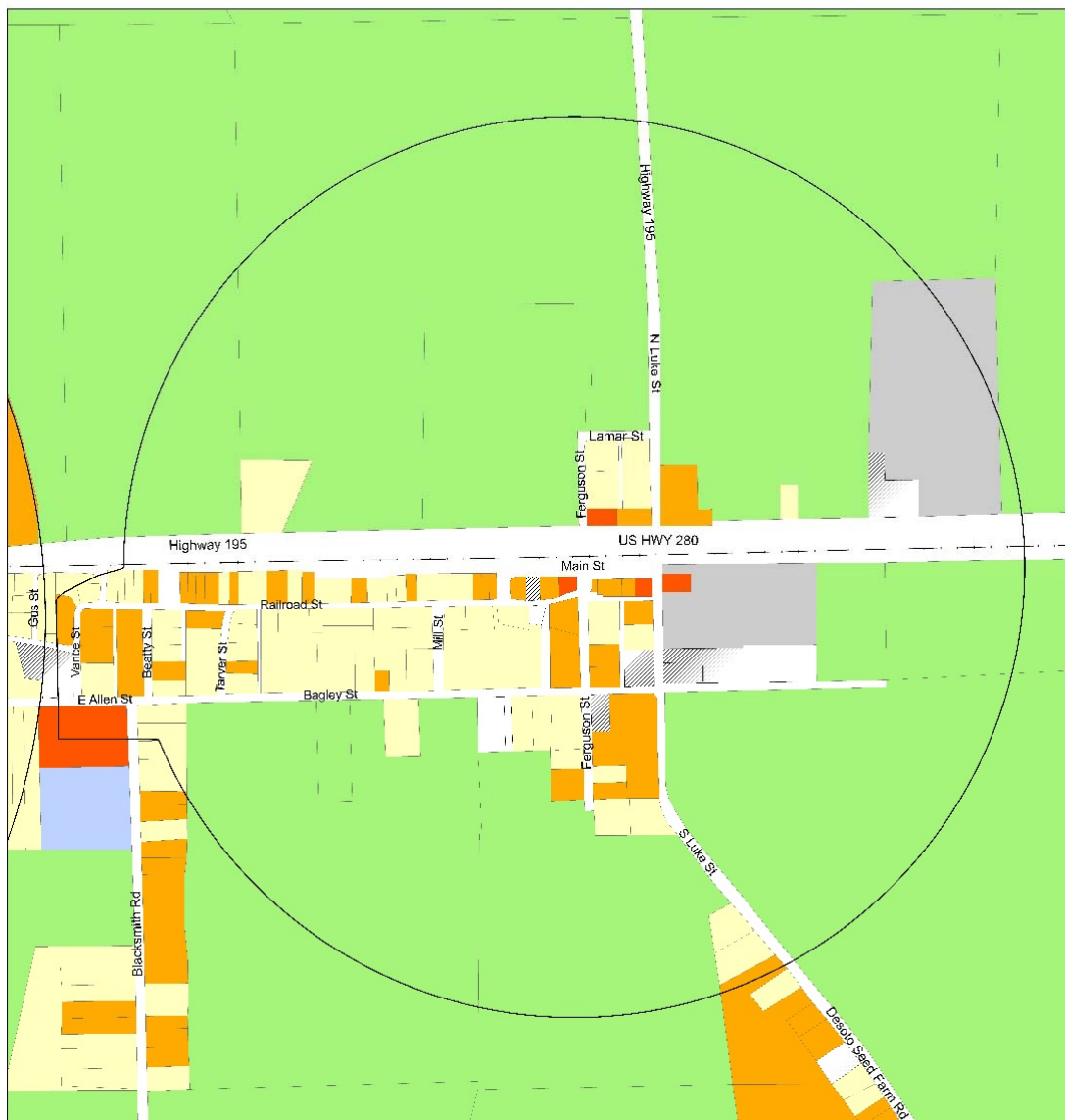
DeSoto is in a large area of agriculturally productive soils. Prime agricultural land is not defined by actual land use but by the presence of soils with unique characteristics which facilitate efficient production of food and fiber. This is significant in an incorporated area because these same soil types are in demand for virtually all other land uses. Prime agricultural land accounts for 75%-80% of the city's incorporated area.⁷ Relevant percentages for larger jurisdictions are; Sumter County $\pm 50\%$, Georgia $\pm 20\%$ and the nation $\pm 15\%$.

Agriculture/Forestland accounts for over two-thirds of the incorporated area. With the primary exception of a half-dozen residential lots, acreage in the northwest "quadrant" is an approximately equal mix of pineland and conventional agriculture. Until the recent timber harvest, the northeast "quadrant" was primarily pine timberland. This harvested acreage is prime farmland which gives reason to question whether it will be replanted in pines or converted to a more intense agricultural use. A pecan grove makes up most of the southeast "quadrant" and roughly equal proportions of commercial pineland and pasture in the southwest "quadrant".

⁷ estimated from the Soil Survey of Schley and Sumter Counties, Georgia; USDA Soil Conservation Service and University of Georgia College of Agriculture, Agriculture Experiment Stations, 1974

Since this land use is not a traffic generator these areas are devoid of interior road access and interconnectivity. In accordance with the land use definitions presented above, much of this category could be labeled Undeveloped/Vacant because at least a portion of many of these properties are fronted by the municipal water system. But, unlike the numerous small parcels in the more developed areas of the city in need of infill development, these are much larger tracts extending to and beyond the corporate limits. Despite the presence of water service, these larger acreages are not surrounded by development; rather, the city is surrounded by vast Agriculture/Forestry areas that extend into the corporate limits.

DeSoto Existing Land Use January, 2022



Legend

- | | |
|--|--|
| ■ Agriculture/Forestry | Public/Institutional |
| ■ Commercial | ■ Residential |
| ■ Industrial | Transportation/Communication/Utility |
| ■ Park/Rec/Conservation | ■ Undeveloped/Vacant |



The city is most densely developed along the west-central axis. This development is predominantly Residential which, in combination with outlying residential properties accounts for 10% of the incorporated area. This category is comprised of approximately seventy, single-family residential lots, some with two residential structures, with a citywide average size of less than one acre. At the time of the survey all residences appeared to be occupied.

Two Industrial sites collectively account for 6% of land area. These are in the eastern half of the city on opposite sides of U.S. Highway 280 and the railroad. Formerly agricultural commodity (peanut and grain) buying and processing points they function now as commodity storage facilities. Characterized by large, older metal buildings and grain elevators, activity is less intensive than in years past as traffic has evolved from the rush of farm traffic delivering commodities immediately upon harvest to that of industrial trucks transferring commodities post-harvest for storage.

Undeveloped/Vacant properties account for 4% of the total. These are properties fronted by the municipal water system and which appear to have never been developed for any purpose or were developed for a specific use, but any remaining structures are dilapidated, have been abandoned/vacant. These are most numerous in residential areas along Railroad Street and in the historic downtown area and are larger on the east and west ends of the residential concentration.

Public/Institutional uses make up another 2% of the incorporated area. Five of these are churches (one with a cemetery), city hall (NW intersection of S. Luke and Bagley), fire department (Main Street) and post office (Bagley Street) make up the other three sites.

Limited Commercial activity is concentrated in the geographic center of the city. The historic “downtown” area developed along Main St. (two city blocks) proximate to the railroad depot at the intersection of the main N-S/E-W highways. Downtown activity of the current day is limited to a repair shop (east end), a weekend social hall across S. Luke Street and a takeout restaurant one block further west.⁸ The service station which originally served highway traffic on U.S. 280 now functions as a tire service.

Transportation/Communication/Utility is overwhelmingly public road and railroad rights-of-way. The only parcel in this category is the city’s elevated water tank and water treatment plant behind the west block of downtown, across Railroad Street (extension) from the fire department. A one hundred feet by two block (900 feet) grassy mall fronts the two downtown blocks in the center of the city. A gazebo and granite city marker sit on this contiguous, parallel right-of-way of U.S. 280 and the railroad.

There is not any public Park/Recreation/Conservation property in the city limits. The city benefits from the presence of a county recreation complex (ballfield with basketball courts) on its southwest periphery.

Future Land Use Narrative and Map

The 2020 Census placed DeSoto’s resident population at its lowest level in ninety years; one-third of the 1930 tally. During this period, the recorded population fluctuated up and down with each passing decade 1930-1990, after which the population decreased each decade. At the time of each census, 1930-2020, inclusive, DeSoto was credited with 1% (rounded) of the total county population. Official state projections suggest total county population will decrease by 10% (2030) and 25% (2050) from the 2020 level. The projected trend for most counties nearby is also negative.

⁸ The takeout restaurant was not operating at the time of survey but was prior plan adoption in June.

In light of this demographic history and population projection nothing could be identified to suggest a significant change in the city's land use needs over the short-term. The absence of significant local actions to at least mitigate realization of the population projections will likely serve to usher them in. Similar demographic dynamics in the surrounding area would seem to support the same or similar prospect.

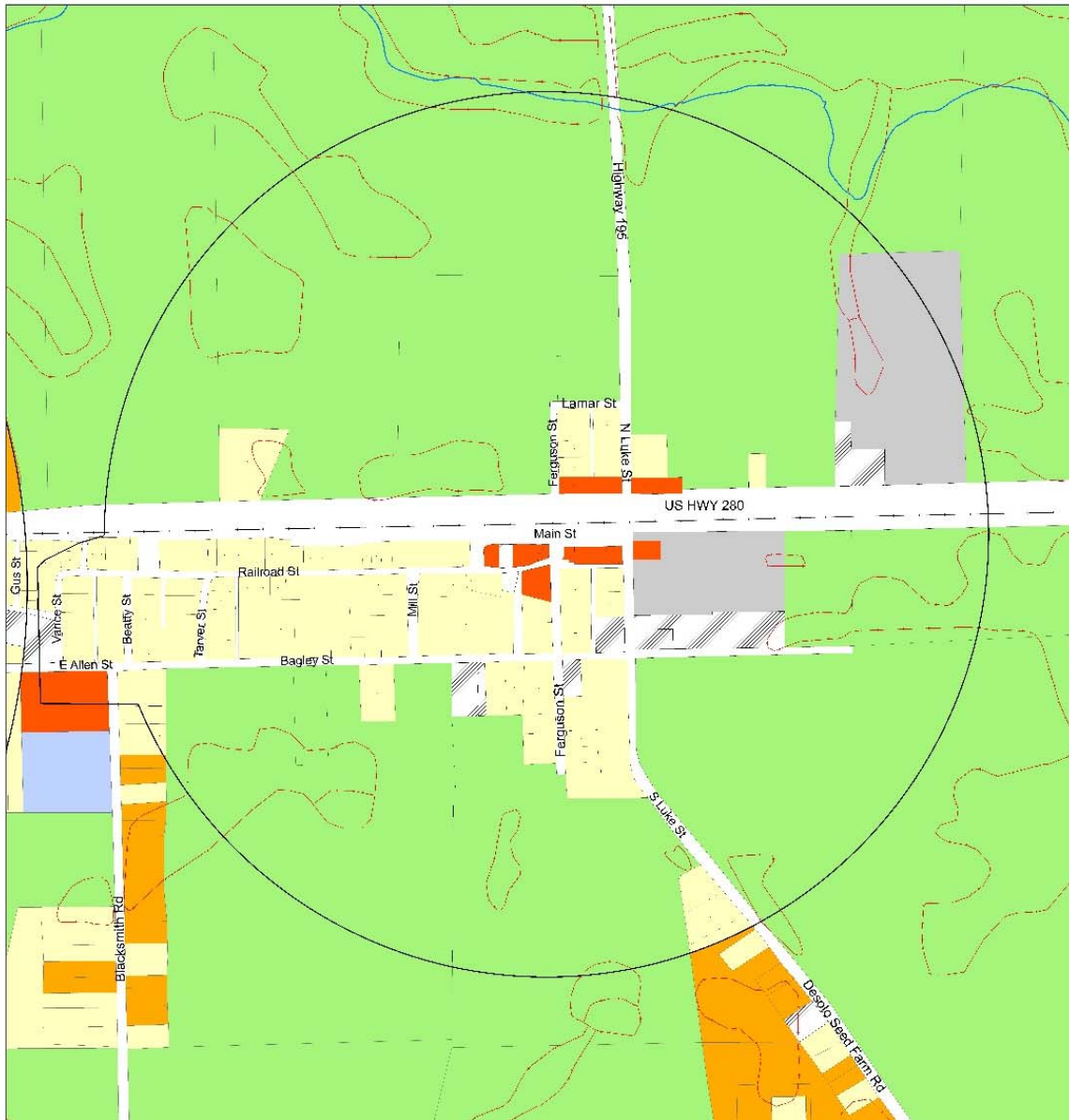
The larger Sumter County community has launched a significant planning effort to combat the negative projections. In 2015, the chamber of commerce and development authority created a tax-exempt economic development foundation to provide the community additional institutional and structural flexibility and financial resources to stimulate economic development. After a successful campaign that exceeded the \$5M fund-raising goal, and with the addition of economic development staff and public input a business action plan was developed and implemented with a focus of resolving local issues related to economic development, workforce development, communication and marketing, transportation and community re-branding. Such aggressive actions will be necessary to overcome negative momentum even to retain current resources, much less experience growth in an area of the state projected to account for a declining share of the state's population.

In late 2021/early 2022 the larger community received announcements of local investment by an indoor, organic, vertical farming enterprise, solar panel manufacturer and food processor/packager. These commitments total tens of millions of dollars with hundreds of jobs. Even more recent is the multi-million-dollar award of federal COVID-related recovery funds for expanded broadband internet service in much of Sumter County. And, as this plan entered final review voters in Sumter and fifteen surrounding counties approved an extension of the ten-year regional transportation special purpose local option sales and use tax (TSPLOST). Approval of this 1% sales tax (2023-2032) will provide the funding necessary to upgrade U.S. Highway 280 linking the two largest employment centers in the area (one of which is Sumter) from two lanes to four lanes. Despite all this good economic news and potential and DeSoto's location in the middle of it, the city is not expected to experience significant development activity in the near term. If funded, the \$295M road project will require a ten-year buildout.

The largest change of land use is likely to consist of infill development, primarily by locals involving Residential properties. The same holds true with the dozen parcels on Main Street and US Hwy 280 that should be infilled with Commercial use. In both cases however, lot sizes are almost universally problematic. According to tax records, fourteen of the projected residential parcels on Railroad Street account for a total of two acres. Similarly, the eight projected commercial parcels on one block of Main Street are credited in tax records to four owners with an aggregate total of .9 acre.

Development of undersized lots with on-site sewage management is not a permissible in a community overlying significant groundwater recharge area and lacking public wastewater collection and treatment. To maximize the city's development potential and eliminate blighting influences such conditions can generate, lot consolidation will be needed. If this cannot be achieved by the private sector, the city may be able to do so using the services of a land bank.

DeSoto Future Land Use June, 2022



Legend

- Agriculture/Forestry
- Commercial
- Industrial
- Park/Rec/Conservation

- Public/Institutional
- Residential
- Transportation/Communication/Utility
- Indicates property is in stated use at time of map adoption

- 7.5-min National Wetlands Inventory (2004)
- 2010 FEMA Q3 Flood Data



At the time the previous plan was prepared (2017) there were two Commercial establishments on U.S. Highway 280. The current projection is for doubling that level of development fronting the two-lane addition proposed in the May 2022 regional sales and use tax (TSPLOST) referendum. Restoration of commercial activity would encompass the historic downtown along Main Street.

The city will take advantage of the county's multi-use ball complex on the southwest city limits to address the bulk of Recreational needs. Although no potential site is projected herein, the city may place a small park on an undersized lot.

