



COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Mitchell County and the Cities of Camilla,
Pelham, Baconton and Sale City**

RC: **SWGRC**

Submittal Type: **Comp Plan Update**

Preparer: RC Local Government Consultant: **Specify**

Cover Letter Date: **9/21/22**

Date Submittal Initially Received by RC: **9/22/22**

Explain Unusual Time-lags or Other Anomalies, when present:
█

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.**
- **ALL SUBMITTALS MUST BE CHANNLED THROUGH THE APPROPRIATE REGIONAL COMMISSION.**



CITY OF CAMILLA

30 East Broad Street
Post Office Box 328
Camilla, Georgia 31730
Phone 229-336-2220 Fax 229-336-2224
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KELVIN OWENS

CITY CLERK
CHERYL FORD

September 21, 2022

Southwest Georgia Regional Commission
P.O. Box 346
Camilla, Georgia 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have questions concerning our submittal, please contact Mayor Kelvin Owens at 229.330.2357.

Sincerely,

Kelvin Owens, Mayor
City of Camilla

Enclosures

A FULL SERVICE CITY

City of Sale City
122 E Broad St
PO Box 67
Sale City, GA 31784
(229) 336 -7885
Mayor Josh Davis
Clerk Kelly Hancock



Mayor Pro Tem- Jay Thompson
Council- Robbie Sanders
Council- Darrian Willingham
Council- Joseph Sessions
Council- Tracey McCook

September 21st 2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Josh Davis, Mayor, at 229.336.7885.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Davis".

Josh Davis
Mayor, City of Sale City

MITCHELL COUNTY BOARD OF COMMISSIONERS

5201 Hwy 19 South
Camilla, Ga 31730
229-336-2000



Commissioners:

Reggie C. Bostick
Julius Hatcher
Benjamin Hayward
B. Keith Jones

Gary Rice, Administrator
Rebecca Reese, Clerk

September 21, 2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Benjamin Hayward, County Chairman, at 229.336.2000

Sincerely,

Benjamin Hayward
County Chairman, Mitchell County

Enclosures

CITY OFFICIALS

Annette Morman
Mayor

Bridgette Williams
Council Member
District 1

Timothy Pinson
Council Member
District 2

Cathy Chandler
Council Member
District 3

Glenn Palmer
Council Member
District 4

Johnny Jackson
Council Member
District 5

Claretha Thompson
City Clerk

Tommy Coleman
City Attorney



Post Office Box 399
Baconton, Georgia 31716

Telephone: (229) 787-5511
Fax No: (229) 787-5035

Date: 09/22/2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Annette Morman, Mayor, at 229.787.5511.

Sincerely,


Annette Morman
Mayor, City of Baconton

Enclosures

The City of Baconton is an Equal Opportunity Employer. Complaints of discrimination should be sent to
USDA, Director, Office of Civil Rights, Washington, D.C. 20250-9410

CITY OF PELHAM

108 Hand Avenue Pelham, Ga 31779 229.294.7900 office 229.294.6028 fax

COUNCIL

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MAYOR

JAMES EUBANKS

LISA AUSTIN

9/21/22

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact James Eubanks, Mayor, at 229.294.7900.

Sincerely,



Alfred Brown
Mayor Pro Tem, City of Pelham

Enclosures

MITCHELL COUNTY AND CITIES JOINT COMPREHENSIVE PLAN 2022 FIVE-YEAR UPDATE



The comprehensive plan, also known as a general plan, master plan, or land-use plan, is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. This includes guidance on how to make decisions on public and private land development proposals, the expenditure of public funds, availability of tax policy (tax incentives), cooperative efforts, and issues of pressing concern, such as farmland preservation or the rehabilitation of older neighborhoods areas.

Prepared by Mitchell County and Cities
of Camilla, Pelham, Baconton and Sale
City with support of



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INTRODUCTION

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

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

The last full Comprehensive Plan for Mitchell County and the Cities of Baconton, Camilla, Pelham, and Sale City was completed and adopted in 2017 by the Southwest Georgia Regional Commission (SWGRC). Although not a lot has changed since 2017, an updated comprehensive plan is required by the Georgia Department of Community Affairs (DCA). The Mitchell County Joint Comprehensive Plan was completed in 2016-17 and laid the groundwork for countywide/citywide decision-making through the year 2030 using relevant current data and both quantitative and qualitative analyses.

The DCA oversees and provides guidance for local comprehensive planning in Georgia. The department's Minimum Standards and Procedures for Local Comprehensive Planning, as updated on October 1, 2018, consists of the following nine distinct components of a comprehensive plan for all local governments: community goals, needs and opportunities, community work program, broadband services element, capital improvements element, economic development element, land-use element, transportation element, and a housing element. Mitchell County is a Tier 1 job Tax Credit community and therefore according to the DCA's rules will be required to do an economic development element. Mitchell County and its municipalities also have zoning ordinances and are therefore required to do a land use element as well. Although not required, a transportation element will also be provided by the Southwest Georgia Regional Commission.

SWGRC's Role

The SWGRC's Planning Department facilitated the 2022 Comprehensive Plan update for Mitchell County, Baconton, Camilla, Pelham, and Sale City. Leading community input sessions and steering committee meetings, the SWGRC team gathered feedback and guidance from the public and used this information to assemble the comprehensive plan update and made recommendations that are reflective of the community's desires. The elected officials of each local government hold the ultimate responsibility and authority to approve and direct the implementation of the comprehensive plan.

Stakeholder Involvement

The stakeholders that were listed in the current plan were reevaluated and a new list of identified stakeholders was created to participate in the planning process including business owners, farmers, elected officials, economic development professionals, and planning commission members, and provided a broad spectrum of stakeholders that provided valuable input. The selection of new steering committee members was based on recommendations from the citizens, elected officials, county staff, and from other local government representatives.

Public Input and Steering Committee

The 2022 update of the Mitchell County Comprehensive Plan relied heavily on public involvement. The planning process began with initial public hearings at County Commission and City Council meetings on October 12, 2021, where the plan requirements were discussed and an overview of the process as well as various ways the public could participate in the planning process. Twenty-three people participated in Mitchell County and Cities' first public hearing and all the local government representatives and elected officials were present at the meeting. Aside from public meetings, flyers with a brief description of the planning process were distributed and made available at the local government offices for the public to increase citizens' participation. The SWGRC planning website (www.swgrcplanning.org) was also utilized to further explain the planning process, and plan requirements and provide an avenue for residents to be notified of meetings and send questions and concerns to the planner. Following the initial public hearings, a series of traditional public meetings were held where the general public was invited to help review the strengths, weaknesses, opportunities, and threats and assessed the list of needs and opportunities for Mitchell County and its municipalities. The cities of Camilla, Pelham, Baconton, and Sale City held a joint advertised public meeting on August 16, 2022, at City hall, City of Camilla, Georgia to review their SWOT, Goals and Opportunities, Future land-use, and Community Work Programs. Fifteen people participated including some prominent elected officials from the local governments except for Mitchell County which had its meeting conducted separately on Thursday, August 29, 2022. At the Mitchell County SWOT review meeting, eighteen people attended the meeting, and a few

comments and questions were received. In both SWOT review meetings, the current goals and policies for Mitchell County and its municipalities were reviewed. At the second advertised public hearing, which was held on September 21, 2022, at the Mitchell County Governmental Complex located at 5201 Hwy 19 South, Camilla, Georgia, eighteen people were present, and the draft plan was presented for final input and comments. All of the local government representatives including the prominent elected officials participated in the second public hearing. No comments were received except for one question asked by the City of Camilla Mayor (Kelvin Owens) asking about the next step after the hearing. The overall comments from the beginning of the planning process to the final presentation of the draft plan are additional projects to the community work program, corrections on SWOT, comments on broadband availability and its effectiveness, and rephrasing sentences. All the changes were made and incorporated into the plan update. In addition, the final draft plan was sent to contiguous counties and cities for comments and no comments were received.

The modified steering committee members are composed of various department heads, business owners, residents, and at least one elected official, as required by the DCA's rules for comprehensive planning. The steering committee members are as follows:

- Annette Morman, Mayor, City of Baconton
- Timothy Wade Jr.
- Roy Holton, Camilla Planning Commission
- Gustine Hayward, Camilla resident
- Carl Pitts, Camilla Business owner
- Charles Kelly, Camilla Zoning Administrator
- Joe Bostick Jr., Mitchell County Development
- James Eubanks, Mayor, City of Pelham
- Josh Davis, Mayor, Town of Sale City
- Kelly Hancock, City Clerk, Town of Sale City
- Danny Palmer, Camilla, Business owner
- Dennis Stroud, City Manager, City of Camilla
- Gary Rice, County Administrator, Mitchell County
- Ben Hayward, Chairman, Mitchell County Board of Commissioners
- Shirley Daniels, Pelham Main Street Board of Directors
- Kent Holtzclaw, Pelham Chamber of Commerce
- Christian Drake, City of Pelham, City Manager
- Floyd Fort, Pelham City Schools, Superintendent

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

Review Process

According to the DCA's rules for comprehensive planning, effective October 1, 2018, each community must transmit the plan to the Southwest Georgia Regional Commission (SWGRC) when all components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the SWGRC will forward the plan to the DCA for review. Once the plan has been found by the DCA to comply with the Minimum Standards and Procedures, each community must adopt the approved plan.

MITCHELL COUNTY

COMMUNITY PROFILE

All Topics	Mitchell County, Georgia
Population Estimates, July 1 2021, (V2021)	21,521
PEOPLE	
Population	
Population Estimates, July 1 2021, (V2021)	21,521
Population estimates base, April 1, 2020, (V2021)	21,755
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	-1.1%
Population, Census, April 1, 2020	21,755
Population, Census, April 1, 2010	23,498
Age and Sex	
Persons under 5 years, percent	5.8%
Persons under 18 years, percent	22.4%
Persons 65 years and over, percent	16.9%
Female persons, percent	48.3%
Race and Hispanic Origin	
White alone, percent	49.3%
Black or African American alone, percent (a)	48.0%
American Indian and Alaska Native alone, percent (a)	0.6%
Asian alone, percent (a)	0.8%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.1%
Two or More Races, percent	1.2%
Hispanic or Latino, percent (b)	4.8%
White alone, not Hispanic or Latino, percent	45.5%
Population Characteristics	
Veterans, 2016-2020	1,542
Foreign born persons, percent, 2016-2020	3.5%
Housing	
Housing units, July 1, 2021, (V2021)	9,040
Owner-occupied housing unit rate, 2016-2020	62.8%
Median value of owner-occupied housing units, 2016-2020	\$94,200
Median selected monthly owner costs -with a mortgage, 2016-2020	\$1,147
Median selected monthly owner costs -without a mortgage, 2016-2020	\$432
Median gross rent, 2016-2020	\$664
Building permits, 2021	8

Source: U.S Census Bureau 2020

Mitchell County Demographics (Cont'd)

Families & Living Arrangements	
Households, 2016-2020	8,018
Persons per household, 2016-2020	2.47
Living in same house 1 year ago, percent of persons age 1 year+, 2016-2020	88.4%
Language other than English spoken at home, percent of persons age 5 years+, 2016-2020	7.9%
Computer and Internet Use	
Households with a computer, percent, 2016-2020	86.3%
Households with a broadband Internet subscription, percent, 2016-2020	77.6%
Education	
High school graduate or higher, percent of persons age 25 years+, 2016-2020	79.9%
Bachelor's degree or higher, percent of persons age 25 years+, 2016-2020	11.7%
Health	
With a disability, under age 65 years, percent, 2016-2020	13.0%
Persons without health insurance, under age 65 years, percent	18.4%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2016-2020	52.1%
In civilian labor force, female, percent of population age 16 years+, 2016-2020	53.0%
Total accommodation and food services sales, 2012 (\$1,000) (c)	18,601
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	36,445
Total manufacturers shipments, 2012 (\$1,000) (c)	0
Total retail sales, 2012 (\$1,000) (c)	156,778
Total retail sales per capita, 2012 (c)	\$6,774
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2016-2020	22.6
Income & Poverty	
Median household income (in 2020 dollars), 2016-2020	\$39,404
Per capita income in past 12 months (in 2020 dollars), 2016-2020	\$19,377
Persons in poverty, percent	38.2%
BUSINESSES	
Businesses	
Total employer establishments, 2020	363
Total employment, 2020	5,220
Total annual payroll, 2020 (\$1,000)	174,195
Total employment, percent change, 2019-2020	4.8%
Total nonemployer establishments, 2018	1,443
All firms, 2012	1,714
Men-owned firms, 2012	833
Women-owned firms, 2012	662
Minority-owned firms, 2012	566
Nonminority-owned firms, 2012	1,096
Veteran-owned firms, 2012	119
Nonveteran-owned firms, 2012	1,445
GEOGRAPHY	
Geography	
Population per square mile, 2010	45.9
Land area in square miles, 2010	512.09
FIPS Code	13205

Source: U.S Census Bureau 2020

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths

- The easy business startup procedure
- Accessibility to elected leaders
- Low crime rate
- Community network (easy to find what you need by calling someone)
- Available properties for expansion
- Good school systems
- Adequate water resources
- Outdoor recreation and access to Flint River
- The presence of medical facilities
- Transparency, responsiveness, Integrity, Unity
- Access to two different rail networks
- Center of production of agricultural products that meet industry
- Excellent 4-H program
- Social Support Groups (Churches, Boys & Girls Club, etc.)

Weaknesses

- Internet/Technology Infrastructure
- Too many dirt roads
- Available “shovel-ready” land for industry
- Lack of diversity in the Industrial economy
- Need more diversity of tax base
- Lack of recreation after 5 pm
- Lack of housing diversity
- Lack of quality hotels/retail spaces
- Lack of mental health support
- Need to continue to increase intergovernmental collaboration
- Improvements to the Animal shelters

Opportunities

- Geographic Location
- Underutilized airport
- Internet availability
- Flint River utilization
- Value-added agriculture
- Solar farms
- Dixie Hwy scenic byway

Threats

- GATE Cards
- Unfunded state/federal mandates
- Severe weather and its impact on infrastructure
- Environmental policies

NEEDS AND OPPORTUNITIES

The list of needs and opportunities represents both the major problems facing Mitchell County and potential strategies for improving on those problems. The list was developed from the identified strengths, weaknesses, opportunities, and threats that face Mitchell County.

- We have a strong agricultural economy, but we need to diversify the local economy and our tax base.
- We need to move Mitchell County into the 21st century by improving our internet/technology infrastructure.
- We have several dirt roads that are costing us money in maintenance and repairs.
- We need to identify and prioritize large parcels of land for industrial development.
- Our county needs recreational opportunities (active and passive) after 5 pm.
- Housing choices are limited in our County, and we need to diversify the housing types available.
- We lack quality hotels/retail spaces.
- Our animal shelter needs improvements
- There is a strong need for mental healthcare support in Mitchell County.
- Five governments are operating in Mitchell County, but the intergovernmental collaboration needs to be strengthened.
- We need to continue to utilize the Flint River as a resource for tourism in Mitchell County.
- The Historic Dixie Highway Scenic Byway is a resource we have that provides opportunities for tourism and collaboration with other governments.
- Our airport is good but underutilized and we need to maximize its potential.
- Given our strong agricultural economy, we need to continue to develop a value-added agriculture industry.
- Solar farms have found their way to Mitchell County, and we should be striving to get more by identifying the best possible locations in our County to site them and promoting their benefits to landowners and solar developers while preserving prime farming land and changing the tax abatement schedule on solar projects.

Goal: Economic Prosperity

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

Policies:

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places
- We will support programs for retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses
- We will consider impacts on infrastructure and natural resources in our decision-making on economic development projects
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects

Goal: Resource Management

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

Policies:

- We will encourage new development to locate in suitable locations to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment
- We will ensure safe and adequate supplies of water through the protection of ground and surface water sources
- We will promote enhanced solid waste reduction and recycling initiatives
- Our community will make efficient use of existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services

Goal: Public Infrastructure

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges, or undertaking an all-hazards approach to disaster preparedness and response.

Policies:

- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible

Goal: Regional Cooperation

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

Policies:

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, and watershed protection)
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.

Goal: Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as a focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community, or protecting scenic and natural features that are important to define the community's character.

Policies:

- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.

Goal: Transportation Options

Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by maintaining existing transportation options and infrastructure.

Policies:

- We will incorporate mobility facilities that connect people safely to key destinations and communities.

Goal: Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances or pursue life ambitions. This can be achieved by encouraging and cooperating with local educational institutions or programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Policies:

- We will make higher education more attainable by providing educational facilities, resources, and efficient educational services.
- Support skill jobs through the accommodation of new companies.

Goal: Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by promoting and encouraging the local community hospital and other health care providers in the community.

Policies:

- We will ensure environmental sanitation through the Mitchell County Department of Health, and support programs that increase human longevity.
- We will support healthy living activities such as community gardens and outdoor events that promote healthy living

Goal: Broadband Availability

Facilitate the development and provision of Broadband facilities for connectivity to the World Wide Web in underserved and unserved areas.

Policies:

- Apply for grants for the provision of high-speed internet connectivity and accessibility
- Amend the Land-use policies when it's necessary to accommodate the broadband installation.

- Develop a Broadband ordinance that will guild the installation and provision of internet services.

MITCHELL COUNTY BROADBAND SERVICE ELEMENT

Broadband technology infrastructure provides high-speed internet connectivity to access the World Wide Web. This technology is a vital resource that increases citizens' access to employment opportunities, education training, businesses, healthcare, homes, and other uses for good quality of life and well-being. Low-to-moderate-income households often have less broadband access than their wealthier counterparts, creating a digital divide that limits personal and professional opportunities for low-income households.

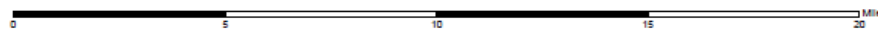
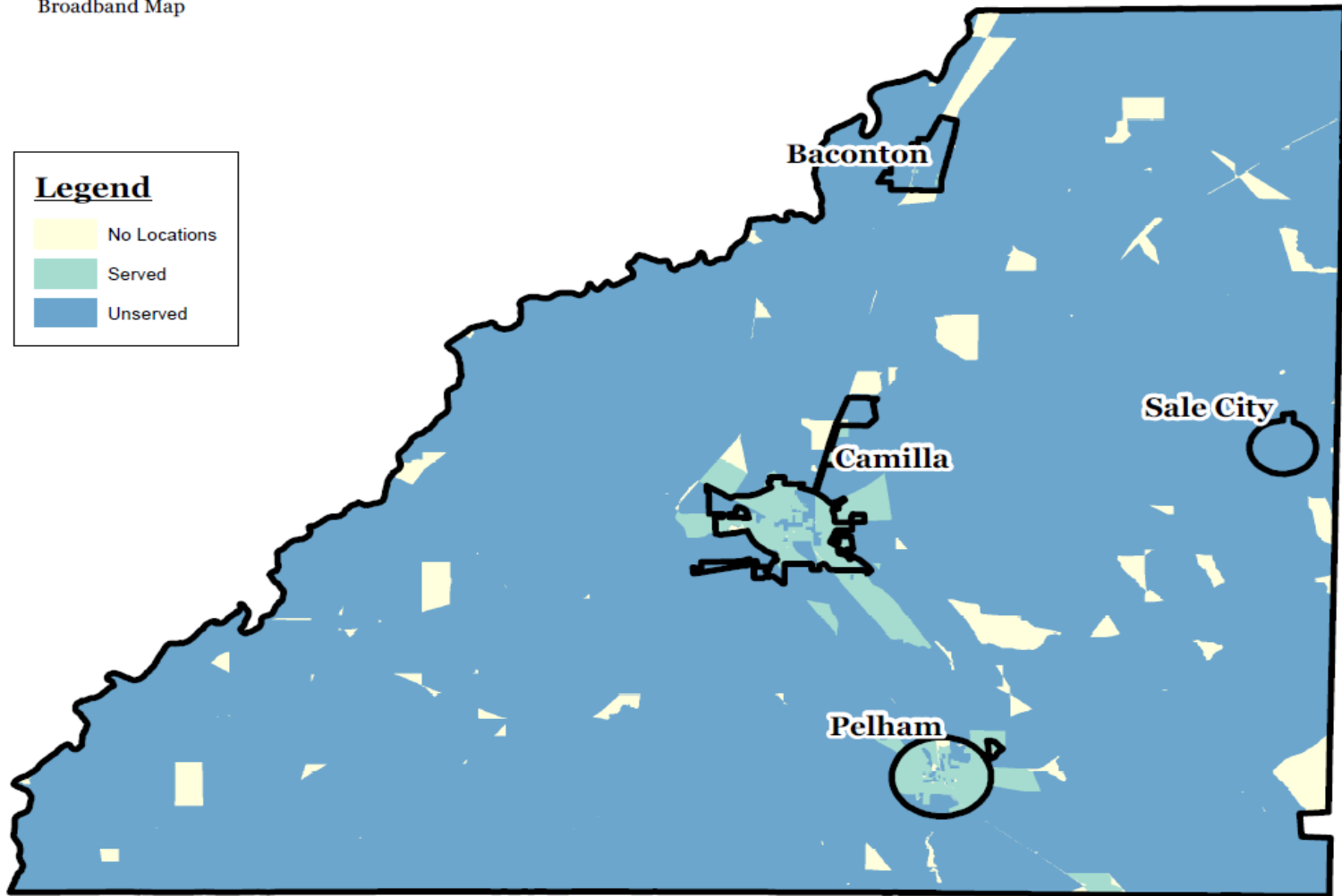
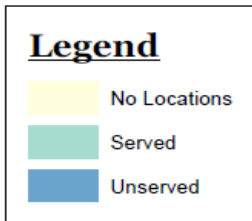
In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps. With broadband access, internet users can participate in file downloading, video streaming, email, and other critical features necessary for modern communications. The COVID-19 pandemic has highlighted the importance of internet connectivity and accessibility as schools, healthcare, businesses, and individuals practice social distancing and transition to virtual schooling. In areas that are underserved or unserved, it is a great challenge to transition into the new means of communication as they lack a reliable high-speed connection.

Recognizing the importance of broadband availability to all Georgians, in 2018 the General Assembly passed SB402 also known as Achieving Connectivity Everywhere (ACE) creating the Georgia Broadband Deployment Initiative. The initiative calls for the promotion and deployment of broadband services throughout the state to unserved areas with a minimum of 25 Mbps download and 3 Mbps upload speeds. The purpose of the Georgia Broadband Deployment Initiative is to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

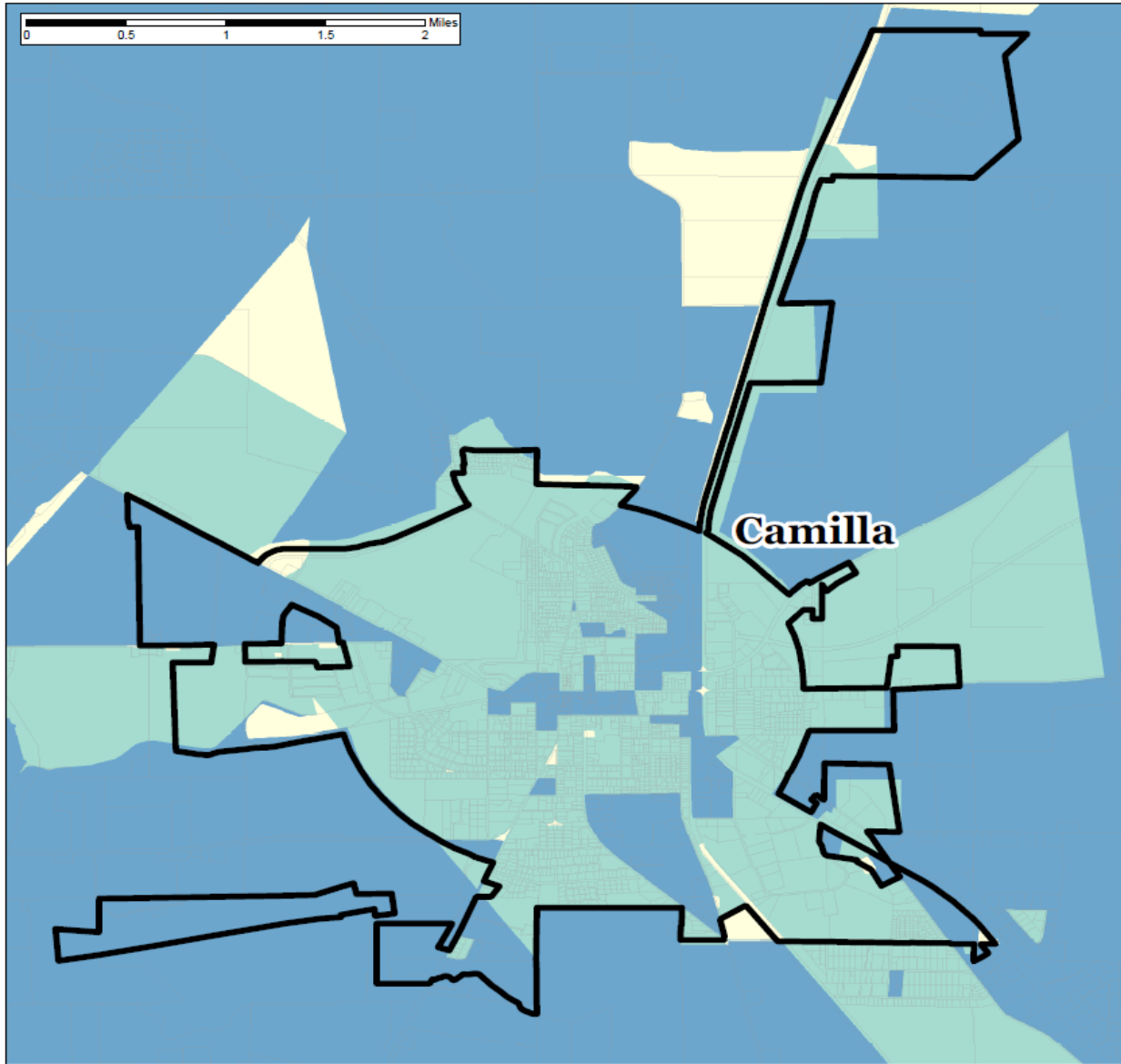
According to the United States Census Bureau 2020, 39.2% of households have broadband (Cable, Fiber Optic, or DSL) in Mitchell County. 34.5% City of Sale City, 56.9% City of Baconton, 55.2% City of Pelham, and 54.9% of households have broadband services. The maps below show areas in Mitchell County and the cities that are served or unserved with broadband service.

Mitchell County

Broadband Map






Produced: June, 2022



Camilla

Broadband Map

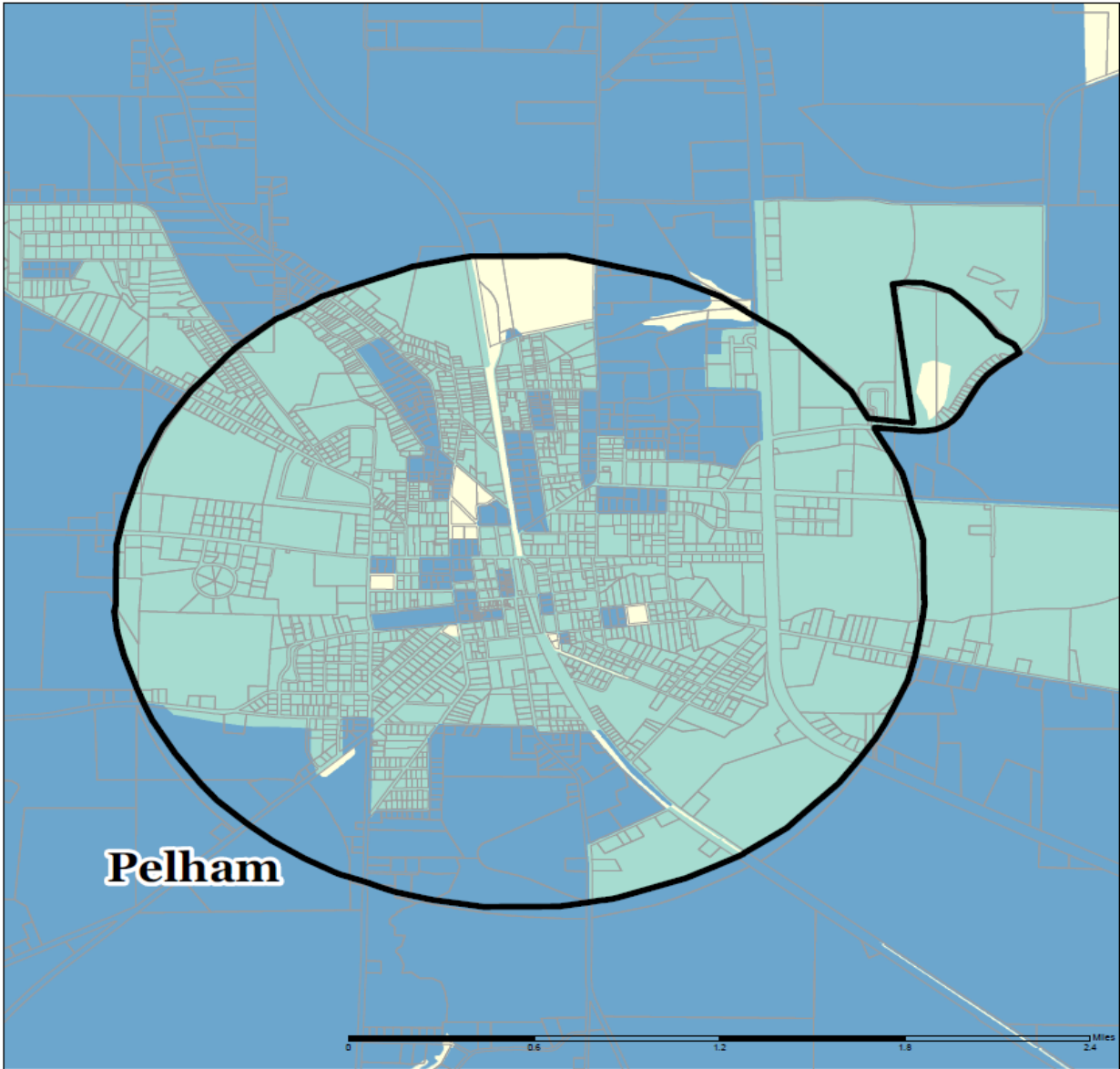
Legend

-  No Locations
-  Served
-  Unserved

Camilla



Produced: June, 2022



Pelham

Broadband Map

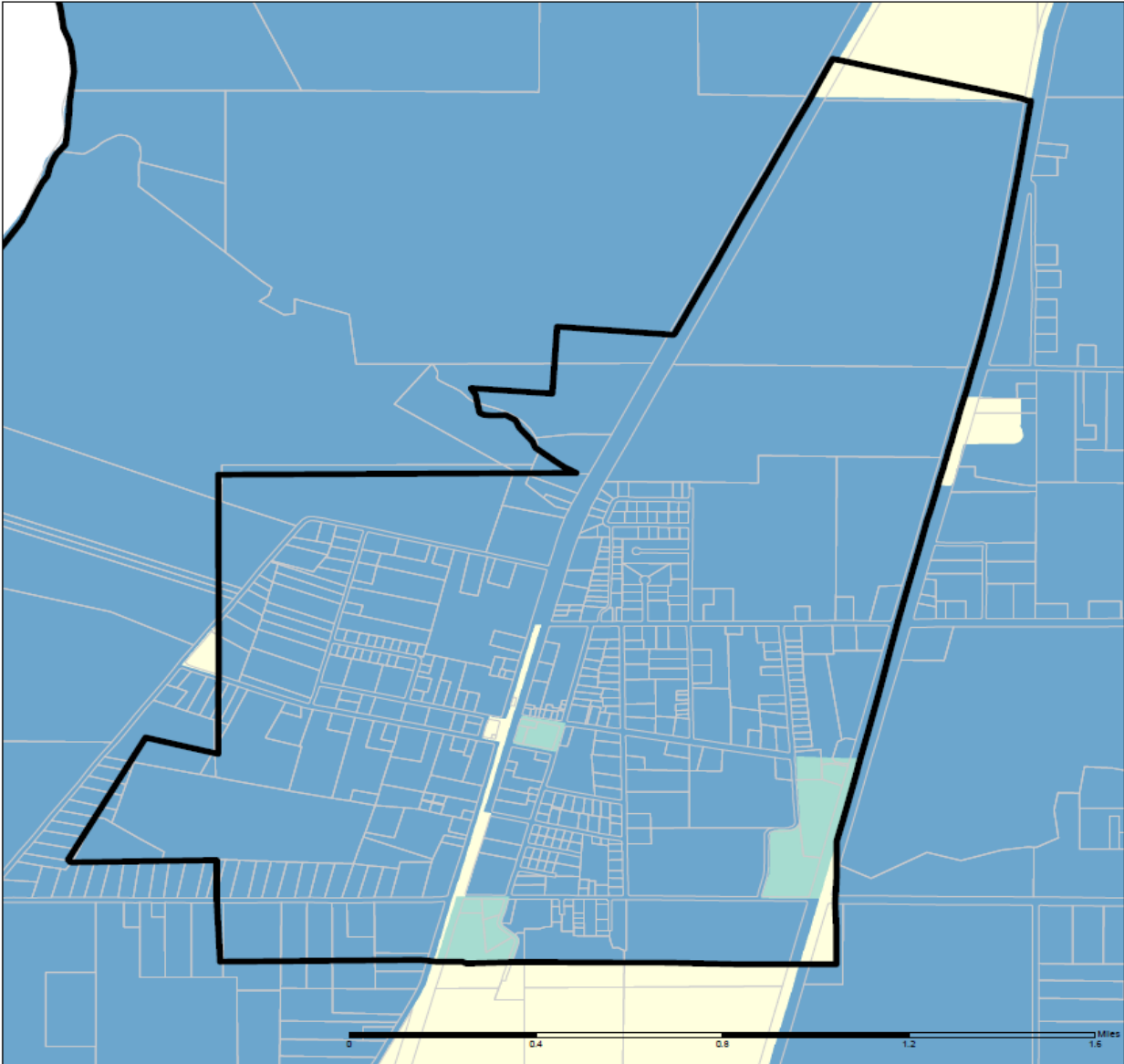
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- No Locations
- Served
- Unserved

Pelham






Produced: June, 2022



Baconton

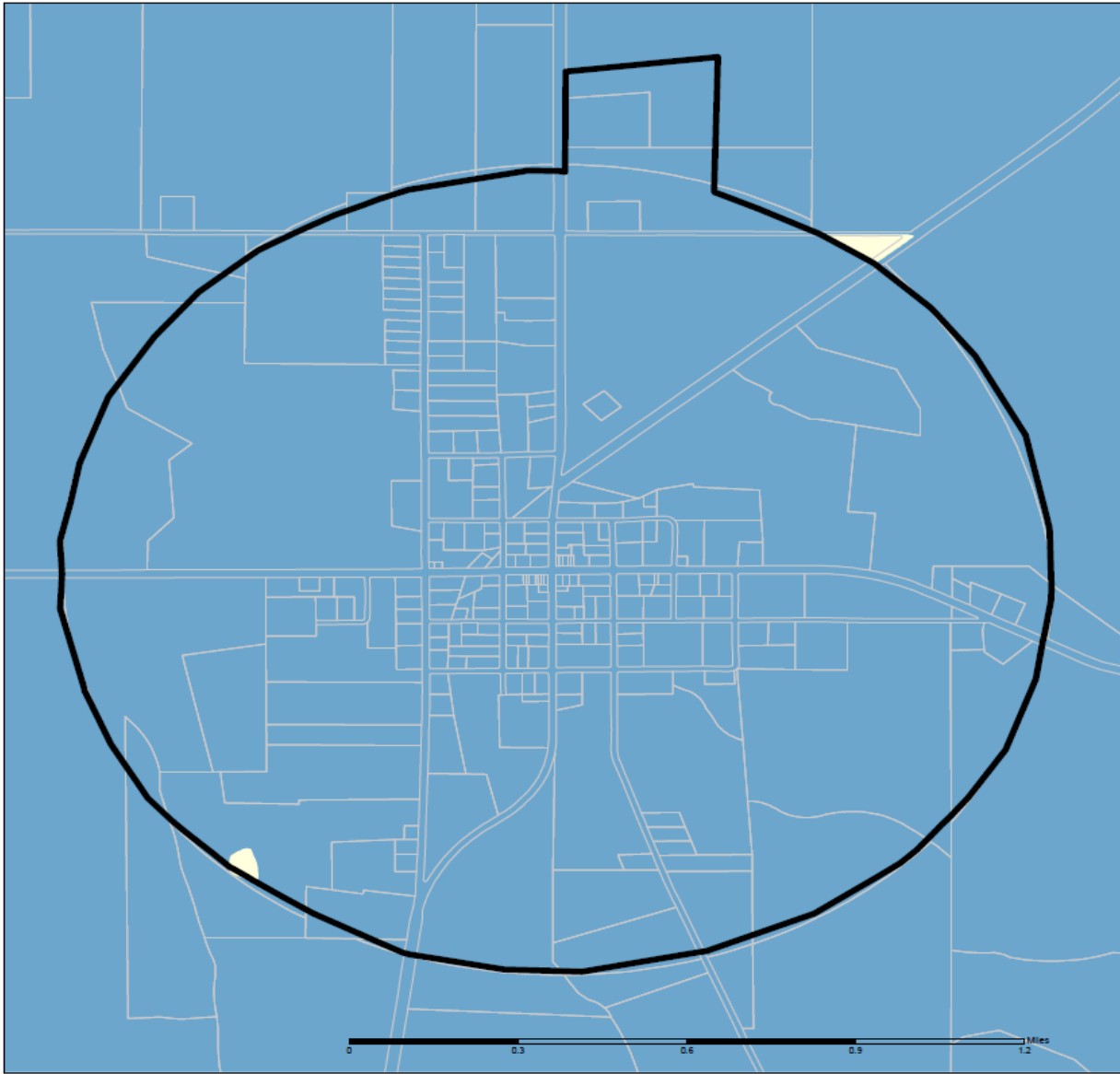
Broadband Map

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-  No Locations
-  Served
-  Unserved






Produced: June, 2022



Sale City

Broadband Map

Legend

-  No Locations
-  Served
-  Unserved

Produced: June, 2022



ECONOMIC DEVELOPMENT

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

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing the geography, population, economy, labor, workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southwest Georgia Regional Commission's successful development and implementation of the 2012-2017 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SWGRC District.