It is difficult to project alternative future uses for the existing Industrial sites. Both have an agri-industrial legacy with large metal, some uniquely shaped and aged facilities. Neither site sees the seasonal volume of farm-to-town activity of years past but provide temporary storage of grain (in silos) and cotton and peanuts (in warehouses).

General environmental mapping reveals the presence of an environmentally sensitive resource. Pockets of jurisdictional wetlands totaling approximately fifty-two acres are scattered sites across the city. Map overlays of land use and wetlands suggests one industrial building may extend into the boundary of one such pocket. Wetlands are areas where the frequent and prolonged presence of water at or near the soil surface drives the natural system, meaning the kind of soils that form, the plants that grow, and the fish and/or wildlife communities that use the habitat. Swamps, marshes and bogs are well-recognized types of wetlands. However, many important specific wetland types have drier or more variable water systems than those familiar to the public. Some examples of these are vernal pools, pools that form in the spring rains but are dry at other times of the year. At this writing, the U.S. Clean Water Act requires a permit be secured for dredging or placing fill in a wetland and prescribes severe penalties for anyone found guilty of violating terms and provisions of the Act. Such protective ordinances are also required by Georgia's Environmental Planning Criteria. To provide the level of resource protection stipulated in the law, and protection in the form of permit review and approval for the benefit of future developers in or proximate to such sites, the city should adopt a wetlands protection ordinance.

Another environmentally sensitive resource but which is not mapped here is areas of significant groundwater recharge. Recharge is the process by which precipitation, primarily in the form of rain, infiltrates soil and rock to add to the volume of water stored in pores and other openings in groundwater aquifers. Recharge areas have the greatest vulnerability to pollution from the surface and near-surface activities of man. The county is in that area of the state where the greatest acreage of significant groundwater recharge is concentrated. The vast majority of Sumter County including DeSoto overlies this environmentally sensitive area. This resource is also protected under Georgia's Environmental Planning Criteria. To provide the level of resource protection stipulated in law and protection in the form of permit review and approval for the benefit of future developers, the city should adopt a groundwater recharge area protection ordinance.

In addition, on the northern city limits is nominal acreage (approximately one acre) of designated floodplain, defined as any land area susceptible to being inundated by water. At this writing there are not any structures within the mapped area. Flooding is among the nation's most frequently occurring natural disasters, sometimes occurring in previously unaffected sites/areas. Because of this, the federal government requires pre-approved flood damage prevention ordinances for local governments to be eligible for federal mitigation assistance and/or post-disaster reclamation assistance, and for local government participation in the National Flood Insurance Program. The NFIS program is a federal subsidy program for flood protection. The city should adopt the prescribed ordinance.

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- *Brief description of the activity,*
- *Legal authorization for the activity, if applicable,*
- *Timeframe for initiating and completing the activity,*
- *Responsible party for implementing the activity,*
- *Estimated cost (if any) of implementing the activity, and*
- *Funding source(s), if applicable.*

City of DeSoto				
Community Work Program				
FY 2023-2027				
Project	Fiscal Year	Funding		Responsible Party
		Cost	Source	
make water main repairs and other system upgrades	2025	TBD	USDA	City Council
continue water meter replacement	2023-2027	\$15K	General Fund	City Council
capture components of water system infrastructure using GPS	2026	\$4K	Utility Fund	Utility Super.
seek funding for an emergency generator for the water system	2026	\$18K	GEMA	City Council
monitor water system closely for emergent needs	2023-2027	Staff Time	Staff Time	Utility Super.
resurface Allen and Bagley Streets	2025	\$75K	TIA LMIG	City Council
install additional street lighting (Railroad and Bagley Streets) - continued	2026	\$7K	TIA	City Council
request the railroad to install more safety markers and regrade both local crossings - continued	2023	TBD	RR	City Council
purchase additional backhoe	2024	\$30K	General Fund	City Council
pursue housing assistance and/or related infrastructure improvements (water, street, storm sewer, sidewalk)	2024	≤\$800K	CDBG USDA	City Council
complete CDBG water system improvements	2023	\$735K	CDBG	City Council
identify the best option and pursue consolidation of undersized lots on west Railroad Street and incentivize residential development	2027	TBD	CDBG	City Council
adopt property maintenance and nuisance codes and contract with the county for enforcement	2024	Staff Time	Staff Time	City Council
designate a route for and construct a walking trail	2027	TBD	TIA	City Council
ask DOT to demolish and remove abandoned RR depot from state ROW	2023	Staff Time	Staff Time	City Council
duplicate (at least annually) and store copies of critical city records out of the city	2023>	Staff Time	Staff Time	City Clerk

Adopt a flood damage prevention ordinance and enroll in the National Flood Insurance Program	2025	Staff Time	Staff Time	City Council
Adopt environmental protection ordinances for wetlands and significant groundwater recharge	2026	Staff Time	Staff Time	City Council
Identify a local storm shelter	2025	Staff Time	Staff Time	City Council
update the comprehensive plan	2027	Staff Time	Staff Time	City Council
develop a community/senior citizens center	2027	TBD	CDBG USDA	City Council

City of DeSoto				
Economic Development Work Program				
FY 2023-2027				
Project	Fiscal Year	Funding		Responsible Party
		Cost	Source	
facilitate economic and residential development with financial packaging/service delivery, etc.	2023-2027	As needed	CDBG USDA	City Council
construct gateway signage ¹	2023	\$1,000	TIA	City Council
participate in county tourism efforts to elevate community standing as a tourist destination	2023-2027	Staff Time	Staff Time	City Council
research the location of Hernando De Soto's purported campsite circa 1540 for possible identification as a tourist attraction	2023-2027	College Credit	GSW State Univ.	City Council
identify options to consolidate undersized lots on Main Street and facilitate redevelopment of the original downtown area	2023-2027	Staff Time	Staff time	City Council
ID best option for clearance of dilapidated structures from downtown and incentivize redevelopment with an eye toward recreating original character	2023-2027	TBD	USDA	City Council

¹ reference Sumter County Community Design Charrette and Report, 2016

City of DeSoto				
Community Work Program Report of Accomplishments				
FY 2018-2022				
Project	Complete¹	Underway	Postponed	Not Accomplished
Secure estimates for inspection/ service of elevated water tank	X			
Make water main replacement and other system upgrades			2025 funding	
continue water meter replacement	X			
capture components of water system infrastructure with GPS			2026 funding	
Seek funding for an emergency generator for the water system			2026 funding	
Monitor water system closely for emergent needs	X			
resurface Allen and Bagley Streets	X ²			
install street and drainage improvements on Vance St	X			
make structural improvements in the storm drainage system			indefinitely ³	
Install additional street lighting (Railroad and Bagley Streets)	X			
designate and place signage marking a truck route	X			
Request the railroad to install better safety markers and regrade both local crossings	X			
purchase backhoe	X			
pursue housing assistance and/or related infrastructure improvements (water, street, storm sewer)		2023		
identify the best option and pursue consolidation of undersized lots on west Railroad Street and incentivize residential development		2027 funding		
adopt property maintenance and nuisance codes and contract with the county for enforcement		2024		
designate a route for, and construct, a walking trail		2027		
ID options/opportunities for development of polling place, EMS substation				X ⁴

Identify abandoned RR depot as a brownfield and pursue removal				X ⁵
Become an active member of the Sumter County Local Emergency Planning Committee (LEPC)	X			
Encourage resident participation in Community Emergency Response Team (CERT) training				Resident Initiative
Duplicate (at least annually) and store copies of critical city records out of the city			2023 low priority	
Adopt a flood damage prevention ordinance and enroll in the National Flood Insurance Program			2026 low priority	
Adopt environmental protection ordinances for wetlands and significant groundwater recharge			2026 low priority	
Maintain an eradication program for nuisance/disease-carrying pests	X			
Get a clear delineation of the west city limits (earlier annexation)				lost priority
Identify a local storm shelter		2025		
update community work program element 2023-2027 for the comprehensive plan	X			
develop a community/senior citizens center			2027 funding	
AMENDMENT JUNE, 2021				
Adopt a broadband ordinance	X			
Secure "Broadband Ready Community" designation		2022-2023 ⁶		
Pursue funding and/or provide services to facilitate enhanced broadband service availability	X			

¹ Activity may be completed for the period but part of a longer-term or repeated effort.

² Substituted Vance and Railroad for Allen and Bagley. – DOT Review for LMIG. Allen and Bagley are carried over.

³ Past improvements have proven to be adequate.

⁴ DeSoto is not an appropriate location

⁵ Site did not make the short list for an EPA-funded environmental assessment but is carried over with a different approach.

⁶ State office temporarily lost administrative capacity

<p align="center">City of DeSoto Economic Development Program Report of Accomplishments FY 2018-2022</p>				
Project	Complete¹	Underway	Postponed	Not Accomplished
facilitate economic and residential development with financial packaging/service delivery, etc.	X ²			
construct gateway signage ³			2026 funding	
participate in the current One Sumter initiative addressing economic development, workforce development, communications and marketing, transportation and rebranding needs of the county.	X			
Participate in county tourism efforts to elevate community standing as a tourist destination	X			
research the location of Hernando De Soto's purported campsite circa 1540 for possible identification as a tourist attraction			2026 low priority	
identify options to consolidate undersized lots on Main Street and facilitate redevelopment of the original downtown area			2027 low priority	
ID best option for clearance of dilapidated structures from downtown and incentivize redevelopment with an eye toward recreating original character			2027 funding	

* The city's only staff is a part-time clerk

¹ Activity may be completed for the period but part of a longer-term or repeated effort.

² no requests this period

³ reference Sumter County Community Design Charrette and Report, 2016

Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.



Vision Statement:

Taking advantage of the resources available to us we will strive to improve the quality of life for residents without compromising our small-town character and enhance the traveling experience for our visitors.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen, use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.

To satisfy this plan requirement the city is addressing the second option, development of a future land use map and narrative.

Land Use Definitions

Agriculture/Forestry: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

Industrial: This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

Residential: The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

Transportation/Communication/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Existing Land Use Narrative and Map

For this 2022 update of the 2017 land use narratives and maps the same, but updated, sources were used in what proved to be minor revisions. Compilation of information gathered via recent aerial imagery, property tax records, windshield survey and resident input in January, 2022, yielded the following.

Leslie Existing Land Use January, 2022		
Land Use Categories	Acreage	Proportion
Agriculture/Forestry	541	48%
Commercial	8	<1%
Industrial	45	4%
Park/Recreation/Conservation	7	<1%
Public/Institutional	30	3%
Residential	315	28%
Transportation/Communication/Utilities	110	10%
Undeveloped/Vacant	75	7%
Total Acreage	1,131	100%

source: River Valley Regional Commission

Leslie's corporate limits are circular with a 1.5-mile diameter encompassing 1,131 acres. Topography is flat with slope of $\leq 5\%$ over the vast majority of the city. Small pockets of slope ranging between 5%-8% are located near the northern-most city limits, in the northeast quadrant and on the southeast boundary. This lack of topographic relief can be problematic during periods of heavy rainfall because it can contribute to flooding/ponding. Properly designed and constructed drainage channels must be provided and maintained to facilitate stormflow and minimize/prevent property damage.

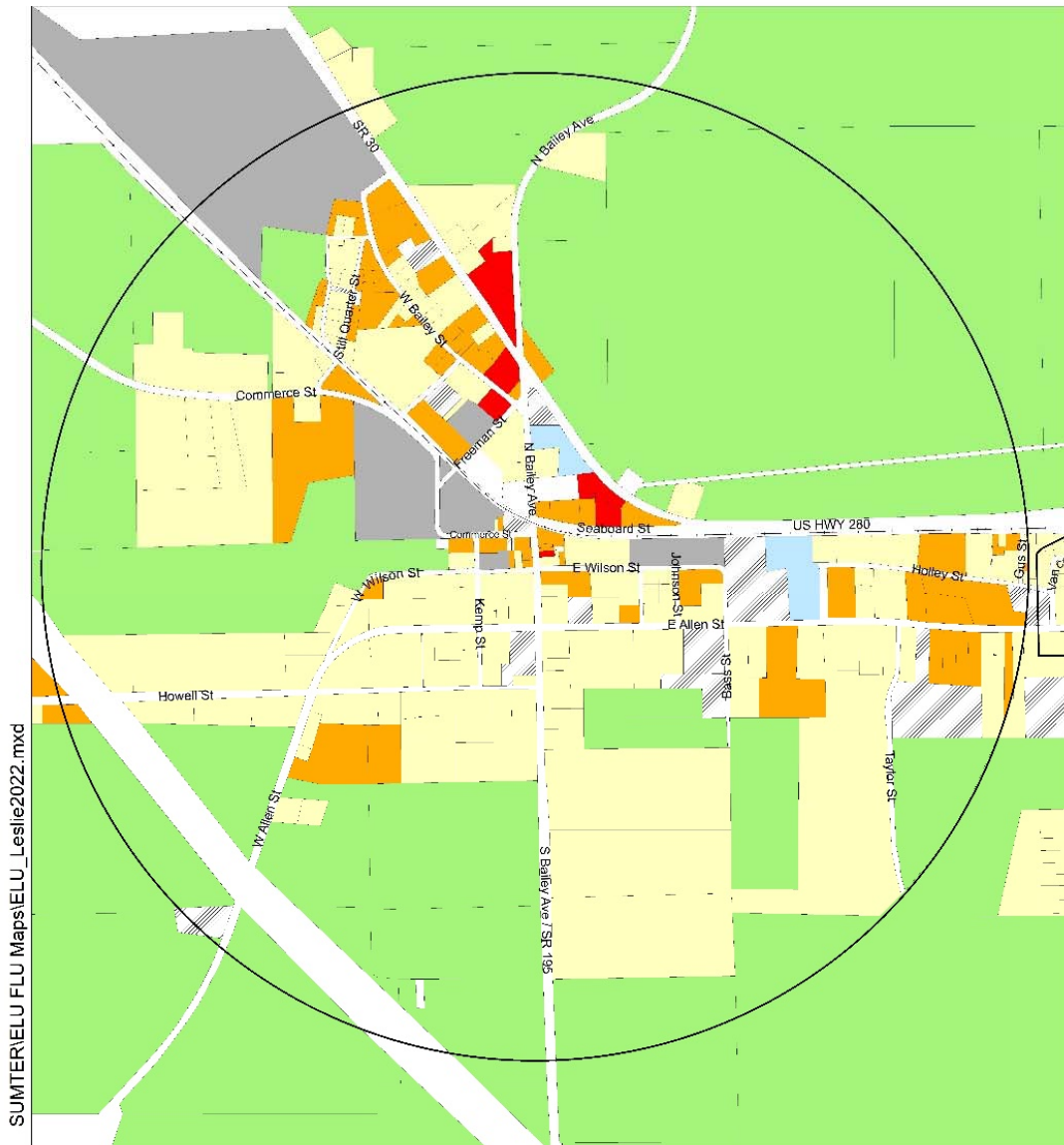
Leslie is in a large area of agriculturally productive soils. Prime agricultural land is not defined by actual land use, but by the presence of soils with unique characteristics which facilitate efficient production of food and fiber. This is significant in an incorporated area because these same soil types are in demand for virtually all other land uses. The incidence of prime farmland for the local, state and national geographies are: Leslie >80%, Sumter County $\pm 50\%$, Georgia $\pm 20\%$ and the nation $\pm 15\%$.⁹

The largest proportion of the incorporated area is in Agriculture/Forest. Accounting for almost half of the incorporated area, it is most heavily concentrated near the outer limits of the city. The northeast quadrant is overwhelmingly woodland, but elsewhere woodland, pecan groves and cultivated farmland account for roughly equal shares of this category.