Policies, issues and opportunities, and Short-Term Work Program implementation strategies located in the current Comprehensive Plans for each of our 14-county regions were used extensively to develop the CEDS Goals and Objectives, Vital Projects, and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Mitchell County and the Cities of Baconton, Camilla, Pelham, and Sale City:

Goal: Encourage and increase regional collaboration among cities and counties.

Objective: To increase the likelihood of large-scale economic development projects resulting in jobs and private investment.

Goal: Expand existing industries.

Objective: To increase the potential that existing industries will expand in the region.

Goal: Improve the infrastructure of water, sewer roads, and technology.

Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: Support technical colleges within the region.

Objective: To increase the level of education of the region's workforce.

Goal: Increase tourism in the region.

Objective: Increase the region's tax base and local government's ability to provide services and recreational opportunities.

Goal: Recruit retirees to the region.

Objective: Support communities in the region and increase the tax base by recruiting retirees.

Goal: Increase access to capital for small businesses in the region.

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Goal: Create a diverse economy resistant to economic recession.

Objective: To promote the development of diverse employment opportunities at various skill levels.

Goal: Create and Promote agritourism activities and enterprises.

Objective: To increase farm income and farm tourism.

Mitchell County and its municipalities according to the CEDS...

The City of Camilla, the county seat of Mitchell, is located exactly in the center of the region. The Flint River is the county's western border and has the U.S. Highway 19 corridor. Mitchell County has a population of 24,086 and is one of the growing counties in Southwest Georgia. Mitchell County is home to four incorporated communities (Baconton, Camilla, Pelham, and Sale City) and some unincorporated ones.

Mainly focused on agriculture, Mitchell County has one of the largest farm gates in the state. Like Colquitt County, this is directly related to chicken farming. The Keystone Group, which is the largest employer in the county, has about 2,500 employees and contracts with hundreds of

area farmers to process about 1,000,000 chickens each week. The Equity Group provides good wages to uneducated and unskilled workers, of which the county has many.

In 2008, Mitchell County became home to the South's largest corn-based ethanol plant, First United Ethanol, LLC, which employs about 60 workers and produces 100 million gallons of ethanol every year. While agriculture remains the primary industry within the county, farmers have diversified into non-conventional agriculture such as alligator hide production, aquaculture, and eco-tourism. Several cooperatives have been formed in various industries and vegetable production/processing has become a fast-growing and profitable enterprise.

Agribusiness is Mitchell County's largest industry, with well-known names such as Keystone Foods and Southeast Milk Incorporated. Of the nation's counties, Mitchell County is in the top 10 in pecan production. Two energy-related industries joined our corporate roster in recent years. Corn to fuel manufacturer, Southwest Georgia Ethanol, and Camilla Solar, a solar power plant, chose Mitchell County as the place to grow their businesses.

Mitchell County is one of the premier locations for quail hunting. Businesses on retreat and hunting connoisseurs from around the world travel to our plantations to enjoy hunting and our local hospitality

Like other counties in the region, Mitchell County has a high number of adults living in poverty (30.6%) and a very high number of adults without high school credentials (34.0%). More than 25% of the residents are living below the poverty level and almost 70 percent (79.9%) of the population graduated from high school according to the last Census.

The City of Baconton, the birthplace of the paper-shell pecan industry in Georgia, is in Mitchell County at the crossroads of U.S. Highway 19 and GA Hwy 93, 16 miles south of Albany, 278 miles south of Atlanta. Baconton was incorporated in 1903 and the city was one square mile (sides were 2000 yards and the old town well was the center). The community of Baconton is known for the highly marketable paper-shell pecan. Baconton City Hall is housed in the historic Jackson Davis House located just off Highway 19. The house, built-in 1891 is listed on the National Register of Historic Places and is an excellent example of Victorian architecture. It is well worth a visit by tourists passing through. Baconton is a part of the Mitchell County School District and is served by North Mitchell County Elementary School and Baconton Community Charter Schools.

Pelham is located at the crossroads of US Highway 19 and State Route 93 and is approximately 38 miles south of Albany and 26 miles north of Thomasville. Pelham's Wildlife Festival is held on the first Saturday in October and attracts over 12,000 visitors annually. It is also home to the Pelham Jamboree held every Saturday night beginning at 6:30 p.m. Other events such as a "Slice of Summer" and the Pelham Wildlife Art Auction complete the warm community feels present in Pelham. North Pelham Industrial Park is a 43-acre privately owned park located in the city limits of Pelham with 30 acres available. Surrounding land uses include agriculture,

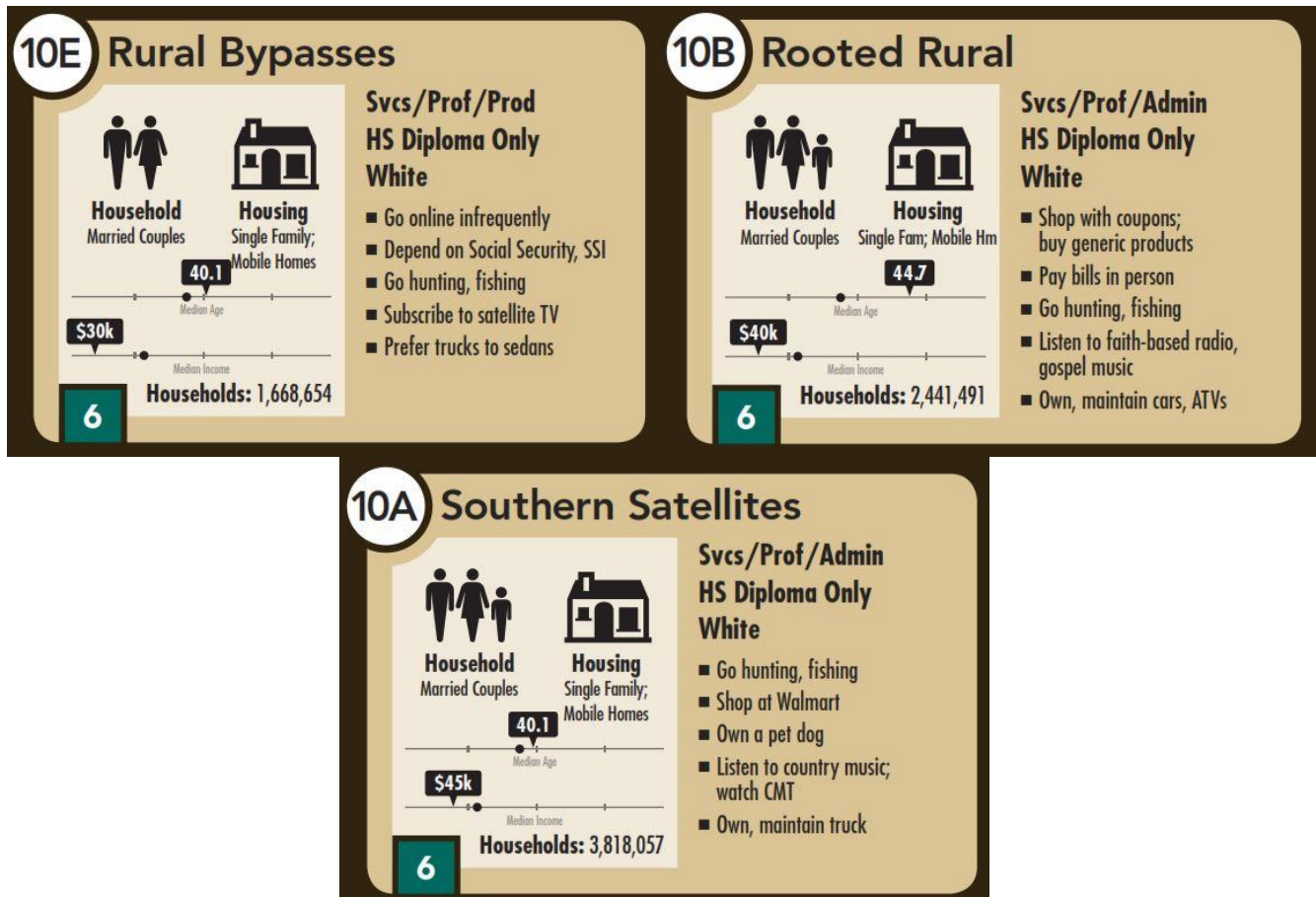
commercial, and residential. The park is zoned Industrial, with a Class 6 Fire Insurance rating. The Hand Trading Company was built in 1916 and during its heyday attracted shoppers throughout Southwestern Georgia. This beautiful building has been well maintained and is currently being restored.

Sale City is a quaint town in Mitchell with a population of 380 according to the 2010 Census. It has a rustic downtown with two very popular restaurants. The city is experiencing a small amount of growth in the downtown area. Businesses are expanding and the City’s infrastructure is trying to keep up. If this continues City leaders will have to be innovative to strike a balance between finance and growth.

Supplementary Economic Statistics/Data (See Appendix)

Tapestry Segmentation Explained

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Mitchell County are Rural Bypasses, Rooted Rural and Southern Satellites.

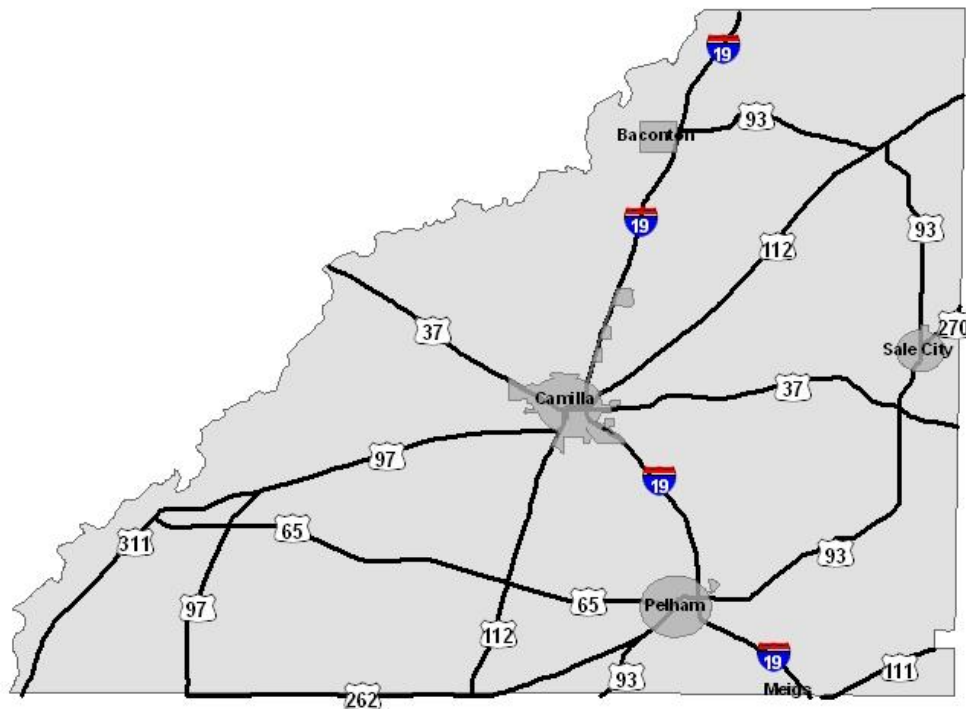


TRANSPORTATION

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

Road Network

Mitchell County is divided down the middle by U.S. Highway 19 running north/south. State highways in the county include highway 37 and highway 97. Highway 37 comes from Newton and Baker County through Camilla and on to Colquitt County and the City of Moultrie while highway 97 originates in Camilla and runs southwest to Bainbridge. Highway 311 splits off from highway 97 just northeast of Hopeful and follows the Flint River to Bainbridge in Decatur County. Highway 65 or Branchville Rd. runs west out of Pelham to Branchville and connects to highways 97 and 311. Highway 112 extends northeast of Camilla and connects to Sylvester in Worth County. Highway 93 starts in Grady County and connects to Pelham where it takes a northeast heading to Cotton and turns north to Sale City and Lester where it heads back west to Baconton. All these thoroughfares are in fair to good condition and are not overloaded.



Source: SWGRC GIS

Alternative Modes

Mitchell County has little to no bicycle activity and part of this may be because there are no designated bicycle lanes available in the county. Many of the county and state roads see so little traffic however bicycling by an average adult, at least, would be fairly safe.

Mitchell County is also traversed by the Historic Dixie Highway Scenic Byway (HDHSB) which besides being a picturesque drive, is also supposed to implement alternative forms of transportation. Cycling on HDHSB in most of Mitchell County may prove to be hazardous to the rider. There are no shoulders on the road and on top of that, the road in many areas has a lot of curves and a 55-mph speed limit.

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

Parking

The current level of service for parking is adequate for the rural nature of Mitchell County.

Railroads

Mitchell County is serviced by the CSX rail line that parallels Hwy 19 from Thomas County through Mitchell County to Dougherty County. The rail line provides critical freight transport for several industries in Mitchell County and the Cities of Baconton, Camilla, and Pelham.

LAND USE

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

Agriculture

The agricultural land use classification in Mitchell County is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development accessory to agricultural or farm operation of varying sizes, some commercial development is allowed in this category but only in appropriate locations (crossroads, major thoroughfares, etc.). Typically, automobile-oriented commercial development that relies heavily on passersby is located on the outskirts of municipalities on major thoroughfares. Smaller, less intense, neighborhood commercial development is generally allowed throughout the unincorporated areas in properly zoned areas.

Rural Residential

This residential category is intended to correspond primarily to areas of unincorporated Mitchell County that have seen and will likely continue to see rural housing subdivisions and individual home sites on well and septic tanks. These areas typically have seen the large lots that were once agricultural fields fragmented or subdivided to create fairly sizeable lots for residential development. The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may be allowed by applicable zoning regulations. This future land use category is implemented with one or more residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Industrial

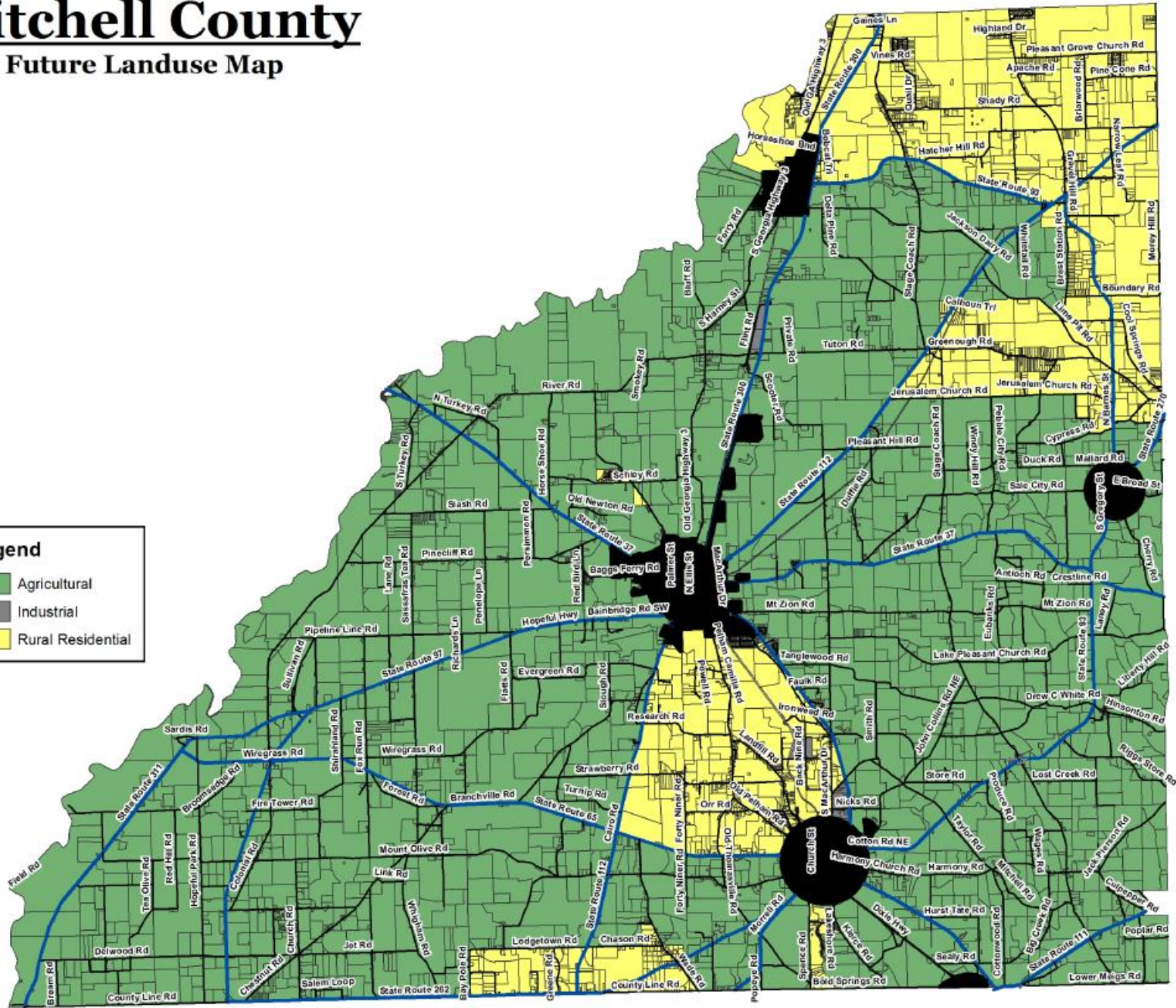
This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial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

Mitchell County

Future Landuse Map

Legend

- Agricultural
- Industrial
- Rural Residential



REPORTS OF ACCOMPLISHMENT (ROA)

In this section, the projects listed within the ROA are evaluated by the municipalities and assessed. The status of each project was assessed and classified. Four classification responses were used to determine the project's status. These classifications are:

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

Any projects that are not completed and active are moved to the new community work program (2022-2026).

MITCHELL COUNTY REPORT OF ACCOMPLISHMENTS 2017-2021					
Economic Development Objectives	2017-2021	Responsible Party	Cost Estimate	Possible Funding Source	Status
Continue B.R.E.P.	X	MCDA	\$2,000 & Staff Time	MCDA Budget	Currently Underway, 2024
Purchase new industrial Land	X	MCDA	Cost Estimate	General Funds, Grants	Currently Underway, 2023
Housing Objectives					
Implement recommendations for a housing study	X	MCDA/ Housing Authorities	Staff Time	MCDA Budget	Currently Underway, 2024
Natural and Cultural Resources Objective					
Continue Funding for genealogical research	X	County	\$5,000	General Funds	Not Accomplished and will no longer be undertaken due to lack of resources.
Community Facilities and Services Objectives					
Investigate new opportunities for recreation expansion	X	County	\$50,000	General Funds	Currently Underway, 2024
Acronyms: Business Retention & Expansion Program (B.R.E.P), Mitchell County Development Authority (MCDA)					

MITCHELL COUNTY COMMUNITY WORK PROGRAM

MITCHELL COUNTY COMMUNITY WORK PROGRAM 2022-2026				
ACTIVITY	Years 2022-2026	Responsible Party	Cost Estimate	Possible Funding Source
General Planning				
Recommend Planning Commissioner Training for new members	2023-2026	County	\$2000	General Funds
Participate in the development and update of the Pre-Hazard Mitigation Plan.	2022-2026	County	\$25000	GEMA, FEMA, Grants
Participate in the development and update of the Joint Comprehensive Plan	2022-2026	County	Staff-Time	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2022-2026	Southwest Regional Commission/	RC Staff-Time	Grants
Economic Development Objectives				
Continue B.R.E.P.	2022-2024	MCDA	\$2,000 & Staff Time	MCDA Budget
Purchase new industrial Land	2022-2023	MCDA	Cost Estimate	General Funds, Grants
Purchase a fuel-powered generator for emergency power backup in case of hazard events	2022-2026			Grants
Housing Objectives				
Implement recommendations for a housing study	2022-2024	MCDA/ Housing Authorities	Staff Time	MCDA Budget
Eliminate or rehabilitate substandard housing in the areas identified in the housing study	2022-2026	County	\$350,000	CHIP, Grants
Community Facilities and Services Objectives				
Establish a joint Recreational Development Authority between the County and the cities of Camilla and Pelham to strengthen the management of the recreational services provided	2022-2026	County, Cities of Camilla and Pelham	\$50,000	General Funds, Grants
Replace substandard wooden bridges as needed	2022-2026	County	\$500,000	Grants
Upgrade and remodel governmental Facilities	2022-2026	County	\$2 Million	Grants
Pave more dirt roads and resurface existing paved county roads	2022-2026	County	\$5 Million	Grants

Upgrade fire protection for the unincorporated areas of Mitchell County	2022-2026	County	\$500,000	Grants
Upgrade communications towers to increase radio coverage for all first responders	2022-2026	County	\$250,000	Grants
Purchase of fuel-powered generator for quick electricity restoration of severely affected critical facilities due to natural hazard events	2022-2026	County	\$125,000	Grants
Broadband Element				
Review and amend land-use policies to accommodate the broadband	2023-2026	County	Staff-Time	General Fund/Grants
Collaborate with Mitchell EMC to provide broadband service to every household in the county	2022 - 2026	County/Mitchell EMC	Staff-Time	Grants
Acronyms: Business Retention & Expansion Program (B.R.E.P), Mitchell County Development Authority (MCDA)				

ADOPTION RESOLUTION

A RESOLUTION TO ADOPT THE MITCHELL COUNTY COMPREHENSIVE PLAN

Resolution #2022-012

WHEREAS, MITCHELL COUNTY, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

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

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

THEREFORE, BE IT RESOLVED by the MITCHELL COUNTY Commission that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 11th day of October 2022.

Commission Chair



Benjamin Hayward

Reggie Bostick, Vice Chairman

Witness



Rebecca Reese, County Clerk



BACONTON

COMMUNITY PROFILE

Baconton city, Georgia	
Total Population	856 <i>Source: 2020 Decennial Census</i>
Median Household Income	\$ 37,454 <i>Source: 2020 American Community Survey 5-Year Estimates</i>
Bachelor's Degree Or Higher	7.1 % <i>Source: 2020 American Community Survey 5-Year Estimates</i>
Employment Rate	53.4 % <i>Source: 2020 American Community Survey 5-Year Estimates</i>
Total Housing Units	363 <i>Source: 2020 Decennial Census</i>
Without Health Care Coverage	24.5 % <i>Source: 2020 American Community Survey 5-Year Estimates</i>
Total Households	313 <i>Source: 2020 American Community Survey 5-Year Estimates</i>
Hispanic Or Latino (Of Any Race)	6 <i>Source: 2020 Decennial Census</i>

Source: United States Census Bureau (2020)

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths

- Small Town Feel
- Friendly town
- Town is growing
- Great schools (Baconton Charter and Mitchell Northside Elementary)
- Good Private Recreation program
- Ample churches in town
- County EMS station in town
- Safe community

Weaknesses

- Blighted property
- No police
- Lack of housing and options
- Limited sources of revenue for the city
- Lots of floodplains within the city limits
- Lack of commercial development
- Struggling downtown
- Weak DDA

Opportunities

- Promoting Pecan Industry
- Historic Dixie Highway Scenic Byway

Threats

- Lopsided housing mixture (low, medium, high income)

NEEDS AND OPPORTUNITIES

The list of needs and opportunities represents both the major problems facing Baconton and potential strategies for improving on those problems. The list was developed from the identified strengths, weaknesses, opportunities, and threats that face the City of Baconton.

- We need to promote the revitalization of our downtown
- We'd like to create more economic opportunities in our community
- We'd like to improve the appearance of parts of our community. We have blighted property that needs to be cleaned up.
- We'd like to increase the mix of housing (by size, type, and price range) in our community
- We need to promote our strengths (small-town charm, safety, schools, recreation, churches, etc) to encourage new residents.
- We need to promote the pecan industry (our heritage) and the Historic Dixie Highway Scenic Byway to help guide tourists to Baconton.

GOALS AND POLICIES

GOAL: Economic Development and Prosperity

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

Policies:

- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- We will encourage the development of downtown as a vibrant center of the community to improve overall attractiveness and local quality of life.
- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

GOAL: Housing Options

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

Policies:

- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities, and costs in each neighborhood.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.

GOAL: Community Health

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

Policies:

- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery stores, drug stores) without having to travel by car.

Goal: Broadband Availability

Collaborate with the county or technological companies for the deployment and provision of high-speed internet for connectivity to the World Wide Web in underserved and unserved areas.

Policies:

- Apply for grants for the provision of high-speed internet connectivity and accessibility
- Amend the Land-use policies when it is necessary to accommodate the broadband installation.
- Develop a Broadband ordinance that will guild the installation and provision of internet services.

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Objective: To increase farm income and farm tourism.

Mitchell County and its municipalities according to the CEDS...

The City of Camilla, the county seat of Mitchell, is located exactly in the center of the region. The Flint River is the county's western border and has the U.S. Highway 19 corridor. Mitchell County has a population of 24,086 and is one of the growing counties in Southwest Georgia. Mitchell County is home to four incorporated communities (Baconton, Camilla, Pelham, and Sale City) and some unincorporated ones.

Mainly focused on agriculture, Mitchell County has one of the largest farm gates in the state. Like Colquitt County, this is directly related to chicken farming. The Keystone Group, which is the largest employer in the county, has about 2,500 employees and contracts with hundreds of area farmers to process about 1,000,000 chickens each week. The Equity Group provides good wages to uneducated and unskilled workers, of which the county has many.

In 2008, Mitchell County became home to the South's largest corn-based ethanol plant, First United Ethanol, LLC, which employs about 60 workers and produces 100 million gallons of ethanol every year. While agriculture remains the primary industry within the county, farmers have diversified into non-conventional agriculture such as alligator hide production, aquaculture, and eco-tourism. Several cooperatives have been formed in various industries and vegetable production/processing has become a fast-growing and profitable enterprise.

Agribusiness is Mitchell County's largest industry, with well-known names such as Keystone Foods and Southeast Milk Incorporated. Of the nation's counties, Mitchell County is in the top 10 in pecan production. Two energy-related industries joined our corporate roster in recent years. Corn to fuel manufacturer, Southwest Georgia Ethanol, and Camilla Solar, a solar power plant, chose Mitchell County as the place to grow their businesses.

Mitchell County is one of the premier locations for quail hunting. Businesses on retreat and hunting connoisseurs from around the world travel to our plantations to enjoy hunting and our local hospitality

Like other counties in the region, Mitchell County has a high number of adults living in poverty (30.6%) and a very high number of adults without high school credentials (34.0%). More than 25% of the residents are living below the poverty level and almost 70 percent (79.9%) of the population graduated from high school according to the last Census.

The City of Baconton, the birthplace of the paper-shell pecan industry in Georgia, is in Mitchell County at the crossroads of U.S. Highway 19 and GA Hwy 93, 16 miles south of Albany, 278 miles south of Atlanta. Baconton was incorporated in 1903 and the city was one square mile (sides were 2000 yards and the old town well was the center). The community of Baconton is known for the highly marketable paper-shell pecan. Baconton City Hall is housed in the historic Jackson Davis House located just off Highway 19. The house, built-in 1891 is listed on the National Register of Historic Places and is an excellent example of Victorian architecture. It is well worth a visit by tourists passing through. Baconton is a part of the Mitchell County School District and is served by North Mitchell County Elementary School and Baconton Community Charter Schools.

Pelham is located at the crossroads of US Highway 19 and State Route 93 and is approximately 38 miles south of Albany and 26 miles north of Thomasville. Pelham's Wildlife Festival is held on the first Saturday in October and attracts over 12,000 visitors annually. It is also home to the Pelham Jamboree held every Saturday night beginning at 6:30 p.m. Other events such as a "Slice of Summer" and the Pelham Wildlife Art Auction complete the warm community feels present in Pelham. North Pelham Industrial Park is a forty-three-acre privately owned park located in the city limits of Pelham with 30 acres available. Surrounding land uses include agriculture, commercial, and residential. The park is zoned Industrial, with a Class 6 Fire Insurance rating. The Hand Trading Company was built in 1916 and during its heyday attracted

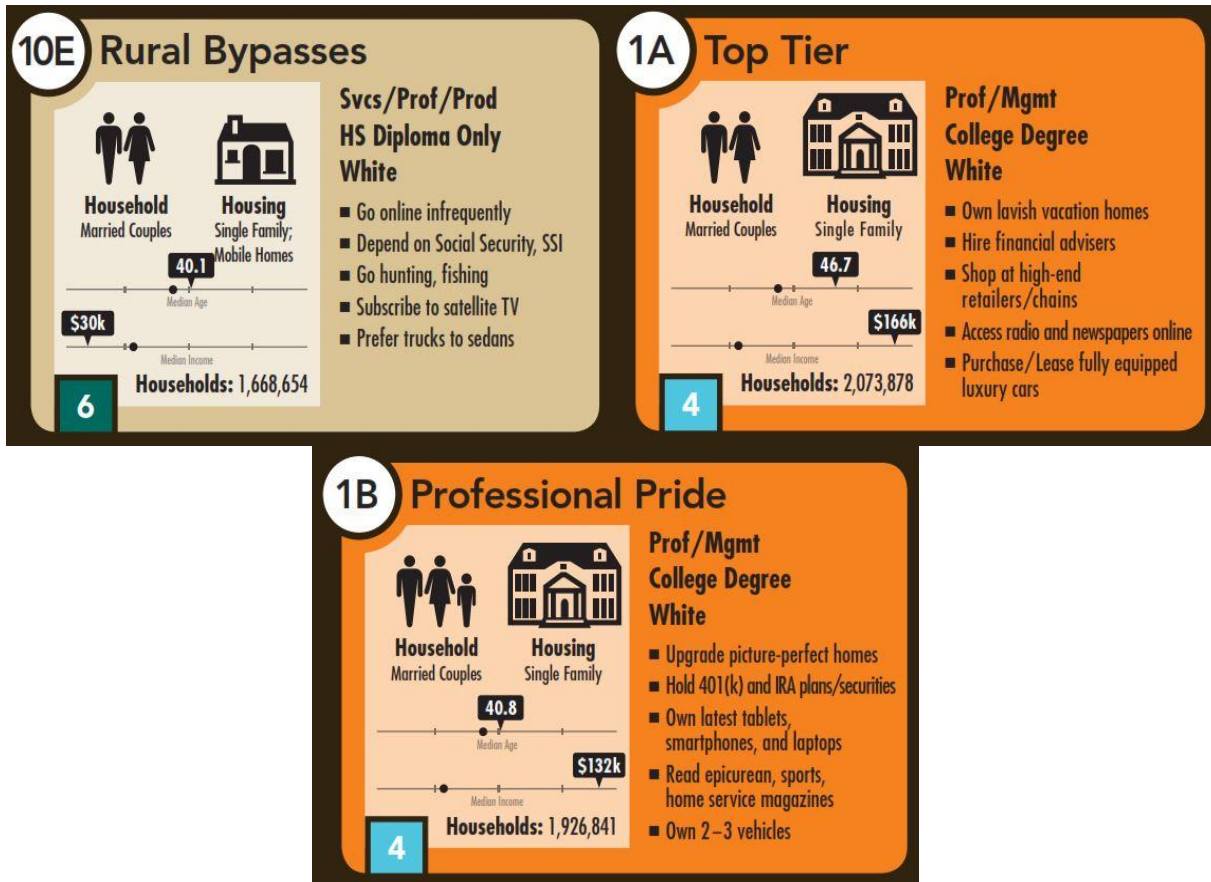
shoppers throughout Southwestern Georgia. This beautiful building has been well maintained and is currently being restored.

Sale City is a quaint town in Mitchell with a population of 380 according to the 2010 Census. It has a rustic downtown with two very popular restaurants. The City is experiencing a small amount of growth in the downtown area. Businesses are expanding and the City’s infrastructure is trying to keep up. If this continues City leaders will have to be innovative to strike a balance between finance and growth.

Supplementary Economic Statistics/Data (See Appendix)

Tapestry Segmentation Explained

Tapestry segmentation provides an accurate, detailed description of America’s neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Baconton are Rural Bypasses, Top Tier, and Professional Pride.



TRANSPORTATION

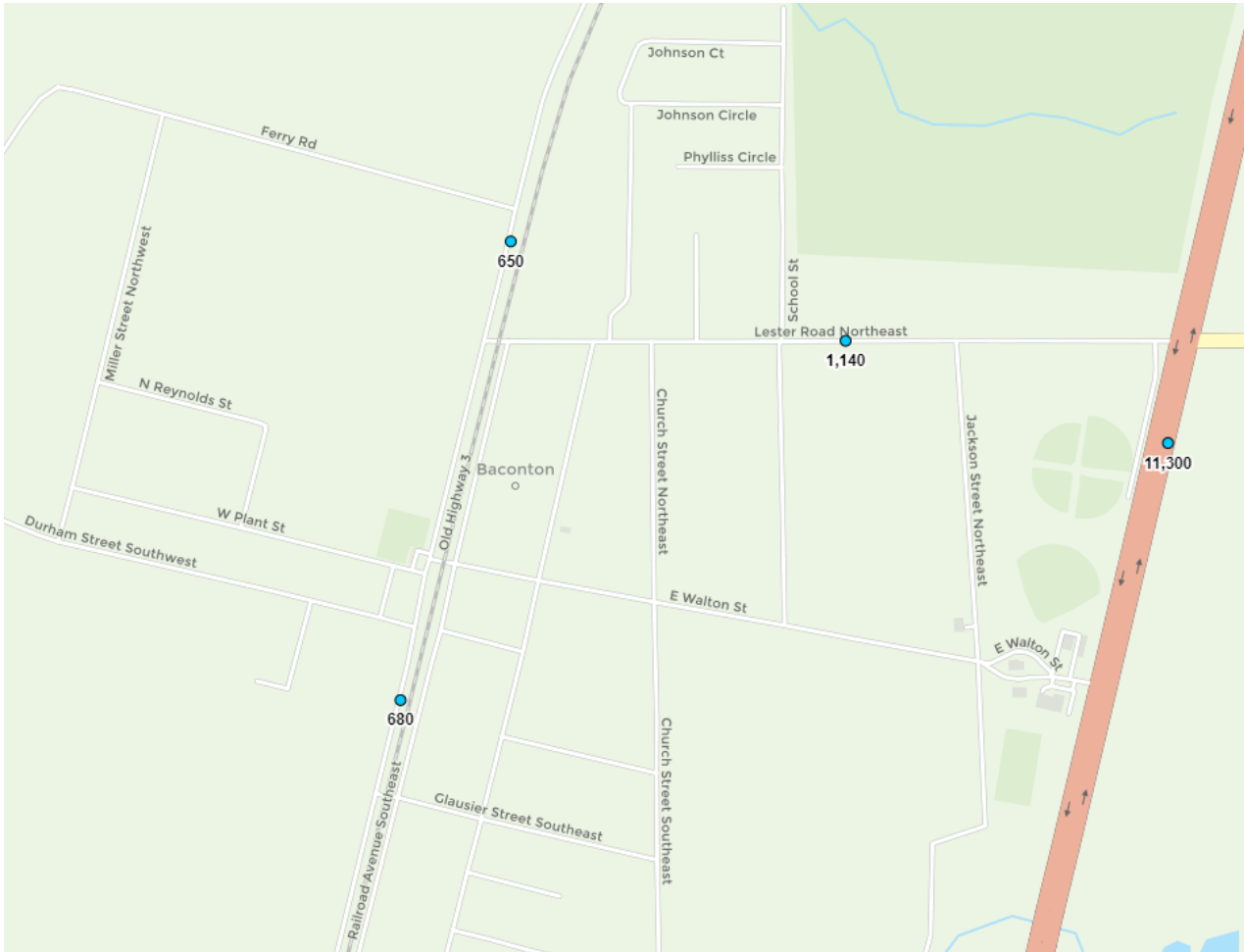
An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. Many transportation issues in Mitchell County are related to the increase in vehicular volumes and congestion. While the automobile is the dominant mode of transportation,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

Road Network

Baconton is roughly bound on the West by Old Bainbridge Road NW and split down the middle by Old Georgia Highway 3. This road runs north to Albany and south to Camilla. Historically, it was the main road north and south out of town before the creation of U.S. 19/GA 300 that runs along the eastern boundary of Baconton. U.S. 19/GA 300 runs north/south through Mitchell County north beyond Albany and south to Florida. Baconton is defined on the north by GA 93/Lester Rd. and on the south by Daniels St. The U.S. 19/GA 300 four-lane highway corridor has presented a lot of challenges for the Baconton community. From an urban design standpoint, it has become a force to attract commercial development from the traditional downtown. In a sense, Baconton has turned its back on Old 19 /GA 3 and has embraced U.S. 19/GA 300.

Baconton sees some fairly light traffic around town for the most part, but traffic on US Hwy 19 has fluctuating AADT count of approximately 9,800 to 11,300. GA Hwy 93 (Lester Rd) sees approximately 1,000 to 1,600 AADT. Past traffic data show that both US Hwy 19 and GA Hwy 93 have had moderate increases in traffic overall. Most of the increases in traffic counts in Baconton can be attributed to the Baconton Community Charter School which has a tendency to gridlock Walton Street in the morning and the afternoon on school days.

GDOT Traffic Monitoring Locations



Source: GDOT 2022

Station Id: 205-0267		Description: SR 3 HWY	
	2020	2019	2018
AAADT	11,300	11,100	10,800
Single Unit AADT	790	639	620
Combo Unit AADT	1221	1070	1039
Truck %	18%	15%	15%

Source: GDOT 2022

GA Hwy 93 Lester Road) @ School Avenue

Key Annual Trends							
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015		0.00					
2014	1590				14.00		
2013	1590				14.00		
2012	1030						
2011	1050						
2010	1090						
2009	1100						
2008	1490						
2007	1570						
2006	1440						
2005	1580						

US Hwy 19 @ Baconton

Key Annual Trends							
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015		0.00					
2014	10600		1333	12.58	9.69	50.68	
2013	9610		1205	12.54			
2012	9610		1205	12.54			
2011	8640						
2010	8790						
2009							
2008	10510						
2007	11130						
2006	9880						
2005	9890						

Alternative Modes

With regards to bicycle and pedestrian infrastructure, the City of Baconton has a few sidewalks along the major routes in the older areas of town (Jackson St, Walton St, Church St, Durham St). There are no dedicated bike lanes or paths in Baconton which has not proven to be a significant problem to this point as traffic congestion is generally very minimal on most streets at all times except when the Baconton Charter School is starting and ending the day.

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

Parking

Due to the lack of businesses in Baconton, parking has not been an issue. On-street parking is available downtown and is rarely at capacity. Parking does become an issue around the Charter School in the mornings and evenings and when the School has a special event.

Railroads

Mitchell County is serviced by the CSX rail line that parallels Hwy 19 from Thomas County through Mitchell County to Dougherty County. The rail line provides critical freight transport for some industries in Mitchell County and the Cities of Baconton, Camilla, and Pelham.

LAND USE

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

Residential

This residential category is intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods. Residential development in this category typically is seen ranging from approximately 1 to 4 units per acre (i.e., lot sizes of approximately 10,000 square feet plus). The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured

homes may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more low-density residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one urban residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Downtown Commercial District

As the name implies, this category corresponds to the city's central business district. Downtown Baconton consists of a concentration of "Main Street" type commercial stores and industries. It is also intended to provide a mixture of land uses in addition to commercial, including institutional and light industrial. This district is unique in that the existing development pattern consists of buildings covering very large percentages of the lot, little if any building setbacks from the front, side, and rear property lines, and a reliance on on-street parking or shared parking lots. This district has higher intensities of lot coverage and floor area than the other commercial land use categories. This area is intended to be implemented with the C-1 and C-2 zoning districts.

Highway Commercial




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

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

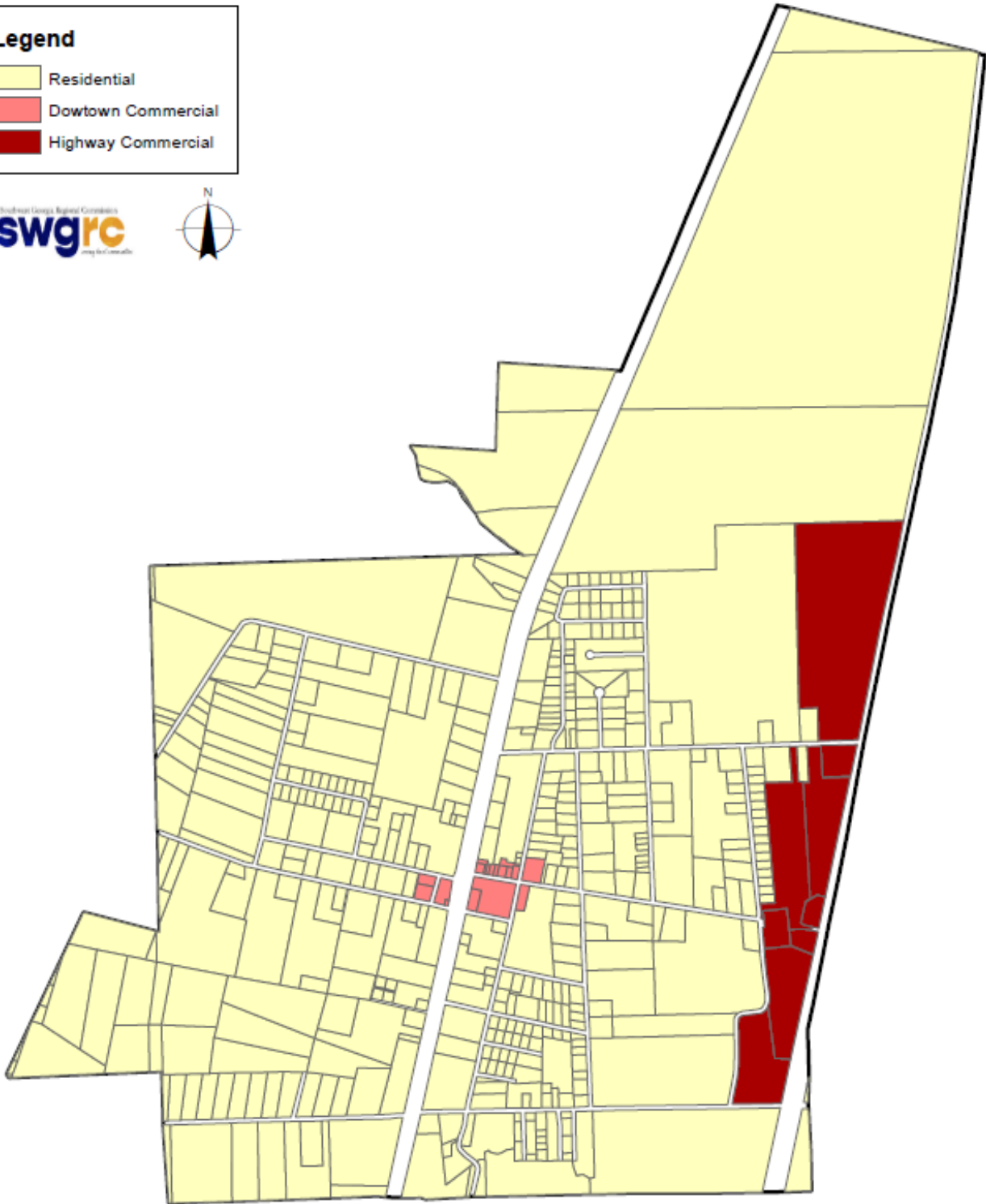
Baconton

Future Landuse Map

Legend

-  Residential
-  Downtown Commercial
-  Highway Commercial

Southwest Georgia Regional Commission
swgrc
Strong. Smart. Sustainable.



REPORT OF ACCOMPLISHMENTS

In this section, the projects listed within the ROA are evaluated by the municipalities and assessed. The status of each project was assessed and classified. Four classification responses were used to determine the project's status. These classifications are:

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

Any projects that are not completed and active, are moved to the new community work program (2022-2026).

CITY OF BACONTON REPORT OF ACCOMPLISHMENTS					
Economic Development Objectives	Year 2017 2021	Responsible Party	Cost Estimated	Possible Funding Sources	STATUS
Implement a storefront renovation program.	2017	City	\$2,000	UGA School of Environmental	Currently Underway 2023
Inventory potential properties for commercial/industrial development.	2017	City	\$2,000	General Fund, Grants	Currently Underway 2023
Get a tech school satellite campus in Baconton.	2017	City	\$75,000	General Fund, Grant	Postponed due to a lack of collaboration 2026
Natural and Cultural Resources Objectives	Year 2017 2021	Responsible Party	Cost Estimated	Possible Funding Sources	STATUS
Work to renovate downtown buildings.	2017	City	\$2,000	General Fund, Grants	Completed and will continue
Community Facilities & Services Objectives	Year 2017 2021	Responsible Party	Cost Estimated	Possible Funding Sources	STATUS
Develop a walking track in and around the expanded park area.	2017	City	\$10,000	General Fund, Grants	Currently Underway 2026
Construct tennis courts.	2017	City/County	\$15,000	General Fund,	Currently underway 2025
Lay more sidewalks, Church St., School, and Durham.	2017-2019	City	\$25,000	Grants Funds, Grants	Completed resurface
Build a Community Center to house senior/youth programs.	2017	City/School	\$350,000	General Fund, Grants	Completed
Construction of Library Project.	2017	City	\$350,000	General Fund, Grants	Not accomplished and will no longer be undertaken because is no longer a priority
Invest in more new books.	2017	City/School	\$1,500	General Fund, Grants	Not accomplished and will no longer be undertaken because is no longer a priority
Get a Health Dept outreach clinic in Baconton.	2017-2021	City/Health Dept	\$175,000	General Fund, Grants	Not accomplished due to lack of funding
Get a Police Department	2017-2021	City	\$1,000,000	General Fund,	Currently Underway 2024
Develop a walking trail behind the Charter School.	2017-2021	City	\$400,000	General Fund, Grants	Currently Underway 2025

CITY OF BACONTON COMMUNITY WORK PROGRAM				
Project	Year 2022- 2026	Responsible Party	Cost Estimated	Possible Funding Sources
General Planning				
Participate in the development and update of the Pre-Hazard Mitigation Plan.	2022-2026	City/SWGRC	\$25000	GEMA, FEMA, Grants
Participate in the development and update of the Joint Comprehensive Plan	2022-2026	City/SWGRC	Staff-Time	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2022-2026	City/SWGRC	RC Staff-Time	Grants
Economic Development Objectives				
Implement a storefront renovation program.	2022-2023	City	\$2,000	UGA School of Environmental Design/ Grants
Work with investors and accommodate the establishment of Dollar General store for economic growth.	2022-2023	City	Staff-Time	General Fund, Grants
Inventory potential properties for commercial/industrial development.	2022-2023	City	\$2,000	General Fund, Grants
Get a tech school satellite campus in Baconton.	2022-2026	City	\$75,000	General Fund, Grant
Natural and Cultural Resources Objectives				
Work to renovate downtown buildings.	2022-2026	City	\$300,000	General Fund, Grants
Community Facilities & Services Objectives				
Develop a walking track in and around the expanded park area.	2022-2026	City	\$50,000	General Fund, Grants
Construct tennis courts.	2022-2025	City/Count	\$15,000	General Fund, Grants
Invest in more new books.	2022-2026	City/School	\$10,000	General Fund, Grants
Get a Health Dept outreach clinic in Baconton.	2022-2026	City/Health Dept	\$350,000	General Fund, Grants
Continue services with the health department in Mitchell County and the Baker County extension program.	2202-2026	City	Staff-Time	General Fund
Get a Police Department.	2022-2026	City	\$1,000,000	General Fund, Grants
Develop a walking trail behind the Charter School.	2022-2025	City	\$600,000	General Fund, Grants
Continue to donate funds to law enforcement within Mitchell County Sheriff's department for patrol.	2022-2026	City	\$2000	General Fund, Grants
Housing				
Work with home builders for the construction of houses and apartments to address the rental shortages.	2022-2026	City	Staff-Time	Grants, General Fund
Broadband Element				
Review and amend land-use policies to accommodate a broadband installation.	2022-2026	Staff-Time	City	General Fund/Grants
Collaborate with broadband service providers for the provision of high-speed internet services to unserved and underserved areas.	2022-2026	Staff-Time	City	General Fund/Grants

ADOPTION RESOLUTION

A RESOLUTION TO ADOPT THE MITCHELL COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Baconton, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

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

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

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

Adopted on the 24th day of October 2022.



Witness

Claretta Thompson
City Clerk

Mayor

Annette Morman
Annette Morman

CAMILLA

COMMUNITY PROFILE

All Topics	Camilla city, Georgia
Population Estimates, July 1 2021, (V2021)	5,046
PEOPLE	
Population	
Population Estimates, July 1 2021, (V2021)	5,046
Population estimates base, April 1, 2020, (V2021)	5,114
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	-1.3%
Population, Census, April 1, 2020	5,187
Population, Census, April 1, 2010	5,360
Age and Sex	
Persons under 5 years, percent	4.9%
Persons under 18 years, percent	30.3%
Persons 65 years and over, percent	14.9%
Female persons, percent	59.0%
Race and Hispanic Origin	
White alone, percent	26.2%
Black or African American alone, percent (a)	67.8%
American Indian and Alaska Native alone, percent (a)	0.2%
Asian alone, percent (a)	0.6%
Native Hawaiian and Other Pacific Islander alone, percent (a)	1.1%
Two or More Races, percent	2.1%
Hispanic or Latino, percent (b)	4.9%
White alone, not Hispanic or Latino, percent	25.0%
Population Characteristics	
Veterans, 2016-2020	306
Foreign born persons, percent, 2016-2020	2.5%
Housing	
Housing units, July 1, 2021, (V2021)	X
Owner-occupied housing unit rate, 2016-2020	42.3%
Median value of owner-occupied housing units, 2016-2020	\$82,000
Median selected monthly owner costs -with a mortgage, 2016-2020	\$941
Median selected monthly owner costs -without a mortgage, 2016-2020	\$448
Median gross rent, 2016-2020	\$679
Building permits, 2021	X

Source: U.S Census Bureau 2020

City of Camilla Demographics (Cont'd)

Families & Living Arrangements	
Households, 2018-2020	2,011
Persons per household, 2018-2020	2.51
Living in same house 1 year ago, percent of persons age 1 year+, 2018-2020	92.6%
Language other than English spoken at home, percent of persons age 5 years+, 2018-2020	5.1%
Computer and Internet Use	
Households with a computer, percent, 2018-2020	88.3%
Households with a broadband Internet subscription, percent, 2018-2020	79.4%
Education	
High school graduate or higher, percent of persons age 25 years+, 2018-2020	84.0%
Bachelor's degree or higher, percent of persons age 25 years+, 2018-2020	12.2%
Health	
With a disability, under age 65 years, percent, 2018-2020	9.1%
Persons without health insurance, under age 65 years, percent	▲ 26.5%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2018-2020	61.0%
In civilian labor force, female, percent of population age 16 years+, 2018-2020	54.7%
Total accommodation and food services sales, 2012 (\$1,000) (c)	8,998
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	34,230
Total manufacturers shipments, 2012 (\$1,000) (c)	D
Total retail sales, 2012 (\$1,000) (c)	98,254
Total retail sales per capita, 2012 (c)	\$19,422
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2018-2020	24.0
Income & Poverty	
Median household income (in 2020 dollars), 2018-2020	\$32,920
Per capita income in past 12 months (in 2020 dollars), 2018-2020	\$16,729
Persons in poverty, percent	▲ 45.6%
BUSINESSES	
Businesses	
Total employer establishments, 2020	X
Total employment, 2020	X
Total annual payroll, 2020 (\$1,000)	X
Total employment, percent change, 2019-2020	X
Total nonemployer establishments, 2018	X
All firms, 2012	479
Men-owned firms, 2012	197
Women-owned firms, 2012	202
Minority-owned firms, 2012	162
Nonminority-owned firms, 2012	291
Veteran-owned firms, 2012	31
Nonveteran-owned firms, 2012	393
GEOGRAPHY	
Geography	
Population per square mile, 2010	863.7
Land area in square miles, 2010	6.21
FIPS Code	1312624

Source: U.S Census Bureau 2020

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths

- Transportation Systems
- High level of city service (full service)
- More than enough utility capacity for new development
- Cooperation between City/County
- Attractive and Vibrant downtown
- Retail growth on Hwy 19
- SWGRC is down the street from city hall
- Our large employers are stable industries
- Small town feel & charm
- Historic houses throughout the town
- Low crime rate
- Mitchell County Youth & Family Association
- Mitchell/Baker Service Center
- Water Availability
- Community Ventures (Housing Assistance)

Weaknesses

- After 5 pm there is very little to do in town (streets empty after 5)
- Limited quality Hotels/Motels
- Very limited space for the development of any real size
- Lack of jobs for young professionals
- Lack of afterschool activities for kids
- Older energy inefficient housing stock
- Lack of Housing
- Lack of active living Opportunities

Opportunities

- Tourism, the pieces are there but it is not packaged
- Grow the boundaries, expand the city
- Attracting new industry
- Promote the transit bus system
- City social media pages (Facebook, Twitter)
- Business Retention and Expansion Program survey to help existing business/industry
- Downtown Revitalization
- Ensuring equity of service access
- Downtown Signage
- Small business development

Threats

- Not involving citizens to the extent possible

- Susceptible to Natural/man-made disasters
- Georgia Agricultural Tax Exemption (GATE) cards
- Declining city service/customer service
- Addressing community mental health

NEEDS AND OPPORTUNITIES

The list of needs and opportunities represents both the major problems facing Camilla and potential strategies for improving on those problems. The list was developed from the identified strengths, weaknesses, opportunities, and threats that face the City of Camilla.

- We need more activity (recreation, shopping, etc.) in town after 5 pm, particularly in the Downtown.
- We need better quality Hotels/Motels
- We need more land for new development. For any larger developments, we are essentially built out.
- We need to increase job opportunities for young professionals in our community
- We need more afterschool programs for kids to give them a place to go and something to do in a safe environment
- We need to improve our existing supply of housing to be more energy efficient
- We need to focus on our tourism and market it appropriately
- We are in a favorable position (excess utility capacity) for new industry
- We need to help our existing businesses and industry to keep them happy in Camilla.
- We need to promote the Rural Transit System so our residents have the necessary transportation they require.
- We need to improve our ability to reach the citizens of Camilla by utilizing social media

GOALS AND POLICIES

GOAL: Economic Development and Prosperity

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

Policies:

- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- We will encourage the development of downtown as a vibrant center of the community to improve overall attractiveness and local quality of life.

- We will support programs for retention, expansion, and creation of businesses that are a good fit for our community’s economy in terms of job skill requirements and linkages to existing businesses.
- Our community will make efficient use of existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.

GOAL: Resource Management

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

Policies:

- The protection and conservation of our community’s resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will promote the protection and maintenance of trees and green open spaces in all new development.

GOAL: Efficient Land Use

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

Policies:

- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.

GOAL: Sense of Place

Protect and enhance the community’s unique qualities. This may be achieved by maintaining the downtown as a focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community, or protecting scenic and natural features that are important to define the community’s character.

Policies:

- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our gateways and corridors will create a “sense of place” for our community.
- We will encourage new development to locate in suitable locations to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological, or cultural resources from encroachment.

GOAL: Regional Cooperation

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

Policies:

- We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.

GOAL: Housing Options

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

Policies:

- We will eliminate substandard or dilapidated housing in our community.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

GOAL: Transportation Options

Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community;

requiring adequate connectivity between adjoining developments, or coordinating transportation and land-use decision-making within the community.

Policies:

- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods by creating safe alternative mobility facilities such as bicycle lanes, sidewalks, and pedestrian crossing pathways.

GOAL: Educational Opportunities

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

Policies:

- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.

GOAL: Community Health

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

Policies:

- We will ensure safe and adequate supplies of water through the protection of ground and surface water sources.
- We will explore more walkable spaces, bike lanes, sidewalks, and trail systems.

Goal: Broadband Availability

Collaborate with CNSNext for the deployment and provision of high-speed internet for connectivity to the World Wide Web in underserved and unserved areas.

Policies:

- Apply for grants for the provision of high-speed internet connectivity and accessibility
- Amend the Land-use policies when it is necessary to accommodate the broadband installation.
- Develop a Broadband ordinance that will guide the installation and provision of internet services.

- Apply for a broadband designation and certification

ECONOMIC DEVELOPMENT

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Mitchell County and the Cities of Baconton, Camilla, Pelham, and Sale City.

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

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing the geography, population, economy, labor, workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southwest Georgia Regional Commission's successful development and implementation of the 2012-2017 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SWGRC District.

Policies, issues, opportunities, and Short-Term Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county regions were used extensively to develop the CEDS Goals and Objectives, Vital Projects, and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Mitchell County and the Cities of Baconton, Camilla, Pelham, and Sale City:

Goal: Encourage and increase regional collaboration among cities and counties.

Objective: To increase the likelihood of large-scale economic development projects resulting in jobs and private investment.

Goal: Expand existing industries.

Objective: To increase the potential that existing industries will expand in the region.

Goal: Improve the infrastructure of water, sewer roads, and technology.

Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: Support technical colleges within the region.

Objective: To increase the level of education of the region's workforce.

Goal: Increase tourism in the region.

Objective: Increase the region's tax base and local government's ability to provide services and recreational opportunities.

Goal: Recruit retirees.

Objective: Support communities in the region and increase the tax base by recruiting retirees.

Goal: Increase access to capital for small businesses in the region.

Objective: To increase availability and likelihood to access low-interest financing for businesses creating jobs and making private investments.

Goal: Create a diverse economy resistant to economic recession.

Objective: To promote the development of diverse employment opportunities at various skill levels.

Goal: Create and Promote agritourism activities and enterprises.

Objective: To increase farm income and farm tourism.

Mitchell County and its municipalities according to the CEDS...

The City of Camilla, the county seat of Mitchell, is located exactly in the center of the region. The Flint River is the county's western border and has the U.S. Highway 19 corridor. Mitchell County has a population of 24,086 and is one of the growing counties in Southwest Georgia. Mitchell County is home to four incorporated communities (Baconton, Camilla, Pelham, and Sale City) and some unincorporated ones.

Mainly focused on agriculture, Mitchell County has one of the largest farm gates in the state. Like Colquitt County, this is directly related to chicken farming. The Keystone Group, which is the largest employer in the county, has about 2,500 employees and contracts with hundreds of area farmers to process about 1,000,000 chickens each week. The Equity Group provides good wages to uneducated and unskilled workers, of which the county has many.

In 2008, Mitchell County became home to the South's largest corn-based ethanol plant, First United Ethanol, LLC, which employs about 60 workers and produces 100 million gallons of ethanol every year. While agriculture remains the primary industry within the county, farmers have diversified into non-conventional agriculture such as alligator hide production, aquaculture, and eco-tourism. Several cooperatives have been formed in various industries and vegetable production/processing has become a fast-growing and profitable enterprise.

Agribusiness is Mitchell County's largest industry, with well-known names such as Keystone Foods and Southeast Milk Incorporated. Of the nation's counties, Mitchell County is in the top 10 in pecan production. Two energy-related industries joined our corporate roster in recent years. Corn to fuel manufacturer, Southwest Georgia Ethanol, and Camilla Solar, a solar power plant, chose Mitchell County as the place to grow their businesses.

Mitchell County is one of the premier locations for quail hunting. Businesses on retreat and hunting connoisseurs from around the world travel to our plantations to enjoy hunting and our local hospitality

Like other counties in the region, Mitchell County has a high number of adults living in poverty (30.6%) and a very high number of adults without high school credentials (34.0%). More than 25% of the residents are living below the poverty level and almost 70 percent (79.9%) of the population graduated from high school according to the last Census.

The City of Baconton, the birthplace of the paper-shell pecan industry in Georgia, is located in Mitchell County at the crossroads of U.S. Highway 19 and GA Hwy 93, 16 miles south of Albany, 278 miles south of Atlanta. Baconton was incorporated in 1903 and the City was one square mile (sides were 2000 yards and the old town well was the center). The community of Baconton is known for the highly marketable paper-shell pecan. Baconton City Hall is housed in the historic Jackson Davis House located just off Highway 19. The house, built-in 1891 is listed on the National Register of Historic Places and is an excellent example of Victorian architecture. It is well worth a visit by tourists passing through. Baconton is a part of the Mitchell County School District and is served by North Mitchell County Elementary School and Baconton Community Charter Schools.

Pelham is located at the crossroads of US Highway 19 and State Route 93 and is approximately 38 miles south of Albany and 26 miles north of Thomasville. Pelham's Wildlife Festival is held on the first Saturday in October and attracts over 12,000 visitors annually. It is also home to the Pelham Jamboree held every Saturday night beginning at 6:30 p.m. Other

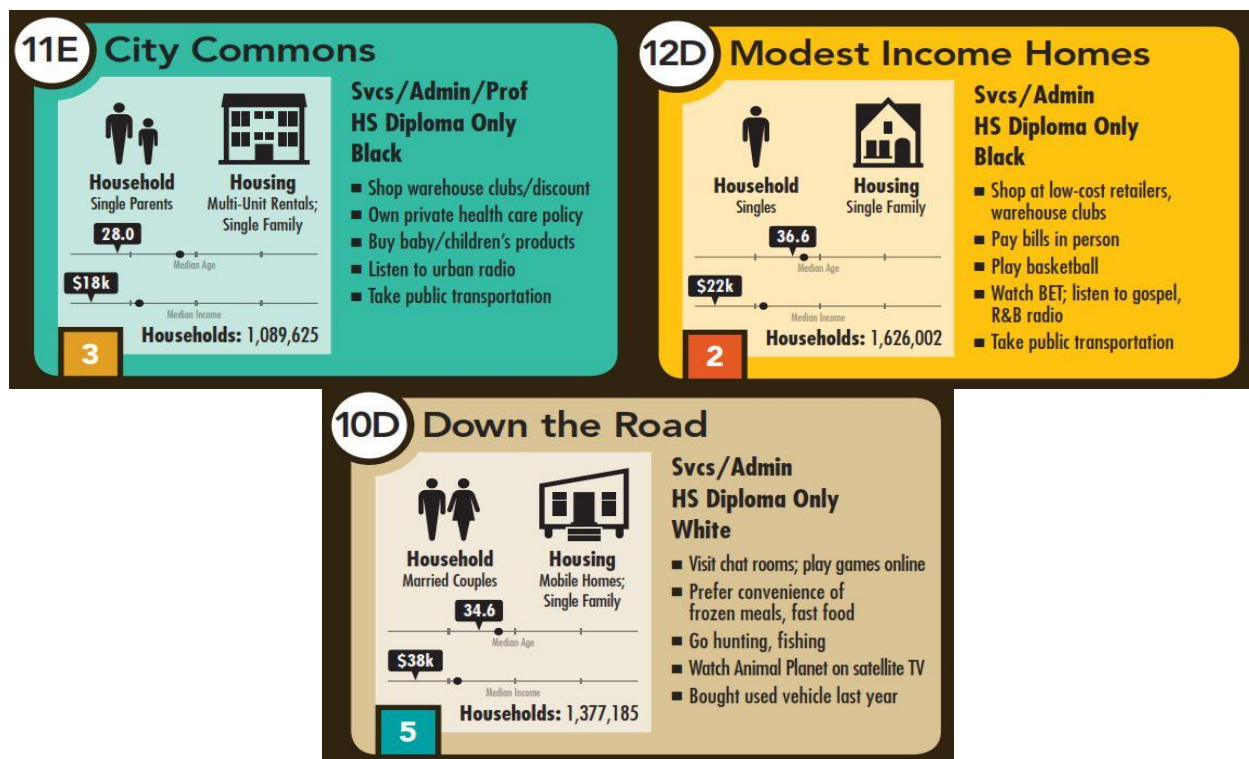
events such as a “Slice of Summer” and the Pelham Wildlife Art Auction complete the warm community feels present in Pelham. North Pelham Industrial Park is a 43-acre privately owned park located in the city limits of Pelham with 30 acres available. Surrounding land uses include agriculture, commercial, and residential. The park is zoned Industrial, with a Class 6 Fire Insurance rating. The Hand Trading Company was built in 1916 and during its heyday attracted shoppers throughout Southwestern Georgia. This beautiful building has been well maintained and is currently being restored.

Sale City is a quaint town in Mitchell with a population of 380 according to the 2010 Census. It has a rustic downtown with two very popular restaurants. The City is experiencing a small amount of growth in the downtown area. Businesses are expanding and the City’s infrastructure is trying to keep up. If this continues City leaders will have to be innovative to strike a balance between finance and growth.

Supplementary Economic Statistics/Data (See Appendix)

Tapestry Segmentation Explained

Tapestry segmentation provides an accurate, detailed description of America’s neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Camilla are City Commons, Modest Income Homes, and Down the Road.