⁹ U. S. Department of Agriculture

Leslie Existing Land Use

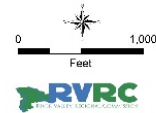
January, 2022



SUMTER\ELU Maps\ELU_Leslie2022.mxd

Legend

- | | |
|-----------------------|--|
| Agriculture/Forestry | Public/Institutional |
| Commercial | Residential |
| Industrial | Transportation/Communication/Utilities |
| Park/Rec/Conservation | Undeveloped/Vacant |



With few exceptions, development has been confined to the south side of U. S. Highway 280/Georgia Highway 30. Residential development accounts for over one-quarter of total city area. Single-family is the dominant housing type, complemented with two small developments of duplex/triplex housing on Howell and E. Wilson Streets. Five single-family properties are of disproportionately large acreages in the southeast quadrant.

Ten percent of the incorporated area is in Transportation/Communication/Utilities. These properties include road and railroad rights-of-way, a single elevated water tank/water treatment plant southeast of the city center, a municipal well on Commerce Street, electric power substation in the U.S. 280 curve with supply line and an electric power transmission line crossing the southwest corporate limit. A cell tower is located near the south end of this transmission line easement. The most unique of these uses is the local family-owned telephone and cable company. Located immediately north of the downtown core and straddling North Bailey Avenue are the company's office and equipment and vehicle storage facilities. On the west side of Bailey is the company-owned Georgia Rural Telephone Museum, the 30,00 square feet "home to the largest collection of antique telephones and telephone memorabilia in the world."¹⁰ Company storage facilities extend westward to Freeman Street.

Industrial use accounts for four percent of the incorporated area. All but one site in this category has an agricultural history. Parcels west/northwest of the city center serve(d) as agricultural commodity buying stations and storage facilities. Large, metal, storage buildings see less activity than in years past, but despite their age appear to be well maintained. This category includes a farm shop operating at Kemp/W. Wilson St., and the facilities/operations of an active agribusiness straddling the northwest corporate limit. The one unique property in this category is a snack food distributor on Freeman Street.

Three percent of the city's incorporated area is in Public/Institutional use. Churches and cemeteries comprise the majority of these properties. City hall and the adjoining community center on Commerce Street near the geographic center of the city, the police and fire departments across the street from city hall, and the civic center in east-central Leslie account for the balance of this category. A small, triangle-shaped parcel at the intersection of N. Bailey and U.S. 280 serves as a gateway to the historic downtown.

Commercial properties account for less than one percent of land area, none of which is in the historic downtown. Located on the curve of U. S. 280 are the small local grocer, general merchandise franchise store and sub-acre antique farm equipment retailer. Further north on US 280 is a portable building retailer and farm irrigation dealer, and an auto repair shop one block west of 280.

There are two Park/Recreation/Conservation sites, collectively accounting for less than one percent of the city's area. The city owns an open field on E. Allen Street with a playground in the rear, adjacent to the civic center. The other site under civic club ownership is just north of the geographic center of the city between Bailey and US 280.

Undeveloped/Vacant properties account for seven percent of the total. These properties are fronted by the municipal water system and appear to have never been developed, were developed for use but any remaining structures are deteriorated, dilapidated, abandoned or vacant. These are dispersed widely and intermixed with other land uses providing numerous opportunities for infill development. The renovated facilities of city hall/community center and police/fire department on the historic downtown block are surrounded by such privately-owned properties.

¹⁰ Georgia Rural Telephone Museum website.

Future Land Use Narrative and Map

The 2020 Census placed Leslie's resident population at its lowest level in ninety years; 55% of the 1930 tally. Over the course of the past nine decennial census periods Leslie recorded three population increases, the most recent, 1990-2000, was ten residents. Across the 1930-2020 timeframe Leslie averaged 1.7% of total county population; most recently, (2000-2020) 1.3%. The state's current official projections suggest Sumter County's population will decrease through mid-century; -25% by 2050. The projected trend for most nearby counties is also negative.

In light of this demographic history and population projection nothing could be identified to suggest a significant change in the city's land use needs over the short term. The absence of significant local actions to at least mitigate realization of the population projections will likely serve to usher them in. Similar demographic dynamics in the surrounding area would seem to support the same or similar prospect.

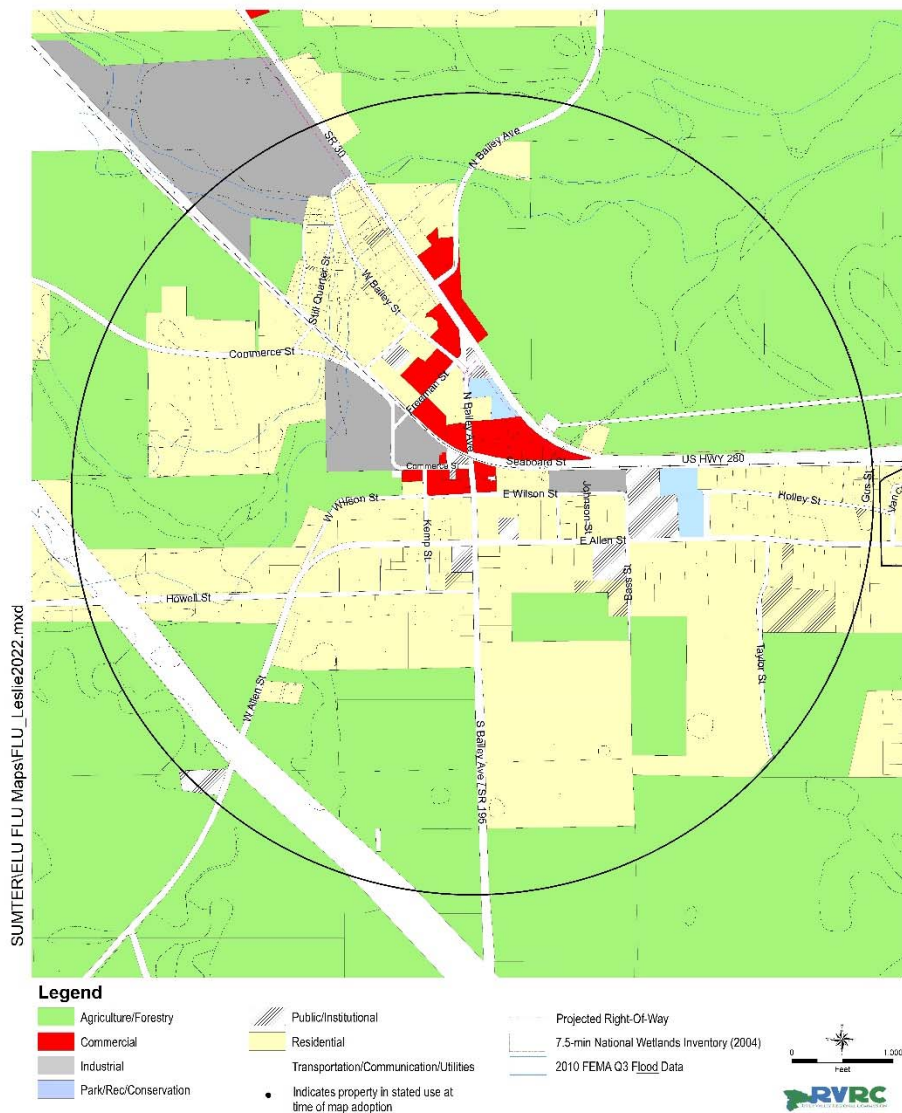
The larger Sumter County community undertook a significant planning effort to combat the negative projections. In 2015, the chamber of commerce and development authority created a tax-exempt economic development foundation to provide the community additional institutional and structural flexibility and financial resources to stimulate economic development. After a successful campaign that exceeded the \$5M fund-raising goal, and with the addition of economic development staff and public input a business action plan was developed and implemented with a focus of resolving local issues related to economic development, workforce development, communication and marketing, transportation and community re-branding. Such aggressive actions will be necessary to overcome negative momentum even to retain current resources, much less experience growth in an area of the state projected to account for a declining share of the state's population.

In large part the result of this enhanced industrial initiative, in late 2021/early 2022 the larger community received announcements of local investment by an indoor, organic, vertical farming enterprise, solar panel manufacturer and food processor/packager. These commitments collectively total tens of millions of dollars and jobs in the hundreds. In addition is the multi-million-dollar award of federal COVID-related recovery funds for expanded broadband internet service in much of Sumter County. And, as this plan entered final review voters in Sumter and fifteen surrounding counties approved an extension of the ten-year regional transportation special purpose local option sales and use tax (TSPLOST). Approval of this 1% sales tax (2023-2032) will provide the funding necessary to upgrade U.S. Highway 280 linking the two largest employment centers in the area (one of which is Sumter) from two lanes to four lanes.

Despite Leslie's favorable location on a U.S. highway roughly equidistant between these two employment centers, Leslie is not expected to experience significant development activity in the near term. Even with passage of a second regional transportation TSPLOST in May, 2022, the Highway 280 buildout will take a decade.

There is significant need for infill development, especially in residential areas and the historic downtown. For both; however, lot sizes are problematic. In a community lacking public wastewater collection and treatment and overlying significant groundwater recharge area, redevelopment of undersized lots in need of on-site waste management violates health standards and state environmental criteria. Successful Residential infill in the northwest quadrant will be complicated further by the need to negotiate boundaries of floodplains, wetlands and zoning setbacks. County tax records indicate the eight properties/"storefronts" sharing the downtown city block with city hall/community center total less than an acre. To maximize the city's development potential and eliminate the blighting influences these undeveloped/vacant parcels are having, lot consolidation or other innovative options will be needed.

Leslie Future Land Use June, 2022



Projections provide for a locally significant increase in Commercial acreage, consisting primarily of infill in historic downtown around the intersection of Commerce and Bailey and along Seaboard Street. Adjoining lot reconfiguration resulting from reorientation of the N. Bailey Avenue @ U. S. 280 intersection upon widening of Highway 280 will facilitate possible creation of new commercial acreage (compare to Existing Land Use map).

Residents have the benefit of county Recreation ballfields (baseball/softball) and basketball courts on the city’s southeast perimeter. The city also has acreage available for an expanded playground on the E. Allen Street recreation site.

It is difficult to project an alternative future use for Industrial sites. In response to tourists who travel the SAM Shortline Excursion Train inquiring about local agricultural heritage, the city has expressed interest in the possible conversion of some agricultural commodity storage facilities for use as agricultural

equipment display and exhibit sites. Sites west of the city center would be most conducive for conversion because of proximity to the railroad depot/platform.

General environmental mapping of the city reveals the presence of three environmentally sensitive areas. Designated floodplains are present in the northeast and northwest quadrants and west-central area of Leslie. Floodplains are defined as any land area susceptible to being inundated by water. The physical location of structures depicted on the accompanying future land use map are computer-generated centroids, and not intended to indicate whether any on-site improvement is or is not in a floodplain. Homes in the northwest quadrant have been damaged in the past by rising flood waters. Flooding is among the nation's most frequently recurring natural disasters, sometimes occurring in previously unaffected areas. To be eligible for federal mitigation assistance and/or post-disaster reclamation assistance, the federal government requires local governments adopt and enforce pre-approved flood damage prevention ordinances mitigating local exposure or susceptibility to the potential for flood hazards. The city has adopted a federally approved flood damage prevention ordinance and participates in the National Flood Insurance Protection Program.

Scattered pockets of jurisdictional wetlands totaling fifty-three acres are also most common in the northeast and northwest quadrants and west-central area of Leslie. Wetlands are areas where the frequent and prolonged presence of water at or near the soil surface drives the natural system, meaning the kind of soils that form, the plants that grow, and the fish and/or wildlife communities that use the habitat. Swamps, marshes and bogs are well-recognized types of wetlands. However, many important specific wetland types have drier or more variable water systems than those familiar to the public. Some examples of these are vernal pools (pools that form in the spring rains but are dry at other times of the year), playas (areas at the bottom of undrained desert basins that are sometimes covered with water) and prairie potholes. As in the case with floodplains the accompanying future land use map is a general reference, not the definitive resource for determining whether any specific site/structure is within a jurisdictional wetland. At this writing, the U.S. Clean Water Act requires a permit be secured for dredging or placing fill in a wetland and prescribes severe penalties for anyone found guilty of violating terms and provisions of the Act. Such protective ordinances are also required by Georgia's Environmental Planning Criteria. To provide the level of resource protection stipulated in the law, and protection in the form of permit review and approval for the benefit of future development in or proximate to such sites, the city should adopt a wetlands protection ordinance.

Another environmentally sensitive resource present locally but which is not indicated on the accompanying map is area of significant groundwater recharge. Recharge is the process by which precipitation, primarily in the form of rain, infiltrates soil and rock to add to the volume of water stored in pores and other openings in groundwater aquifers. Recharge areas have the greatest vulnerability to pollution from the surface and near-surface activities of man. The county is in that area of the state where the greatest acreage of significant groundwater recharge is concentrated. Virtually all of Sumter County and all of Leslie overlie this environmentally sensitive area. This resource is also protected under Georgia's Environmental Planning Criteria. To provide the level of resource protection stipulated in the law, and protection in the form of permit review and approval for the benefit of future development in or proximate to such sites, the city should adopt a groundwater recharge area protection ordinance.

As stated previously, prevention of the projected population and economic decline will likely require bold local actions, very possibly including changes in land use permitted by the city. A review of the zoning ordinance for possible update should be performed to facilitate desirable land use. The process of updating the zoning ordinance should be preceded by another, timely review of future land use in the event more current update/correction of the accompanying map is needed.

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- *Brief description of the activity,*
- *Legal authorization for the activity, if applicable,*
- *Timeframe for initiating and completing the activity,*
- *Responsible party for implementing the activity,*
- *Estimated cost (if any) of implementing the activity, and*
- *Funding source(s), if applicable.*

Leslie Community Work Program FY 2023-2027				
Project	Fiscal Year	Funding		Responsible Party
		Cost	Source	
continue street improvements (resurface/pave) sidewalk repair and extension	2023-2027	\$25K/y	TIA LMIG	Utility Super.
resolve drainage deficiencies at sites across the city	2023-2027	as needed	TIA LMIG	Utility Super.
monitor utility infrastructure closely for emergent needs	2023-2027	Staff Time	Staff Time	Utility Super.
renovate the civic center for civic uses and possible use as an emergency shelter	2023-2025	\$95K	USDA GEMA	City Council
replace/upgrade playground equipment	2025	\$10K	general fund	City Clerk
interconnect Leslie and DeSoto water mains as part of any waterline relocation resulting from widening of U.S. Highway 280	2027	TBD	TBD	City Council
seek assistance from DOT for streetscape improvements along the ROW between U.S 280 E and the railroad	2025-2026	TBD	DOT	City Clerk
maintain strong code enforcement to eliminate blighting influences – structures, lots (size)	2023-2027	Staff Time	Staff Time	City Clerk
address housing assistance and/or related infrastructure improvements (water, drainage, street)	2023-2027	≤\$800	CDBG CHIP USDA	City Council
adopt significant groundwater recharge and wetlands ordinances	2027	Staff Time	Staff Time	City Clerk
update the comprehensive plan	2027	Staff Time	Staff Time	City Clerk
participate in the update of the pre-disaster mitigation plan and protection of critical facility infrastructure	2026	Staff Time	GEMA	EMA Dir
review zoning ordinance for possible update	2025-2026	\$7K	General fund	P&Z
adopt and implement a historic preservation ordinance	2027	\$8K	General fund	P&Z

Leslie				
Economic Development Work Program				
FY 2023-2027				
Project	Fiscal Year	Funding		Responsible Party
		Cost	Source	
adopt ordinances, e.g., nuisance, and secure other tools, e.g., land bank, necessary to facilitate downtown redevelopment	2025	Staff Time	Staff Time	City Council
facilitate retention of existing business and capitalize on new economic and residential opportunities with financial packaging/service delivery	2023-2027	TBD	CDBG USDA general fund	City Council
Continue discussions with warehouse owners to determine possibility of securing a vacant building(s) for tourism development; displays/exhibits, event venue, etc.	2023-2027	Staff Time	Staff Time	City Council
work with commercial carriers for internet service upgrades	2023-2027	Staff Time	Staff Time	City Council
participate in planned marketing through the tourism council to increase tourism in Leslie and throughout the county	2023-2027	Staff Time	Staff Time	City Council
capitalize on any opportunity to attract natural gas service to the city	2023-2027	Staff Time	Staff Time	City Council

Leslie Community Work Program Report of Accomplishments FY 2018-2022				
Project	Complete¹	Underway	Postponed	Not accomplished
continue street improvements (resurface/pave)	X			
sidewalk repair and extension	X			
resolve drainage deficiencies at sites across the city	X			
monitor utility infrastructure closely for emergent needs	X			
capture water system components with GPS	X			
renovate the civic center for civic uses and possible use as an emergency shelter		2023-2025 funding		
replace/upgrade playground equipment			2025 funding	
construct a dynamic city web site	X			
seek assistance from DOT for streetscape improvements along the ROW between U.S 280 E and the railroad			2025-2026 lower priority	
strengthen the code enforcement program to eliminate blighting influences – structures, lots (size)	X			
address housing assistance and/or related infrastructure improvements (water, drainage, street)			2024 competitive application	
adopt significant groundwater recharge and wetlands ordinances			2027 no issues	
update the community work program 2023- 2027 in the comprehensive plan	X			
participate in the update of the pre-disaster mitigation plan and protection of critical facility infrastructure	X			
review zoning ordinance for possible update			2022-2026 lower priority	
adopt and implement a historic preservation ordinance			2027 lower priority	
support a volunteer Community Emergency Response Team CERT	X			
AMENDMENT JUNE, 2021				
Adopt a broadband ordinance	X			
Secure "Broadband Ready Community" designation		X ²		

Pursue funding and/or provide services to facilitate enhanced broadband service availability	X			
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¹ Project may be completed for the period but part of a longer-term or on-going effort.