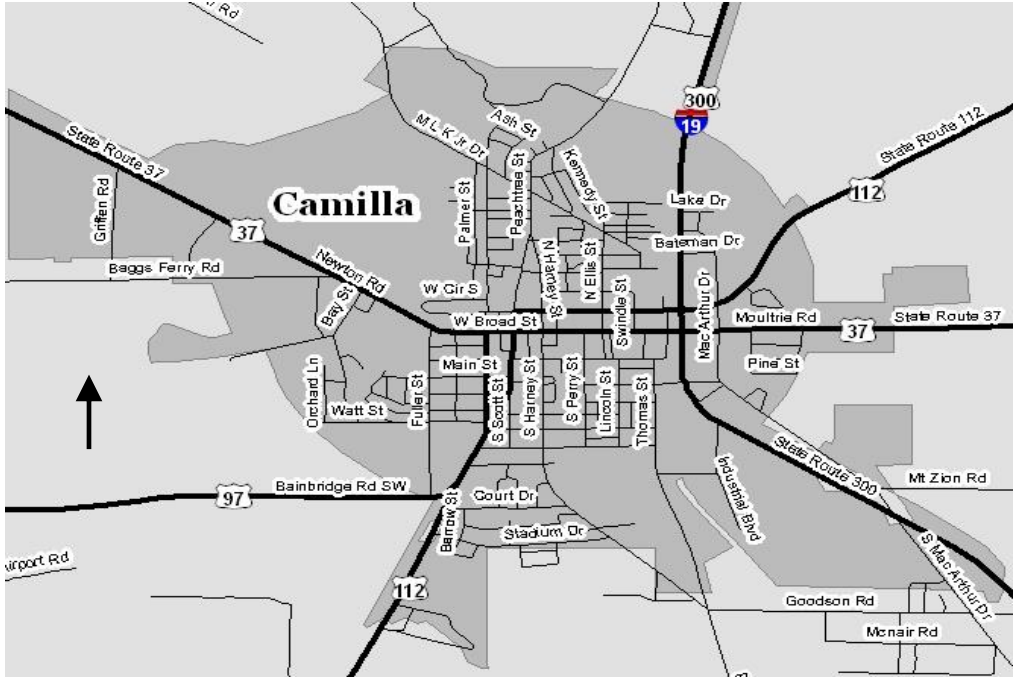


TRANSPORTATION

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

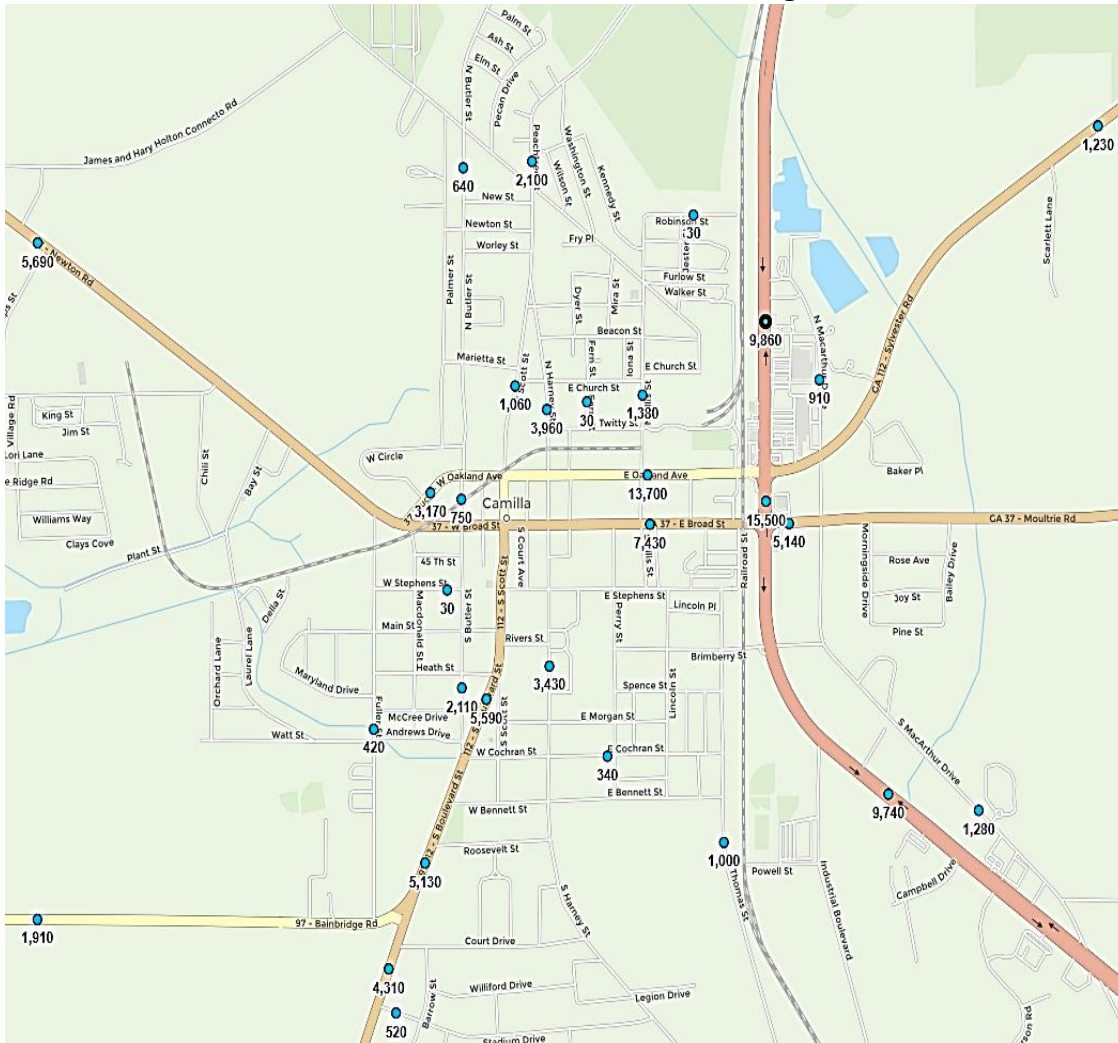
Road Network

The City of Camilla is serviced by many state roads including State highway 37, 112, 97, and 300 or U.S. 19. Virtually all streets in Camilla are paved.



Camilla sees some fairly light traffic around town, but traffic on US Hwy 19 has an Annual Average Daily Trips (AADT) count of approximately 12,500-16,000+. U.S. Hwy 19 at the North end of the City (Keystone Inc.) sees between 9,740 and 10,000 AADT. Broad Street between downtown Camilla and U.S. Hwy 19 sees approximately 8,000 AADT. All non-state routes see far less traffic in terms of AADT.

GDOT Traffic Monitoring Locations



Source: GDOT 2022

Station Id: 205-0263			
	2020	2019	2018
AADT	10,000	10,600	11,000
Single Unit AADT	604	642	-
Combo Unit AADT	1009	1072	-
Truck %	16%	16%	-

U.S. Highway 19 @ Keystone

Key Annual Trends							
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015		0.00					
2014	9530		1468	15.40	9.00	54.00	
2013	9530		1468	15.40	9.00	54.00	
2012	11100						
2011	11050						
2010	11780						
2009	12230						
2008	12090						
2007	12430						
2006	12340						
2005	13010						

U.S. Highway 19 between GA Hwy 112 and GA Hwy 37

Key Annual Trends							
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015		0.00					
2014	12500		1327	10.61	8.00	60.00	
2013	12540		1327	10.58	8.00	60.00	
2012	12040		1235	10.26			
2011	11980		1229	10.26			
2010	14490						
2009	16130						
2008	15940						
2007	16880						
2006	18130						
2005	16480						

GA Hwy 112 @ GA Hwy 97

Key Annual Trends							
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015		0.00					
2014	7060		1023	14.49	7.65	50.00	
2013	5740		832	14.49			
2012	5760		835	14.49			
2011	5530		801	14.49			
2010	5620		814	14.49			
2009	5690		824	14.49			
2008	6320						
2007	2730						
2006	6950						
2005	7020						

Broad Street (GA Hwy 37) @ Ellis Street

Key Annual Trends							
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015		0.00					
2014	8320		749	9.00	7.86	50.00	
2013	7180		646	9.00			
2012	7200		645	8.96			
2011	8000		717	8.96			
2010	8130		728	8.96			
2009	7880						
2008	7790		700	8.98			
2007	9410						
2006	8810						
2005	9380						

Alternative Modes

With regards to bicycling, Camilla has nothing in the way of bicycle lanes or paths. Sidewalks are present in many areas, particularly those historic neighborhoods, however, very few sidewalks exist outside the historic residential neighborhoods. They do however have several quiet streets that can be considered quite safe for riding bicycles or even walking. Golf carts are also allowed on most residential city streets.

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

Parking

The current level of service for parking is adequate for the rural nature of Camilla. Larger parking areas around the downtown provide overflow off-street parking for downtown shoppers and during local festivals/celebrations.

Railroads

Mitchell County is serviced by the CSX rail line that parallels Hwy 19 from Thomas County through Mitchell County to Dougherty County. The rail line provides critical freight transport for some industries in Mitchell County and the Cities of Baconton, Camilla, and Pelham.

LAND USE

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

Agriculture

The rural and agricultural character area designation in Camilla is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and

associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development accessory to agricultural or farm operation of varying sizes.

Residential

This residential category is intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods. Residential development in this category typically is seen ranging from approximately 1 to 4 units per acre (i.e., lot sizes of approximately 10,000 square feet plus). The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more low-density residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one urban residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

This category corresponds to the city's central business district. It is also intended to provide a mixture of land uses in addition to commercial, including institutional, public, office, and housing mixed in with non-residential uses. This district is unique in that the existing development pattern consists of buildings covering very large percentages of the lot, little if any building setbacks from the front, side, and rear property lines, and a reliance on on-street parking or shared parking lots. This district has higher intensities of lot coverage and floor area than the other commercial land use categories. This area is intended to be implemented with a CBD zoning district.

Highway Commercial

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

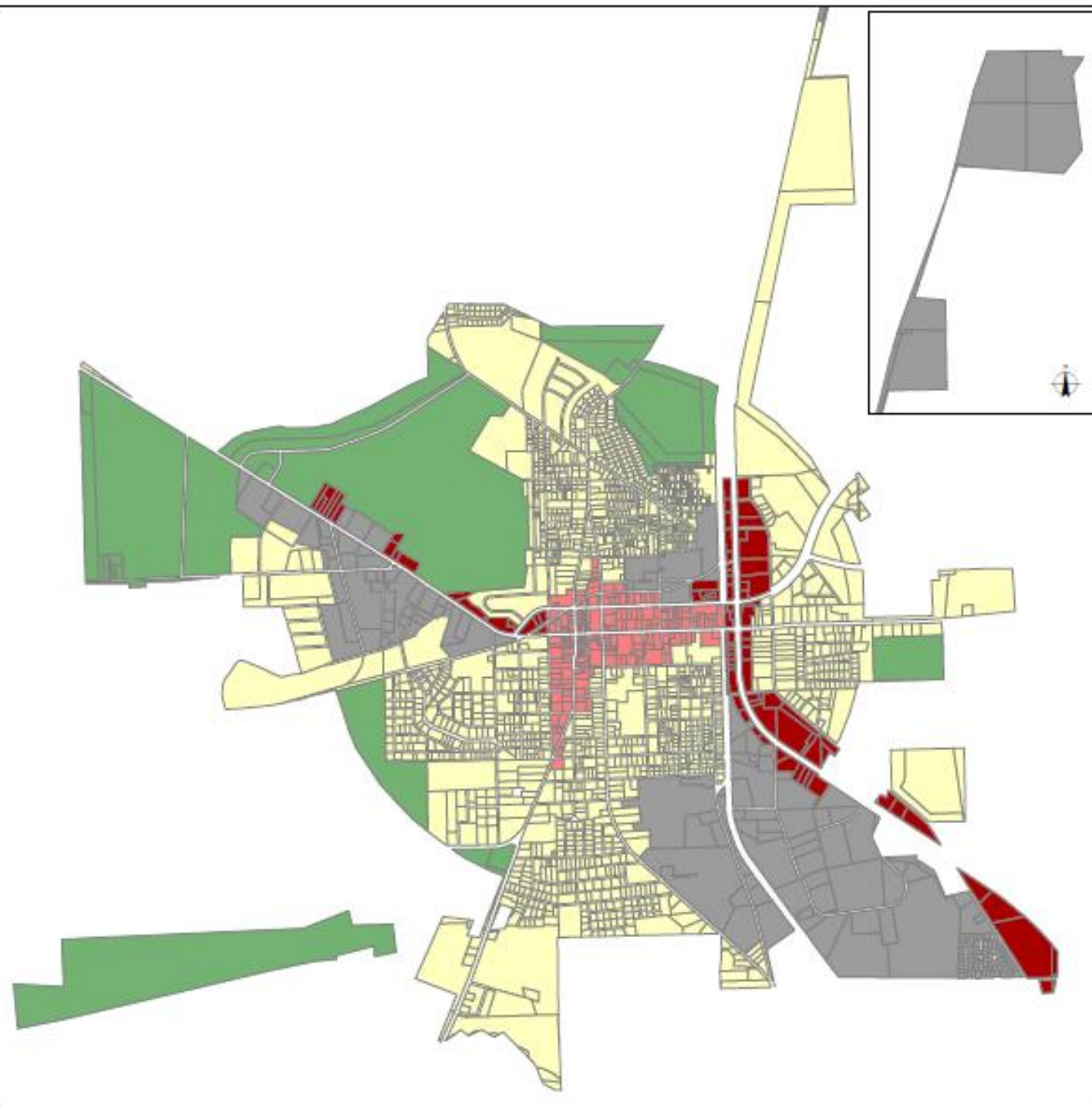
As one of two sub-classifications of commercial land use, highway commercial areas are intended to provide suitable areas for those business and commercial uses which primarily serve the public traveling by automobile and which benefit from direct access to highways. Such districts are generally designed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

Industrial






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

Camilla

Future Landuse Map



Legend

-  Residential
-  Agricultural
-  Industrial
-  Highway Commercial
-  Commercial



REPORT OF ACCOMPLISHMENTS

In this section, the projects listed within the ROA are evaluated by the municipalities and assessed. The status of each project was assessed and classified. Four classification responses were used to determine the project's status. These classifications are:

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

Any projects that are not completed and active, are moved to the new community work program (2022-2026).

CITY OF CAMILLA REPORT OF ACCOMPLISHMENTS 2017-2021					
Project	Year 2017-2021	RESPONSIBLE PARTY	COST ESTIMATE	POSSIBLE FUNDING SOURCES	STATUS
ECONOMIC DEVELOPMENT OBJECTIVES					
Attract a vegetable processing industry	2017-2021	City, MCDA	\$15,000/yr	City, MCDA	Currently Underway. This work item will be changed to "Attract an agricultural-related industry" (2026)
Develop new industrial property in conjunction with the County Economic Development Commission	2017-2019	City, MCEDC	\$132,000	DCA, U.S. EDA, USDA, EPA	Currently underway. This work item will be changed to "Develop new industrial property in cooperation with the Mitchell County Development Authority" (2024)
Market the reuse of wastewater for cooling/irrigation to attract industry	2018	City	\$75k	User fees/enterprise fund	Not Accomplished and will no longer be undertaken because the project is not feasible, and is no longer a priority
HOUSING OBJECTIVES					
Investigate the elimination & replacement of substandard housing	2017-2021	City	\$25k	Home administration, CDBG, RDC Dues	Currently underway. Progress is made as funds become available (2024)
Promote infill development to previously identified sites	2017-2021	City	\$10k/yr.	General Fund	Currently underway. Incremental progress is being made as funds become available (2024)

COMMUNITY WORK PROGRAM

CITY OF CAMILLA COMMUNITY WORK PROGRAM 2022-2026				
PROJECT ACTIVITY	YEAR 2022-2026	RESPONSIBLE PARTY	COST ESTIMATE	POSSIBLE FUNDING SOURCES
General Planning				
Participate in the development and update of the Pre-Hazard Mitigation Plan.	2022-2026	City	\$25000	GEMA, FEMA, Grants
Participate in the development and update of the Joint Comprehensive Plan	2022-2026	City	Staff-Time	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support residents of age 55years and older.	2022-2026	Southwest Regional Commission/ County	RC Staff-Time	Grants
Purchase a broad video editing software and equipment, to broadcast council meetings to enhance and engage the public participation	2022-2026	City	\$5000	General Fund, Grants
Apply for grants for the sidewalk improvements	2022-2026	City	\$300,000	Grants
Construct two new gateway signs for the City of Camilla on Hwy 19 South and Hwy 19 North	2022-2024	City	\$90,000	General Fund
Create a city-wide COVID-19 vaccination policy to combat the COVID-19 virus through vaccines administration	2022-2023	City	\$50,000	ARPA Funds, Grants
Allocate funds for city-wide utility bill assistance	2022-2026	City	\$10,000	ARPA Funds
Allocate additional funds for annual salaries for City of Camilla employees	2022-2023	City	\$250,000	ARPA Funds
RECREATIONAL OBJECTIVES				
Build a new Camilla Resource Center that will house the Boys and Girls Club.	2022-2026	City	\$2.5 Million	MEAG City Trust, Grants
Provide additional recreation resources for the Senior Citizens	2022-2026	City	\$500,000	MEAG City Trust, Grants
Provide funds for Splash Park maintenance and future park enhancements	2022-2026	City	\$300,000	ARPA Funds, Grants
CRITICAL INFRASTRUCTURE				
Allocate funds to repair critical infrastructure at the city's spray field	2022-2026	City	\$1.5M	MEAG City Trust, Grants
HOUSING OBJECTIVES				
Develop resources for the elimination & replacement of substandard housing	2022-2024	City	\$25k	Home administration, CDBG, RDC Dues
Promote infill development to previously identified sites	2022-2024	City	\$10k/yr.	General Fund
Partner with the housing authority to increase homeownership opportunities	2022-2026	City	\$2Million	Grants, CHIP

CITY OF CAMILLA COMMUNITY WORK PROGRAM 2022-2026 (Cont'd)

PROJECT ACTIVITY	YEAR 2022-2026	RESPONSIBLE PARTY	COST ESTIMATE	POSSIBLE FUNDING SOURCES
ECONOMIC DEVELOPMENT OBJECTIVES				
Work with the agricultural/retail processing industry to create jobs and increase the employment rate.	2022-2026	City, MCDA	\$15,000/yr.	City, MCDA
Develop new industrial property in conjunction with the County Economic Development Commission	2022-2024	City, MCEDC	\$132,000	DCA, U.S. EDA, USDA
Provide funds to improve and increase tourism, and facilities within the region.	2022-2026	City	\$500,000	Grants
Create a new Local Vendor Purchasing Policy	2022-2026	City	Staff-Time	General Fund
Collaborate with the Mitchell County Correctional Workforce	2022-2026	City	Staff-Time	General Fund, Grants
Work closely with businesses that wish to rehabilitate buildings downtown.	2022-2026	City	Staff-Time	General Fund, Grants
Partner with the Downtown Development Authority to continue to offer Façade grants for downtown businesses.	2022-2026	City/ DDA	\$150,000	DDA Façade grants
Allocate additional funds for economic development	2022-2026	City	\$700,000	MEAG City Trust
Broadband Element				
Create a wireless hot spot in the downtown area	2022-2026	City	\$50,000	Grants, General Fund
Collaborate with CNSNext for the provision of high-speed internet services to unserved and underserved areas	2022-2026	City	Staff-Time	General Fund, Grants
Review and amend land-use policies to accommodate broadband installation when necessary	2022-2026	City	Staff-Time	General Fund

ADOPTION RESOLUTION

**CITY OF CAMILLA, GEORGIA
RESOLUTION NO. 2022-10-10-1
A RESOLUTION TO ADOPT THE MITCHELL COUNTY
COMPREHENSIVE PLAN**

WHEREAS, the City Council of Camilla, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status; and

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

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

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


Adopted on the 10TH day of OCTOBER, 2022.

CITY OF CAMILLA



Kelvin Owens, Mayor

ATTEST:


Cheryl Ford, City Clerk

PELHAM

COMMUNITY PROFILE

Pelham city, Georgia

Total Population

3,507

Source: 2020 Decennial Census

Median Household Income

\$ 31,158

Source: 2020 American Community Survey 5-Year Estimates

Bachelor's Degree Or Higher

8.2 %

Source: 2020 American Community Survey 5-Year Estimates

Employment Rate

50.4 %

Source: 2020 American Community Survey 5-Year Estimates

Total Housing Units

1,516

Source: 2020 Decennial Census

Without Health Care Coverage

17.1 %

Source: 2020 American Community Survey 5-Year Estimates

Total Households

1,428

Source: 2020 American Community Survey 5-Year Estimates

Hispanic Or Latino (Of Any Race)

118

Source: 2020 Decennial Census

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths

- Neighborhoods
- School System & Board of Education (functional)
- Police Department
- Quaint Downtown
- Wise financial management
- Strong leaders/People in the right places
- Historic fabric
- Chamber of Commerce
- Volunteer Groups
- Regional & National Business Headquarters
- Sign Ordinance
- Camp Crosspoint
- Heart of Agriculture

Weaknesses

- Limited Employment
- Lack of Industry
- Low Wage Index
- Visibility, Where is the entrance?
- Discombobulated
- Blight around the entire city
- Dilapidated Structures
- Aging Housing
- Lack of Housing
- Taxes too high
- Common Grant Knowledge
- Cultural/Racial Divide
- Lack of Retail
- Sign Pollution
- Need business retention & Expansion Effort
- Junky Downtown sidewalks
- Not diverse economy
- Aging Population
- No Draw 20-40-year-olds
- Little Entertainment

Opportunities

- Phase III Streetscape
- Raising Graduation rate
- Safe Routes 2 School
- Potential for 50 Units Housing Downtown
- Empty building Sq Feet for Development
- Farmers Market Facilities
- Highway 19 Business Ready
- Downtown Development Authority start up
- Hand Building
- Regional Center for Offices & Commerce
- Schools to be Best in Mitchell County (Plus for Businesses)
- Housing/Rentals
- Safe Place
- Advertising ourselves better
- Recreation Opportunities for kids
- Restaurants

Threats

- Unfunded Mandates
- GATE Cards/Sales Tax Collection
- Apathy
- Competitiveness for Technology Growth
- Brain Drain
- No United Front

NEEDS AND OPPORTUNITIES

The list of needs and opportunities represents both the major problems facing Pelham and potential strategies for improving on those problems. The list was developed from the identified strengths, weaknesses, opportunities, and threats that face the City of Pelham.

NEEDS

- We need housing rehabilitation on existing housing public and private housing and a wider range of low to moderate homeownership opportunities.
- We need to increase job opportunities for young professionals.
- We need to market our industrial space, Highway 19 business access, and business/downtown district as “open for business” and secure business retention and an expansion effort.
- We need to address blight and dilapidated structures.
- We need to address the cultural and racial divide and become less apathetic.
- We need more recreation and entertainment opportunities.

OPPORTUNITIES

- Pelham has a quaint downtown. Come together to clean up the downtown, work together to finish Streetscape III, and identify the entrance to Pelham.
- Pelham is ranked the fourth-best public school system in Southwest Georgia and has opportunities to capitalize on the school system and high graduation rate.
- Pelham has the potential for retail, industry, government, restaurants, and professional growth as Pelham is centrally located as a Regional Hub in Southwest Georgia.
- Utilizing the newly formed Economic Development Association to enhance Pelham’s current business and aggressively search for new business.
- Establish a Safe Routes 2 School Program.
- Utilize opportunities for the Hand Trading Company building and expand on the chance for housing units within.
- Pelham has functional Farmers Market Facilities and can utilize these facilities for Farmers Market purposes and other opportunities.

GOALS AND POLICIES

GOAL: Economic Prosperity

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

Policies:

- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously underdeveloped) areas of the community.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We will support programs for retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

GOAL: Public Infrastructure

The City of Pelham will identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges, or undertaking an all-hazards approach to disaster preparedness and response.

Policies:

- Our community will make efficient use of existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will invest in parks and open spaces to enhance the quality of life for our citizens.

GOAL: Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as a focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community, or protecting scenic and natural features that are important to define the community's character.

Policies:

- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community

- Our gateways and corridors will create a “sense of place” for our community.
- We will encourage the development of downtown as a vibrant center for the community to improve overall attractiveness and local quality of life.

GOAL: Regional Cooperation

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

Policies:

- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, and watershed protection)
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- We will engage in cooperative planning between the local government and local school board concerning the appropriate location and use of schools as community facilities.

GOAL: Housing Options

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

Policies:

- We support new land uses that enhance housing options in our community.
- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence (homeownership).

GOAL: Educational Opportunities

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

Policies:

- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.

GOAL: Community Health

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

Policies:

- We encourage economic growth in the areas of childcare and afterschool care.
- We want to pursue/recruit pediatric healthcare and access to specialized healthcare.

GOAL: Broadband Availability

Collaborate with the county, City, or technological companies for the deployment and provision of high-speed internet for connectivity to the World Wide Web in underserved and unserved areas.

Policies:

- Apply for grants for the provision of high-speed internet connectivity and accessibility
- Amend the Land-use policies when it is necessary to accommodate the broadband installation.
- Develop a Broadband ordinance that will guide the installation and provision of internet services.

ECONOMIC DEVELOPMENT

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Mitchell County and the Cities of Baconton, Camilla, Pelham, and Sale City.

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

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing the geography, population, economy, labor, workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southwest Georgia Regional Commission's successful development and implementation of the 2012-2017 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SWGRC District.

Policies, issues, opportunities, and Short-Term Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county regions were used extensively to develop the CEDS Goals and Objectives, Vital Projects, and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Mitchell County and the Cities of Baconton, Camilla, Pelham, and Sale City:

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Objective: To increase the likelihood of large-scale economic development projects resulting in jobs and private investment.

Goal: Expand existing industries.

Objective: To increase the potential that existing industries will expand in the region.

Goal: Improve the infrastructure of water, sewer roads, and technology.

Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: Support technical colleges within the region.

Objective: To increase the level of education of the region's workforce.

Goal: Increase tourism in the region.

Objective: Increase the region's tax base and local government's ability to provide services and recreational opportunities.

Goal: Recruit retirees.

Objective: Support communities in the region and increase the tax base by recruiting retirees.

Goal: Increase access to capital for small businesses in the region.

Objective: To increase availability and likelihood to access low-interest financing for businesses creating jobs and making private investments.

Goal: Create a diverse economy resistant to economic recession.

Objective: To promote the development of diverse employment opportunities at various skill levels.

Goal: Create and Promote agritourism activities and enterprises.

Objective: To increase farm income and farm tourism.

Mitchell County and its municipalities according to the CEDS...

The City of Camilla, the county seat of Mitchell, is located exactly in the center of the region. The Flint River is the county's western border and has the U.S. Highway 19 corridor. Mitchell County has a population of 21,521 (U.S Census 2020) and is one of the growing counties in Southwest Georgia. Mitchell County is home to four incorporated communities (Baconton, Camilla, Pelham, and Sale City) and some unincorporated ones.

Mainly focused on agriculture, Mitchell County has one of the largest farm gates in the state. Like Colquitt County, this is directly related to chicken farming. The Keystone Group, which is the largest employer in the county, has about 2,500 employees and contracts with hundreds of area farmers to process about 1,000,000 chickens each week. The Equity Group provides good wages to uneducated and unskilled workers, of which the county has many.

In 2008, Mitchell County became home to the South's largest corn-based ethanol plant, First United Ethanol, LLC, which employs about 60 workers and produces 100 million gallons of ethanol every year. While agriculture remains the primary industry within the county, farmers have diversified into non-conventional agriculture such as alligator hide production, aquaculture, and eco-tourism. Several cooperatives have been formed in various industries and vegetable production/processing has become a fast-growing and profitable enterprise.

Agribusiness is Mitchell County's largest industry, with well-known names such as Keystone Foods and Southeast Milk Incorporated. Of the nation's counties, Mitchell County is in the top 10 in pecan production. Two energy-related industries joined our corporate roster in recent years. Corn to fuel manufacturer, Southwest Georgia Ethanol, and Camilla Solar, a solar power plant, chose Mitchell County as the place to grow their businesses.

Mitchell County is one of the premier locations for quail hunting. Businesses on retreat and hunting connoisseurs from around the world travel to our plantations to enjoy hunting and our local hospitality

Like other counties in the region, Mitchell County has a high number of adults living in poverty (38.2%) and a very high number of adults without high school credentials (20.1%). More than 25% of the residents are living below the poverty level and almost 70 percent (79.9%) of the population graduated from high school according to the last Census.

The City of Baconton, the birthplace of the paper-shell pecan industry in Georgia, is in Mitchell County at the crossroads of U.S. Highway 19 and GA Hwy 93, 16 miles south of Albany, 278 miles south of Atlanta. Baconton was incorporated in 1903 and the City was one square mile (sides were 2000 yards and the old town well was the center). The community of Baconton is known for the highly marketable paper-shell pecan. Baconton City Hall is housed in the historic Jackson Davis House located just off Highway 19. The house, built-in 1891 is listed on the National Register of Historic Places and is an excellent example of Victorian architecture. It is well worth a visit by tourists passing through. Baconton is a part of the Mitchell County School District and is served by North Mitchell County Elementary School and Baconton Community Charter Schools.

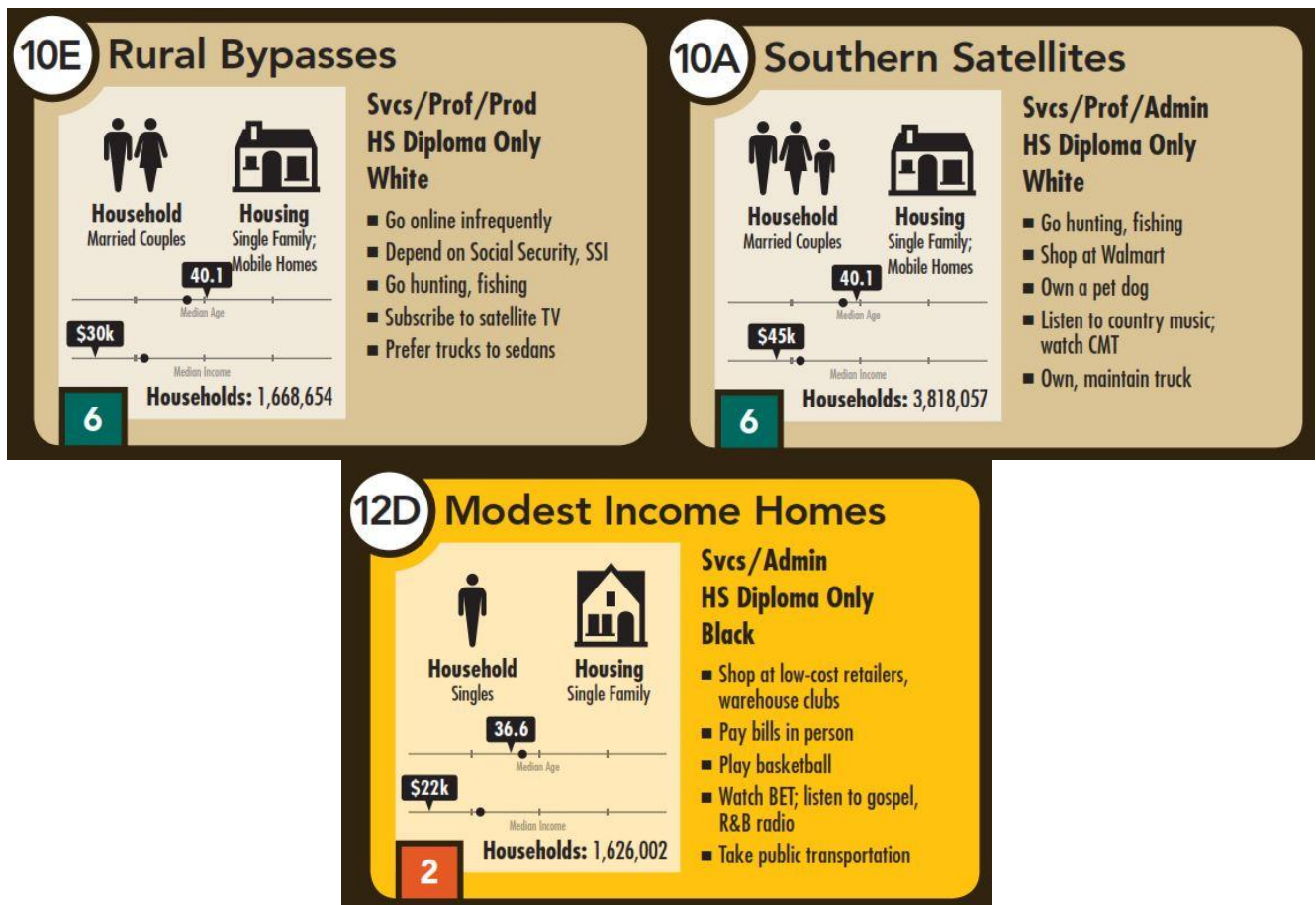
Pelham is located at the crossroads of US Highway 19 and State Route 93 and is approximately 38 miles south of Albany and 26 miles north of Thomasville. Pelham's Wildlife Festival is held on the first Saturday in October and attracts over 12,000 visitors annually. It is also home to the Pelham Jamboree held every Saturday night beginning at 6:30 p.m. Other events such as a "Slice of Summer" and the Pelham Wildlife Art Auction complete the warm community feels present in Pelham. North Pelham Industrial Park is a 43-acre privately owned park located in the city limits of Pelham with 30 acres available. Surrounding land uses include agriculture, commercial, and residential. The park is zoned Industrial, with a Class 6 Fire Insurance rating. The Hand Trading Company was built in 1916 and during its heyday attracted shoppers throughout Southwestern Georgia. This beautiful building has been well maintained and is currently being restored.

Sale City is a quaint town in Mitchell with a population of 354 according to the 2020 Census. It has a rustic downtown with two very popular restaurants. The City is experiencing a small amount of growth in the downtown area. Businesses are expanding and the City's infrastructure is trying to keep up. If this continues City leaders will have to be innovative to strike a balance between finance and growth.

Supplementary Economic Statistics/Data (See Appendix)

Tapestry Segmentation Explained

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Pelham are Rural Bypasses, Southern Satellites, and Modest Income Homes.

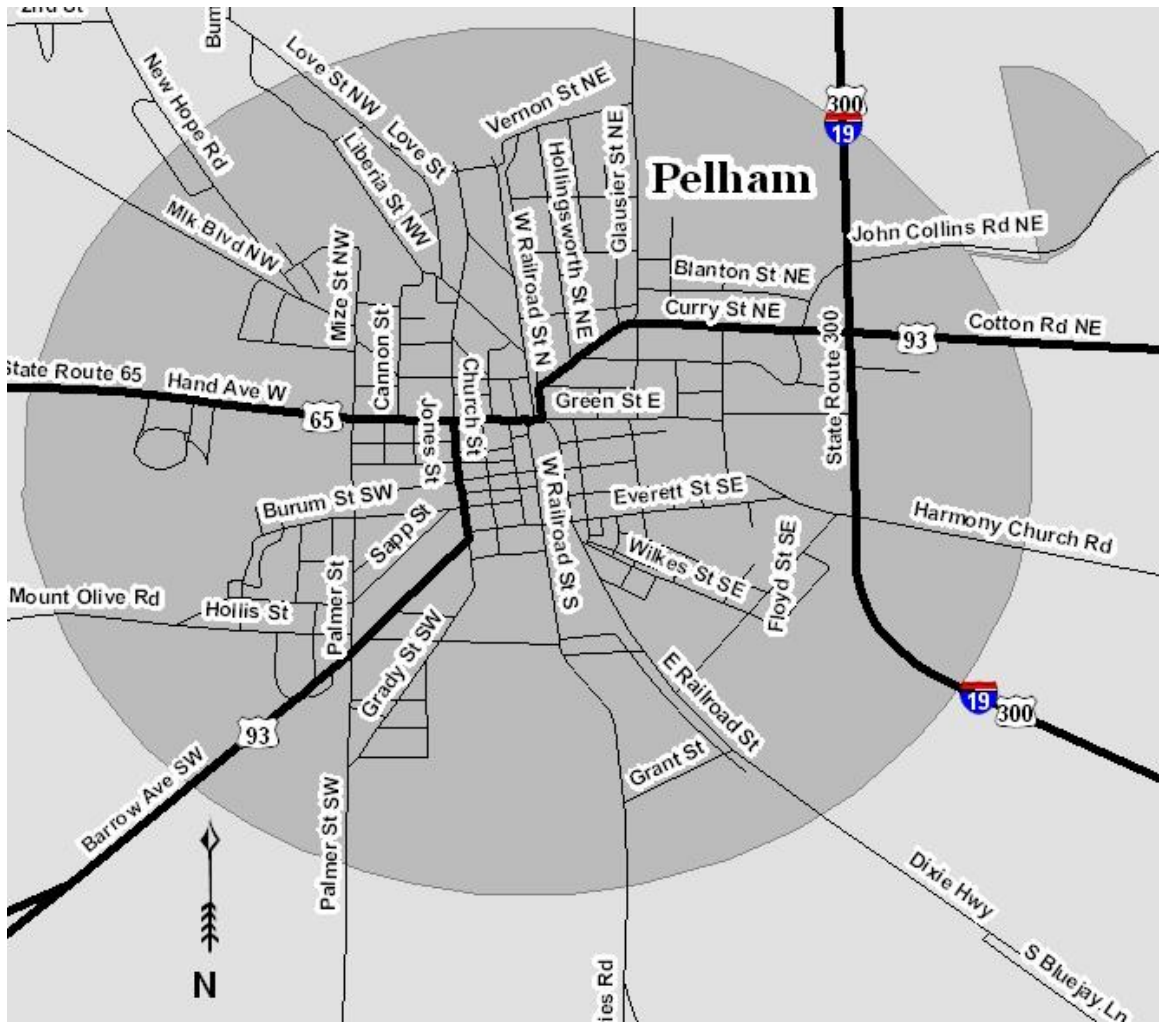


TRANSPORTATION

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

Road Network

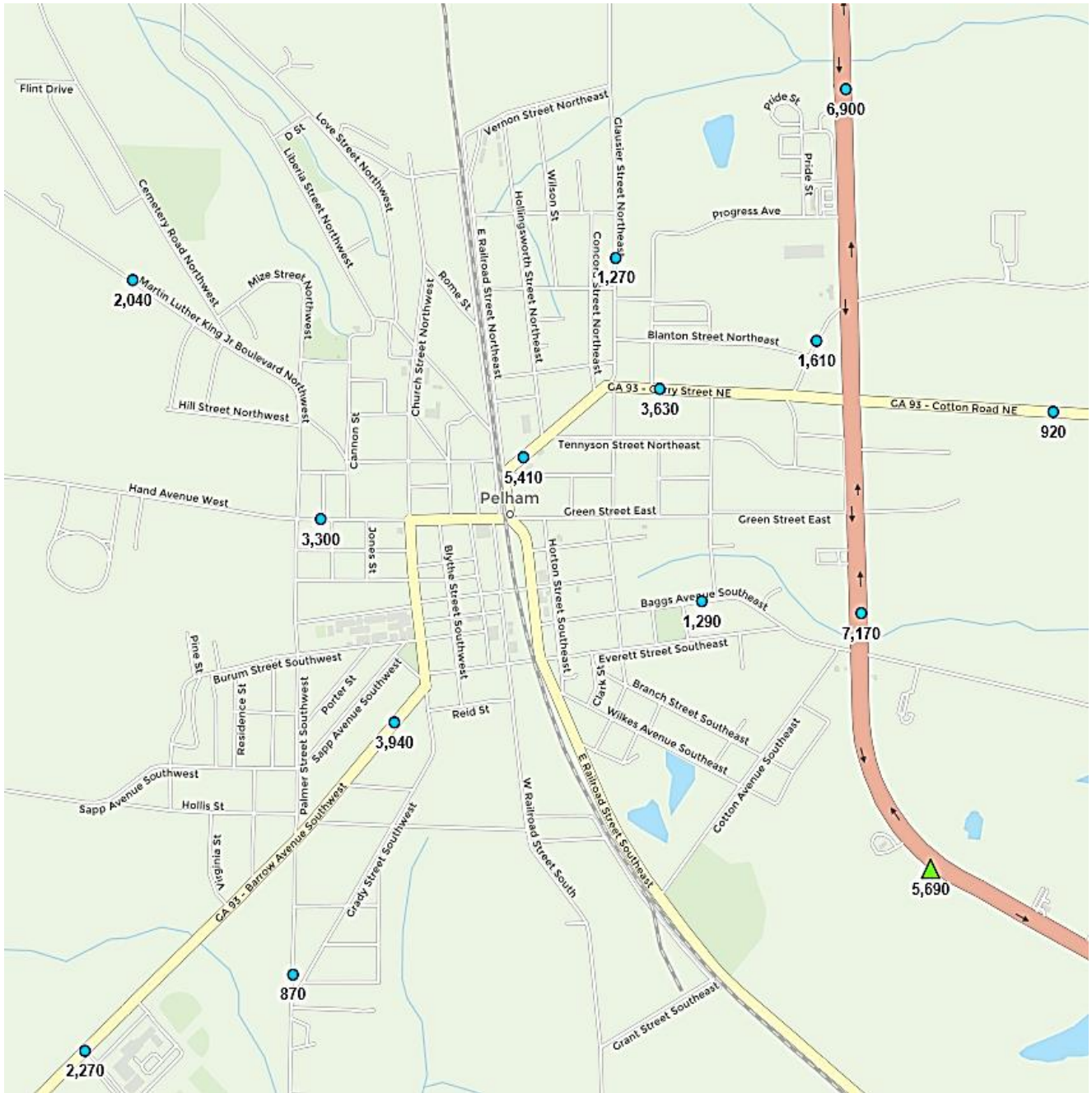
The city of Pelham is serviced by some state roads including State highway 65, 93, and 300 or U.S. 19. Virtually all streets in Pelham are paved.



The

Pelham sees some fairly light traffic around town. Curry St NE which sees 5,690 to 6,900 Annual Average Daily Trips (AADT) is the exception. Traffic on US Hwy 19 has an AADT count of approximately 5,690 to 6,900. All non-state routes see far less traffic in terms of AADT.

GDOT Traffic Monitoring Locations



Source: GDOT 2022

US Hwy 19 @ South City Limits

Key Annual Trends							
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015		3.82					
2014	5500		882	16.03	10.12	50.27	
2013	5392		755	14.01	9.76	52.47	
2012	5490		811	14.78			
2011	5610		541	9.64			
2010	5840		940	16.10			
2009	5810		912	15.70			
2008	5700		906	15.90			
2007	5937		891	15.00			
2006	5700						
2005	14940		1003	6.71			

GA Hwy 19 @ North City Limits

Key Annual Trends							
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015		0.00					
2014	6080		1063	17.49	10.48	64.05	
2013	6950		1184	17.03			
2012	6950		1184	17.03			
2011	6390						
2010	6500						
2009							
2008	7360						
2007	7800						
2006	7800						
2005	7440						

Curry Street NE @ East Railroad Street

Key Annual Trends							
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015		0.00					
2014	5630		452	8.02	8.45	50.00	
2013	5330		427	8.02			
2012	5360		430	8.02			
2011	4970		399	8.02			
2010	5140		412	8.02			
2009	5200		417	8.02			
2008	7250						
2007	7620						
2006	5850						
2005	5940						

Alternative Modes

Sidewalks are present in many areas, particularly those historic neighborhoods, however, very few sidewalks exist outside the historic residential neighborhoods. They do however have some quiet streets that can be considered quite safe for riding bicycles or even walking. Golf carts are also allowed on most residential city streets.

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

Parking

The current level of service for parking is adequate for the rural nature of Pelham. Economic investment in Pelham has hit a downturn, unfortunately, but as the economy recovers and businesses return, more parking may be needed. The situation concerning parking is not dire by any means but the downtown people may not always be able to park directly in front of the business they going to.

Railroads

Mitchell County is serviced by the CSX rail line that parallels Hwy 19 from Thomas County through Mitchell County to Dougherty County. The rail line provides critical freight transport for some industries in Mitchell County and the Cities of Baconton, Camilla, and Pelham.

LAND USE

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

Residential

This residential category is intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods. Residential development in this category typically is seen ranging from approximately 1 to 4 units per acre (i.e., lot sizes of approximately 10,000 square feet plus). The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more low-density residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one urban residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

This category corresponds to the city's central business district. It is also intended to provide a mixture of land uses in addition to commercial, including institutional, public, office, and housing mixed in with non-residential uses. This district is unique in that the existing development pattern consists of buildings covering very large percentages of the lot, little if any building setbacks from the front, side, and rear property lines, and a reliance on on-street parking or shared parking lots. This district has higher intensities of lot coverage and floor area than the other commercial land use categories. This area is intended to be implemented with a CBD zoning district.

Highway Commercial

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

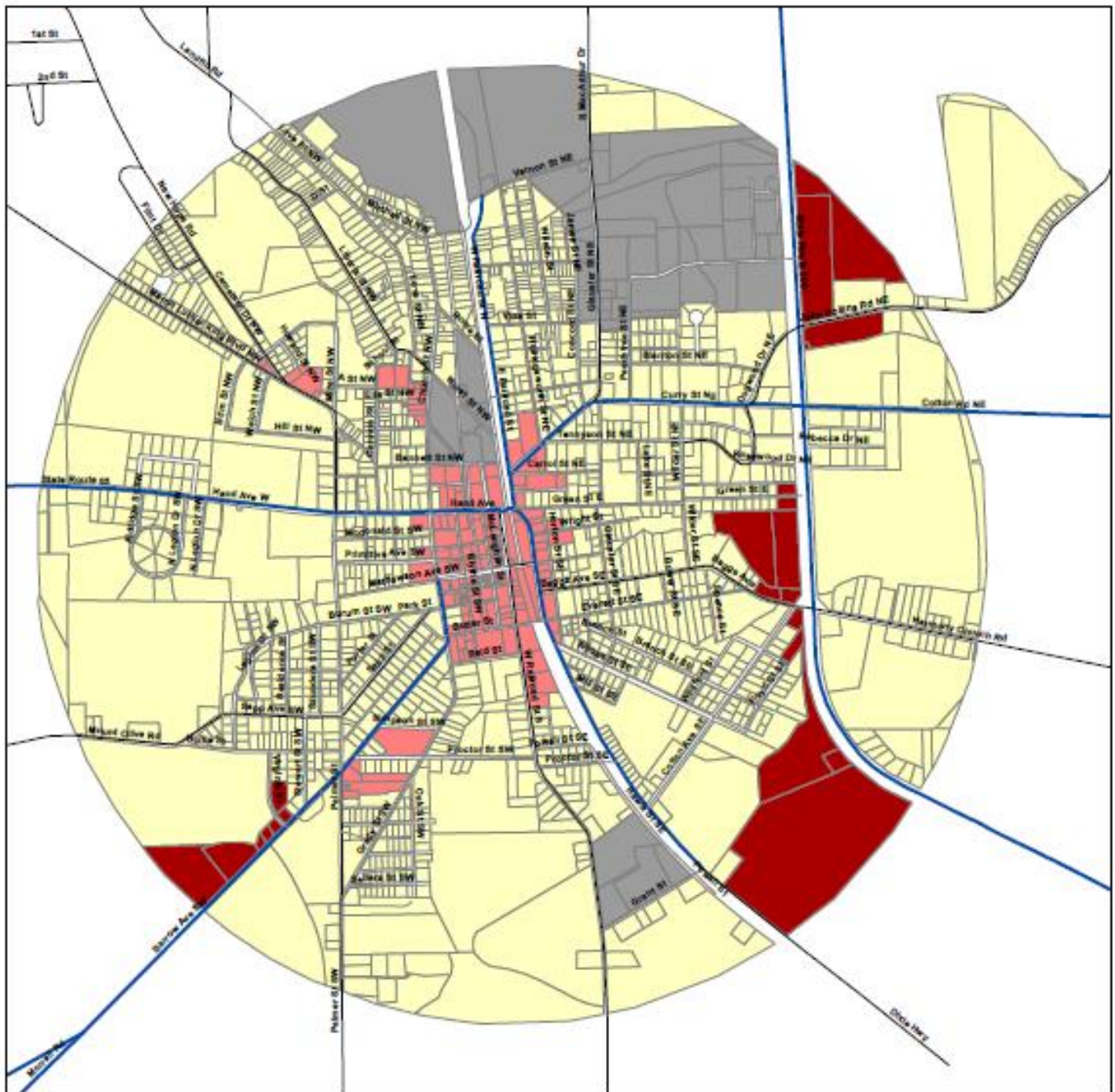
As one of two sub-classifications of commercial land use, highway commercial areas are intended to provide suitable areas for those business and commercial uses which primarily serve the public traveling by automobile, and which benefit from direct access to highways. Such districts are generally designed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

Industrial

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

Pelham

Future Landuse Map



Legend

- Residential
- Industrial
- Commercial
- Highway Commercial



REPORT OF ACCOMPLISHMENTS

In this section, the projects listed within the ROA are evaluated by the municipalities and assessed. The status of each project was assessed and classified. Four classification responses were used to determine the project's status. These classifications are:

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

Any projects that are not completed and active, are moved to the new community work program (2022-2026).

Economic Development Objectives	Year 2017 -2021	Responsible Party	Cost Estimated	Possible Funding Sources	STATUS
Create a detailed inventory system for available properties	2017 -2021	City	\$2,000	General Funds, Grants	Completed
Marketing program targeting retirement population	2017 -2021	City	\$450,000	General Funds, Grants	Not Accomplished will no longer be undertaken. No longer a priority
Housing Objectives	2017 -2021	Responsible Party	Cost Estimated	Possible Funding Sources	STATUS
Promote infill development on identified sites	2017 -2021	City	N/A	General Funds, Grants	Completed
Develop moderate-income housing programs & projects	2017 -2021	City	\$5,000	General Funds, Grants	Completed
Investigate ways to increase the number of quality rental properties	2017 -2021	City	N/A	General Funds, Grants	Completed
Investigate state & federal rental rehab programs	2017 -2021	City	N/A	General Funds, Grants	Completed
Feasibility study for Coates & Clark property for retirement/assisted living	2017-2019	City	\$15,000	General Funds, Grants	Not Accomplished will no longer be undertaken. No longer a priority
Identify 50+ age housing development possibilities	2017-2019	City	\$2,000	General Funds, Grants	Not Accomplished will no longer be undertaken. No longer a priority
Community Facilities & Services Objectives	2017 -2021	Responsible Party	Cost Estimated	Possible Funding Sources	STATUS
Clean up contaminated properties	2017 -2021	City	?	General Funds, Grants	Completed and will continue
Revive neighborhood watch programs	2017-2018	City	?	General Funds, Grants	Not Accomplished will no longer be undertaken. No longer a priority
Transportation and Circulation Objectives	2017 -2021	Responsible Party	Cost Estimated	Possible Funding Sources	STATUS
Improve Curry St. to provide an aesthetic link to Hwy 19 (Gateway Grant)	2017-2019	City	\$500,000	General Funds, Grants	Completed

COMMUNITY WORK PROGRAM

City of Pelham Community Work Program 2022 - 2026				
Project Activity	Year (2022-2026)	Responsible Party	Cost Estimated	Possible Funding Sources
General Planning				
Participate in the development and update of the Pre-Hazard Mitigation Plan.	2022-2026	City	\$25000	GEMA, FEMA, Grants
Participate in the development and update of the Joint Comprehensive Plan.	2022-2026	City	Staff-Time	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2022-2026	SWGRC/ City	RC Staff- Time	Grants
Economic Development Objectives				
Develop the city's Industrial Park	2022-2026	City	\$450,000	General Funds, Grants
Housing Objectives				
Pursue state funds to rehab dilapidated homes in the city	2022-2026	City	\$15,000	General Funds, Grants
Community Facilities & Services Objectives				
Clean up contaminated properties	2022-2026	City	\$50,000	General Funds, Grants
Rehab the local library and the development of the community center	2022-2026	City	\$750,000	General Funds, Grants
Transportation and Circulation Objectives				
Provide funds to improve the aesthetic link to Hwy 19	2022-2026	City	\$500,000	General Funds, Grants
Broadband Element				
Collaborate with broadband service providers for the provision of high-speed internet services to unserved and underserved	2022-2026	City	Staff-Time	General Fund, Grants
Review and amend land-use policies to accommodate a broadband installation when necessary	2022-2026	City	Staff-Time	General Fund

A RESOLUTION TO ADOPT THE MITCHELL COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Pelham, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

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

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

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

Adopted on the 20th day of October 2022.

Mayor


James Eubanks

Witness

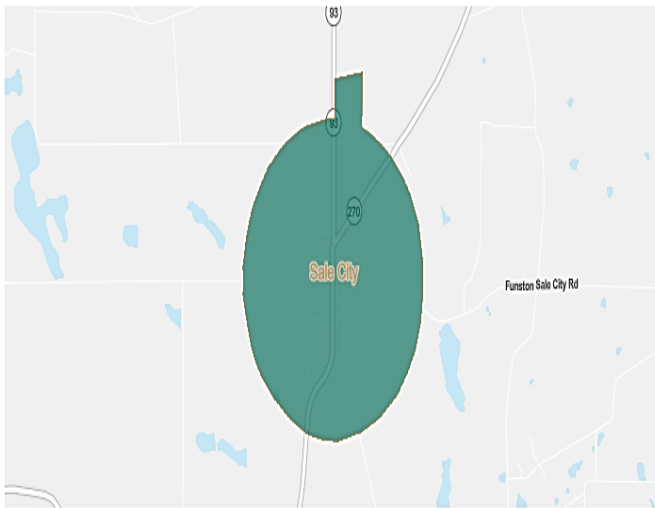

Lisa Austin, City Clerk

SALE CITY

COMMUNITY PROFILE

Sale City city, Georgia

Place in Georgia



Sale City city, Georgia is a city, town, place equivalent, and township located in Georgia.



Total Population
354



Median Household Income
\$41,250



Bachelor's Degree or Higher
4.5%



Employment Rate
54.0%



Total Housing Units
154



Without Health Care Coverage
15.8%



Total Households
148



Hispanic or Latino (of any race)
34

Populations and People

Source: U.S Census Bureau 2020

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths

- Lots of positive activities for a small town
- Very active library with programs
- Strong sense of community
- Good restaurants
- Good level of commercial activity

Weaknesses

- Lots of dilapidated buildings. Mostly downtown.
- Water system problems (low pressure in areas of town)
- Lack of sewer system
- Roadways need maintenance
- Large older homes that need serious repair

Opportunities

- With a few improvements/investments, the city park could be great
- Downtown could be great with the help of a sewer system
- Dollar store or any small retail store

Threats

- The dilapidated buildings downtown are falling apart and bricks are constantly falling on the sidewalk which creates a dangerous situation for pedestrians
- Unfunded state mandates
- Natural disasters/Severe weather could have a devastating impact on the Sale City budget

NEEDS AND OPPORTUNITIES

The list of needs and opportunities represents both the major problems facing Pelham and potential strategies for improving on those problems. The list was developed from the identified strengths, weaknesses, opportunities, and threats that face the City of Pelham.

- We need a sewer system of some kind. The lack of one is holding up our economic development efforts.
- We need to make improvements to our city park and gymnasium
- We need to make improvements to our water system to improve water pressure in areas of town
- We have some city streets that need resurfacing
- We need to get rid of dilapidated buildings downtown as they are a safety hazard and aesthetically unpleasant
- We need to figure out how to help our residents that live in large historic homes that are in disrepair.

GOALS AND POLICIES

GOAL: Economic Prosperity

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

Policies:

- Our gateways and corridors will create a “sense of place” for our community.
- We will encourage the development of downtown as a vibrant center of the community to improve overall attractiveness and local quality of life.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to parks and the necessary services without having to travel by car.

- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We will invest in parks and open spaces to enhance the quality of life for our citizens.

GOAL: Public Infrastructure

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges, or undertaking an all-hazards approach to disaster preparedness and response.

Policies:

- We will strive to maintain our infrastructure (water system and streets) to ensure a good quality of life for our residents.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.

GOAL: Broadband Availability

Collaborate with the county, City, or technological companies for the deployment and provision of high-speed internet for connectivity to the World Wide Web in underserved and unserved areas.

Policies:

- Apply for grants for the provision of high-speed internet connectivity and accessibility
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Goal: Recruit retirees.

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Goal: Create a diverse economy resistant to economic recession.

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Goal: Create and Promote agritourism activities and enterprises.

Objective: To increase farm income and farm tourism.

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In 2008, Mitchell County became home to the South's largest corn-based ethanol plant, First United Ethanol, LLC, which employs about 60 workers and produces 100 million gallons of ethanol every year. While agriculture remains the primary industry within the county, farmers have diversified into non-conventional agriculture such as alligator hide production, aquaculture, and eco-tourism. Several cooperatives have been formed in various industries and vegetable production/processing has become a fast-growing and profitable enterprise.

Agribusiness is Mitchell County's largest industry, with well-known names such as Keystone Foods and Southeast Milk Incorporated. Of the nation's counties, Mitchell County is in the top 10 in pecan production. Two energy-related industries joined our corporate roster in recent years. Corn to fuel manufacturer, Southwest Georgia Ethanol, and Camilla Solar, a solar power plant, chose Mitchell County as the place to grow their businesses.

Mitchell County is one of the premier locations for quail hunting. Businesses on retreat and hunting connoisseurs from around the world travel to our plantations to enjoy hunting and our local hospitality

Like other counties in the region, Mitchell County has a high number of adults living in poverty (30.6%) and a very high number of adults without high school credentials (34.0%). More than 25% of the residents are living below the poverty level and almost 70 percent (79.9%) of the population graduated from high school according to the last Census.

The City of Baconton, the birthplace of the paper-shell pecan industry in Georgia, is located in Mitchell County at the crossroads of U.S. Highway 19 and GA Hwy 93, 16 miles south of Albany, 278 miles south of Atlanta. Baconton was incorporated in 1903 and the City was one square mile (sides were 2000 yards and the old town well was the center). The community of Baconton is known for the highly marketable paper-shell pecan. Baconton City Hall is housed in the historic Jackson Davis House located just off Highway 19. The house, built-in 1891 is listed on the National Register of Historic Places and is an excellent example of Victorian architecture. It is well worth a visit by tourists passing through. Baconton is a part of the Mitchell County School District and is served by North Mitchell County Elementary School and Baconton Community Charter Schools.

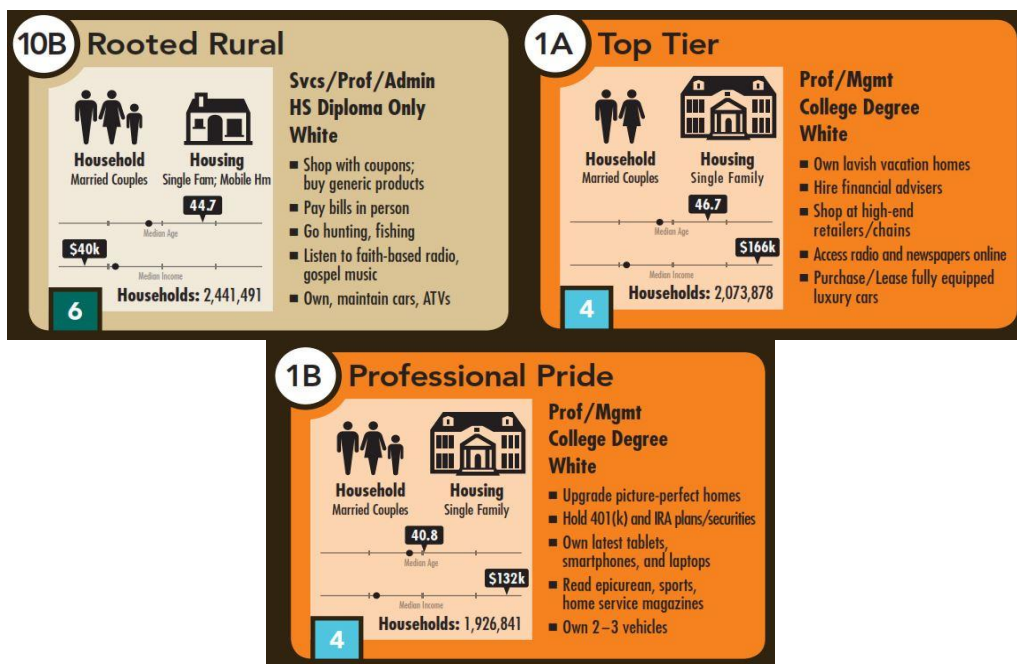
Pelham is located at the crossroads of US Highway 19 and State Route 93 and is approximately 38 miles south of Albany and 26 miles north of Thomasville. Pelham's Wildlife Festival is held on the first Saturday in October and attracts over 12,000 visitors annually. It is also home to the Pelham Jamboree held every Saturday night beginning at 6:30 p.m. Other events such as a "Slice of Summer" and the Pelham Wildlife Art Auction complete the warm community feels present in Pelham. North Pelham Industrial Park is a 43-acre privately owned park located in the city limits of Pelham with 30 acres available. Surrounding land uses include agriculture, commercial, and residential. The park is zoned Industrial, with a Class 6 Fire Insurance rating. The Hand Trading Company was built in 1916 and during its heyday attracted

shoppers throughout Southwestern Georgia. This beautiful building has been well maintained and is currently being restored.

Sale City is a quaint town in Mitchell with a population of 380 according to the 2010 Census. It has a rustic downtown with two very popular restaurants. The City is experiencing a small amount of growth in the downtown area. Businesses are expanding and the City’s infrastructure is trying to keep up. If this continues City leaders will have to be innovative to strike a balance between finance and growth. See page 193 for the Supplementary Economic Statistics/Data (Appendix, Page 193).

Tapestry Segmentation Explained

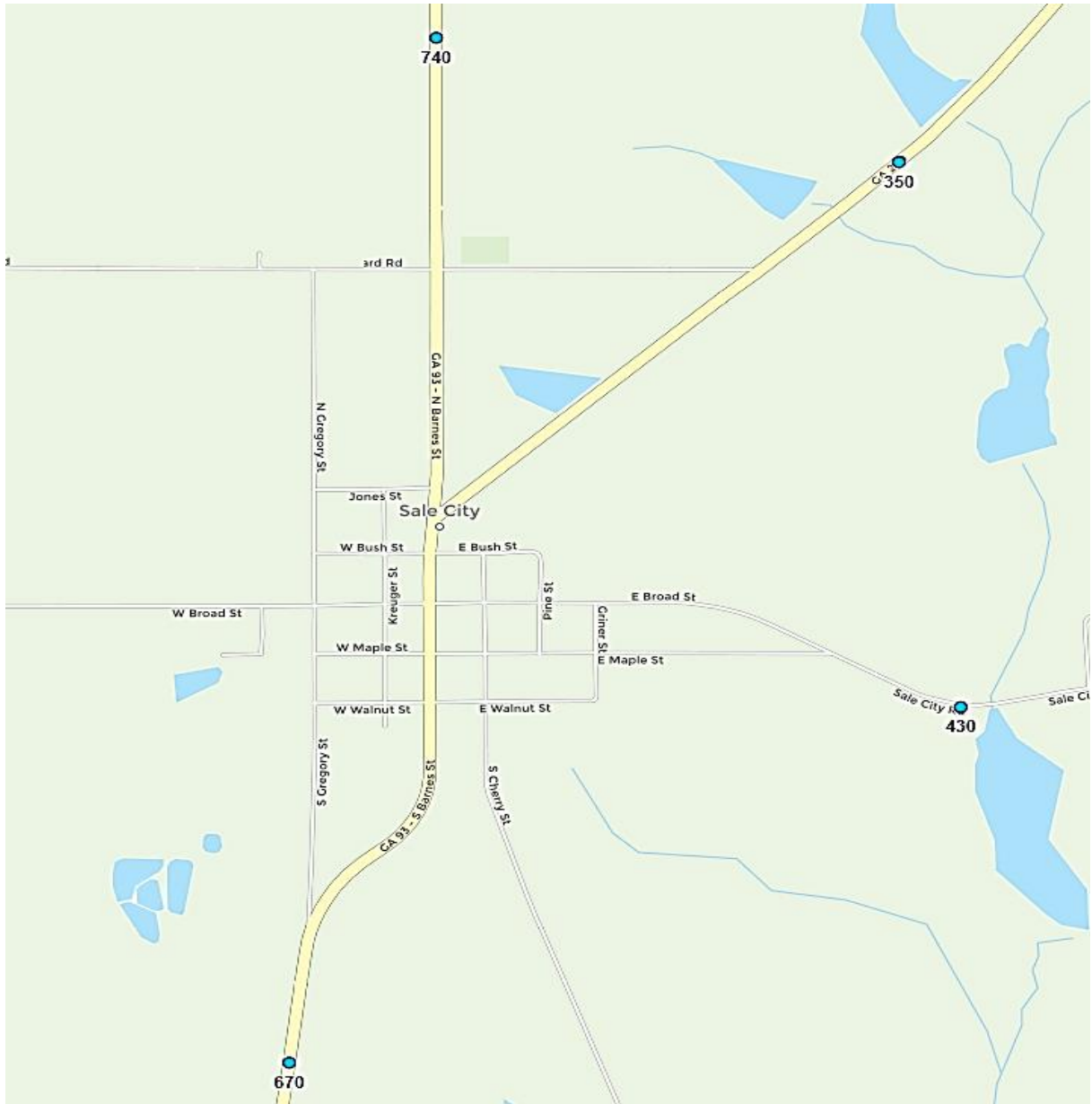
Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Sale City are Rooted Rural, Top Tier, and Professional Pride.



TRANSPORTATION

An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. Sale City is located just off the beaten path approximately 1.5 miles north of GA 37 along with GA 93. The Town of Sale City sees very little traffic which is hardly a concern they have. They are more interested in increasing traffic to spur business. Sale City sees mostly light traffic around town and even GA Highway 93 sees only approximately 705 Average Annual Daily Trips (AADT).

GDOT Traffic Monitoring Locations



Source: GDOT 2022

Alternative Modes

Sidewalks are present on Barnes Street (Hwy 93) and in front of the businesses downtown. The one contiguous sidewalk is not ADA-compliant. There are no other sidewalks in town. They do however have some quiet streets that can be considered quite safe for riding bicycles or even walking.

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

Parking

The current level of service for parking is adequate for the rural nature of Sale City. Parking can be tough on a weekend evening as a local restaurant draws quite a crowd. The parking situation is interesting because of the parking areas being in the middle of the road and parallel parking in front of the businesses.

Railroads

The railroad line that once served Sale City has long been abandoned.

LAND USE

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

Agriculture

The rural and agricultural character area designation in Sale City is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development accessory to agricultural or farm operation of varying sizes.

Residential

This residential category is intended to correspond primarily to existing urban neighborhoods but is also proposed for undeveloped areas adjacent to existing urban neighborhoods. Sale City does not have a municipal sewer system and consequently, minimum lot sizes are set at levels to meet the Mitchell County Health Department requirements for private septic systems. The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more urban low-density residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one urban residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

Commercial

This category corresponds to the city's central business district. It is also intended to provide a mixture of land uses in addition to commercial, including institutional, public, and office. This district is unique in that the existing development pattern consists of buildings covering very large percentages of the lot, little if any building setbacks from the front, side, and rear property lines, and a reliance on on-street parking or shared parking lots. This district has higher intensities of lot coverage and floor area than the other commercial land use categories.

Industrial

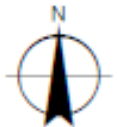
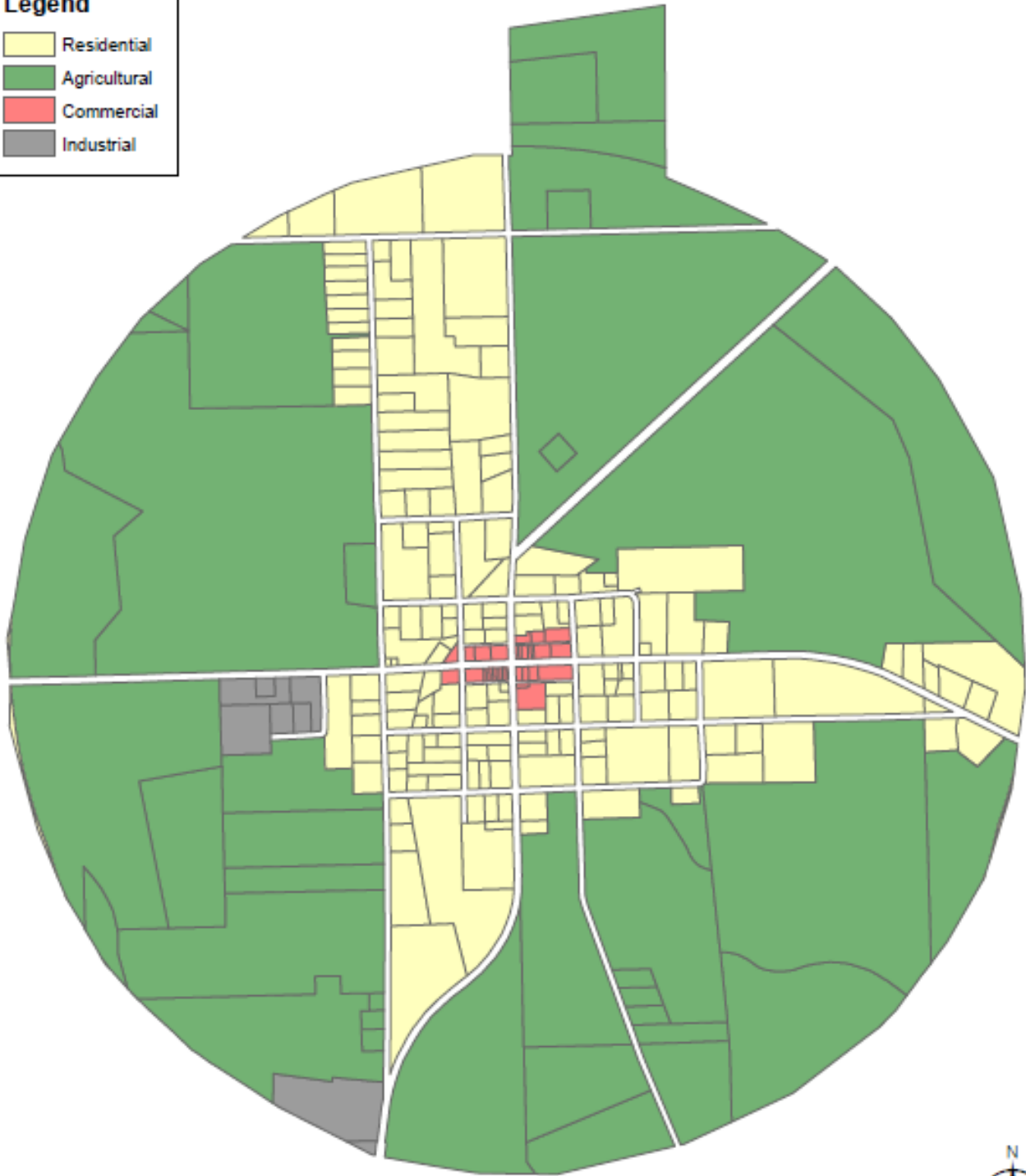
This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial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

Sale City

Future Landuse Map

Legend

- Residential
- Agricultural
- Commercial
- Industrial



REPORT OF ACCOMPLISHMENTS

In this section, the projects listed within the ROA are evaluated by the municipalities and assessed. The status of each project was assessed and classified. Four classification responses were used to determine the project's status. These classifications are:

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

Any projects that are not completed and active are moved to the new community work program (2022-2026).