² State office temporarily lost administrative capacity

Leslie Economic Development Work Program Report of Accomplishments FY 2018-2022				
Project	Complete¹	Underway	Postponed	Not accomplished
adopt ordinances, e.g., nuisance, and secure other tools, e.g., land bank, necessary to facilitate downtown redevelopment		2025 lower priority		
facilitate retention of existing business and capitalize on new economic and residential opportunities with financial packaging/service delivery			‘23 - ‘27 no inquiries	
meet with warehouse owners to determine possibility of securing a vacant building(s) for tourism development; displays/exhibits, event venue, etc.	X			
work with commercial carriers for internet service upgrades	X			
implement a package of unifying and complementary tourist signage; entranceway/directional/wayfinding ²	X			
contribute to the elevated level of cooperation, coordination and planned marketing through the tourism council to increase tourism in Leslie and throughout the county	X			
participate in the current One Sumter initiative addressing economic development, workforce development, communications and marketing, transportation and re-branding needs of the county.	X			
capitalize on any opportunity to attract natural gas service to the city			‘23 - ‘27 no opportunity	

¹ Project may be completed for the period but part of a longer-term or repeated effort.

² reference Sumter County Community Design Charrette and Report, 2016, titled, “See Sumter”.

Community Goals Element

Plan Requirement

The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate. Community Goals must include at least one or a combination of a, (1) General Vision Statement, (2) List of Community Goals, (3) Community Policies or (4) Character Area and Defining Narrative.



Vision Statement:

Plains will maintain its proud history with a presidential past, all-the-while pursuing a prosperous future for its residents.

Land Use Element

Plan Requirement

This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen, use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.

To satisfy this plan requirement the city is addressing the second option, development of a future land use map and narrative.

Land Use Definitions

Agriculture/Forestry: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

Industrial: This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

Residential: The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

Transportation/Communication/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Existing Land Use Narrative and Map

Compilation of information gathered via recent aerial imagery, property tax records, windshield survey and resident input yielded the following.

Plains Existing Land Use January, 2022		
Land Use Categories	Acreage	Proportion
Agriculture/Forestry	133	26%
Commercial	4	1%
Industrial	49	9%
Park/Recreation/Conservation	10	2%
Public/Institutional	43	8%
Residential	124	24%
Transportation/Communication/Utilities	56	11%
Undeveloped/Vacant	98	19%
Total	517 acres	100%

source: River Valley Regional Commission

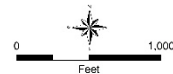
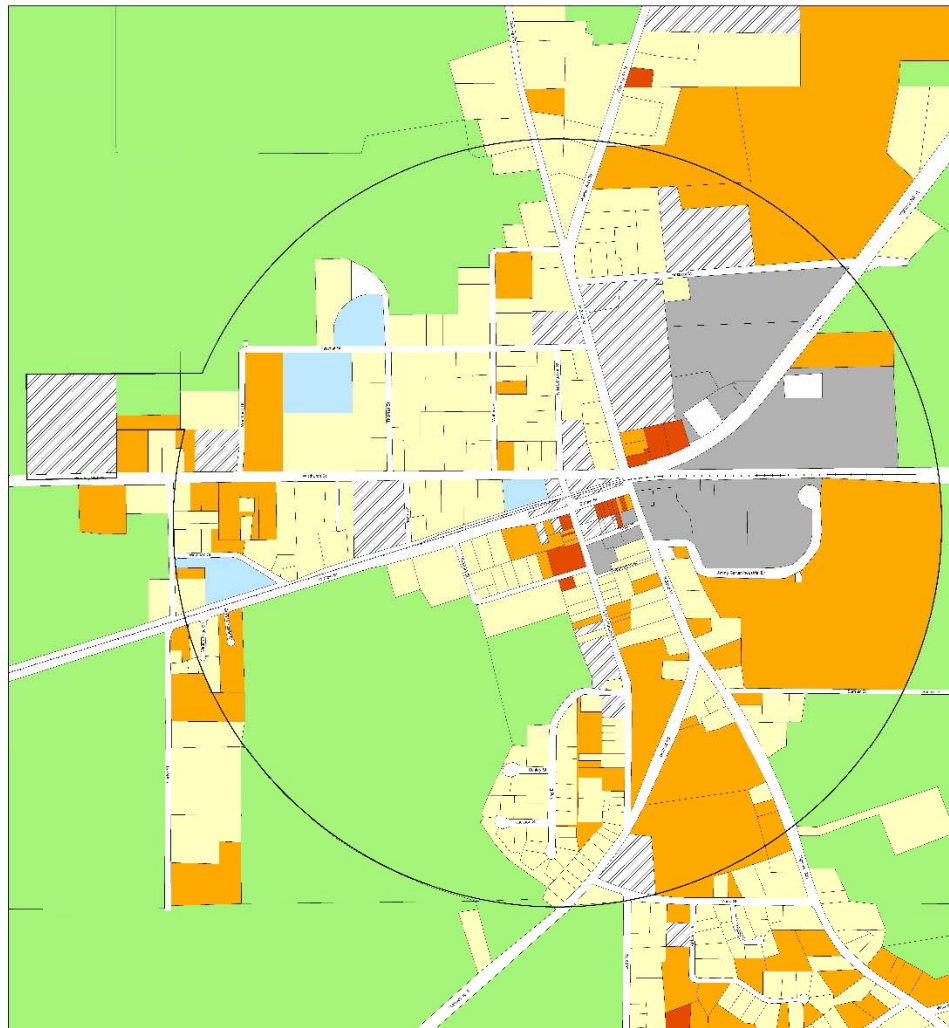
Plains corporate limits are circular with a one-mile diameter (503 acres). Annexation of approximately fourteen acres on the western boundary increased total land area to approximately 517 acres. Topography is among the flattest in the county as 90% of the city has a slope of $\leq 2\%$. This lack of topographic relief can be problematic during periods of heavy rainfall because it can contribute to flooding/ponding. Properly designed and constructed drainage channels must be provided and maintained to minimize/prevent damage to property.

Plains is in an area of agriculturally productive soils. Prime agricultural land is not defined by actual land use, but by the presence of soils with unique characteristics that facilitate efficient production of food and fiber. This is significant in an incorporated area because these same soil types are in demand for virtually all other land uses. The incidence of prime farmland for Plains and larger jurisdictions are: Plains $\pm 80\%$, Sumter County $\pm 50\%$, Georgia $\pm 20\%$ and the nation $\pm 15\%$.

As depicted on the accompanying map most of the Agriculture/Forestry land use, which accounts for one-quarter of the municipal land area, is in the western half of the city. Agriculture activity in the southwest quadrant extends deep into the city. Most of the larger agriculture/forestry parcels are legacy properties, in both east and west Plains, having been passed down within families or otherwise in single ownership for decades.

Residential land use, accounting for another quarter of total municipal area, is overwhelmingly single-family. There are three, small multi-unit sites; three quadraplexes on the north city limit/N. Bond (12 residences), two duplexes and two quadraplexes (12 residences) near the center of the northwest quadrant/mid-Pascal, and the largest of the three sites (14 residences) seven duplexes just southwest of the city center/Graham. Two assisted care living facilities are classified as public/institutional land uses.

Plains Existing Land Use January, 2022



Undeveloped/Vacant sites are properties fronted by city utilities and appear to have never been developed for any purpose or were developed for a specific use, but any remaining structures are dilapidated or vacant. These sites are most often intermixed with residences. The largest of these parcels are in the southeast quadrant and tree-covered with (dual) access to municipal utilities.

Transportation/Communication/Utilities consist primarily of road and railroad rights-of-way, an electrical power substation (west side of E. Church St.), telephone relay station (Jimmy Carter Industrial), and components of the municipal water system (north of Pascal and east side of E. Church St.)

Industrial activity is concentrated in east-central Plains anchored by large facilities processing and warehousing raw peanuts received directly from area farmers. Open acreage is needed to facilitate the flow of numerous, large vehicles and equipment in-tow transferring the agricultural commodity by the tons. Other industrial activity has been performed on adjoining properties, but agri-business has been operating in east-central Plains uninterrupted for almost seventy-five years.

Churches account for the greatest number of Public/Institutional land uses followed by municipal facilities; city hall, police/fire department and other city-related services. The balance of this category includes the post office, two assisted-living facilities (west city limit and NE city limit), the Jimmy Carter National Historic Site (NE quadrant) and related National Park facilities.

Plains' Commercial activity remains concentrated around the heart of the city. Northeast of the city center are a tire service business, convenience store and restaurant. Closer to the geographic center is the historic downtown where gift, souvenir, antique shops, restaurants and an inn occupy brick buildings with shared walls. Further southwest are the pharmacy, veterinary, variety store and a lawn mower repair shop.

Recreational/Conservation land use consists of Plains City Park, a rest area with restrooms, picnic tables and grandstand near the center of the city, Boys and Girls Club on the western city limits, a civic club site and separate ball field both in the northwest quadrant.

Future Land Use Narrative and Map

Plains has maintained an amazingly consistent proportion of the Sumter community's population 1930-2020. Across the span of the past ten censuses Plains has averaged 2.2% of the county total, differing by less than one-half percent at the time of any census. The state's official projections for Sumter County suggest an uninterrupted population decrease of 20% over the next twenty-five years (2020-2045) and beyond.¹¹ The projected trend for most nearby counties is also negative. Continuation of the proportional share trend of the past century to the county projection suggests a municipal population of 530 in 2045, forty fewer than the 2020 tally (573). In the face of this long-term trend and negative population projections nothing could be identified to suggest a significant change in the city's land use needs. The absence of significant local action to counter these projections will likely serve to usher them in, and similar demographic dynamics for the surrounding area would seem to support the prospect.

The larger Sumter County community undertook a significant planning effort to combat the negative projections. In 2015, the chamber of commerce and development authority created a tax-exempt economic development foundation to provide the community additional institutional and structural flexibility and financial resources to stimulate economic development. After a successful campaign that exceeded the \$5M fund-raising goal, and with the addition of economic development staff and public input a business action plan was developed and implemented with a focus of resolving local issues related to economic development, workforce development, communication and marketing, transportation and community re-branding. Such aggressive actions will be necessary to overcome negative momentum even to retain current resources, much less experience growth in an area of the state projected to account for a declining share of the state's population.

¹¹ This Office of Planning and Budget projection was prepared and released prior to the 2020 Census. The projection for 2020 (29,110) was five hundred residents below the 2020 Census (29,616).

In large part the result of this enhanced industrial initiative, in late 2021/early 2022 the larger community received announcements of local investment by an indoor, organic, vertical farming enterprise, solar panel manufacturer and food processor/packager. These commitments collectively total tens of millions of dollars and jobs in the hundreds. In addition is the multi-million-dollar award of federal COVID-related recovery funds for expanded broadband internet service in much of Sumter County. And, as this plan entered final review voters in Sumter and fifteen surrounding counties approved an extension of the ten-year regional transportation special purpose local option sales and use tax (TSPLOST). Approval of this 1% sales tax (2023-2032) will provide the funding necessary to upgrade U.S. Highway 280 linking the two largest employment centers in the area (one of which is Sumter) from two lanes to four lanes.

The largest change of land use should be infill development, primarily the conversion of currently undeveloped/vacant parcels adjoining Residential properties. There are approximately three dozen such parcels in the city, which includes some large enough to accommodate several units of new housing construction, for which there is local demand. In absence of such development the history common to legacy properties, most commonly agriculture/forestry land uses, suggests dim prospects of new housing construction within the current municipal boundary.

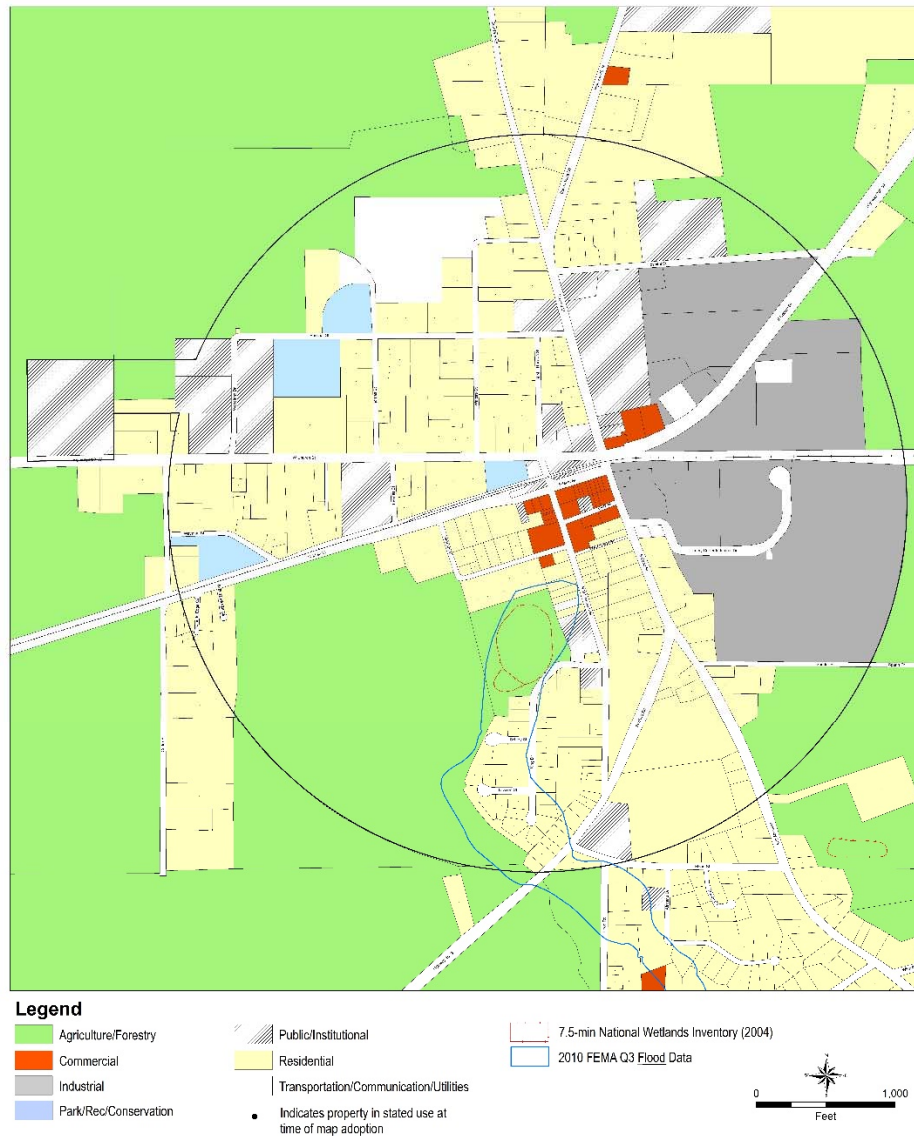
In addition, there are a dozen undeveloped/vacant parcels in the historic downtown and adjoining areas that should be infilled for Commercial use. This will consist of new businesses occupying currently undeveloped or vacant sites/buildings, and conversion from some industrial and public/institutional properties. Two particular parcels in this latter category could be of greater benefit to the city, because of location, if in an appropriate commercial use.