CITY OF SALE CITY REPORT OF ACCOMPLISHMENT					
Economic Development Objectives	Year 2017-2021	Responsible Party	Cost Estimated	Possible Funding Sources	STATUS
Work with owners to take down old, damaged buildings & replace	2017 -2021	City	Unknown	Grants/General Fund and Property Owners-Fundraisers	Currently underway, we are actively pursuing an economical way to accomplish this task. 2026
Investigate a localized sewer system for the downtown area	2017-2021	City	\$4,000	Rural Community Assistance Partnership	Postponed, we have met with engineers for a study. 2025
Housing Objectives	2017-2021	Responsible Party	Cost Estimated	Possible Funding Sources	STATUS
Rehabilitate homes for elderly & low-income residents through the CHIP program	2017-2021	City	Staff Time	Grants	Postponed due to lack of funding. 2025
Community Facilities & Services Objectives	2017-2021	Responsible Party	Cost Estimated	Possible Funding Sources	STATUS
Plan & Schedules 2 Annual Health Fairs	2017-2021	City/Networking	\$2,000	Grants/General Fund/Networking	Postponed need to plan a date. 2023
Maintain Summer Program for children	2017-2021	City/Networking	\$13,000	Grants/General Fund/Partnerships	Completed
Create/Maintain a teen committee for programming	2017-2021	City/Parents	\$5,000	Grants/Networking/Partnerships /Parents	Not accomplished and will no longer be undertaken due to a lack of cooperation
Improve & maintain existing parks equipment	2017-2021	City	\$3k/yr.	Grants/General Fund	Completed
Build a Municipal Facility to house all dept within the City	2021	City/Agencies	\$500,000	Grants/General Funds/Public Assets	Not accomplished and will no longer be undertaken due to a lack of funding
Provide a Disaster Relief Shelter	2017-2021	City	\$30,000	Grants/General Funds	Not accomplished and will no longer be undertaken because priorities have changed

COMMUNITY WORK PROGRAM

CITY OF SALE CITY COMMUNITY WORK PROGRAM 2022 - 2026				
Work Program	Year 2022-2026	Responsible Party	Cost Estimated	Possible Funding Sources
Economic Development Objectives				
Accommodate the resources for new business	2022-2026	City	Unknown	General Fund, Grants
Work with owners to take down old, and damaged buildings & replace them.	2022-2026	City	\$100,000	Grants/General Fund and Property Owners-Fundraisers
General Planning				
Participate in the development and update of the Pre-Hazard Mitigation Plan.	2022-2026	City	\$25000	GEMA, FEMA, Grants
Participate in the development and update of the Joint Comprehensive Plan	2022-2026	City	Staff-Time	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2022-2026	Southwest Regional Commission/ City	RC Staff-Time	Grants
Work with owners to take down old, damaged buildings & replace	2022 -2026	City	Unknown	Grants/General Fund and Property Owners-fundraisers
Investigate a localized sewer system for the downtown area	2022-2026	City	\$4,000	Rural Community Assistance Partnership
Housing Objectives				
Rehabilitate homes for elderly & low-income residents through the CHIP program	2022-2025	City	Staff Time	Grants
Community Facilities & Services Objectives				
Plan & Schedules 2 Annual Health Fairs	2022-2023	City/Networking	\$2,000	Grants/General Fund/Networking
Expand public Works and City hall building	2022-2026	City	\$400,000	Grants/General Funds/Public Assets
Build a disaster relief shelter for severe emergency weather	2022-2026	City	\$80,000	Grants/General Funds
Upgrade the outside of the library building	2022-2026	City	\$2000.00	General funds, Grants
Install City cameras for surveillance	2022-2026	City	\$3000.00	General funds, Grants
Provide fund for the Improvement & maintainance of new renovated parks and equipment.	2022-2026	City	\$10k/year	General Funds, Grants
Purchase a fuel-powered generated for hazard events				
Broadband Element				
Collaborate with broadband service providers for the provision of high-speed internet services to unserved and underserved	2022-2026	City	Staff-Time	General Fund, Grants
Review and amend land-use policies to accommodate a broadband installation when necessary	2022-2026	City	Staff-Time	General Fund

A RESOLUTION TO ADOPT THE MITCHELL COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Sale City, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

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

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

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


Adopted on the 17th day of October 2022.

Mayor



Josh Davis

Witness



Kelly Hancock, City Clerk

APPENDIX

MEETING AD'S

WE ARE HIRING

...receiving and materials departments) will receive a \$500 signing bonus upon successful completion of their 90 days of employment. Specific details will be discussed upon hire.

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...pregnant mother-of-three, causing her to fall and lose consciousness. Five and a half months pregnant at the time, she later suffered a still birth. She was the wife of Slater H. King, a leading civil rights figure who served as president of the Albany Movement," according to information provided to The Enterprise-Journal by the nephew of the late Marion T. King, Clennon King.

Speaking on behalf of the late Mrs. King at the Sept. 13 council meeting were Clennon

...the Camilla Massacre. This was state-sponsored violence that was used to intimidate and suppress blacks standing up for their rights, suppression that turned deadly. So, it's time for Camilla to own up, acknowledge what happened and make it right."

Dr. Martin Luther King Jr., who was in Albany at the time, suspended all demonstrations during the Movement. Clennon King said, calling for 'a day of penance' after news of Mrs. King's assault spurred violence.

2 | WEDNESDAY, SEPTEMBER 22, 2021

NOTICE OF PUBLIC HEARING

The cities of Baconton, Camilla, Pelham, Sale City and Mitchell County are conducting a public hearing to discuss the update to the Mitchell County Joint Comprehensive Plan. The Public Hearing will occur on October 12th, 2021 at 5:00 PM at 26 North Court Avenue, Camilla, Ga. The current plan will expire on October 31, 2022. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process and once a draft is completed before transmitting to the Georgia Department of Community Affairs (DCA.)

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

Questions should be directed to Shane Kelsey, Planner with the Southwest Georgia Regional Commission at 229-522-3552 ext. 121.

...coming out and sharing their story with the Camilla City Council.

In a July 26, 1962 newspaper article published in The Camilla Enterprise, the headline read "Dougherty Troubles Now Plague Mitchell," and the article read, "The tense racial situation which has existed in Dougherty County boiled over into Mitchell this week as a result of more than 100 juveniles who were arrested in the demonstrations in Albany last Saturday night, being held in the Mitchell County jail under the custody of Sheriff John Maples."

The article goes on to say, "During the day Sunday here was constant milling about the jail and again on Monday when leaders of the movement came down and attempted to enter the jail, but were prohibited by Sheriff Maples. Sheriff Maples said that any member of the family could visit in a special area in the jail which is set up for visitation, or that anyone could visit a client but all others were prohibited. Late in the day Monday the crowds of negroes around the jail fence grew larger and also groups of whites in the outlying areas watching the event increased. Sheriff Maples and Chief Charles Kearns then ordered that all groups would disperse and there would be no loitering around the jail at any time by any group."

There was no specific mention of the incident involving Mrs. King in the Enterprise's reporting of the events.

Moving

Continued from Page 1

months of planning and weekly task force meetings including Rice, assistant county administrator Johnny Dockworth, chief financial officer Jerry

Permyenter, assistant to the C.F.O. Samantha Carr, building and code enforcement officer Russell Moody, Fire Chief Michael Joes, Warden Bill Terry,

Deputy Warden Cedric Taylor and road superintendent Joseph Ross.

All Mitchell County Board of Commissioners meetings

will take place at the new complex, beginning Monday, Aug. 29.

The public is urged to enter the building at the north

entrance in order to better serve them, according to Rice.

"Opening this facility will allow for strategic planning on the best utilization of space for other court related offices as we consider the best options for the renovations of the historic county courthouse," Rice said.

With county office space now vacant on Court Street, the clerk of Superior Court and other offices in the courthouse will be able to move out of the courthouse. Rice said once the courthouse is vacant, an evaluation of what is needed to eliminate moisture issues and the

renovations and remodeling of the courthouse can be planned and budgeted.

Rice reminds the public that the tax commissioner's office will be closed this Friday and will reopen at the new location on Hwy. 19 next Monday morning.

"I want to thank our entire team and everyone that has worked so hard to make this a successful project. Because of their hard work and planning, we were able to make the move without any major problems for which I'm grateful," Rice said.

You Will Be Hated

There is a move in the religious community for the church to pacify the world so the world will love the church.

This move has caused the local church, in cases, to become weak, to water down the sermon on Sunday, to allow sin and sensuality to infiltrate the church house, and to lead to the eternal demise of many because the truth of the Word of God is not proclaimed.

God's Word is to move us first to make us realize how " undone " we are in our trespasses and sins and to move us to become brand new in Christ.

If someone or a church sincerely without compromise lives for God, the lost and dying world hates them for it.

From unsaved family members hating your guts, to once old friends treating you with contempt, to even other lazy and lost church participants treating you like dirt, if you give your all to God, the ungodly will give their all to make you

Rev. Doug Hall

Guest Columnist



know it hated me before it hated you."

If you belong to Jesus, you will be hated, period, and biblically, we are to "count it all joy when you encounter trials of all kinds, as the testing of your faith produces spiritual endurance and fruit."

If you are normal, you do not want to be hated, but if you are saved, you will be hated, and we are to have joy, not because we are hated, but because we are recognized as one belonging to the almighty God.

Dig in Christians, because the evil of this world will grow stronger, and it will seem as if God himself has left the evilness to rule, but believe this truth, God is not blind, He sees your hurt, God does not slumber, He has a plan, God is eternal, and those living in Jesus are gaining a crown of righteousness as Jesus himself will put to rest in His time the evils of this time.

Blessings to you.

miserable.

You will become their scapegoat for their problems when in reality they will personally answer to God and God absolutely will not ask them who's fault it is they are wicked. He will simply cast them into outer darkness and separation from His glory because of their condemnation.

Unsaved people are cruel, unforgiving, mean and spiteful, and they abhor a true child of God.

It is no less than a deep spiritual battle to be hated, as God's Word says we "wrestle not against flesh and blood, but against principalities, against powers, against the rulers of the darkness of this world, against wickedness in high places."

The devil, fallen angels, and their followers are supposed to hate you. You represent their fight against conviction.

Jesus was and is still hated. Jesus says in John 15 in the Bible, "if the world hates you,

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MITCHELL COUNTY BOARD OF COMMISSIONERS PUBLIC MEETING NOTICE

Mitchell County will be conducting a public meeting to review Goals/Policies, SWOT (Strengths Weaknesses, Opportunities, and Threats), and Needs and Opportunities for the Mitchell County Joint Comprehensive Plan Five-Year Update. The meeting will be held on Thursday, August 29, 2022, at 5:00 p.m. at the Mitchell County Governmental Complex located at 5201 Hwy 19 South, Camilla, Georgia 31730.

The Public is encouraged to attend and provide input on what it views as needs and opportunities, potential future goals and policies for Mitchell County and the cities. The input will be utilized in updating the Mitchell County Joint Comprehensive Plan.

For more information regarding the Comprehensive Plan please visit:

https://www.swgcpinlaning.org/uploads/6/1/8/4/618468983/mitchell_county_comp_plan_2022_five_update_draft.pdf

Questions should be directed to Kay Oflubwale with the Southwest Georgia Regional Commission and his office number is (229) 522-3552 Extension 112.



Public Notices - Mitchell County and Baker County

84X50236Acct.1,
 Current Property Owner: Same as
 Defendant(s) in FFA
 Reference Deed: 150251
 Years Due: 2020-2021

File #: 14
 Map/Parcel Number: 67 2 L
 Defendant(s) in FFA: Figueroa, Eric
 87 2 L / Lot 12 Clear Lake Estates
 Current Property Owner: Same as
 Defendant(s) in FFA
 Reference Deed: 150251
 Property Description: All and only
 that parcel of land designated as Tax
 Parcel 67 2 L, lying and being in Land Lot
 86 of the 8th Land District, Baker
 County, Georgia, containing 5.00 acres, more
 or less, being Lot 12, Clear Lake Estates
 Subdivision, shown in Plat Book 4, Page
 121-A, described in Deed Book 150,
 Page 221, the description contained
 therein being incorporated herein by this
 reference, known as 1006 Heard Lane.
 Years Due: 2021

File #: 19
 Map/Parcel Number: 508 5 A
 County, Georgia, being a portion of Tract
 1, shown in Plat Book 2, Page 163, being
 a portion of the property described in
 Deed Book 58, Page 272, the description
 contained therein being incorporated
 herein by this reference, known as 3178
 Grace Miller Road.
 Years Due: 2021

more or less, described in Deed Book
 159, Page 491, the description contained
 therein being incorporated herein by this
 reference, known as 5120 Big Oak Lane.
 Property Description: All and only
 that parcel of land designated as Tax
 Parcel 24 22, lying and being in Land Lot

191 of the 12th Land District, Baker
 County, Georgia, containing 2.36 acres,
 more or less, being Tract 6, shown in Plat
 Book 4, Page 163-B, described in Deed
 Book 58, Page 272, the description
 contained therein being incorporated
 herein by this reference, known as 3178
 Grace Miller Road.
 Property Description: All and only
 that parcel of land designated as Tax

Parcel 57A 7, lying and being in Land
 Lots 75 & 76 of the 8th Land District,
 Baker County, Georgia, containing 0.496
 acres, more or less, shown in Deed Book
 150, Page 221, the description contained
 therein being incorporated herein by this
 reference, known as 1006 Heard Lane.
 Property Description: All and only
 that parcel of land designated as Tax
 Parcel 57A 7, lying and being in Land

Number: 10 38
 in FFA: Adison, Jack
 38 / Hse/1999
 0
 Current Property Owner: Same as
 Defendant(s) in FFA
 Reference Deed: 125706
 Property Description: All and only
 that parcel of land designated as Tax
 Parcel 67 2 S, lying and being in Land
 Lot 80 of the 6th Land District, Baker
 County, Georgia, containing 5.00 acres,
 more or less, being Lot 14, Clear Lake
 Estates Subdivision, shown in Plat Book
 4, Page 121-A, described in Deed Book
 150, Page 221, the description contained
 therein being incorporated herein by this
 reference, known as 1006 Heard Lane.
 Years Due: 2021

File #: 25
 Map/Parcel Number: 50C 30
 Defendant(s) in FFA: Words A
 (D) & Melba A Bryant; 50C 30 / LL 39 7h
 LD
 Current Property Owner: Same as
 Defendant(s) in FFA
 Reference Deed: 125706
 Property Description: All and only
 that parcel of land designated as Tax
 Parcel 50C 30, lying and being in Land
 Lot 39 of the 7th Land District, Baker
 County, Georgia, containing 1.00 acre,
 more or less, shown in Plat Book 4, Page
 148B, described in Deed Book 125, Page
 756, the description contained therein
 being incorporated herein by this
 reference, known as 5120 Big Oak Lane.
 Years Due: 2021

File #: 28
 Map/Parcel Number: C 13 51
 Defendant(s) in FFA: Jackson, Thad
 (Theodius Emanuel) & Phronce; C13 51
 Park Ave
 Current Property Owner: Same as
 Defendant(s) in FFA
 Reference Deed: 61239; 63253
 Property Description: All and only
 that parcel of land designated as Tax
 Parcel C 13 51, lying and being in Land
 Lot 172 of the 6th Land District, Baker
 County, Georgia, being property
 described in Deed Book 63, Page 233,
 the description contained therein being
 incorporated herein by this reference,
 known as 202 Parks Circle.
 Years Due: 2020-2021

File #: 29
 Map/Parcel Number: 4 9 A
 Defendant(s) in FFA: Lingo, Robert
 & Denise Louise Gurnett; 4 9 A /
 30.00Ac/Spit LD7 LL 30
 Current Property Owner: Same as
 Defendant(s) in FFA
 Reference Deed: 100974
 Property Description: All and only
 that parcel of land designated as Tax
 Parcel 4 9A, lying and being in Land Lots
 300 & 332 of the 7th Land District, Baker
 County, Georgia, containing 30.00 acres,
 more or less, being Tract 2, shown in
 Deed Book 109, Page 376, described in
 Deed Book 109, Page 374, the descrip-
 tion contained therein being incorporated
 herein by this reference, located on
 Yensie Road.
 Years Due: 2020-2021

File #: 17
 Map/Parcel Number: 38 42
 Defendant(s) in FFA: Gomez, Juan J
 & Ana Gloria Gomez; 38 42 /
 22.18Ac/LD 12 LL 150
 Current Property Owner: Same as
 Defendant(s) in FFA
 Reference Deed: 12689
 Property Description: All and only
 that parcel of land designated as Tax

PUBLIC HEARING NOTICE

Mitchell County and the Cities of Camilla, Pelham, Baconton, and Sale City will be conducting a Public Hearing to present a draft of the Mitchell County Joint Comprehensive Plan on Wednesday, September 21, 2022, 9:00 AM, at the Mitchell County Governmental Complex located at 5204 Hwy 19 South, Camilla, Georgia 31730. The current plan will expire on October 31, 2022. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of the public hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions, or revisions, and notify the community of when the plan is submitted to the Georgia Department of Community Affairs for review.

Copies of the current Comprehensive Plan are available for viewing at https://www.swrcplanning.org/uploads/6/1/8/4/61849693/mitchell_county_comp_plan_2022_five_update_final_draft_9-8-2022.pdf or at the following local governments:

- | | |
|---|---|
| Mitchell County
5201 Hwy 19 South
Camilla, GA 31730
229.336.2000
Monday-Friday 8:00am-5:00pm | City of Camilla
30 East Broad Street
Camilla, GA 31730
229.330.2325
Monday-Friday 8:00am-5:00pm |
| City of Pelham
108 Hand Avenue West
Pelham, GA 31779
229.294.7900
Monday-Friday 8:00am-5:00pm | City of Baconton
333 East Walton Street
P.O. Box 399
Baconton, Georgia 31716
229.787.5511
Monday-Friday 8:00am-5:00pm |
| City of Sale City
122 East Broad Street
Sale City, GA 31784
229.336.7885
Monday-Friday 8:00am-5:00pm | |

Questions should be directed to the Cities of Camilla, Pelham, Baconton and Sale City or the County Office listed above or alternatively call Kay Olubowale, Southwest Georgia Regional Commission, 229.522.3552.



City of Camilla

August 10 at 1:52 PM · 🌐

PUBLIC MEETING NOTICE

The cities of Camilla, Pelham, Baconton, and Sale City are conducting a public meeting to review Goals/Policies, SWOT (Strengths Weaknesses, Opportunities, and Threats), and Needs and Opportunities for the Mitchell County Joint Comprehensive Plan Five-Year Update. The meeting will be held on Tuesday, August 16, 2022, at 10:00 a.m. at the Camilla City Hall, First Floor, Camilla, Georgia.

The Public is encouraged to attend and provide input on what they view as needs and opportunities and potential future goals and policies for Mitchell County and the cities. The input will be utilized in updating the Mitchell County Joint Comprehensive Plan.

For more information regarding the Comprehensive Plan please visit: https://www.swgrcplanning.org/.../mitchell_county_comp...

Questions should be directed to Kay Olubowale with the Southwest Georgia Regional Commission.
Phone: 229-522-3552 ext. 112

Date of Posting: August 10, 2022

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https://www.swgrcplanning.org/uploads/6/1/8/4/61849693/mitchell_county_comp_plan_2022_five_update_draft.pdf

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

Phone: 229-522-3552 ext. 112

Date of Posting: August 10, 2022

Mitchell County

Comprehensive Plan Update (take one!)

The Mitchell County Comprehensive Plan is a guide for the county's future growth and development. The current version of the plan was last updated in 2017, and it is now time for an update. The plan includes the cities of Baconton, Camilla, Pelham and Sale City, and the update will be due by October 31, 2022.



The current copy may be viewed on the Southwest Georgia Regional Commission website at: www.swgrcplanning.org. What do you want in your new plan? Tell us your thoughts!

Contact Shane Kelsey at 229-522-3552 or skelsey@swgrc.org

FOR CITIZENS

- Be in control of your community's future.
- Encourage neighborhood and business participation in decisions affecting neighborhood well-being.
- Make a future that is ecologically, economically, and socially sustainable.

FOR NEIGHBORHOODS

- Increase access to goods and services; create new opportunities for businesses in neighborhoods.
- Promote efforts that provide neighborhoods with social amenities and interaction, the convenience of an urban area, and a sense of community and security.
- Enhance and improve the viability and vitality of existing neighborhoods while creating new neighborhoods with their own character.

FOR THE NATURAL ENVIRONMENT

- Protect and improve Mitchell County's natural environment for a better quality of life for all people.

FOR HOUSING

- Increase the number of housing alternatives within the community to help meet the changing needs and preferences of a diverse population.
- Provide a mix of housing densities and types in proximity to services, transportation systems, and places of work.

FOR THE ECONOMY

- Foster a strong and diverse economy that provides a full range of employment, business opportunities, and economic choices for all residents in all parts of the community.

FOR TRANSPORTATION

- Create a healthy balance of transportation choices that improve the mobility and quality of life of all residents.
- Design communities for people, not cars.
- Link the parts of the community through routes, paths, and systems to improve accessibility.

FOR COMMUNITY CHARACTER

- Enhance and improve Mitchell County's visual identity and community pride.

Notice of Public Workshop Session

Comprehensive Plan for the

City of Pelham Georgia

January 26, 2016 6:00PM

Depot Assembly Room

**Your participation is
encouraged and appreciated.**



A Comprehensive Plan:

Documents and illustrates what a community looks like today and what direction it has decided it wants to go for the future; it includes assessments of existing resources and issues, projections of future conditions and needs, and consideration of collective goals and desires.

Is a policy guide and provides a framework for future land use decision-making and the physical development of the municipality. It will not only address buildings and infrastructure, it will also include the important social, natural resource and economic values of the community. The Comprehensive plan is a method of translating the community's values into specific actions.

Covers an approximate time frame of 20 years; it is assumed that shorter-term reviews will keep it current with the changing needs of the community.

Is closely integrated with other municipal documents and initiatives.

The Comprehensive Plan is NOT a zoning ordinance, a subdivision regulation, a budget, a capital improvement program or other regulatory document. It is meant to provide the framework for the development of these implementation tools.

Needs and Opportunities

In this phase we identify where we are today; what is our current state of the Community - existing projects, finances, infrastructure, etc.; what do the current trends, economic conditions, and demographics tell us about our community and where it might be headed. A locally agreed upon list of Needs and Opportunities the community intends to address will be developed. This list is typically developed through a SWOT (strengths, weaknesses, opportunities, threats) analysis.

MEETING SIGN-IN SHEETS



Mitchell County and the Cities of Baconton, Camilla, Pelham and Sale City Comprehensive Plan

First Public Hearing
 Tuesday, October 12, 2021
 5:00 pm 26 North Court Avenue, Camilla, Ga
Sign In Sheet

Name	Phone Number	Email Address	Agency or Organization
Randy Hall			
Jessica Hall			
Berry Postava			
Tom Dan			Sale City Mayor
Keith Lodge		Keith.lodge@cityofcamilla.com	City of Camilla
Mike McCall			
Frank Dixon Jr.			
Joseph Ross			
Jamie Sullivan	(229) 319-3454	jamies@cityofcamilla.com	City of Camilla Fire Dept
Bill Terry		bterry@mitchelemitchellcountyga.net	Mitchell County
Johnny Duckworth	229-328-7725	jduckworth@mitchelemitchellcountyga.net	Mitchell County
Russell Moody	573-0691	R.moody@mitchelemitchellcountyga.net	Mitchell Co. EMA Director
Ben Sumner	891-5746	ben.sumner11@windstream.com	Windstream
Mary Barron	890-0647	daryl.barron@windstream.com	Windstream



Mitchell County and the Cities of Baconton, Camilla, Pelham and Sale City Comprehensive Plan

First Public Hearing

Tuesday, October 12, 2021

5:00 pm 26 North Court Avenue, Camilla, Ga

Sign In Sheet

Malcolm Smith	7608 Boasi Station Rd	CITIZEN
John Linn		Stallion St
WILL MURPHY	2967 OLD GA3 31779	CMW WIRELESS/CITIZEN
MATT MURPHY	4519 NORTH POINT DR. 31730	CMW WIRELESS/CITIZEN
Jerry Permenter	26 N. Court St, Camilla	Mitchell County/CFO
CRASH BARNETT	108 HAND AVE	PELHAM CITY MANAGER
SAMUEL EUBANKS	108 HAND AVE	PELHAM MAYOR
Janette Mann		Mayor Baconton

CITY OF CAMILLA, GEORGIA ~ SIGN-IN SHEET

DATE: AUGUST 16 2022 TIME: 10:00 A.M. P.M.

MEETING: COUNCIL WORK SESSION OTHER: COMPREHENSIVE PLAN

	NAME	ADDRESS	SPEAKER		TOPIC OF DISCUSSION
			NO	YES	
1	CHERYL FORD	CITY OF CAMILLA			
2	Dennis Street	" " "			
3	Annelle Marm				
4	Dave Gray	City of Camilla		✓	
5	Laura Beth Tucker	" " "		✓	
6	Christina Drake	City of Pelham			
7	R Keith Lodge	City of Camilla Pt 2		✓	
8	Cory B. Morgan	Camilla			
9	Kit H	City of Camilla		✓	
10	Katie Gulchist	City of Camilla		✓	
11	John D	Sale City		✓	
12	Kelly Hanbeck	Sale City		✓	
13	Dawn Burley	City of Camilla		✓	
14	KEVIN OWENS	CITY OF CAMILLA		✓	
15	Olukayode Oshiborale	JWSRC		✓	DIST, Goals & opportunities ROA, CAP Future land-use.
16					
17					

Name	Phone Number	Email Address	Agency or Organization
Hope Bendergrass			Mouldin + Jenkins
Jacq Bernier	229-336-2000	jbernier@mitchellcountygga.net	Mitchell County
Annie Davis Johnson	229-336-5026	dujacks@aol.com	Citizen
William L Johnson	229-336-5026	dujacks@aol.com	MC Citizen
James Bullard	229-336-5945	jamesbullard208@jshce	MC Citizen
Deborah Hunicutt	229-336-5026	Deborah2434@att.net	MC Citizen
Ruth Ann Blight	229-336-1174	ruthblight@netexp.com	Mitchell Citizen
Bill Terry	229-526-0667	btarry@mitchellcountygga.net	MCCIT
Edric Taylor	(478)550-2119	ctaylor@mitchellcountygga.net	MCCIT
Johnny Duckworth	229-336-2000	jduckworth@mitchellcountygga.net	MC BOC
Russell Moody	229-373-0691	Rmoody@mitchellcountygga.net	Building & EMA
Latesha Sims	229-352-0605	lsims@mitchellcountygga.net	Public works
Tom Shiver	229-336-2000	tshiver@mitchellcountygga.net	MC BOC
Reggie Bastick	229-291-4445	reggiebastick@gmail.com	MC BOC
Mark Jones	229-221-3771	mark@markjones@aol.com	MC BOC
Bryan Haysward	229-336-3374	bhaysward@comilla.ga.net	MC BOC
William K. Vatcher	229-319-0669		MC BOC
Gary Rice	229-319-0669	grice@mitchellcountygga.net	MC BOC

Name	Phone Number	Email Address	Agency or Organization
Annellea Morris	787-5511		City of Camilla
John Morris	229-221-5524		City of Camilla
Keith Jones	229-221-3771	mrbkeithjones@aol.com	BOC
Katherine Reese	229-336-2000	vreesee@mitchellcountygga.net	MC BOC
Julian Hatcher	229-319-0669		MC BOC
Benjamin Hayward	229-336-3374	bhayward@camilla.ga.net	MC BOC
Reggie C. Bastick	229-836-3042	reggiebastick@gmail.com	MC BOC
Gary Rice	229-336-2000	grice@mitchellcountygga.net	MC BOC
Jacq Bernier	229-336-2000	jbernier@mitchellcountygga.net	MC BOC
LB Tucker	229-392-7310	laurabentucker@cityofcamilla.com	City of Camilla
Dennis Stroud	706-526-8853	dennis.stroud@cityofcamilla.com	City of Camilla
Dave Gray	229-330-2303	dave.gray@cityofcamilla.com	City of Camilla
CHERYL FORD	229-830-2325	cford@cityofcamilla.com	CITY OF CAMILLA
KELVIN OWENS	229-339-3382	Kelvin.Owens@cityofcamilla.com	CITY OF CAMILLA
Alfred Brown	229-319-9095	Alfred@cityofcamilla.com	City of Camilla
Christian Drake	229-319-3014	cdrake@cityofcamilla.com	City of Camilla
Corey B. Morgan	229-328-3434		City of Camilla
Samatha Call	229-336-2000	scall@mitchellcountygga.net	MC BOC

Mitchell County Demographics



Community Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	13,145
2010 Total Population	13,180
2015 Total Population	13,133
2015 Group Quarters	1,740
2020 Total Population	12,972
2015-2020 Annual Rate	-0.25%
Household Summary	
2000 Households	4,276
2000 Average Household Size	2.73
2010 Households	4,307
2010 Average Household Size	2.67
2015 Households	4,315
2015 Average Household Size	2.64
2020 Households	4,266
2020 Average Household Size	2.63
2015-2020 Annual Rate	-0.23%
2010 Families	3,117
2010 Average Family Size	3.14
2015 Families	3,091
2015 Average Family Size	3.13
2020 Families	3,036
2020 Average Family Size	3.13
2015-2020 Annual Rate	-0.36%
Housing Unit Summary	
2000 Housing Units	4,771
Owner Occupied Housing Units	69.0%
Renter Occupied Housing Units	20.6%
Vacant Housing Units	10.4%
2010 Housing Units	4,815
Owner Occupied Housing Units	65.2%
Renter Occupied Housing Units	24.2%
Vacant Housing Units	10.6%
2015 Housing Units	4,814
Owner Occupied Housing Units	62.4%
Renter Occupied Housing Units	27.3%
Vacant Housing Units	10.4%
2020 Housing Units	4,778
Owner Occupied Housing Units	62.0%
Renter Occupied Housing Units	27.2%
Vacant Housing Units	10.7%
Median Household Income	
2015	\$38,117
2020	\$44,356
Median Home Value	
2015	\$80,553
2020	\$98,882
Per Capita Income	
2015	\$16,122
2020	\$18,171
Median Age	
2010	37.7
2015	38.3
2020	39.3

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Mitchell County Demographics (Cont'd)



Community Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared by SWGRC

2015 Households by Income	
Household Income Base	4,315
<\$15,000	20.7%
\$15,000 - \$24,999	16.0%
\$25,000 - \$34,999	9.2%
\$35,000 - \$49,999	15.0%
\$50,000 - \$74,999	17.0%
\$75,000 - \$99,999	14.1%
\$100,000 - \$149,999	6.4%
\$150,000 - \$199,999	1.0%
\$200,000+	0.5%
Average Household Income	\$47,593
2020 Households by Income	
Household Income Base	4,266
<\$15,000	19.3%
\$15,000 - \$24,999	12.2%
\$25,000 - \$34,999	8.5%
\$35,000 - \$49,999	14.4%
\$50,000 - \$74,999	19.2%
\$75,000 - \$99,999	16.8%
\$100,000 - \$149,999	7.8%
\$150,000 - \$199,999	1.1%
\$200,000+	0.5%
Average Household Income	\$53,661
2015 Owner Occupied Housing Units by Value	
Total	3,002
<\$50,000	30.1%
\$50,000 - \$99,999	32.5%
\$100,000 - \$149,999	17.8%
\$150,000 - \$199,999	8.2%
\$200,000 - \$249,999	4.2%
\$250,000 - \$299,999	2.2%
\$300,000 - \$399,999	1.7%
\$400,000 - \$499,999	1.0%
\$500,000 - \$749,999	1.2%
\$750,000 - \$999,999	0.5%
\$1,000,000 +	0.6%
Average Home Value	\$113,408
2020 Owner Occupied Housing Units by Value	
Total	2,964
<\$50,000	19.8%
\$50,000 - \$99,999	30.9%
\$100,000 - \$149,999	24.2%
\$150,000 - \$199,999	12.4%
\$200,000 - \$249,999	5.6%
\$250,000 - \$299,999	2.2%
\$300,000 - \$399,999	1.7%
\$400,000 - \$499,999	0.9%
\$500,000 - \$749,999	1.1%
\$750,000 - \$999,999	0.6%
\$1,000,000 +	0.5%
Average Home Value	\$127,850

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Mitchell County Demographics (Cont'd)