Likewise, although not projected here for future commercial use, the two small public/institutional parcels just north of the major intersection and on the east side of N Bond Street offer potential commercial benefits. These are not projected for commercial use; however, because their location at the midpoint between downtown and the Jimmy Carter National Historic Site makes them attractive pedestrian amenities; park benches, etc. Such land use at this location would be complementary to the National Park Site which abuts the north boundary of these parcels.

No additional Park/Recreation/Conversation acreage is projected. The Boys and Girls Club on the western city limits offers basketball courts, playground, an open field area, swimming pool and indoor recreation opportunities.

The Industrial footprint is projected to increase by extension from adjoining or proximate uses, currently classified as Undeveloped/Vacant. The smaller is on the east side of E Church Street (US 280) at the city limits and the larger is an extension from Jimmy Carter Industrial Blvd. to the eastern city limits.

Plains Future Land Use June, 2022



General environmental mapping reveals the presence of environmentally sensitive resources. A single pocket of jurisdictional wetlands totaling ± 5 acres is in south-central Plains. The wetland site and the surrounding parcel are in dense woodland and abut residential developments on three sides. Wetlands are areas where the frequent and prolonged presence of water at or near the soil surface drives the natural system, meaning the kind of soils that form, the plants that grow, and the fish and/or wildlife communities that use the habitat. Swamps, marshes and bogs are well-recognized types of wetlands. However, many important specific wetland types have drier or more variable water systems than those familiar to the public. Some examples of these are vernal pools (pools that form in the spring rains but are dry at other times of the year), playas (areas at the bottom of undrained desert basins that are sometimes covered with water)

and prairie potholes. At this writing, the U.S. Clean Water Act requires a permit be secured for dredging or placing fill in a wetland and prescribes severe penalties for anyone found guilty of violating terms and provisions of the law. Protective ordinances are also required by Georgia's Environmental Planning Criteria. The city has adopted policies providing for some level of protection for this natural resource. To provide the level of resource protection stipulated in state law, and protection in the form of permit review and approval for the benefit of future developers in or proximate to such sites, the city should adopt a wetlands protection ordinance.

Another environmentally sensitive resource but which is not mapped here is areas of significant groundwater recharge. Recharge is the process by which precipitation, primarily in the form of rain, infiltrates soil and rock to add to the volume of water stored in pores and other openings in groundwater aquifers. Recharge areas have the greatest vulnerability to pollution from the surface and near-surface activities of man. The county is in that area of the state where the greatest acreage of significant groundwater recharge is concentrated. Virtually all of Sumter County and all the city overlies this environmentally sensitive area. The city has adopted policies providing for some level of protection for this natural resource. To provide the level of resource protection stipulated in state law, and protection in the form of permit review and approval for the benefit of future developers in or proximate to such sites, the city should adopt a significant groundwater recharge area ordinance.

In addition, a linear trail of thirty acres of designated floodplain originates around the previously identified wetland pocket and extends south to and beyond the corporate limits. This resource is officially defined as any land area susceptible to being inundated by water. Flooding has occurred within this mapped area. Over two dozen homes were constructed within this area apparently without knowledge of the floodplain and/or without benefit sufficient mitigation efforts. Flooding is among the nation's most frequently occurring natural disasters, sometimes occurring in previously unaffected sites/areas. Because of this, the federal government requires pre-approved flood damage prevention ordinances of local governments to be eligible for federal mitigation assistance and/or post-disaster reclamation assistance. The proper local ordinance also allows the local government to participate in the National Flood Insurance Program, enabling insurance carriers to offer homeowners and business owners in that jurisdiction flood insurance at rates that are heavily subsidized by the federal government. The City of Plains has the prescribed ordinance and participates in the national program.

As stated previously, mitigation of the projected population decline will require bold local actions, which are likely to include some changes in land use. The age of the zoning ordinance could prove problematic in achieving that. The process of updating the zoning ordinance should be preceded by another, close look at future land use in the event more current correction/update is needed.

Community Work Program

Plan Requirement

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address priority Needs and Opportunities. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- *Brief description of the activity,*
- *Legal authorization for the activity, if applicable,*
- *Timeframe for initiating and completing the activity,*
- *Responsible party for implementing the activity,*
- *Estimated cost (if any) of implementing the activity, and*
- *Funding source(s), if applicable.*

Plains Community Work Program FY 2023-2027				
Project	Fiscal Year	Funding		Responsible Party
		Cost	Source	
resurface city streets, parking areas, resolve storm drainage deficiencies	2023-2027	\$25K/yr	TIA LMIG	Utility Super.
Upgrade sanitary sewer system components	2023-2027	\$7.5M	USDA One Ga	Utility Super.
capture components of utility systems with GPS	2023-2027	\$5K	Sewer Fund	Utility Super.
monitor utility infrastructure closely for emergent needs	2023-2027	Staff Time	Staff Time	Utility Super.
perform a comprehensive review and update of the zoning ordinance	2025	\$6K	General Fund	P&Z
prepare a sign ordinance	2025	\$2K	General Fund	P&Z
update personnel ordinance	2024	\$6K	General Fund	City Clerk
maintain the city's historic character and the integrity of the historic district by reviewing and updating the local historic preservation ordinance	2024	\$3K	General Fund	Historic Preservation Commission
update historic resources survey	2027	\$7.5K	Historic Preservation Grant	Historic Preservation Commission
work with commercial carriers to get internet service upgraded	2023/24	TBD	Staff Time	City Council
develop incentives to facilitate new housing construction for owners and renters	2027	TBD	Staff Time	City Council
address housing assistance and/or related infrastructure needs (water, sanitary sewer, storm sewer, street)	2024	≤\$1M	CDBG CHIP USDA	City Council
Further upgrade municipal web site	2023	\$2.5K	General Fund	City Clerk
update Christmas lighting/ decorations	2024	\$3K	General Fund	Friends of Jimmy Carter
update the comprehensive plan 2028-2037	2027-2028	Staff Time	Staff Time	City Clerk

¹ cost estimate reflects approximate combined receipts per year from TIA and LMIG which must be banked for a period of time to accumulate sufficient assets for projects of greater scale and efficiency.

Plains				
Economic Development Work Program				
FY 2023-2027				
Project	Fiscal Year	Funding		Responsible Party
		Cost	Source	
facilitate economic development (with specific interest in a grocery store, restaurant, overnight accommodations) and residential development with financial packaging/service delivery	2023-2027	TBD	USDA CDBG EDA	City Council
implement a package of unifying and complementary tourist signage; entranceway/directional/wayfinding ¹	2023	TBD	Sumter EMC Found.	Friends of Jimmy Carter
design and <u>implement</u> a marked bicycle and trail network linking the welcome center with National Park properties and other sites of interest (Jimmy Carter Boyhood Home)	2026	>\$250K	NPS- FLAP DOT	City Council
implement a bike rental service	2024	donation	donation	Friends of Jimmy Carter
design and <u>implement</u> streetscape improvements for enhanced pedestrian access between downtown and the NHS (shading, sidewalk expansion/linkage, pedestrian benches, crosswalks, etc.)	2025	TBD	NPS-FLAP OneGeorgia SPLOST	Friends of Jimmy Carter
encourage the state to offer “Boondocking” ² at the welcome center; if unsuccessful, offer service on a municipal site, possibly with dumping station	2023-2027	\$3K	Utility Fund	City Clerk
incentivize a shuttle service to expand tourism and connect intown and outlying visitor venues add tour sites, e.g., SW Ga R&E Center, <u>Koinonia</u>	long term	commercial carrier		Friends of Jimmy Carter
Capitalize on any opportunity to attract natural gas service to the city	long term			Development Authority

¹ reference Sumter County Community Design Charrette and Report, 2016, titled, “See Sumter”

² overnight RV camp site most commonly without amenities

Plains Community Work Program Report of Accomplishments FY 2018-2022				
Project	Complete¹	Underway	Postponed	Not accomplished
resurface city streets, parking areas, resolve storm drainage deficiencies	X			
Upgrade sanitary sewer system components			2024-2026 application failed	
resolve water system issues: <ul style="list-style-type: none"> • replace non-functioning valves (11/2 - \$60K) • replace meters with remote-read (all - \$165K) • replace substandard hydrants (15 - \$30K) 	X			
capture components of utility systems with GPS			2023-2027 funding	
monitor utility infrastructure closely for emergent needs	X			
perform a comprehensive review and update of the zoning ordinance			2025 more pressing issues	
prepare a sign ordinance				
enhance code enforcement program	X			
maintain the city's historic character and the integrity of the historic district by reviewing and updating the local historic preservation ordinance			2024 more pressing issues	
update historic resources survey			2027 more pressing issues	
work with commercial carriers to get internet service upgraded		2023-2024 COVID-19 recovery funding		
develop incentives to facilitate new housing construction for owners and renters				X more pressing issues
address housing assistance and/or related <u>infrastructure needs</u> (water, sanitary sewer, storm sewer, street)	<u>X</u>			
support enhancements to Boys and Girls Club programming and services				N/A new sponsorship
upgrade the municipal web site	X			
update Christmas lighting/decorations			2024 funding	

update the work program element 2023-2027 of comprehensive plan	X			
AMENDMENT JUNE, 2021				
Adopt a broadband ordinance	X			
Secure "Broadband Ready Community" designation		X ²		
Pursue funding and/or provide services to facilitate enhanced broadband service availability	X			

¹ Project may be completed for the period but part of a longer-term or repeated effort.

² State office temporarily lost administrative capacity

Plains Economic Development Work Program Report of Accomplishments FY 2018-2022				
Project	Complete ¹	Underway	Postponed	Not accomplished
facilitate economic development (with specific interest in a grocery store, restaurant, <u>overnight accommodations</u>) and residential development with financial <u>packaging/service delivery</u>		2023 B&B feature at historic Hudson House		
implement a package of unifying and complementary tourist signage; entranceway/directional/wayfinding ²		2023 funding		
design and <u>implement</u> a marked bicycle and trail network linking the welcome center with National Park properties and other sites of interest (Boyhood Home)			2026 funding COVID	
implement a bike rental service	X ³		2024 Covid	
design and <u>implement</u> streetscape improvements for enhanced pedestrian access between downtown and the NHS (shading, sidewalk expansion/linkage, pedestrian benches, <u>crosswalks</u> , etc.)	<u>X</u>		2025 funding COVID	
contribute to the elevated level of cooperation, coordination and planned marketing through the tourism council to increase visitation in Plains and throughout the county	X			
encourage the state to offer "Boondocking" ⁴ at the welcome center; if unsuccessful, offer service on a municipal site, possibly with dumping station		2023-2024 coordinating RV park with GaDNR		

create a shuttle/tour service (add tour sites, e.g., SW Ga R&E Center, Koinonia)			2027 funding	
capitalize on any opportunity to attract natural gas service to the city				No prospect this period

¹ Project may be completed for the period but part of a longer-term or repeated effort.

² reference Sumter County Community Design Charrette and Report, 2016, titled, "See Sumter"

³ secured bikes, service carried over to 2023-2027 work program

⁴ overnight RV camp site most commonly without amenities

Broadband Internet Service Element for Andersonville, DeSoto, Leslie and Plains

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Unfortunately, approximately 10% of the state is currently unserved. There are 507,000 homes and businesses in the state that currently lack access to high-speed broadband, and 70% of the unserved locations are in predominantly rural communities. Over 30% of Georgia's rural communities do not have access to broadband service.¹²

The Georgia General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate extension of broadband service to unserved/underserved areas; the purposes being to enable residents to participate fully in society and enjoy the many benefits of the technology. The Act gave rise to the Georgia Broadband Deployment Initiative (GBDI), focused on partnerships and collaboration among government at all levels, and the private sector, to deploy fixed, terrestrial broadband services with minimum download speeds of 25 Megabits Per Second (Mbps) and upload speeds of at least 3 Mbps. The initiative will also assist communities apply for federal funding in support of broadband deployment.

Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the Initiative. The Georgia Broadband Map precisely identifies homes and businesses that do not have access to broadband services. It represents a location-level methodology that precisely maps the availability of broadband services to every home and business in the State, which includes all 159 counties. The map was created by overlaying all the locations of homes and businesses in the State of Georgia with broadband provider service availability for those locations within the State. There are over five million locations used in the mapping process. The Georgia Broadband Map also serves as a tool that can be annually updated to track changes in broadband availability for years to come.

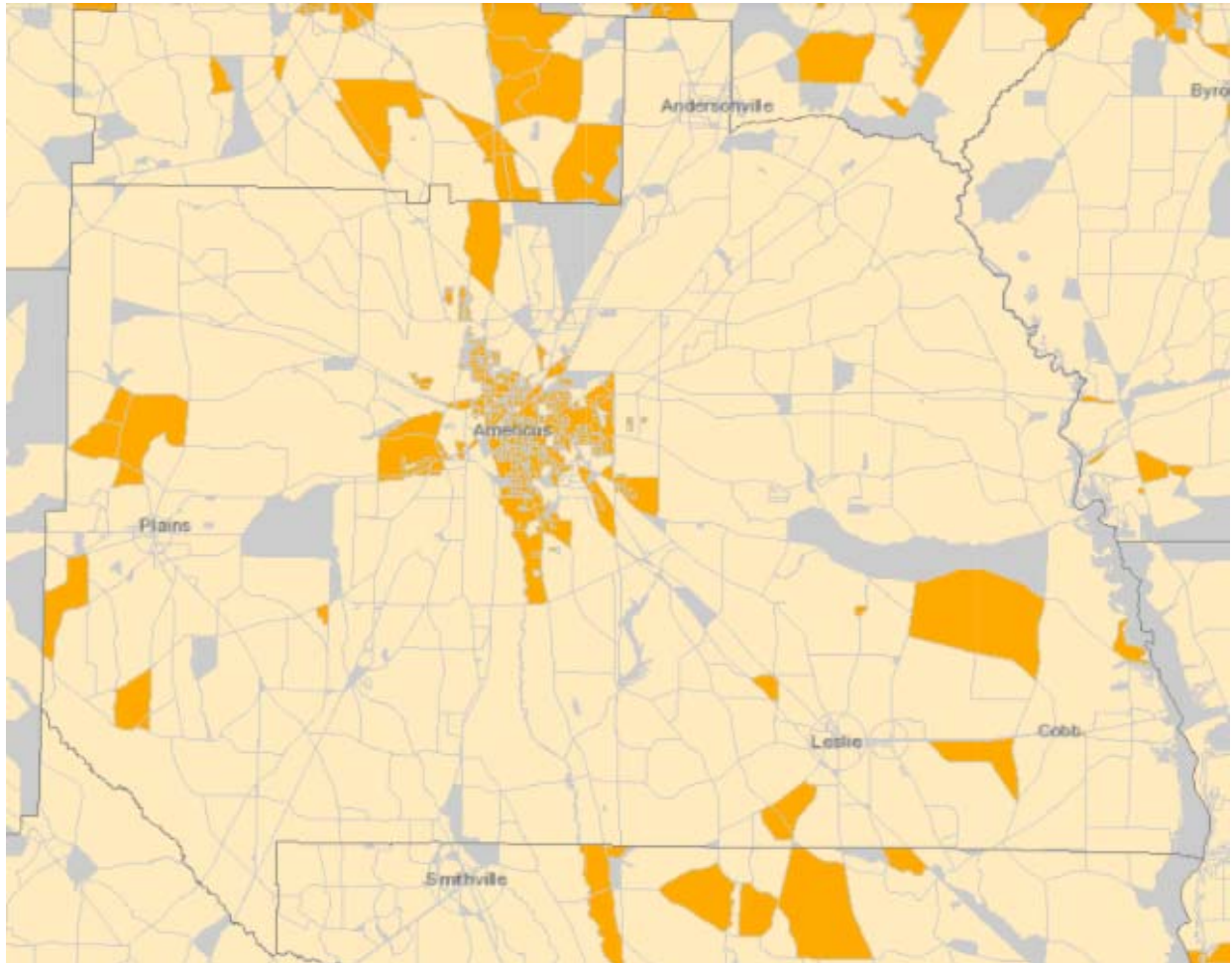
Only populated census blocks with more than 80% of the addresses served at this defined minimum speed (25 Mbps/3 Mbps) are delineated as 'served'. When 20% of homes and businesses in a census block cannot subscribe to these services, the entire census block is deemed unserved. Population and location data are from the 2010 Census and commercially available business listings (2014) with at least three employees and \$150,000 annual sales. These insights assist with broadband planning efforts by allowing better direction of investments to reach unserved areas of the State.

The data used to create the map depict where broadband service is available to at least ONE consumer (whether residential or business) per census block. The map presents every location in the census block as having service, even if there is only one internet consumer in the block. By this standard, the graphic may very well over-estimate broadband service availability, particularly in areas with large census blocks. Nevertheless, this map depicts those areas of the county where fixed, terrestrial broadband services are available with minimum threshold download speeds of 25 Mbps and upload speeds of at least 3 Mbps, and where the minimum service level will be targeted.

The accompanying graphics represent areas which are and are not served at the Initiatives' threshold speed of 25 Mbps/3 Mbps in yellow. Sumter County has 7,003 Census Blocks with no broadband service, and 38% of the population lives in unserved areas. There are 11,563 locations with broadband access at the minimum service level, primarily within the City of Americus. There is no service at or above the threshold speed in the Cities of Andersonville, DeSoto, Leslie and Plains. There are several pockets in the unincorporated areas with service, primarily outside the DeSoto, Leslie and Plains city limits.

¹² June 2021 data from the Georgia Broadband Initiative's *2021 Broadband Report and Unserved Georgia Map*.

Broadband Availability in Sumter County



Broadband Availability in Sumter County

■ Served ■ Unserved ■ No Locations

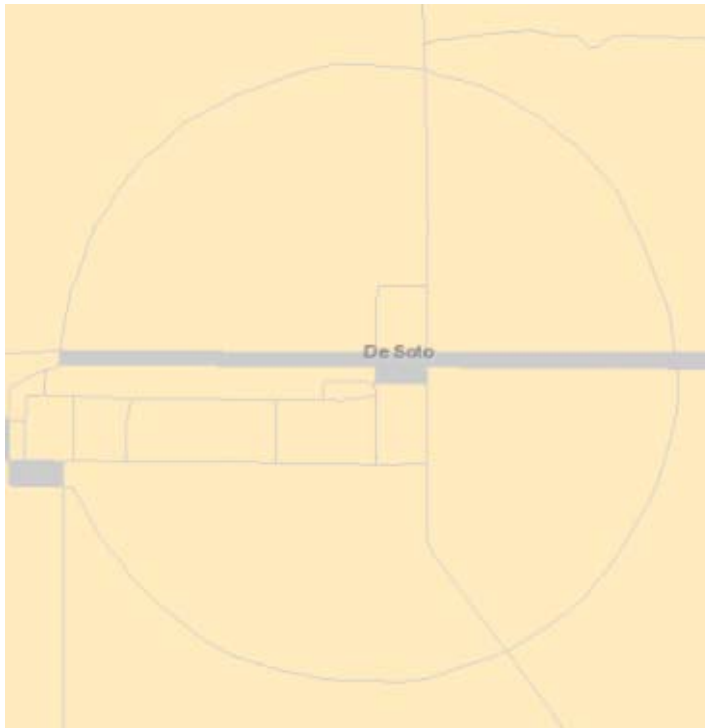
County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various Internet service providers of Georgia. Location data are from commercially available sources.

Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2021.

Broadband Availability in Andersonville



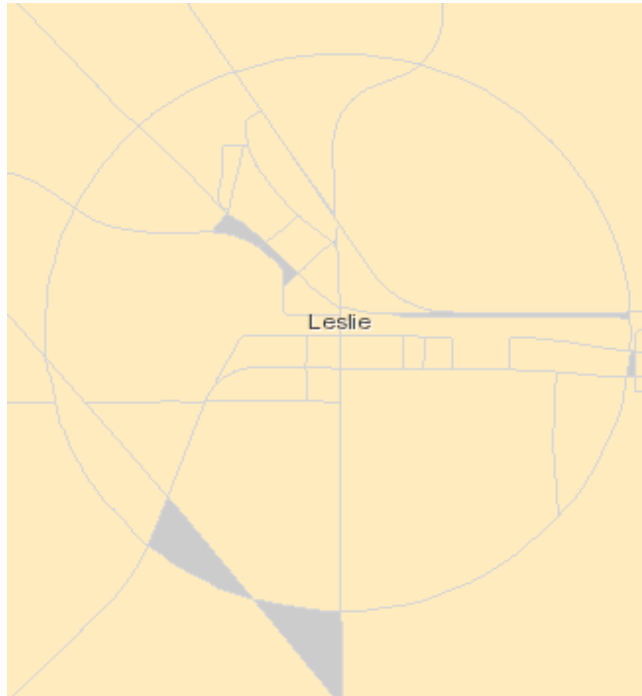
Broadband Availability in DeSoto



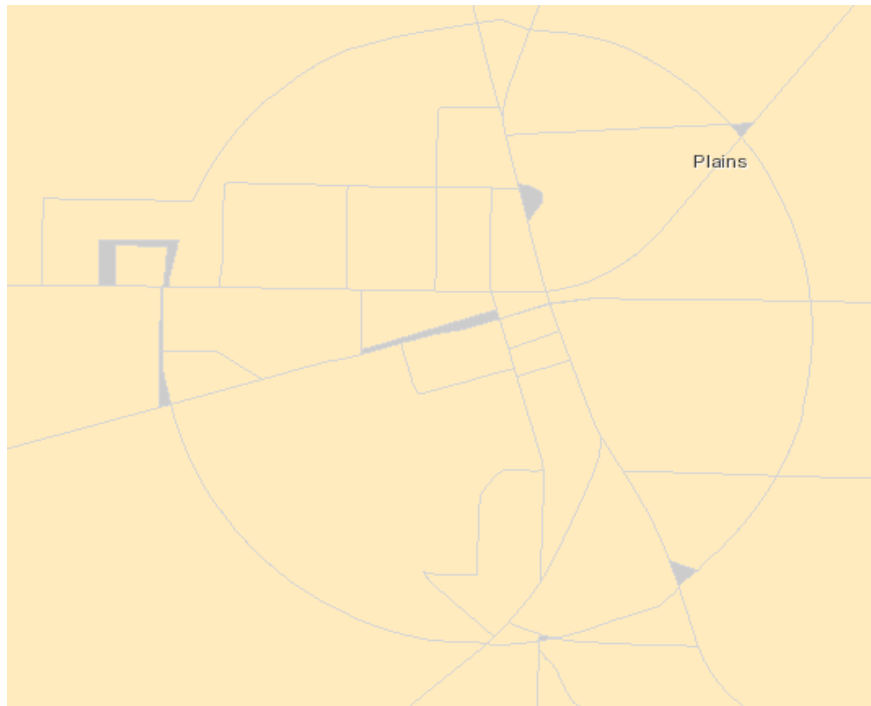
■ Served ■ Unserviced ■ No Locations

Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 2021.

Broadband Availability in Leslie

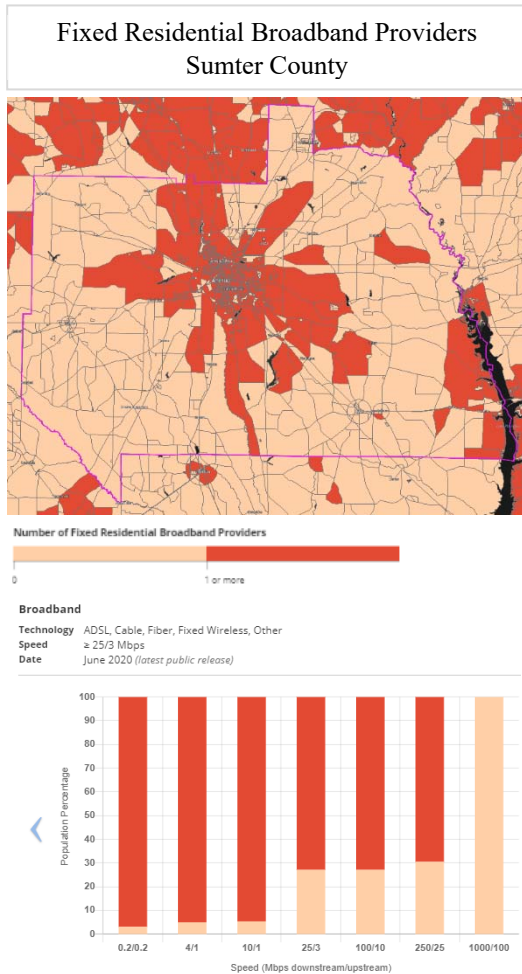


Broadband Availability in Plains



■ Served ■ Unserved ■ No Locations

Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 2021.



Source: Federal Communications Commission Fixed Broadband Deployment Area Summary Map, (December, 2019 latest public release).

The Federal Communications Commission (FCC) Fixed Broadband Deployment Area Summary Map (December, 2019) shows fixed terrestrial broadband (ADSL, Cable, Fiber, and Fixed Wireless) service at the minimum level is available to 73% of Sumter County from at least one provider, leaving 27% of the population with no fixed residential broadband service at the threshold level.

Asymmetric digital subscriber line (ADSL) broadband service is not available at the 25 Mbps/3 Mbps level in Andersonville, Leslie or Plains. The FCC map shows one Census Block within the De Soto city limits and several blocks in the residential area alongside Lake Blackshear. ADSL is a type of digital subscriber line technology that enables faster data transmission over copper telephone lines than a conventional voiceband modem can provide.

One cable provider offers service to an unincorporated area near Lake Blackshear at 100 Mbps/10 Mbps. Cable internet service is provided over cable television infrastructure. There are three Census Blocks in unincorporated areas indicating fiber service. Fiber-optic communication is the transmission of voice and data via pulses of light through an optical fiber.

One provider offers fixed wireless service at 100 Mbps/10 Mbps in a narrow area in the bottom southeastern edge of the county alongside Lake Blackshear. However, most of the unincorporated area does not have fixed wireless access above the threshold. Fixed wireless is internet communication between two sites or buildings without satellite or telephone infrastructure.

Broadband Providers Reporting Service in one or more Sumter County Census Tracts

Provider	Tech	Down (Mbps)	Up (Mbps)
Citizens Telephone Company, Inc.	Cable	100	10
Citizens Telephone Company, Inc.	Fiber	100	10
ViaSat, Inc.	Satellite	35	3
Hughes Network Systems, LLC	Satellite	25	3
AT&T Inc.	Fixed Wireless	10	1
Public Service Communications, Inc.	Fixed Wireless	8	1
AT&T Inc. BellSouth	ADSL	6	.512
VSAT Systems, LLC	Satellite	2	1.3

Source: Federal Communications Commission Fixed Broadband Deployment Location Summary Map, (December, 2019 latest public release). Note: Services not available from all providers in every Census Tract.

With so many residents not served by the Initiative's minimum threshold service level or lacking a choice of providers, the community needs to be positioned to facilitate, and to take advantage of any opportunity to facilitate, enhanced service delivery. By reducing obstacles to infrastructure investment and streamlining permitting processes, the community expects to be well-positioned for future funding and partnerships that will support deployment at the level necessary for business, education, healthcare, agriculture, and overall quality of life.

Appendix

First Hearing Newspaper Notices

Sign-in Sheets

Minutes

Second Hearing Newspaper notices

Sign-in Sheets

Minutes

Representative Responses to Surveys by Jurisdiction

NOTICE OF PUBLIC HEARING

Andersonville, De Soto, Leslie and Plains are initiating an update to their comprehensive plan. This will consist of updating community needs and opportunities, goals, preferred land uses and the five-year community work program. Local elected officials will use the finished document to guide policy and management decisions directed toward implementing economic development and revitalization initiatives. Public hearings are scheduled to brief residents on the process to be used to update the plan, opportunities for public participation and to obtain input on the proposed planning process. **Andersonville** will host a public hearing in Andersonville Village Hall, 111 West Church Street, **Monday, January 3 at 5:00 p.m.** De Soto, Leslie and Plains are meeting at times yet to be announced. For additional information contact the city clerk's office at 924-2068. The public is encouraged to attend and participate in these hearings and subsequent sessions. Attendees are encouraged to wear masks and practice social distancing on site

nor Court of Sumter County, Georgia, in Deed Book 1595, Page 110.

The property may be redeemed at any time before 5:00 PM on Monday, January 24, 2022, or thirty (30) days after legal service of this Notice pursuant to O.C.G.A. 48-4-46, whichever is later, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

Kenneth Hurley
c/o G. Bardin Hooks, Jr.
Arnold & Hooks, LLC
PO Box 6540
Americus, Georgia 31709
(229) 389-2045

Please be governed accordingly.

G. BARDIN HOOKS, JR.
Georgia Bar No. 757247

Arnold & Hooks, LLC
PO Box 6540

Stephanie Bennett
Judge of the Probate Court
By: Coretta Mathis
Clerk of the Probate Court
Po Box 246
Americus, GA 31709 Address
(229) 928-4551

Americus Times-Recorder:
Dec. 22, 29, 2021, Jan. 5 and
12, 2022
EST/ROBERTS, L.

PUBLIC NOTICE**CITATION**

PROBATE COURT OF SUM-
TER COUNTY
RE: ESTATE OF BURR WISE
JENNINGS, FORMER ADULT
WARD
TO WHOM IT MAY CONCERN:
The Conservator of the above
estate has applied for Dis-
charge from said trust. This is
to notify the above interested

probate court personnel for the
required amount of filing fees.
If any objections are filed, a
hearing will be scheduled at a
later date. If no objections are
filed the petition may be granted
without a hearing.

In addition to the Court, a copy
of any objections must be
served (mailed) to Greene and
Greene, PC, Attorney at Law,
PO Box 1907, Americus, GA
31709.

SO ORDERED this 10th day of
December, 2021.