Community Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared by SWGRC

2010 Population by Age	
Total	13,179
0 - 4	6.7%
5 - 9	6.1%
10 - 14	6.3%
15 - 24	13.1%
25 - 34	13.8%
35 - 44	14.4%
45 - 54	15.0%
55 - 64	11.9%
65 - 74	7.6%
75 - 84	3.6%
85 +	1.3%
18 +	77.1%
2015 Population by Age	
Total	13,133
0 - 4	6.3%
5 - 9	6.5%
10 - 14	5.9%
15 - 24	12.3%
25 - 34	14.6%
35 - 44	13.8%
45 - 54	14.2%
55 - 64	12.4%
65 - 74	8.8%
75 - 84	3.9%
85 +	1.3%
18 +	78.1%
2020 Population by Age	
Total	12,972
0 - 4	5.9%
5 - 9	6.1%
10 - 14	6.7%
15 - 24	11.7%
25 - 34	13.8%
35 - 44	13.3%
45 - 54	13.5%
55 - 64	12.8%
65 - 74	10.0%
75 - 84	4.8%
85 +	1.4%
18 +	78.0%
2010 Population by Sex	
Males	7,241
Females	5,939
2015 Population by Sex	
Males	7,254
Females	5,879
2020 Population by Sex	
Males	7,193
Females	5,780

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Mitchell County Demographics



Community Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	13,180
White Alone	56.2%
Black Alone	39.3%
American Indian Alone	0.3%
Asian Alone	0.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.6%
Two or More Races	1.0%
Hispanic Origin	4.8%
Diversity Index	57.3
2015 Population by Race/Ethnicity	
Total	13,133
White Alone	55.6%
Black Alone	39.5%
American Indian Alone	0.4%
Asian Alone	0.7%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.6%
Two or More Races	1.2%
Hispanic Origin	4.9%
Diversity Index	57.8
2020 Population by Race/Ethnicity	
Total	12,973
White Alone	54.9%
Black Alone	39.6%
American Indian Alone	0.4%
Asian Alone	0.9%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.8%
Two or More Races	1.3%
Hispanic Origin	5.1%
Diversity Index	58.5
2010 Population by Relationship and Household Type	
Total	13,180
In Households	87.1%
In Family Households	76.4%
Householder	23.9%
Spouse	15.9%
Child	30.4%
Other relative	4.2%
Nonrelative	2.1%
In Nonfamily Households	10.7%
In Group Quarters	12.9%
Institutionalized Population	12.8%
Noninstitutionalized Population	0.1%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Mitchell County Demographics (Cont'd)



Community Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared by SWGRC

2015 Population 25+ by Educational Attainment

Total	9,063
Less than 9th Grade	7.8%
9th - 12th Grade, No Diploma	18.1%
High School Graduate	30.5%
GED/Alternative Credential	10.1%
Some College, No Degree	18.6%
Associate Degree	6.2%
Bachelor's Degree	5.8%
Graduate/Professional Degree	2.8%

2015 Population 15+ by Marital Status

Total	10,671
Never Married	37.8%
Married	42.1%
Widowed	6.6%
Divorced	13.6%

2015 Civilian Population 16+ in Labor Force

Civilian Employed	89.3%
Civilian Unemployed	10.7%

2015 Employed Population 16+ by Industry

Total	3,940
Agriculture/Mining	10.3%
Construction	5.0%
Manufacturing	19.0%
Wholesale Trade	3.2%
Retail Trade	11.8%
Transportation/Utilities	5.9%
Information	0.7%
Finance/Insurance/Real Estate	5.9%
Services	28.6%
Public Administration	9.7%

2015 Employed Population 16+ by Occupation

Total	3,939
White Collar	48.4%
Management/Business/Financial	12.5%
Professional	13.8%
Sales	9.8%
Administrative Support	12.3%
Services	15.6%
Blue Collar	35.9%
Farming/Forestry/Fishing	4.4%
Construction/Extraction	3.7%
Installation/Maintenance/Repair	5.2%
Production	13.1%
Transportation/Material Moving	9.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Mitchell County Demographics (Cont'd)



Community Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared by SWGRC

2010 Households by Type	
Total	4,307
Households with 1 Person	24.1%
Households with 2+ People	75.9%
Family Households	72.4%
Husband-wife Families	48.2%
With Related Children	20.4%
Other Family (No Spouse Present)	24.2%
Other Family with Male Householder	5.5%
With Related Children	2.9%
Other Family with Female Householder	18.7%
With Related Children	12.2%
Nonfamily Households	3.6%
All Households with Children	36.1%
Multigenerational Households	6.4%
Unmarried Partner Households	5.7%
Male-female	5.2%
Same-sex	0.5%
2010 Households by Size	
Total	4,309
1 Person Household	24.1%
2 Person Household	32.9%
3 Person Household	17.4%
4 Person Household	14.0%
5 Person Household	6.8%
6 Person Household	2.9%
7 + Person Household	1.9%
2010 Households by Tenure and Mortgage Status	
Total	4,307
Owner Occupied	72.9%
Owned with a Mortgage/Loan	42.5%
Owned Free and Clear	30.4%
Renter Occupied	27.1%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Mitchell County Supplementary Economic Statistics/Data



Business Summary

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

Data for all businesses in area

Total Businesses:	300
Total Employees:	2,904
Total Residential Population:	13,133
Employee/Residential Population Ratio:	0.22:1

by SIC Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	31	10.3%	227	7.8%
Construction	28	9.3%	106	3.7%
Manufacturing	4	1.3%	245	8.4%
Transportation	15	5.0%	99	3.4%
Communication	1	0.3%	8	0.3%
Utility	2	0.7%	67	2.3%
Wholesale Trade	15	5.0%	107	3.7%
Retail Trade Summary	55	18.3%	290	10.0%
Home Improvement	4	1.3%	7	0.2%
General Merchandise Stores	2	0.7%	11	0.4%
Food Stores	16	5.3%	50	1.7%
Auto Dealers, Gas Stations, Auto Aftermarket	11	3.7%	73	2.5%
Apparel & Accessory Stores	0	0.0%	1	0.0%
Furniture & Home Furnishings	2	0.7%	5	0.2%
Eating & Drinking Places	12	4.0%	111	3.8%
Miscellaneous Retail	8	2.7%	32	1.1%
Finance, Insurance, Real Estate Summary	20	6.7%	64	2.2%
Banks, Savings & Lending Institutions	8	2.7%	10	0.3%
Securities Brokers	1	0.3%	1	0.0%
Insurance Carriers & Agents	3	1.0%	6	0.2%
Real Estate, Holding, Other Investment Offices	9	3.0%	47	1.6%
Services Summary	89	29.7%	838	28.9%
Hotels & Lodging	4	1.3%	32	1.1%
Automotive Services	4	1.3%	14	0.5%
Motion Pictures & Amusements	1	0.3%	4	0.1%
Health Services	5	1.7%	112	3.9%
Legal Services	0	0.0%	1	0.0%
Education Institutions & Libraries	8	2.7%	377	13.0%
Other Services	67	22.3%	297	10.2%
Government	30	10.0%	828	28.5%
Unclassified Establishments	9	3.0%	25	0.9%
Totals	300	100.0%	2,904	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.



Business Summary

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	24	8.0%	203	7.0%
Mining	0	0.0%	0	0.0%
Utilities	1	0.3%	63	2.2%
Construction	28	9.3%	106	3.7%
Manufacturing	4	1.3%	241	8.3%
Wholesale Trade	15	5.0%	107	3.7%
Retail Trade	43	14.3%	178	6.1%
Motor Vehicle & Parts Dealers	9	3.0%	63	2.2%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	2	0.7%	5	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	4	1.3%	7	0.2%
Food & Beverage Stores	17	5.7%	51	1.8%
Health & Personal Care Stores	2	0.7%	11	0.4%
Gasoline Stations	2	0.7%	10	0.3%
Clothing & Clothing Accessories Stores	1	0.3%	1	0.0%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%
General Merchandise Stores	2	0.7%	11	0.4%
Miscellaneous Store Retailers	4	1.3%	14	0.5%
Nonstore Retailers	1	0.3%	4	0.1%
Transportation & Warehousing	15	5.0%	65	2.2%
Information	2	0.7%	13	0.4%
Finance & Insurance	12	4.0%	18	0.6%
Central Bank/Credit Intermediation & Related Activities	8	2.7%	10	0.3%
Securities, Commodity Contracts & Other Financial	1	0.3%	1	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	3	1.0%	6	0.2%
Real Estate, Rental & Leasing	9	3.0%	42	1.4%
Professional, Scientific & Tech Services	9	3.0%	67	2.3%
Legal Services	0	0.0%	1	0.0%
Management of Companies & Enterprises	0	0.0%	3	0.1%
Administrative & Support & Waste Management & Remediation	12	4.0%	71	2.4%
Educational Services	7	2.3%	376	12.9%
Health Care & Social Assistance	12	4.0%	187	6.4%
Arts, Entertainment & Recreation	1	0.3%	4	0.1%
Accommodation & Food Services	17	5.7%	144	5.0%
Accommodation	4	1.3%	32	1.1%
Food Services & Drinking Places	12	4.0%	112	3.9%
Other Services (except Public Administration)	49	16.3%	159	5.5%
Automotive Repair & Maintenance	4	1.3%	14	0.5%
Public Administration	31	10.3%	832	28.7%
Unclassified Establishments	9	3.0%	25	0.9%
Total	300	100.0%	2,904	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.



Disposable Income Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	13,180	13,133	12,972	-161	-0.25%
Median Age	37.7	38.3	39.3	1.0	0.52%
Households	4,307	4,315	4,266	-49	-0.23%
Average Household Size	2.67	2.64	2.63	-0.01	-0.08%

2015 Households by Disposable Income	Number	Percent
Total	4,315	100.0%
<\$15,000	1,035	24.0%
\$15,000-\$24,999	729	16.9%
\$25,000-\$34,999	569	13.2%
\$35,000-\$49,999	678	15.7%
\$50,000-\$74,999	893	20.7%
\$75,000-\$99,999	261	6.0%
\$100,000-\$149,999	128	3.0%
\$150,000-\$199,999	14	0.3%
\$200,000+	8	0.2%
Median Disposable Income	\$31,257	
Average Disposable Income	\$38,941	

2015 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	134	556	707	847	883	717	470
<\$15,000	48	138	120	154	241	192	141
\$15,000-\$24,999	32	78	86	106	152	126	149
\$25,000-\$34,999	16	90	95	99	113	85	72
\$35,000-\$49,999	20	81	112	135	133	163	35
\$50,000-\$74,999	15	129	208	209	177	108	46
\$75,000-\$99,999	3	24	57	95	38	28	16
\$100,000-\$149,999	0	13	26	44	22	13	10
\$150,000-\$199,999	0	3	3	2	4	1	1
\$200,000+	0	0	0	4	3	1	0
Median Disposable Income	\$19,729	\$31,161	\$40,787	\$40,969	\$28,578	\$29,055	\$19,946
Average Disposable Income	\$26,932	\$38,216	\$45,353	\$47,388	\$36,986	\$34,629	\$28,690

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Household Budget Expenditures

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

Demographic Summary		2015	2020	
Population		13,133	12,972	
Households		4,315	4,266	
Families		3,091	3,036	
Median Age		38.3	39.3	
Median Household Income		\$38,117	\$44,356	
	Spending Index	Average Amount Spent	Total	Percent
Total Expenditures	64	\$46,086.17	\$198,861,821	100.0%
Food	67	\$5,689.96	\$24,552,194	12.3%
Food at Home	70	\$3,633.30	\$15,677,681	7.9%
Food Away from Home	63	\$2,056.67	\$8,874,513	4.5%
Alcoholic Beverages	54	\$302.31	\$1,304,473	0.7%
Housing	60	\$12,835.07	\$55,383,319	27.9%
Shelter	55	\$9,075.69	\$39,161,581	19.7%
Utilities, Fuel and Public Services	74	\$3,759.38	\$16,221,738	8.2%
Household Operations	59	\$1,091.12	\$4,708,189	2.4%
Housekeeping Supplies	72	\$523.17	\$2,257,490	1.1%
Household Furnishings and Equipment	66	\$1,208.55	\$5,214,886	2.6%
Apparel and Services	63	\$1,461.53	\$6,306,499	3.2%
Transportation	72	\$7,569.26	\$32,661,377	16.4%
Travel	55	\$1,083.23	\$4,674,137	2.4%
Health Care	73	\$3,445.31	\$14,866,504	7.5%
Entertainment and Recreation	66	\$2,195.95	\$9,475,542	4.8%
Personal Care Products & Services	63	\$491.64	\$2,121,425	1.1%
Education	45	\$692.90	\$2,989,858	1.5%
Smoking Products	94	\$435.69	\$1,880,008	0.9%
Miscellaneous (1)	74	\$857.51	\$3,700,167	1.9%
Support Payments/Cash Contribution/Gifts in Kind	66	\$1,656.12	\$7,146,163	3.6%
Life/Other Insurance	76	\$349.49	\$1,508,031	0.8%
Pensions and Social Security	59	\$4,197.35	\$18,111,561	9.1%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Miscellaneous includes lotteries, pari-mutuel losses, legal fees, funeral expenses, safe deposit box rentals, checking account/banking service charges, cemetery lots/vaults/maintenance fees, accounting fees, miscellaneous personal services/advertising/fines, finance charges excluding mortgage & vehicle, occupational expenses, expenses for other properties, credit card membership fees, and shopping club membership fees.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Market Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

Population Summary	
2000 Total Population	13,145
2010 Total Population	13,180
2015 Total Population	13,133
2015 Group Quarters	1,740
2020 Total Population	12,972
2015-2020 Annual Rate	-0.25%
Household Summary	
2000 Households	4,276
2000 Average Household Size	2.73
2010 Households	4,307
2010 Average Household Size	2.67
2015 Households	4,315
2015 Average Household Size	2.64
2020 Households	4,266
2020 Average Household Size	2.63
2015-2020 Annual Rate	-0.23%
2010 Families	3,117
2010 Average Family Size	3.14
2015 Families	3,091
2015 Average Family Size	3.13
2020 Families	3,036
2020 Average Family Size	3.13
2015-2020 Annual Rate	-0.36%
Housing Unit Summary	
2000 Housing Units	4,771
Owner Occupied Housing Units	69.0%
Renter Occupied Housing Units	20.6%
Vacant Housing Units	10.4%
2010 Housing Units	4,815
Owner Occupied Housing Units	65.2%
Renter Occupied Housing Units	24.2%
Vacant Housing Units	10.6%
2015 Housing Units	4,814
Owner Occupied Housing Units	62.4%
Renter Occupied Housing Units	27.3%
Vacant Housing Units	10.4%
2020 Housing Units	4,778
Owner Occupied Housing Units	62.0%
Renter Occupied Housing Units	27.2%
Vacant Housing Units	10.7%
Median Household Income	
2015	\$38,117
2020	\$44,356
Median Home Value	
2015	\$80,553
2020	\$98,882
Per Capita Income	
2015	\$16,122
2020	\$18,171
Median Age	
2010	37.7
2015	38.3
2020	39.3

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

2015 Households by Income	
Household Income Base	4,315
<\$15,000	20.7%
\$15,000 - \$24,999	16.0%
\$25,000 - \$34,999	9.2%
\$35,000 - \$49,999	15.0%
\$50,000 - \$74,999	17.0%
\$75,000 - \$99,999	14.1%
\$100,000 - \$149,999	6.4%
\$150,000 - \$199,999	1.0%
\$200,000+	0.5%
Average Household Income	\$47,593
2020 Households by Income	
Household Income Base	4,266
<\$15,000	19.3%
\$15,000 - \$24,999	12.2%
\$25,000 - \$34,999	8.5%
\$35,000 - \$49,999	14.4%
\$50,000 - \$74,999	19.2%
\$75,000 - \$99,999	16.8%
\$100,000 - \$149,999	7.8%
\$150,000 - \$199,999	1.1%
\$200,000+	0.5%
Average Household Income	\$53,661
2015 Owner Occupied Housing Units by Value	
Total	3,002
<\$50,000	30.1%
\$50,000 - \$99,999	32.5%
\$100,000 - \$149,999	17.8%
\$150,000 - \$199,999	8.2%
\$200,000 - \$249,999	4.2%
\$250,000 - \$299,999	2.2%
\$300,000 - \$399,999	1.7%
\$400,000 - \$499,999	1.0%
\$500,000 - \$749,999	1.2%
\$750,000 - \$999,999	0.5%
\$1,000,000 +	0.6%
Average Home Value	\$113,408
2020 Owner Occupied Housing Units by Value	
Total	2,964
<\$50,000	19.8%
\$50,000 - \$99,999	30.9%
\$100,000 - \$149,999	24.2%
\$150,000 - \$199,999	12.4%
\$200,000 - \$249,999	5.6%
\$250,000 - \$299,999	2.2%
\$300,000 - \$399,999	1.7%
\$400,000 - \$499,999	0.9%
\$500,000 - \$749,999	1.1%
\$750,000 - \$999,999	0.6%
\$1,000,000 +	0.5%
Average Home Value	\$127,850

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

2010 Population by Age	
Total	13,179
0 - 4	6.7%
5 - 9	6.1%
10 - 14	6.3%
15 - 24	13.1%
25 - 34	13.8%
35 - 44	14.4%
45 - 54	15.0%
55 - 64	11.9%
65 - 74	7.6%
75 - 84	3.6%
85 +	1.3%
18 +	77.1%
2015 Population by Age	
Total	13,133
0 - 4	6.3%
5 - 9	6.5%
10 - 14	5.9%
15 - 24	12.3%
25 - 34	14.6%
35 - 44	13.8%
45 - 54	14.2%
55 - 64	12.4%
65 - 74	8.8%
75 - 84	3.9%
85 +	1.3%
18 +	78.1%
2020 Population by Age	
Total	12,972
0 - 4	5.9%
5 - 9	6.1%
10 - 14	6.7%
15 - 24	11.7%
25 - 34	13.8%
35 - 44	13.3%
45 - 54	13.5%
55 - 64	12.8%
65 - 74	10.0%
75 - 84	4.8%
85 +	1.4%
18 +	78.0%
2010 Population by Sex	
Males	7,241
Females	5,939
2015 Population by Sex	
Males	7,254
Females	5,879
2020 Population by Sex	
Males	7,193
Females	5,780

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

2010 Population by Race/Ethnicity

Total	13,180
White Alone	56.2%
Black Alone	39.3%
American Indian Alone	0.3%
Asian Alone	0.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.6%
Two or More Races	1.0%
Hispanic Origin	4.8%
Diversity Index	57.3

2015 Population by Race/Ethnicity

Total	13,133
White Alone	55.6%
Black Alone	39.5%
American Indian Alone	0.4%
Asian Alone	0.7%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.6%
Two or More Races	1.2%
Hispanic Origin	4.9%
Diversity Index	57.8

2020 Population by Race/Ethnicity

Total	12,973
White Alone	54.9%
Black Alone	39.6%
American Indian Alone	0.4%
Asian Alone	0.9%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.8%
Two or More Races	1.3%
Hispanic Origin	5.1%
Diversity Index	58.5

2010 Population by Relationship and Household Type

Total	13,180
In Households	87.1%
In Family Households	76.4%
Householder	23.9%
Spouse	15.9%
Child	30.4%
Other relative	4.2%
Nonrelative	2.1%
In Nonfamily Households	10.7%
In Group Quarters	12.9%
Institutionalized Population	12.8%
Noninstitutionalized Population	0.1%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

2015 Population 25+ by Educational Attainment	
Total	9,063
Less than 9th Grade	7.8%
9th - 12th Grade, No Diploma	18.1%
High School Graduate	30.5%
GED/Alternative Credential	10.1%
Some College, No Degree	18.6%
Associate Degree	6.2%
Bachelor's Degree	5.8%
Graduate/Professional Degree	2.8%
2015 Population 15+ by Marital Status	
Total	10,671
Never Married	37.8%
Married	42.1%
Widowed	6.6%
Divorced	13.6%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	89.3%
Civilian Unemployed	10.7%
2015 Employed Population 16+ by Industry	
Total	3,940
Agriculture/Mining	10.3%
Construction	5.0%
Manufacturing	19.0%
Wholesale Trade	3.2%
Retail Trade	11.8%
Transportation/Utilities	5.9%
Information	0.7%
Finance/Insurance/Real Estate	5.9%
Services	28.6%
Public Administration	9.7%
2015 Employed Population 16+ by Occupation	
Total	3,939
White Collar	48.4%
Management/Business/Financial	12.5%
Professional	13.8%
Sales	9.8%
Administrative Support	12.3%
Services	15.6%
Blue Collar	35.9%
Farming/Forestry/Fishing	4.4%
Construction/Extraction	3.7%
Installation/Maintenance/Repair	5.2%
Production	13.1%
Transportation/Material Moving	9.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

2010 Households by Type	
Total	4,307
Households with 1 Person	24.1%
Households with 2+ People	75.9%
Family Households	72.4%
Husband-wife Families	48.2%
With Related Children	20.4%
Other Family (No Spouse Present)	24.2%
Other Family with Male Householder	5.5%
With Related Children	2.9%
Other Family with Female Householder	18.7%
With Related Children	12.2%
Nonfamily Households	3.6%
All Households with Children	36.1%
Multigenerational Households	6.4%
Unmarried Partner Households	5.7%
Male-female	5.2%
Same-sex	0.5%
2010 Households by Size	
Total	4,309
1 Person Household	24.1%
2 Person Household	32.9%
3 Person Household	17.4%
4 Person Household	14.0%
5 Person Household	6.8%
6 Person Household	2.9%
7 + Person Household	1.9%
2010 Households by Tenure and Mortgage Status	
Total	4,307
Owner Occupied	72.9%
Owned with a Mortgage/Loan	42.5%
Owned Free and Clear	30.4%
Renter Occupied	27.1%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

Top 3 Tapestry Segments

1. Rural Bypasses (10E)
2. Rooted Rural (10B)
3. Southern Satellites (10A)

2015 Consumer Spending

Apparel & Services: Total \$	\$6,306,499
Average Spent	\$1,461.53
Spending Potential Index	63
Computers & Accessories: Total \$	\$657,481
Average Spent	\$152.37
Spending Potential Index	58
Education: Total \$	\$2,989,858
Average Spent	\$692.90
Spending Potential Index	45
Entertainment/Recreation: Total \$	\$9,475,542
Average Spent	\$2,195.95
Spending Potential Index	66
Food at Home: Total \$	\$15,677,681
Average Spent	\$3,633.30
Spending Potential Index	70
Food Away from Home: Total \$	\$8,874,513
Average Spent	\$2,056.67
Spending Potential Index	63
Health Care: Total \$	\$14,866,504
Average Spent	\$3,445.31
Spending Potential Index	73
HH Furnishings & Equipment: Total \$	\$5,214,886
Average Spent	\$1,208.55
Spending Potential Index	66
Investments: Total \$	\$7,808,589
Average Spent	\$1,809.64
Spending Potential Index	66
Retail Goods: Total \$	\$77,746,504
Average Spent	\$18,017.73
Spending Potential Index	71
Shelter: Total \$	\$39,161,581
Average Spent	\$9,075.69
Spending Potential Index	55
TV/Video/Audio: Total \$	\$3,977,016
Average Spent	\$921.67
Spending Potential Index	70
Travel: Total \$	\$4,674,137
Average Spent	\$1,083.23
Spending Potential Index	55
Vehicle Maintenance & Repairs: Total \$	\$3,113,659
Average Spent	\$721.59
Spending Potential Index	65

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

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Baconton Demographics



Community Profile

Baconton
Area: 1.95 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	871
2010 Total Population	915
2015 Total Population	878
2015 Group Quarters	0
2020 Total Population	849
2015-2020 Annual Rate	-0.67%
Household Summary	
2000 Households	300
2000 Average Household Size	2.90
2010 Households	322
2010 Average Household Size	2.84
2015 Households	313
2015 Average Household Size	2.81
2020 Households	304
2020 Average Household Size	2.79
2015-2020 Annual Rate	-0.58%
2010 Families	246
2010 Average Family Size	3.24
2015 Families	237
2015 Average Family Size	3.22
2020 Families	229
2020 Average Family Size	3.21
2015-2020 Annual Rate	-0.68%
Housing Unit Summary	
2000 Housing Units	315
Owner Occupied Housing Units	75.9%
Renter Occupied Housing Units	19.4%
Vacant Housing Units	4.8%
2010 Housing Units	358
Owner Occupied Housing Units	63.1%
Renter Occupied Housing Units	26.8%
Vacant Housing Units	10.1%
2015 Housing Units	358
Owner Occupied Housing Units	58.1%
Renter Occupied Housing Units	29.3%
Vacant Housing Units	12.6%
2020 Housing Units	358
Owner Occupied Housing Units	57.0%
Renter Occupied Housing Units	27.9%
Vacant Housing Units	15.1%
Median Household Income	
2015	\$27,654
2020	\$32,481
Median Home Value	
2015	\$72,973
2020	\$89,437
Per Capita Income	
2015	\$14,931
2020	\$17,267
Median Age	
2010	36.3
2015	38.2
2020	40.8

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Baconton Demographics (Cont'd)



Community Profile

Baconton
Area: 1.95 square miles

Prepared by SWGRC

2015 Households by Income	
Household Income Base	313
<\$15,000	26.8%
\$15,000 - \$24,999	18.8%
\$25,000 - \$34,999	13.1%
\$35,000 - \$49,999	11.5%
\$50,000 - \$74,999	11.5%
\$75,000 - \$99,999	9.9%
\$100,000 - \$149,999	7.3%
\$150,000 - \$199,999	1.0%
\$200,000+	0.0%
Average Household Income	\$41,059
2020 Households by Income	
Household Income Base	304
<\$15,000	25.7%
\$15,000 - \$24,999	14.5%
\$25,000 - \$34,999	12.2%
\$35,000 - \$49,999	10.5%
\$50,000 - \$74,999	12.8%
\$75,000 - \$99,999	12.5%
\$100,000 - \$149,999	10.2%
\$150,000 - \$199,999	1.3%
\$200,000+	0.0%
Average Household Income	\$47,271
2015 Owner Occupied Housing Units by Value	
Total	208
<\$50,000	33.7%
\$50,000 - \$99,999	35.6%
\$100,000 - \$149,999	18.3%
\$150,000 - \$199,999	5.8%
\$200,000 - \$249,999	2.9%
\$250,000 - \$299,999	1.4%
\$300,000 - \$399,999	1.4%
\$400,000 - \$499,999	0.5%
\$500,000 - \$749,999	0.5%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	0.0%
Average Home Value	\$88,702
2020 Owner Occupied Housing Units by Value	
Total	204
<\$50,000	22.5%
\$50,000 - \$99,999	34.8%
\$100,000 - \$149,999	25.5%
\$150,000 - \$199,999	8.8%
\$200,000 - \$249,999	4.4%
\$250,000 - \$299,999	1.5%
\$300,000 - \$399,999	1.5%
\$400,000 - \$499,999	0.5%
\$500,000 - \$749,999	0.5%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	0.0%
Average Home Value	\$103,431

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Baconton Demographics (Cont'd)



Community Profile

Baconton
Area: 1.95 square miles

Prepared by SWGRC

2010 Population by Age	
Total	914
0 - 4	7.2%
5 - 9	7.9%
10 - 14	9.0%
15 - 24	12.8%
25 - 34	11.4%
35 - 44	13.5%
45 - 54	16.1%
55 - 64	11.9%
65 - 74	6.7%
75 - 84	3.3%
85 +	0.5%
18 +	70.9%
2015 Population by Age	
Total	879
0 - 4	6.7%
5 - 9	7.2%
10 - 14	7.4%
15 - 24	13.9%
25 - 34	11.3%
35 - 44	13.1%
45 - 54	14.0%
55 - 64	14.3%
65 - 74	7.8%
75 - 84	3.4%
85 +	0.9%
18 +	74.2%
2020 Population by Age	
Total	849
0 - 4	6.4%
5 - 9	6.4%
10 - 14	7.1%
15 - 24	13.3%
25 - 34	10.4%
35 - 44	11.4%
45 - 54	13.7%
55 - 64	15.5%
65 - 74	10.6%
75 - 84	4.2%
85 +	1.1%
18 +	75.7%
2010 Population by Sex	
Males	447
Females	468
2015 Population by Sex	
Males	428
Females	450
2020 Population by Sex	
Males	414
Females	434

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Baconton Demographics (Cont'd)



Community Profile

Baconton
Area: 1.95 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	917
White Alone	52.5%
Black Alone	43.4%
American Indian Alone	0.2%
Asian Alone	0.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.4%
Two or More Races	1.9%
Hispanic Origin	2.5%
Diversity Index	55.7
2015 Population by Race/Ethnicity	
Total	878
White Alone	51.8%
Black Alone	43.8%
American Indian Alone	0.2%
Asian Alone	0.7%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.4%
Two or More Races	1.9%
Hispanic Origin	2.5%
Diversity Index	56.2
2020 Population by Race/Ethnicity	
Total	848
White Alone	51.1%
Black Alone	44.1%
American Indian Alone	0.2%
Asian Alone	0.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.5%
Two or More Races	2.1%
Hispanic Origin	2.6%
Diversity Index	56.9
2010 Population by Relationship and Household Type	
Total	915
In Households	100.0%
In Family Households	89.6%
Householder	27.4%
Spouse	16.5%
Child	39.5%
Other relative	3.8%
Nonrelative	2.4%
In Nonfamily Households	10.4%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Baconton Demographics (Cont'd)



Community Profile

Baconton
Area: 1.95 square miles

Prepared by SWGRC

2015 Population 25+ by Educational Attainment	
Total	571
Less than 9th Grade	4.0%
9th - 12th Grade, No Diploma	18.9%
High School Graduate	31.2%
GED/Alternative Credential	5.8%
Some College, No Degree	24.2%
Associate Degree	7.2%
Bachelor's Degree	5.8%
Graduate/Professional Degree	3.0%
2015 Population 15+ by Marital Status	
Total	692
Never Married	42.6%
Married	37.3%
Widowed	8.2%
Divorced	11.8%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	94.8%
Civilian Unemployed	5.2%
2015 Employed Population 16+ by Industry	
Total	327
Agriculture/Mining	2.1%
Construction	4.9%
Manufacturing	26.3%
Wholesale Trade	0.6%
Retail Trade	9.5%
Transportation/Utilities	4.3%
Information	0.0%
Finance/Insurance/Real Estate	11.0%
Services	25.1%
Public Administration	16.2%
2015 Employed Population 16+ by Occupation	
Total	328
White Collar	68.8%
Management/Business/Financial	18.0%
Professional	25.4%
Sales	10.1%
Administrative Support	15.3%
Services	11.0%
Blue Collar	20.5%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	5.8%
Installation/Maintenance/Repair	6.4%
Production	5.5%
Transportation/Material Moving	2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Baconton Demographics (Cont'd)



Community Profile

Baconton
Area: 1.95 square miles

Prepared by SWGRC

2010 Households by Type	
Total	322
Households with 1 Person	20.8%
Households with 2+ People	79.2%
Family Households	76.4%
Husband-wife Families	46.0%
With Related Children	21.7%
Other Family (No Spouse Present)	30.4%
Other Family with Male Householder	5.3%
With Related Children	2.8%
Other Family with Female Householder	25.2%
With Related Children	16.5%
Nonfamily Households	2.8%
All Households with Children	42.2%
Multigenerational Households	5.6%
Unmarried Partner Households	6.8%
Male-female	5.9%
Same-sex	0.9%
2010 Households by Size	
Total	323
1 Person Household	20.7%
2 Person Household	30.3%
3 Person Household	21.1%
4 Person Household	14.9%
5 Person Household	7.4%
6 Person Household	3.1%
7 + Person Household	2.5%
2010 Households by Tenure and Mortgage Status	
Total	322
Owner Occupied	70.2%
Owned with a Mortgage/Loan	41.6%
Owned Free and Clear	28.6%
Renter Occupied	29.8%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Bacoton Supplementary Economic Statistics/Data



Business Summary

Bacoton
Area: 1.95 square miles

Prepared By SWGRC

Data for all businesses in area

Total Businesses:	17
Total Employees:	115
Total Residential Population:	878
Employee/Residential Population Ratio:	0.13:1

by SIC Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	3	17.6%	18	15.7%
Construction	3	17.6%	14	12.2%
Manufacturing	1	5.9%	6	5.2%
Transportation	1	5.9%	6	5.2%
Communication	0	0.0%	0	0.0%
Utility	0	0.0%	0	0.0%
Wholesale Trade	0	0.0%	0	0.0%
Retail Trade Summary	4	23.5%	15	13.0%
Home Improvement	1	5.9%	1	0.9%
General Merchandise Stores	1	5.9%	4	3.5%
Food Stores	1	5.9%	3	2.6%
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	0	0.0%
Apparel & Accessory Stores	0	0.0%	0	0.0%
Furniture & Home Furnishings	0	0.0%	0	0.0%
Eating & Drinking Places	2	11.8%	6	5.2%
Miscellaneous Retail	0	0.0%	0	0.0%
Finance, Insurance, Real Estate Summary	0	0.0%	0	0.0%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%
Securities Brokers	0	0.0%	0	0.0%
Insurance Carriers & Agents	0	0.0%	0	0.0%
Real Estate, Holding, Other Investment Offices	0	0.0%	0	0.0%
Services Summary	4	23.5%	48	41.7%
Hotels & Lodging	0	0.0%	0	0.0%
Automotive Services	0	0.0%	0	0.0%
Motion Pictures & Amusements	0	0.0%	0	0.0%
Health Services	0	0.0%	0	0.0%
Legal Services	0	0.0%	0	0.0%
Education Institutions & Libraries	1	5.9%	43	37.4%
Other Services	3	17.6%	4	3.5%
Government	1	5.9%	1	0.9%
Unclassified Establishments	1	5.9%	7	6.1%
Totals	17	100.0%	115	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.



Business Summary

Baconton
Area: 1.95 square miles

Prepared By SWGRC

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3	17.6%	18	15.7%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	3	17.6%	14	12.2%
Manufacturing	1	5.9%	6	5.2%
Wholesale Trade	0	0.0%	0	0.0%
Retail Trade	3	17.6%	9	7.8%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	1	5.9%	1	0.9%
Food & Beverage Stores	1	5.9%	3	2.6%
Health & Personal Care Stores	0	0.0%	0	0.0%
Gasoline Stations	0	0.0%	0	0.0%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%
General Merchandise Stores	1	5.9%	4	3.5%
Miscellaneous Store Retailers	0	0.0%	0	0.0%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	1	5.9%	3	2.6%
Information	0	0.0%	0	0.0%
Finance & Insurance	0	0.0%	0	0.0%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%
Real Estate, Rental & Leasing	0	0.0%	0	0.0%
Professional, Scientific & Tech Services	0	0.0%	0	0.0%
Legal Services	0	0.0%	0	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	0	0.0%	0	0.0%
Educational Services	1	5.9%	43	37.4%
Health Care & Social Assistance	1	5.9%	4	3.5%
Arts, Entertainment & Recreation	0	0.0%	0	0.0%
Accommodation & Food Services	2	11.8%	6	5.2%
Accommodation	0	0.0%	0	0.0%
Food Services & Drinking Places	2	11.8%	6	5.2%
Other Services (except Public Administration)	3	17.6%	4	3.5%
Automotive Repair & Maintenance	0	0.0%	0	0.0%
Public Administration	1	5.9%	1	0.9%
Unclassified Establishments	1	5.9%	7	6.1%
Total	17	100.0%	115	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.