/s/ Stephanie Bennett, Judge
Probate Court of Sumter County
P.O. Box 246
Americus, GA 31709

Prepared by:
J. Michael Greene
Greene and Greene
Attorneys at Law
PO Box 1907
Americus, GA 31709

Americus Times-Recorder:

**IN THE PROBATE COURT
OF SUMTER COUNTY,
GEORGIA
ESTATE NO. P2021-4417
RUSSELL THOMAS, III,
DECEASED
NOTICE TO CREDITORS**

Notice is hereby given pursuant
to O.C.G.A. § 53-7-41, that any
and all creditors of the estate of
the late RUSSELL THOMAS,
III should tender said claims
immediately and any and all
persons indebted to said estate
are required to make immediate
payment. Claims and payments
should be made to the Executor
EMILY ANNE STRICKLAND, by
and through the Attorney of re-
cord who is J. Michael Greene,
P.O. Box 1907, Americus, Geor-
gia, 31709.
This the 23rd day of December,
2021.

Emily Anne Strickland, Executor

Andersonville-De Soto-Leslie-Plains Comprehensive Plan 2023-2027

1st Public Hearing

Andersonville Village Hall - Monday, January 3, 2022

5:00 p.m.

name	representing	telephone	e-mail
Charlene Dickens		229-938-3620	cdickens@cityofandersonville.com
Woo Owens	City of Andersonville	924-2068	andersonville@bellsouth.net
NICHOLAS PAULOS	Family	269-909-7862	npoulos187@yahoo.com
Pamela Paulos		912-6047495	PamelaPaulos@gmail.com
Stephen Butcher		702-239-6991	ButcherKostePhen@gmail.com
Lida Kopa	Camille Niece	229-942-7003	lidakopa@yahoo.com
Danny Warren	City of A-ville	229-942-7252	dwarren@cityofandersonville.com
CP. Bob		(770) 924-4094	
Chris ^{WOODEN} Wooden	City of Andersonville	229-331-4880	ChrisWooden@yahoo.com
CAMILLE GERALD RVC			

Andersonville Comprehensive Plan Public Hearing

January 3, 2022

Comment Summary

Needs:

- gas station
- restaurant with evening service/full-time hours
- overnight accommodations
- extended business hours
- WiFi “kinda shoddy”
- Litter/blight/code enforcement

Concerns:

- potential mine expansion; discussed mine closing reclamation; mineral rights beneath property
- tree: blight affecting tree health on property
- Town “looks dead” when all businesses closed.
- Lack of support by locals for new ideas/businesses
- Motivating adults to take advantage of educational opportunities/labor force skill development
- Declines in population and businesses/employment opportunities – trend deeper than local level
- Declines in visitor traffic volume

Compliment/Appeal:

- Good well water
- Nice green spaces/trees...beautiful drive into the City
- Very little litter in town
- Small town character and friendliness: desire to keep as is
- Quiet
- Historic properties

Opportunities:

- Andersonville was built on history and needs to make sure the historic features stay attractive for visitors. Important to teach and preserve history. One example mentioned was footprints painted on the street. Noted new/repainted sign has attracted visitor traffic.
- Drummer Boy Museum attracts guests from all over US and all walks of life.
- National Park visitors often miss the entrance on Georgia Highway 49 and mistake the town's main gateway, thus channeling guests to the City of Andersonville.
- Elevate tourism in the City and National Park to keep up the economic capacity of the businesses.
- Retail customers are generally visitors. Discussed opening shops for large groups.
- Paint murals to give visitors something to look at (idea: utility box/pumphouse painted to look like ammunition storage.)
- Add outdoor speakers with period music to set the historic tone and context.
- Amenities to capture the imagination of visitors

PUBLIC NOTICE

NOTICE OF PUBLIC HEARINGS

Andersonville, De Soto, Leslie and Plains are initiating an update to their comprehensive plan. This will consist of updating the community needs and opportunities, goals, preferred land uses and five-year community work program in the current document. Local elected officials will use the finished document to guide policy and management decisions directed towards implementing economic development and revitalization initiatives. Public hearings are scheduled to brief residents on the process to be used to update the plan, opportunities for public participation and to obtain input on the proposed planning process. Hearings are scheduled for: **Leslie Welcome Center, 108 Commerce St., 6:30 p.m. Monday, January 24;** and **Plains Community Center, Clark St., 6:00 p.m. Thursday, January 20.** Andersonville and De Soto are meeting at other times. For additional information contact the city clerk's offices (Leslie 874-1259; Plains 824-5445). The Public is encouraged to attend and participate in these hearings and subsequent planning sessions.

not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before January 31st, 2022.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an

as follows: COMMENCE at the northwest corner of Land Lot 66 in the 26th Land District of Sumter County, Georgia, which point is also the intersection of Land Lots 63, 64, 65 and 66; from said starting point run along the west land lot line of Land Lot 66 south 01 degree 30 minutes east 1,425.0 feet to a point on the west land lot line of Land Lot 66; thence turn left and run north 88 degrees 30 minutes east 1,500.0 feet to a point; thence turn left and run north 01 degree 30 minutes west 718.0 feet to a point; thence turn right and run south 87 degrees east

First State Bank
Attorney-in-Fact for
Terald Dean Rowe
By: s/s Kathryn Fowler Moore

Gatewood, Skipper & Rambo,
P.C.
Post Office Box 488
Americus, Georgia 31709
Telephone: (229) 924-9316

Americus Times Recorder
Jan. 5, 12, 19 and 26, 2022
ROWE

Put your ad here
call 229-389-2171.

Andersonville-De Soto-Leslie-Plains Comprehensive Plan 2023-2027

1st Public Hearing

Plains Community Center - Thursday, January 20, 2022

6:00 p.m.

name	representing	telephone	e-mail
Eugene Edge			
Amy Wald			
Jeanne Smith			
Boze Godwin			
Kim Fuller			
ANDREA OATES			adoates731@yahoo.com
David Johnson			
Wade Medsack			
Kelly Feltman			

City of Plains Comprehensive Plan Public Hearing

January 20, 2022

Participant Comments

Population: declines common in rural communities; migrants have training in skills trades and will do the work compared to emphasis on college rather than trades with earning ability, satisfying incomes from trade occupations; to make Plains grow, people have to want to stay, kids get out of school and leave; Census count errors because still have the residents; Youth leadership (next generation – are people in 30s and 40s prepared to go into office and fill positions on boards such as industrial development as incumbents age out)

Housing: upgrades need grant resources for low-income residents; rehabilitation and new, own and rent, mobile home issues; demolition and condemnation for abandoned and deteriorated heir properties (many heir-owners would like to be rid of them); code enforcement; blight funding; land bank; seed funding; tax foreclosures; work with county zoning and consider joining Americus-Sumter land bank; code enforcement for dilapidated structures; historic preservation ordinance and historic resources survey are old and need updates

Economic Development: need service station like Gas & Go with 2 enterprises in one building; mile radius, tax dollars outside of city; overnight lodging (if can't eat or sleep here, go to Americus and Americus capitalizes on Plains' drawing card); need something to bring the visitors back; Air Bread and Breakfast potential (chain hotel or franchise room volume would be a larger investment recruitment challenge) with vacant buildings and converting one at a time; jobs help to keep people from leaving the community; retirement home on north and east sides of county

Internet: expanded broadband should alleviate some problems with work at home opportunities; online employment could help curb population loss; Plains website updated; Internet to increase sales beyond physical site; craft and homemade products (quilts) with opportunities to generate income from home

Transportation: Repave Georgia Highway 45 (County Road) from Georgia Highway 280 to City Limits

Andersonville-De Soto-Leslie-Plains Comprehensive Plan 2023-2027

1st Public Hearing

Leslie Welcome Center - Monday, January 24, 2022

6:30 p.m.

name	representing	telephone	e-mail
Jessie Rees	City of Leslie	229-874-1259	lesliepd@sowega.net
Nancy Jimenez	Council member	229-815-1337	nancyej210@gmail.com
Joe Clark	PLANNING-ZONE	229-938-6251	clarkj@sowega.net
Arthur L. Potts	Zoning Comm.	229-591-9919	lamar.potts41@yahoo.com
Shirley Patten		229-591-9919	
Billy Tissue Jr.		229-942-4185	Billy.Tissue@yahoo.com
DONNA TISSUE		229-938-7366	DONNA.TISSUE@YANOV.COM
Kody Tissue		229-815-7736	Kody.TISSUE@YANOV.COM
Mae Belle Thomas	Zoning Committee	229-874-8780	momsmbt@sowega.net
Shawn Sharp		229-938-9559	esharp@sowega.net
Bob Smith	Police	229-874-5835	chief@sowega.net
Jane Butler	City Council	229-938-7112	jwbutter@icloud.com
Mr. Dorso	Zoning Committee	229-874-8600	der@sowega.net

City of Leslie Comprehensive Plan Public Hearing

January 24, 2022

Participant Comments

Census inaccuracies – three available houses, formerly vacant properties selling, people leaving cities; discussed community efforts to promote participation and need to strengthen effort for future counts, public unaware of importance of responding; Youth outmigration from existing household, elders move in or go to retirement homes; smaller family units than in past

Housing: rent in line with bigger cities, housing conditions and need for grants to improve, rental assistance; problems are not all in a certain area/district, rental assistance with housing authority, not a lot of rental properties qualify for HUD, most rentals are “full pay”; years down the road people could need help refurbishing; housing deterioration; discussed mobile homes and taxation structure needs to support service provisions; code enforcement; housing conditions tied to economic development and ability to afford to support/maintain property; convenient to commute (drive time to Ft. Benning considered reasonable to people from city)

Economic development: Internet and work from home opportunities; success with Frito Lay dock and employment for 12 – 14 routes from site; Be more aggressive to keep what have, work harder to keep up quality, before can begin active growth; numbers to support a business enterprise

Health Care: medical facility need; isolated from medical facilities and transport required for any medical service; need clinic (8-5 or after hours); recruit clinics similar to Plains and Warwick; have former medical office site; need more proactive approach, economic development committee, implement plan, if don't go to them, they won't come to us

Transportation: County transit discussed; widening of Highway 280 and effect of route planning on land use and economic development; advantage of proximity to intermodal port, potential for fuel center, rest stop, mechanic shop

Internet: best they can do but it is bad service, need high speed

Emergency Shelter: lack of handicap bathrooms obstacle for Red Cross utilization; needs generator repaired; opened in last hurricane; walk through with contractor (lights, ceiling and bathrooms –spent \$40K in past 5 years, new heating and air and roof, six months); community members trained for emergencies; pre-disaster assistance qualifications

Downtown redevelopment: discussed contracting with Sumter-Americus Joint Land Bank for nuisance property abatement; projects discussed in meetings with One Sumter and Sumter County Development Authority; need to position for job development, equipment and capital; unified signage project 5 years with One Sumter rebranding to link communities but funding concentrated in Americus and didn't cover Leslie projects; discussed natural gas and future opportunities; discussed how to start revolving loan fund and start up capital for job creation in City

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first 12 months

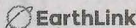
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- Available everywhere
- Larger data allowance (up to 50 GB per month)

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Authorized Dealer



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CONTACT YOUR LOCAL AUTHORIZED RETAILER

866-942-9095

NOTICE OF PUBLIC HEARING

Andersonville, De Soto, Leslie and Plains are initiating an update to their comprehensive plan. This will consist of updating community needs and opportunities, goals, preferred land uses and the five-year community work program. Local elected officials will use the finished document to guide policy and management decisions directed toward implementing economic development and revitalization initiatives. Public hearings are scheduled to brief residents on the process to be used to update the plan, opportunities for public participation and to obtain input on the proposed planning process. **De Soto will host a public hearing in De Soto City Hall, 134 Luke Street, Monday, February 3 at 6:15 p.m.** Meetings were held in Andersonville, Leslie and Plains earlier. For additional information contact the city clerk's office at 874-7219. The public is encouraged to attend and participate in this hearing and subsequent input sessions. Attendees are encouraged to wear masks and practice social distancing on site.

First State Bank
Attorney-in-Fact for
Terald Dean Rowe
By: s/s Kathryn Fowler Moore

Gatewood, Skipper & Rambo,
P.C.
Post Office Box 488
Americus, Georgia 31709
Telephone: (229) 924-9316

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Jan. 5, 12, 19 and 26, 2022
ROWE

Looking for a home?

Look in our classifieds section and
learn of great deals for you
and your family.

Andersonville-De Soto-Leslie-Plains Comprehensive Plan 2023-2027

1st Public Hearing

De Soto City Hall – Thursday, February 3, 2022

name	representing	telephone	e-mail
James Cutts	DeSoto City Council	229-364-2822	mayorjanescutts@outlook.com
Amethyst Hodges	DeSoto Clerk	229-942-2024	msamethystgreene@yahoo.com
Doretha Dowdell	DeSoto Councilmember	229-938-1662	dorethadowdell@yahoo.com
Crystal Cleveland	Sumter County	229-815-0581	ccleveland@sumtercountyge.us
Bobby Woodham	DeSoto	904-517-0627	Wood1000@bellsouth.net
Tim ESTES	Sumter Co Parks & Rec	229-924-4878	Tim.Estes@Sumtercountyga.us
Rayetta Volley	COUNTY ADMINISTRATOR		
GM			

City of DeSoto Comprehensive Plan Public Hearing

April 12, 2022

Participant Comments

Have one backhoe, need a second one

DOT, Railroad and prospective business continuing to discuss potential for using depot or demolishing it

Undersized lot concerns—aware of potential issues with septic drain fields on small sites

Gateway signage still needed

#1275

Wednesday, April 6, 2022

B6 Americus Times-Recorder

call 229-389-2171.

sold by Roy Whitehead and | Sale #3:

NOTICE OF PUBLIC HEARINGS

Andersonville, DeSoto, Leslie and Plains have completed a draft update to their comprehensive plan, identifying community needs and opportunities, establishment of goals, identifying preferred land uses and developing a five-year community work program. Local elected officials can use the finished document to guide policy and management decisions directed toward implementing economic development and revitalization initiatives. A series of public hearings are scheduled to brief residents on contents of the draft for final comment and input before the document is submitted for state review. The hearings are scheduled for: Andersonville Community Center, 213 W. Church St., 6:00 p.m. Monday, April 11; DeSoto city hall, 136 Luke St., 6:00 p.m. Tuesday, April 12; Leslie Welcome Center, 108 Commerce St., 6:00 p.m. Thursday, April 14; and Plains city hall, 101 West Church St., 6:00 p.m. Thursday, April 21. For additional information contact the clerks' offices in each jurisdiction. The public is encouraged to attend and provide input.

FREE DATE CHANGES

CITY OF AMERICUS. Less and Except any property not contained in Tax Parcel 40-5-7 according to the Sumter County Board of Assessors

Americus Times-Recorder: Apr. 6, 13, 20 and 27, 2022 57459

PUBLIC NOTICE Request for Quotes Advertisement

West Central Georgia Community Action Council, Inc. is accepting Request for Quotes (RFQ) for the Weatherization Assistance Program DOE Funded WEATHERIZATION MEASURES and/or HVAC MEASURES. Please contact

curate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the aforesaid Deed to Secure Debt first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property are: Kerry Chappell Smith, as Trustee of the Chappell Family Trust dated September 3, 2008, or a tenant or tenants claiming under thereunder. The street address of said property is located near Della Glass Road, Sumter County, Georgia, in Land Lots 190 and 195 of the 17th Land District of Sumter County, Georgia. The sale will be conducted sub-

by Roger A. Medders, Registered Land Surveyor, dated February 11, 1998, identified as "Drawing Number JW-SU89W" and recorded in Plat Cabinet C, Slide 13 A, Sumter County Land Records. Reference is made to said plat for the purpose of incorporating the same herein for a more complete description of the property hereby conveyed.

The sale will be held subject to all outstanding and/or unpaid taxes, assessments, mineral and oil rights, easements and restrictions of record, applicable zoning ordinances, matters that would be disclosed by an accurate survey or inspection of the property, and all other liens of record that have priority over

City of DeSoto Comprehensive Plan Public Hearing

April 12, 2022

Participant Comments

Have one backhoe, need a second one

DOT, Railroad and prospective business continuing to discuss potential for using depot or demolishing it

Undersized lot concerns—aware of potential issues with septic drain fields on small sites

Gateway signage still needed

Andersonville-DeSoto-Leslie-Plains 2023-2027
 Comprehensive Plan – 2nd Public Hearing
 Thursday, April 14, 2022 - 6:00
 City of Leslie
 Sign-in Sheet

Name	Representing	Contact Information e-mail/telephone
Jessie Rees	City of Leslie	lesliepd@sowega.net
Nancy Jimenez	Council	nancyejz10@gmail.com.
Jan Butler	" "	jwbutter@gmail.com

Andersonville-DeSoto-Leslie-Plains
Comprehensive Plan –Public Hearing
Thursday, April 21, 2022 - 6:00 pm
Plains City Hall
Sign-in Sheet

Name	Representing	Contact Information e-mail/telephone
Eugene Edge Sr	Plains, Ga	Eugene Edge 2002@gmail.com
Philip Ramona Kurland	Plains, Ga	ramonakurland@yahoo.com
Amy Wea	Plains, Ga	awise2004@hotmail.com

Welcome to the City of DeSoto Comprehensive Plan Survey

The City of DeSoto is updating our joint comprehensive plan. A good plan can improve our chances of securing State and Federal funding assistance to address the issues confronting us and to capitalize on future opportunities. This type of plan needs public input; so, in addition to the participation at publically advertised meetings, you are asked to help develop the community's vision for a better, brighter future.

Your answers to these few simple questions will help identify overall community and economic development needs and opportunities, establish community goals, identify preferred land uses, and develop a five-year work program to address the issues.

1. What is most appealing about living here? (Maximum 150 characters.)

Quiet Town

2. What is most unappealing about living here? (Maximum 150 characters.)

No Shopping Centers & No Public Restaurants
No Entertainment For Families

3. What issues or concerns threaten the community's future well-being? (Maximum 150 characters.)

There is no opportunity for growth

4. What opportunities should be pursued to make this a better place to live? (Maximum 150 characters.)

Job Opportunity, Better Recreation For children
Senior Citizen Center

Continued from the front side.

1. What is most appealing about living in De Soto?

* Quiet, Peaceful Neighborhood

2. What is most unappealing about living in De Soto?

* There is no where to shop or nothing entertaining for families

3. What issues or concerns threaten the community's future well-being?

* There are no job opportunities here for families to move here. The DeSoto population is getting smaller and smaller

4. What opportunities should be pursued to make DeSoto a better place to live?

* Job opportunities

* Places to shop

* Boys & Girl's Club

* Entertainment

* New Constructions

* Community Center

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1. What is most appealing about living here? (Maximum 150 characters.)

SMALL TOWN

2. What is most unappealing about living here? (Maximum 150 characters.)

NO STORES, RESTAURANT
SPROUCE UP DOWNTOWN

3. What issues or concerns threaten the community's future well-being? (Maximum 150 characters.)

NEED SPEED BOMPS

4. What opportunities should be pursued to make this a better place to live? (Maximum 150 characters.)

SIDEWALKS

Continued from the front side.

1. What is most appealing about living in De Soto?

QUIET

2. What is most unappealing about living in De Soto?

3. What issues or concerns threaten the community's future well-being?

not enough stop signs[?]

4. What opportunities should be pursued to make DeSoto a better place to live?

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1. What is most appealing about living here? (Maximum 150 characters.)

Secure living, caring neighbors

2. What is most unappealing about living here? (Maximum 150 characters.)

Old unusable buildings

3. What issues or concerns threaten the community's future well-being? (Maximum 150 characters.)

lack of jobs & housing

4. What opportunities should be pursued to make this a better place to live? (Maximum 150 characters.)

creating job opportunities

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1. What is most appealing about living here? (Maximum 150 characters.)

Its quiet

2. What is most unappealing about living here? (Maximum 150 characters.)

there's nothing for the kids to do

3. What issues or concerns threaten the community's future well-being? (Maximum 150 characters.)

Cars driving to fast up the Street

4. What opportunities should be pursued to make this a better place to live? (Maximum 150 characters.)

better Internet

Welcome to the City of Andersonville Comprehensive Plan Survey

The City of Andersonville is updating our joint comprehensive plan. A good plan can improve our chances of securing State and Federal funding assistance to address the issues confronting us and to capitalize on future opportunities. This type of plan needs public input; so, in addition to the participation at publicly advertised meetings, you are asked to help develop the community's vision for a better, brighter future. Your answers to these few simple questions will help identify overall community and economic development needs and opportunities, establish community goals, identify preferred land uses, and develop a five-year work program to address the issues.

1. What is most appealing about living here? (Maximum 150 characters.)

The most appealing thing about our Andersonville community is, that it's a small place to live, not over-crowded like larger cities. Living here you are moved to live a life style that works for you. You are able to enjoy the nature in a quite/peaceful environment. When moving to

2. What is most unappealing about living here? (Maximum 150 characters.)

I don't want to say it's unappealing, but improvements are important and healthy. When you are enjoying the environment, you do see some neighbors who can improve on "curb appeal". Mulcoa Company →

3. What issues or concerns threaten the community's future well-being? (Maximum 150 characters.)

We just moved here, but did notice there is a lack of events / programs for families, in our community. This negative review will cause our community well being. It will push us to loose →

4. What opportunities should be pursued to make this a better place to live? (Maximum 150 characters.)

To continue to enjoy Andersonville, by creating, developing programs / events that is a eye catcher and enjoyable. Having a well planned event / activity will encourage our people to stay →

→ #1. a smaller area, You are welcomed with warm hearts and friendly faces. That is called a "Community"!

→ #2. Can focus more on Keeping the hwy 49 clean / safe. Lack of families / children programs / events.

→ #3. grants / funding, that is so needed for our RV camp grounds, Down town Andersonville, and any nature sites to be enjoyed by so many.

→ #4. in love with the community. We will understand that having this skill and strength will cause "us" to stay strong. We will / can overcome anything and keep growing! # Andersonville strong.

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1. What is most appealing about living here? (Maximum 150 characters.)

- Quiet small town
- full of history
- most of the people are friendly

2. What is most unappealing about living here? (Maximum 150 characters.)

- Poor internet
- increasing car breakins
- lack of gas stations.

3. What issues or concerns threaten the community's future well-being? (Maximum 150 characters.)

- lack of businesses that open regularly.
- Not so welcoming welcome center
~~not so welcoming~~ ~~at the center~~
- lack of signage for parks + rec. (Pioneer Farms)

4. What opportunities should be pursued to make this a better place to live? (Maximum 150 characters.)

- more events to bring in revenue
- creating places for non RV campers to stay the night in town
- usable green space (parks, picnic areas)
- planting flowers + trees that bloom at different times of the year

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1. What is most appealing about living here? (Maximum 150 characters.)

Small town feeling
Quiet

2. What is most unappealing about living here? (Maximum 150 characters.)

15 minutes to stores. (minor issue)

3. What issues or concerns threaten the community's future well-being? (Maximum 150 characters.)

Abandoned houses

4. What opportunities should be pursued to make this a better place to live? (Maximum 150 characters.)

• Community events
• Could be a great 'retirement' community with a few resources

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1. What is most appealing about living here? (Maximum 150 characters.)

Being the City Campground host is the most appealing reason I enjoy about living in Andersonville.
Also, only town I have camped in where easy access for walking to a shopping village

2. What is most unappealing about living here? (Maximum 150 characters.)

I find nothing unappealing about living here.

3. What issues or concerns threaten the community's future well-being? (Maximum 150 characters.)

Lack of interest by citizens (most, not all) of the citizens in participating in activities of the city and Guild.
A large number of citizens do not support the businesses in Andersonville

4. What opportunities should be pursued to make this a better place to live? (Maximum 150 characters.)

Opportunities are already provided.

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1. What is most appealing about living here? (Maximum 150 characters.)

*Friendly, helpful people
Historic significance
Awesome public employees.*

2. What is most unappealing about living here? (Maximum 150 characters.)

Excessive traffic speed on Ellaville St where speed limit is 35 MPH,

3. What issues or concerns threaten the community's future well-being? (Maximum 150 characters.)

4. What opportunities should be pursued to make this a better place to live? (Maximum 150 characters.)

*Recycling program
Sidewalks,*

** We (the new guys) love this place!*

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1. What is most appealing about living here? (Maximum 150 characters.) *Quiet, very friendly Citizens- great place to raise kids -*
2. What is most unappealing about living here? (Maximum 150 characters.) *break in's are on the rise- due to heavy drug traffic*
3. What issues or concerns threaten the community's future well-being? (Maximum 150 characters.) *A handful of drug dealers have caused problems.*
4. What opportunities should be pursued to make this a better place to live? (Maximum 150 characters.) *Clean up areas where we can -*

Welcome to the City of **Leslie** Comprehensive Plan Survey

The City of Leslie is updating our joint comprehensive plan. A good plan can improve our chances of securing State and Federal funding assistance to address the issues confronting us and to capitalize on future opportunities. This type of plan needs public input; so, in addition to the participation at publicly advertised meetings, you are asked to help develop the community's vision for a better, brighter future.

Your answers to these few simple questions will help identify overall community and economic development needs and opportunities, establish community goals, identify preferred land uses, and develop a five-year work program to address the issues.

Your completed form can be placed in the drop-box at City Hall or you can mail it to: City of Leslie, 108 Commerce St., Leslie, GA 31764. Please submit your form no later than February 15, 2022.

1. What is most appealing about living here?

THE PEOPLE. THE SUPPORTIVE COMMUNITY.

2. What is most unappealing about living here?

DOWNTOWN, THE APPEARANCE, THERE IS SO MUCH TRAFFIC AND A GOOD AMOUNT OF TOURIST TRAVEL. OUR PRIDE SHOULD SHOW DOWNTOWN.

3. What issues or concerns threaten the community's future well-being?

NON DEVELOPMENT. BETTER ACCESS TO HEALTH CARE AND COMMUNITY SERVICES -- SENIORS AND YOUTH.

4. What opportunities should be pursued to make this a better place to live?

HEALTHCARE; MAYBE A HEALTH CLINIC. SENIOR SERVICES; SUCH AS A SENIOR CENTER. SIDEWALK IMPROVEMENTS. MAYBE A PARK. ACTIVITIES FOR CHILDREN AND OLDER YOUTH. LOOK FOR FEDERAL, STATE, COUNTY, AND NON-PROFIT PARTNERSHIPS.

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1. What is most appealing about living here?

Small town, relatively quiet, known most neighbors all my life. Friendly.

Leslie used to be a very beautiful little town, shame it has become what it is today.

2. What is most unappealing about living here?

Delapidated buildings + houses. Bank + Post office torn down + left, gas station falling apart, tires, parts, trash left. Dry cleaners falling down + dangerous to pedestrians. Someone has put 2 broken down semi trailers on main street, plywood over broken windows on main street. Abandoned properties, trees down in yards, abandoned vehicles in yards. Shameful downtown main street to be seen by Sam shortline visitors, + dogwood days festivals.

3. What issues or concerns threaten the community's future well-being?

No police presence after 5 or weekends. Have to call Sheriff after answering machine in Leslie. Side road ignored w/ speeder. Lighting needs updating on side streets.

4. What opportunities should be pursued to make this a better place to live?

Main street area needs cleaning up + redone. Privacy fence or trailers on main street moved or covered. Abandoned properties cleaned up -- property owners made to clean up their property, abandoned cars. Trash company cleans up after picking up trash, leaves too much behind.

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1. What is most appealing about living here?

Quiet community
Not too far to Americus or Albany
Health care available in Americus
2 churches in Leslie

2. What is most unappealing about living here?

Home owners don't keep up property
Exxon - Business site of previous Service
Station - Needs demolishing

3. What issues or concerns threaten the community's future well-being?

Lack of economic development -
Takes many and people interested in small
welcoming communities

4. What opportunities should be pursued to make this a better place to live?

Funding individual, interested in small
business opportunities - renovating Chatawa Street -
to house business -

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1. What is most appealing about living here?

Quiet, know everyone environment, only two actual functioning business areas, a great police Dept. and volunteer fire Dept. and city workers/clerks are friendly and diligent.

2. What is most unappealing about living here?

Our demographic losses, point towards our young people leaving the area upon graduation, and few seem to prefer to live and raise their families here.

3. What issues or concerns threaten the community's future well-being?

The continued demise of our elderly people may point towards even lower in population, which should be reason enough to curtail any business, entertainment, convenience, and housing growth to encourage families

4. What opportunities should be pursued to make this a better place to live?

Grow the town, if possible, bring it back to what it was a mere 30 years ago, a lot was open then, and one could get services in banking, vehicle maintenance, hardware, Antiques, restaurants, Post office, cleaning services, functioning churches, etc. I hope we don't join the growing list of "ghost towns" in our country.

Survey of Plains Community – Strengths, Weaknesses, Opportunities and Threats

1. What is most appealing about living here?
 - a. Small home-town community with many amenities, considering its micro size.
 - b. Home of Jimmy Carter and the importance of his presidency's historical value.
 - c. Fun community events – but not enough attend. See #2a.
2. What is unappealing about living here?
 - a. Lack of communication from city hall and city entities about Plains' happenings. We hear about them from neighbors only, or after the fact. Very disturbing.
 - b. Concerned that in case of emergency, City Hall has no way to text or alert residents.
3. What things pose a risk to the community's success and future growth?
 - a. Visual appeal: Too many homes in dire disrepair or abandonment take down the community's appeal, especially within city limits.
 - b. Lack of attention to curbs and sidewalks on many streets.
 - c. Large, empty buildings appear abandoned in city limits.
 - d. No reliable grocery outlet or gas service station.
4. What are some of the opportunities the community should address to make this a more attractive place to live?
 - a. Correct the items listed in #3 above.
 - b. Attract entities that can use our community center ... Jazzercise (or similar) classes, crafts fairs, painting or art classes, Bingo!
 - c. Let the residents know what's happening in the town and encourage attendance.
 - d. Gather email and text numbers from those willing to participate and set up emergency system using at least texting. Should be operations 24/7.
5. Please offer any other suggestion or comments about the communities' strengths, weaknesses, needs or opportunities.
 - a. Our town needs a real newsletter. There are volunteers who would help put one together! (Like me!) The only expense would be printing. It doesn't have to be fancy, just newsy. Newsletters can be mailed monthly with the water bills.
 - b. Our town would benefit from a website. They're not expensive to develop and fairly easy to keep up. Again, volunteers can help with this! And it needs to stay current and up-to-date. Our stores can advertise specials and keep the community shopping here in Plains, keeping people employed and residents shopping local. Also, for those wishing to visit, they would get a much better picture of our town, rather than just Carter campaign headquarters.
 - c. Our street, Rosalynn Carter Trail, is not yet recognized by the U.S. Postal Service, UPS, FedEx, etc. Our mail gets here, often **opened and chewed up**. We believe it's because when mail is addressed to Rosalynn Carter Trail it gets screwed up. And we never rely on packages getting here with our RCT address.
 - c. Talk up our wonderful Park Service and all they do for our community! What would we do without Jill Stuckey? She's a treasure!
6. How long have you lived here?
 - a. Less than one year, but plan to stay forever!
7. Age
 - a. Two (2) residents, over 60

Submitted by Kathie Roberts and Walt Gibson – Rosalynn Carter Trail - Plains