Disposable Income Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	915	878	849	-29	-0.67%
Median Age	36.3	38.2	40.8	2.6	1.33%
Households	322	313	304	-9	-0.58%
Average Household Size	2.84	2.81	2.79	-0.02	-0.14%

2015 Households by Disposable Income	Number	Percent
Total	313	100.0%
<\$15,000	96	30.7%
\$15,000-\$24,999	67	21.4%
\$25,000-\$34,999	41	13.1%
\$35,000-\$49,999	35	11.2%
\$50,000-\$74,999	45	14.4%
\$75,000-\$99,999	20	6.4%
\$100,000-\$149,999	11	3.5%
\$150,000-\$199,999	0	0.0%
\$200,000+	0	0.0%
Median Disposable Income	\$23,787	
Average Disposable Income	\$34,151	

2015 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	14	38	56	60	73	46	26
<\$15,000	5	12	12	16	22	19	11
\$15,000-\$24,999	3	9	5	10	21	6	11
\$25,000-\$34,999	2	8	7	8	9	5	2
\$35,000-\$49,999	2	2	9	5	7	9	1
\$50,000-\$74,999	1	2	16	9	9	7	1
\$75,000-\$99,999	1	3	5	7	3	1	1
\$100,000-\$149,999	1	1	3	5	1	0	1
\$150,000-\$199,999	0	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0	0
Median Disposable Income	\$22,648	\$21,172	\$41,246	\$29,250	\$20,412	\$21,740	\$16,499
Average Disposable Income	\$30,608	\$29,802	\$46,197	\$42,809	\$29,323	\$27,992	\$20,943

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Household Budget Expenditures

Baconton
Area: 1.95 square miles

Prepared By SWGRC

Demographic Summary		2015	2020	
Population		878	849	
Households		313	304	
Families		237	229	
Median Age		38.2	40.8	
Median Household Income		\$27,654	\$32,481	
	Spending Index	Average Amount Spent	Total	Percent
Total Expenditures	56	\$39,893.87	\$12,486,781	100.0%
Food	59	\$5,034.53	\$1,575,808	12.6%
Food at Home	63	\$3,271.34	\$1,023,928	8.2%
Food Away from Home	54	\$1,763.20	\$551,881	4.4%
Alcoholic Beverages	43	\$241.51	\$75,592	0.6%
Housing	50	\$10,772.65	\$3,371,839	27.0%
Shelter	45	\$7,355.84	\$2,302,379	18.4%
Utilities, Fuel and Public Services	68	\$3,416.81	\$1,069,461	8.6%
Household Operations	50	\$918.65	\$287,539	2.3%
Housekeeping Supplies	66	\$477.76	\$149,540	1.2%
Household Furnishings and Equipment	57	\$1,043.14	\$326,504	2.6%
Apparel and Services	55	\$1,277.18	\$399,758	3.2%
Transportation	64	\$6,802.12	\$2,129,064	17.1%
Travel	45	\$879.48	\$275,278	2.2%
Health Care	65	\$3,081.60	\$964,541	7.7%
Entertainment and Recreation	58	\$1,936.83	\$606,229	4.9%
Personal Care Products & Services	54	\$419.54	\$131,316	1.1%
Education	34	\$513.16	\$160,618	1.3%
Smoking Products	93	\$433.01	\$135,532	1.1%
Miscellaneous (1)	69	\$807.13	\$252,633	2.0%
Support Payments/Cash Contribution/Gifts in Kind	58	\$1,449.59	\$453,721	3.6%
Life/Other Insurance	70	\$321.45	\$100,614	0.8%
Pensions and Social Security	49	\$3,484.51	\$1,090,653	8.7%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Miscellaneous includes lotteries, pari-mutuel losses, legal fees, funeral expenses, safe deposit box rentals, checking account/banking service charges, cemetery lots/vaults/maintenance fees, accounting fees, miscellaneous personal services/advertising/fines, finance charges excluding mortgage & vehicle, occupational expenses, expenses for other properties, credit card membership fees, and shopping club membership fees.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Market Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

Population Summary	
2000 Total Population	871
2010 Total Population	915
2015 Total Population	878
2015 Group Quarters	0
2020 Total Population	849
2015-2020 Annual Rate	-0.67%
Household Summary	
2000 Households	300
2000 Average Household Size	2.90
2010 Households	322
2010 Average Household Size	2.84
2015 Households	313
2015 Average Household Size	2.81
2020 Households	304
2020 Average Household Size	2.79
2015-2020 Annual Rate	-0.58%
2010 Families	246
2010 Average Family Size	3.24
2015 Families	237
2015 Average Family Size	3.22
2020 Families	229
2020 Average Family Size	3.21
2015-2020 Annual Rate	-0.68%
Housing Unit Summary	
2000 Housing Units	315
Owner Occupied Housing Units	75.9%
Renter Occupied Housing Units	19.4%
Vacant Housing Units	4.8%
2010 Housing Units	358
Owner Occupied Housing Units	63.1%
Renter Occupied Housing Units	26.8%
Vacant Housing Units	10.1%
2015 Housing Units	358
Owner Occupied Housing Units	58.1%
Renter Occupied Housing Units	29.3%
Vacant Housing Units	12.6%
2020 Housing Units	358
Owner Occupied Housing Units	57.0%
Renter Occupied Housing Units	27.9%
Vacant Housing Units	15.1%
Median Household Income	
2015	\$27,654
2020	\$32,481
Median Home Value	
2015	\$72,973
2020	\$89,437
Per Capita Income	
2015	\$14,931
2020	\$17,267
Median Age	
2010	36.3
2015	38.2
2020	40.8

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

2015 Households by Income	
Household Income Base	313
<\$15,000	26.8%
\$15,000 - \$24,999	18.8%
\$25,000 - \$34,999	13.1%
\$35,000 - \$49,999	11.5%
\$50,000 - \$74,999	11.5%
\$75,000 - \$99,999	9.9%
\$100,000 - \$149,999	7.3%
\$150,000 - \$199,999	1.0%
\$200,000+	0.0%
Average Household Income	\$41,059
2020 Households by Income	
Household Income Base	304
<\$15,000	25.7%
\$15,000 - \$24,999	14.5%
\$25,000 - \$34,999	12.2%
\$35,000 - \$49,999	10.5%
\$50,000 - \$74,999	12.8%
\$75,000 - \$99,999	12.5%
\$100,000 - \$149,999	10.2%
\$150,000 - \$199,999	1.3%
\$200,000+	0.0%
Average Household Income	\$47,271
2015 Owner Occupied Housing Units by Value	
Total	208
<\$50,000	33.7%
\$50,000 - \$99,999	35.6%
\$100,000 - \$149,999	18.3%
\$150,000 - \$199,999	5.8%
\$200,000 - \$249,999	2.9%
\$250,000 - \$299,999	1.4%
\$300,000 - \$399,999	1.4%
\$400,000 - \$499,999	0.5%
\$500,000 - \$749,999	0.5%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	0.0%
Average Home Value	\$88,702
2020 Owner Occupied Housing Units by Value	
Total	204
<\$50,000	22.5%
\$50,000 - \$99,999	34.8%
\$100,000 - \$149,999	25.5%
\$150,000 - \$199,999	8.8%
\$200,000 - \$249,999	4.4%
\$250,000 - \$299,999	1.5%
\$300,000 - \$399,999	1.5%
\$400,000 - \$499,999	0.5%
\$500,000 - \$749,999	0.5%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	0.0%
Average Home Value	\$103,431

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

2010 Population by Age	
Total	914
0 - 4	7.2%
5 - 9	7.9%
10 - 14	9.0%
15 - 24	12.8%
25 - 34	11.4%
35 - 44	13.5%
45 - 54	16.1%
55 - 64	11.9%
65 - 74	6.7%
75 - 84	3.3%
85 +	0.5%
18 +	70.9%
2015 Population by Age	
Total	879
0 - 4	6.7%
5 - 9	7.2%
10 - 14	7.4%
15 - 24	13.9%
25 - 34	11.3%
35 - 44	13.1%
45 - 54	14.0%
55 - 64	14.3%
65 - 74	7.8%
75 - 84	3.4%
85 +	0.9%
18 +	74.2%
2020 Population by Age	
Total	849
0 - 4	6.4%
5 - 9	6.4%
10 - 14	7.1%
15 - 24	13.3%
25 - 34	10.4%
35 - 44	11.4%
45 - 54	13.7%
55 - 64	15.5%
65 - 74	10.6%
75 - 84	4.2%
85 +	1.1%
18 +	75.7%
2010 Population by Sex	
Males	447
Females	468
2015 Population by Sex	
Males	428
Females	450
2020 Population by Sex	
Males	414
Females	434

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

2010 Population by Race/Ethnicity	
Total	917
White Alone	52.5%
Black Alone	43.4%
American Indian Alone	0.2%
Asian Alone	0.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.4%
Two or More Races	1.9%
Hispanic Origin	2.5%
Diversity Index	55.7
2015 Population by Race/Ethnicity	
Total	878
White Alone	51.8%
Black Alone	43.8%
American Indian Alone	0.2%
Asian Alone	0.7%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.4%
Two or More Races	1.9%
Hispanic Origin	2.5%
Diversity Index	56.2
2020 Population by Race/Ethnicity	
Total	848
White Alone	51.1%
Black Alone	44.1%
American Indian Alone	0.2%
Asian Alone	0.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.5%
Two or More Races	2.1%
Hispanic Origin	2.6%
Diversity Index	56.9
2010 Population by Relationship and Household Type	
Total	915
In Households	100.0%
In Family Households	89.6%
Householder	27.4%
Spouse	16.5%
Child	39.5%
Other relative	3.8%
Nonrelative	2.4%
In Nonfamily Households	10.4%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

2015 Population 25+ by Educational Attainment	
Total	571
Less than 9th Grade	4.0%
9th - 12th Grade, No Diploma	18.9%
High School Graduate	31.2%
GED/Alternative Credential	5.8%
Some College, No Degree	24.2%
Associate Degree	7.2%
Bachelor's Degree	5.8%
Graduate/Professional Degree	3.0%
2015 Population 15+ by Marital Status	
Total	692
Never Married	42.6%
Married	37.3%
Widowed	8.2%
Divorced	11.8%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	94.8%
Civilian Unemployed	5.2%
2015 Employed Population 16+ by Industry	
Total	327
Agriculture/Mining	2.1%
Construction	4.9%
Manufacturing	26.3%
Wholesale Trade	0.6%
Retail Trade	9.5%
Transportation/Utilities	4.3%
Information	0.0%
Finance/Insurance/Real Estate	11.0%
Services	25.1%
Public Administration	16.2%
2015 Employed Population 16+ by Occupation	
Total	328
White Collar	68.8%
Management/Business/Financial	18.0%
Professional	25.4%
Sales	10.1%
Administrative Support	15.3%
Services	11.0%
Blue Collar	20.5%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	5.8%
Installation/Maintenance/Repair	6.4%
Production	5.5%
Transportation/Material Moving	2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

2010 Households by Type	
Total	322
Households with 1 Person	20.8%
Households with 2+ People	79.2%
Family Households	76.4%
Husband-wife Families	46.0%
With Related Children	21.7%
Other Family (No Spouse Present)	30.4%
Other Family with Male Householder	5.3%
With Related Children	2.8%
Other Family with Female Householder	25.2%
With Related Children	16.5%
Nonfamily Households	2.8%
All Households with Children	42.2%
Multigenerational Households	5.6%
Unmarried Partner Households	6.8%
Male-female	5.9%
Same-sex	0.9%
2010 Households by Size	
Total	323
1 Person Household	20.7%
2 Person Household	30.3%
3 Person Household	21.1%
4 Person Household	14.9%
5 Person Household	7.4%
6 Person Household	3.1%
7 + Person Household	2.5%
2010 Households by Tenure and Mortgage Status	
Total	322
Owner Occupied	70.2%
Owned with a Mortgage/Loan	41.6%
Owned Free and Clear	28.6%
Renter Occupied	29.8%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

Top 3 Tapestry Segments		
	1.	Rural Bypasses (10E)
	2.	Top Tier (1A)
	3.	Professional Pride (1B)
2015 Consumer Spending		
Apparel & Services: Total \$		\$399,758
Average Spent		\$1,277.18
Spending Potential Index		55
Computers & Accessories: Total \$		\$39,788
Average Spent		\$127.12
Spending Potential Index		49
Education: Total \$		\$160,618
Average Spent		\$513.16
Spending Potential Index		34
Entertainment/Recreation: Total \$		\$606,229
Average Spent		\$1,936.83
Spending Potential Index		58
Food at Home: Total \$		\$1,023,928
Average Spent		\$3,271.34
Spending Potential Index		63
Food Away from Home: Total \$		\$551,881
Average Spent		\$1,763.20
Spending Potential Index		54
Health Care: Total \$		\$964,541
Average Spent		\$3,081.60
Spending Potential Index		65
HH Furnishings & Equipment: Total \$		\$326,504
Average Spent		\$1,043.14
Spending Potential Index		57
Investments: Total \$		\$616,022
Average Spent		\$1,968.12
Spending Potential Index		71
Retail Goods: Total \$		\$5,069,094
Average Spent		\$16,195.19
Spending Potential Index		64
Shelter: Total \$		\$2,302,379
Average Spent		\$7,355.84
Spending Potential Index		45
TV/Video/Audio: Total \$		\$257,736
Average Spent		\$823.44
Spending Potential Index		63
Travel: Total \$		\$275,278
Average Spent		\$879.48
Spending Potential Index		45
Vehicle Maintenance & Repairs: Total \$		\$194,520
Average Spent		\$621.47
Spending Potential Index		56

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

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

CITY OF CAMILLA DEMOGRAPHICS



Community Profile

CAMILLA
Area: 6.32 square miles

Prepared by SWGRC

2015 Households by Income	
Household Income Base	1,839
<\$15,000	27.7%
\$15,000 - \$24,999	16.4%
\$25,000 - \$34,999	9.7%
\$35,000 - \$49,999	14.2%
\$50,000 - \$74,999	16.4%
\$75,000 - \$99,999	10.2%
\$100,000 - \$149,999	3.9%
\$150,000 - \$199,999	0.9%
\$200,000+	0.4%
Average Household Income	\$40,919
2020 Households by Income	
Household Income Base	1,808
<\$15,000	26.0%
\$15,000 - \$24,999	12.6%
\$25,000 - \$34,999	9.7%
\$35,000 - \$49,999	14.4%
\$50,000 - \$74,999	19.1%
\$75,000 - \$99,999	11.5%
\$100,000 - \$149,999	5.0%
\$150,000 - \$199,999	1.2%
\$200,000+	0.5%
Average Household Income	\$45,802
2015 Owner Occupied Housing Units by Value	
Total	958
<\$50,000	29.2%
\$50,000 - \$99,999	41.4%
\$100,000 - \$149,999	15.0%
\$150,000 - \$199,999	5.6%
\$200,000 - \$249,999	2.6%
\$250,000 - \$299,999	1.9%
\$300,000 - \$399,999	0.8%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	0.4%
\$750,000 - \$999,999	0.4%
\$1,000,000 +	1.7%
Average Home Value	\$111,900
2020 Owner Occupied Housing Units by Value	
Total	943
<\$50,000	19.9%
\$50,000 - \$99,999	41.1%
\$100,000 - \$149,999	20.9%
\$150,000 - \$199,999	8.6%
\$200,000 - \$249,999	3.6%
\$250,000 - \$299,999	1.8%
\$300,000 - \$399,999	0.7%
\$400,000 - \$499,999	0.7%
\$500,000 - \$749,999	0.4%
\$750,000 - \$999,999	0.4%
\$1,000,000 +	1.5%
Average Home Value	\$121,174

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Camilla Demographics (Cont'd)



Community Profile

CAMILLA
Area: 6.32 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	5,406
2010 Total Population	5,083
2015 Total Population	5,004
2015 Group Quarters	344
2020 Total Population	4,909
2015-2020 Annual Rate	-0.38%
Household Summary	
2000 Households	1,875
2000 Average Household Size	2.71
2010 Households	1,852
2010 Average Household Size	2.56
2015 Households	1,839
2015 Average Household Size	2.53
2020 Households	1,808
2020 Average Household Size	2.52
2015-2020 Annual Rate	-0.34%
2010 Families	1,314
2010 Average Family Size	3.06
2015 Families	1,292
2015 Average Family Size	3.04
2020 Families	1,262
2020 Average Family Size	3.04
2015-2020 Annual Rate	-0.47%
Housing Unit Summary	
2000 Housing Units	2,027
Owner Occupied Housing Units	57.3%
Renter Occupied Housing Units	35.2%
Vacant Housing Units	7.5%
2010 Housing Units	2,062
Owner Occupied Housing Units	50.4%
Renter Occupied Housing Units	39.4%
Vacant Housing Units	10.2%
2015 Housing Units	2,063
Owner Occupied Housing Units	46.4%
Renter Occupied Housing Units	42.7%
Vacant Housing Units	10.9%
2020 Housing Units	2,061
Owner Occupied Housing Units	45.8%
Renter Occupied Housing Units	42.0%
Vacant Housing Units	12.3%
Median Household Income	
2015	\$30,360
2020	\$36,288
Median Home Value	
2015	\$75,063
2020	\$86,405
Per Capita Income	
2015	\$14,314
2020	\$16,004
Median Age	
2010	34.6
2015	34.6
2020	35.3

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Community Profile

CAMILLA
Area: 6.32 square miles

Prepared by SWGRC

2010 Population by Age	
Total	5,084
0 - 4	8.2%
5 - 9	7.4%
10 - 14	7.5%
15 - 24	14.5%
25 - 34	12.9%
35 - 44	12.5%
45 - 54	13.0%
55 - 64	11.0%
65 - 74	6.8%
75 - 84	4.2%
85 +	1.9%
18 +	72.7%
2015 Population by Age	
Total	5,006
0 - 4	7.7%
5 - 9	7.9%
10 - 14	7.0%
15 - 24	14.1%
25 - 34	13.7%
35 - 44	12.2%
45 - 54	12.2%
55 - 64	11.5%
65 - 74	8.0%
75 - 84	3.6%
85 +	2.0%
18 +	73.6%
2020 Population by Age	
Total	4,909
0 - 4	7.7%
5 - 9	7.3%
10 - 14	7.4%
15 - 24	13.1%
25 - 34	14.1%
35 - 44	11.9%
45 - 54	11.7%
55 - 64	11.6%
65 - 74	8.9%
75 - 84	4.5%
85 +	1.7%
18 +	73.9%
2010 Population by Sex	
Males	2,472
Females	2,611
2015 Population by Sex	
Males	2,458
Females	2,546
2020 Population by Sex	
Males	2,431
Females	2,478

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Community Profile

CAMILLA
Area: 6.32 square miles

Prepared by SWGRC

2010 Population by Race/Ethnicity	
Total	5,083
White Alone	26.0%
Black Alone	69.7%
American Indian Alone	0.2%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.6%
Two or More Races	0.7%
Hispanic Origin	4.1%
Diversity Index	48.9
2015 Population by Race/Ethnicity	
Total	5,004
White Alone	25.6%
Black Alone	69.8%
American Indian Alone	0.3%
Asian Alone	0.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.7%
Two or More Races	0.8%
Hispanic Origin	4.2%
Diversity Index	49.2
2020 Population by Race/Ethnicity	
Total	4,909
White Alone	25.1%
Black Alone	69.7%
American Indian Alone	0.3%
Asian Alone	1.1%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.9%
Two or More Races	0.9%
Hispanic Origin	4.4%
Diversity Index	49.6
2010 Population by Relationship and Household Type	
Total	5,083
In Households	93.4%
In Family Households	81.8%
Householder	24.7%
Spouse	10.9%
Child	37.5%
Other relative	6.0%
Nonrelative	2.8%
In Nonfamily Households	11.6%
In Group Quarters	6.6%
Institutionalized Population	6.6%
Noninstitutionalized Population	0.0%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Camilla Demographics (Cont'd)



Community Profile

CAMILLA
Area: 6.32 square miles

Prepared by SWGRC

2015 Population 25+ by Educational Attainment	
Total	3,165
Less than 9th Grade	11.8%
9th - 12th Grade, No Diploma	15.6%
High School Graduate	33.1%
GED/Alternative Credential	4.8%
Some College, No Degree	15.5%
Associate Degree	2.9%
Bachelor's Degree	10.3%
Graduate/Professional Degree	6.0%
2015 Population 15+ by Marital Status	
Total	3,874
Never Married	44.0%
Married	35.2%
Widowed	8.5%
Divorced	12.3%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	90.1%
Civilian Unemployed	9.9%
2015 Employed Population 16+ by Industry	
Total	1,781
Agriculture/Mining	5.0%
Construction	4.7%
Manufacturing	16.9%
Wholesale Trade	3.9%
Retail Trade	15.2%
Transportation/Utilities	4.8%
Information	0.3%
Finance/Insurance/Real Estate	7.7%
Services	38.0%
Public Administration	3.4%
2015 Employed Population 16+ by Occupation	
Total	1,781
White Collar	42.1%
Management/Business/Financial	8.1%
Professional	8.4%
Sales	11.7%
Administrative Support	13.9%
Services	18.3%
Blue Collar	39.6%
Farming/Forestry/Fishing	4.2%
Construction/Extraction	4.5%
Installation/Maintenance/Repair	2.9%
Production	15.0%
Transportation/Material Moving	13.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Camilla Demographics (Cont'd)



Community Profile

CAMILLA
Area: 6.32 square miles

Prepared by SWGRC

2010 Households by Type	
Total	1,852
Households with 1 Person	25.9%
Households with 2+ People	74.1%
Family Households	71.0%
Husband-wife Families	32.2%
With Related Children	13.6%
Other Family (No Spouse Present)	38.8%
Other Family with Male Householder	5.0%
With Related Children	2.6%
Other Family with Female Householder	33.7%
With Related Children	22.6%
Nonfamily Households	3.1%
All Households with Children	39.0%
Multigenerational Households	8.7%
Unmarried Partner Households	6.8%
Male-female	6.4%
Same-sex	0.4%
2010 Households by Size	
Total	1,852
1 Person Household	25.9%
2 Person Household	29.4%
3 Person Household	18.0%
4 Person Household	13.1%
5 Person Household	8.3%
6 Person Household	3.1%
7 + Person Household	2.2%
2010 Households by Tenure and Mortgage Status	
Total	1,852
Owner Occupied	56.1%
Owned with a Mortgage/Loan	34.2%
Owned Free and Clear	21.9%
Renter Occupied	43.9%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Camilla Supplementary Economic Statistics



Business Summary

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

	Businesses		Employees	
	Number	Percent	Number	Percent
by NAICS Codes				
Agriculture, Forestry, Fishing & Hunting	10	2.7%	114	2.1%
Mining	1	0.3%	7	0.1%
Utilities	2	0.5%	26	0.5%
Construction	11	3.0%	83	1.5%
Manufacturing	12	3.3%	2,491	45.0%
Wholesale Trade	13	3.5%	97	1.8%
Retail Trade	64	17.4%	527	9.5%
Motor Vehicle & Parts Dealers	11	3.0%	67	1.2%
Furniture & Home Furnishings Stores	2	0.5%	12	0.2%
Electronics & Appliance Stores	1	0.3%	4	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	4	1.1%	28	0.5%
Food & Beverage Stores	14	3.8%	90	1.6%
Health & Personal Care Stores	7	1.9%	68	1.2%
Gasoline Stations	3	0.8%	15	0.3%
Clothing & Clothing Accessories Stores	4	1.1%	10	0.2%
Sport Goods, Hobby, Book, & Music Stores	2	0.5%	4	0.1%
General Merchandise Stores	6	1.6%	154	2.8%
Miscellaneous Store Retailers	8	2.2%	23	0.4%
Nonstore Retailers	2	0.5%	52	0.9%
Transportation & Warehousing	7	1.9%	100	1.8%
Information	6	1.6%	36	0.7%
Finance & Insurance	36	9.8%	115	2.1%
Central Bank/Credit Intermediation & Related Activities	22	6.0%	73	1.3%
Securities, Commodity Contracts & Other Financial	2	0.5%	4	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	13	3.5%	38	0.7%
Real Estate, Rental & Leasing	15	4.1%	83	1.5%
Professional, Scientific & Tech Services	19	5.2%	78	1.4%
Legal Services	4	1.1%	12	0.2%
Management of Companies & Enterprises	2	0.5%	40	0.7%
Administrative & Support & Waste Management & Remediation	3	0.8%	18	0.3%
Educational Services	8	2.2%	272	4.9%
Health Care & Social Assistance	32	8.7%	498	9.0%
Arts, Entertainment & Recreation	6	1.6%	47	0.8%
Accommodation & Food Services	18	4.9%	185	3.3%
Accommodation	2	0.5%	11	0.2%
Food Services & Drinking Places	16	4.3%	174	3.1%
Other Services (except Public Administration)	52	14.1%	189	3.4%
Automotive Repair & Maintenance	8	2.2%	29	0.5%
Public Administration	46	12.5%	521	9.4%
Unclassified Establishments	5	1.4%	5	0.1%
Total	368	100.0%	5,532	100.0%



Business Summary

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

Data for all businesses in area				
Total Businesses:			368	
Total Employees:			5,532	
Total Residential Population:			5,004	
Employee/Residential Population Ratio:			1.11:1	
by SIC Codes				
	Number	Percent	Number	Percent
Agriculture & Mining	11	3.0%	123	2.2%
Construction	11	3.0%	83	1.5%
Manufacturing	12	3.3%	2,500	45.2%
Transportation	8	2.2%	110	2.0%
Communication	2	0.5%	10	0.2%
Utility	2	0.5%	38	0.7%
Wholesale Trade	13	3.5%	97	1.8%
Retail Trade Summary	81	22.0%	702	12.7%
Home Improvement	4	1.1%	28	0.5%
General Merchandise Stores	6	1.6%	154	2.8%
Food Stores	14	3.8%	90	1.6%
Auto Dealers, Gas Stations, Auto Aftermarket	14	3.8%	82	1.5%
Apparel & Accessory Stores	4	1.1%	10	0.2%
Furniture & Home Furnishings	3	0.8%	16	0.3%
Eating & Drinking Places	16	4.3%	174	3.1%
Miscellaneous Retail	20	5.4%	148	2.7%
Finance, Insurance, Real Estate Summary	46	12.5%	214	3.9%
Banks, Savings & Lending Institutions	21	5.7%	72	1.3%
Securities Brokers	2	0.5%	4	0.1%
Insurance Carriers & Agents	13	3.5%	38	0.7%
Real Estate, Holding, Other Investment Offices	11	3.0%	100	1.8%
Services Summary	132	35.9%	1,140	20.6%
Hotels & Lodging	2	0.5%	11	0.2%
Automotive Services	9	2.4%	31	0.6%
Motion Pictures & Amusements	10	2.7%	47	0.8%
Health Services	17	4.6%	332	6.0%
Legal Services	4	1.1%	12	0.2%
Education Institutions & Libraries	10	2.7%	285	5.2%
Other Services	80	21.7%	423	7.6%
Government	44	12.0%	510	9.2%
Unclassified Establishments	5	1.4%	5	0.1%
Totals	368	100.0%	5,532	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.

City of Camilla Supplementary Economic Statistics (Cont'd)



Disposable Income Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	5,083	5,004	4,909	-95	-0.38%
Median Age	34.6	34.6	35.3	0.7	0.40%
Households	1,852	1,839	1,808	-31	-0.34%
Average Household Size	2.56	2.53	2.52	-0.01	-0.08%

2015 Households by Disposable Income	Number	Percent
Total	1,839	100.0%
<\$15,000	573	31.2%
\$15,000-\$24,999	322	17.5%
\$25,000-\$34,999	241	13.1%
\$35,000-\$49,999	274	14.9%
\$50,000-\$74,999	313	17.0%
\$75,000-\$99,999	71	3.9%
\$100,000-\$149,999	39	2.1%
\$150,000-\$199,999	4	0.2%
\$200,000+	3	0.2%
Median Disposable Income	\$25,778	
Average Disposable Income	\$33,546	

2015 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	81	283	294	322	366	286	207
<\$15,000	35	73	70	79	133	92	91
\$15,000-\$24,999	15	38	41	44	72	57	56
\$25,000-\$34,999	8	46	46	40	47	30	24
\$35,000-\$49,999	13	50	45	53	45	54	14
\$50,000-\$74,999	9	64	63	72	51	38	17
\$75,000-\$99,999	2	6	18	24	10	8	4
\$100,000-\$149,999	0	5	11	10	6	7	1
\$150,000-\$199,999	0	1	1	0	2	0	0
\$200,000+	0	1	0	1	1	0	0
Median Disposable Income	\$17,985	\$30,995	\$32,378	\$34,511	\$21,026	\$23,475	\$16,386
Average Disposable Income	\$25,520	\$35,904	\$39,574	\$40,233	\$30,480	\$31,832	\$22,287

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

City of Camilla Supplementary Economic Statistics (Cont'd)



Household Budget Expenditures

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

Demographic Summary		2015	2020	
Population		5,004	4,909	
Households		1,839	1,808	
Families		1,292	1,262	
Median Age		34.6	35.3	
Median Household Income		\$30,360	\$36,288	
	Spending Index	Average Amount Spent	Total	Percent
Total Expenditures	55	\$39,724.54	\$73,053,432	100.0%
Food	57	\$4,851.49	\$8,921,885	12.2%
Food at Home	59	\$3,056.79	\$5,621,430	7.7%
Food Away from Home	55	\$1,794.70	\$3,300,455	4.5%
Alcoholic Beverages	52	\$288.55	\$530,636	0.7%
Housing	56	\$11,955.36	\$21,985,899	30.1%
Shelter	54	\$8,823.22	\$16,225,893	22.2%
Utilities, Fuel and Public Services	62	\$3,132.14	\$5,760,006	7.9%
Household Operations	52	\$953.47	\$1,753,424	2.4%
Housekeeping Supplies	58	\$418.02	\$768,732	1.1%
Household Furnishings and Equipment	55	\$1,018.00	\$1,872,102	2.6%
Apparel and Services	56	\$1,305.49	\$2,400,795	3.3%
Transportation	58	\$6,161.50	\$11,330,992	15.5%
Travel	48	\$937.62	\$1,724,276	2.4%
Health Care	57	\$2,699.63	\$4,964,628	6.8%
Entertainment and Recreation	55	\$1,805.52	\$3,320,343	4.5%
Personal Care Products & Services	55	\$427.10	\$785,441	1.1%
Education	48	\$728.17	\$1,339,106	1.8%
Smoking Products	74	\$345.17	\$634,769	0.9%
Miscellaneous (1)	57	\$663.85	\$1,220,824	1.7%
Support Payments/Cash Contribution/Gifts in Kind	53	\$1,326.64	\$2,439,688	3.3%
Life/Other Insurance	56	\$256.80	\$472,254	0.6%
Pensions and Social Security	51	\$3,582.19	\$6,587,639	9.0%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Miscellaneous includes lotteries, pari-mutuel losses, legal fees, funeral expenses, safe deposit box rentals, checking account/banking service charges, cemetery lots/vaults/maintenance fees, accounting fees, miscellaneous personal services/advertising/fines, finance charges excluding mortgage & vehicle, occupational expenses, expenses for other properties, credit card membership fees, and shopping club membership fees.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

City of Camilla Supplementary Economic Statistics (Cont'd)



Market Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

Population Summary	
2000 Total Population	5,406
2010 Total Population	5,083
2015 Total Population	5,004
2015 Group Quarters	344
2020 Total Population	4,909
2015-2020 Annual Rate	-0.38%
Household Summary	
2000 Households	1,875
2000 Average Household Size	2.71
2010 Households	1,852
2010 Average Household Size	2.56
2015 Households	1,839
2015 Average Household Size	2.53
2020 Households	1,808
2020 Average Household Size	2.52
2015-2020 Annual Rate	-0.34%
2010 Families	1,314
2010 Average Family Size	3.06
2015 Families	1,292
2015 Average Family Size	3.04
2020 Families	1,262
2020 Average Family Size	3.04
2015-2020 Annual Rate	-0.47%
Housing Unit Summary	
2000 Housing Units	2,027
Owner Occupied Housing Units	57.3%
Renter Occupied Housing Units	35.2%
Vacant Housing Units	7.5%
2010 Housing Units	2,062
Owner Occupied Housing Units	50.4%
Renter Occupied Housing Units	39.4%
Vacant Housing Units	10.2%
2015 Housing Units	2,063
Owner Occupied Housing Units	46.4%
Renter Occupied Housing Units	42.7%
Vacant Housing Units	10.9%
2020 Housing Units	2,061
Owner Occupied Housing Units	45.8%
Renter Occupied Housing Units	42.0%
Vacant Housing Units	12.3%
Median Household Income	
2015	\$30,360
2020	\$36,288
Median Home Value	
2015	\$75,063
2020	\$86,405
Per Capita Income	
2015	\$14,314
2020	\$16,004
Median Age	
2010	34.6
2015	34.6
2020	35.3

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

2015 Households by Income	
Household Income Base	1,839
<\$15,000	27.7%
\$15,000 - \$24,999	16.4%
\$25,000 - \$34,999	9.7%
\$35,000 - \$49,999	14.2%
\$50,000 - \$74,999	16.4%
\$75,000 - \$99,999	10.2%
\$100,000 - \$149,999	3.9%
\$150,000 - \$199,999	0.9%
\$200,000+	0.4%
Average Household Income	\$40,919
2020 Households by Income	
Household Income Base	1,808
<\$15,000	26.0%
\$15,000 - \$24,999	12.6%
\$25,000 - \$34,999	9.7%
\$35,000 - \$49,999	14.4%
\$50,000 - \$74,999	19.1%
\$75,000 - \$99,999	11.5%
\$100,000 - \$149,999	5.0%
\$150,000 - \$199,999	1.2%
\$200,000+	0.5%
Average Household Income	\$45,802
2015 Owner Occupied Housing Units by Value	
Total	958
<\$50,000	29.2%
\$50,000 - \$99,999	41.4%
\$100,000 - \$149,999	15.0%
\$150,000 - \$199,999	5.6%
\$200,000 - \$249,999	2.6%
\$250,000 - \$299,999	1.9%
\$300,000 - \$399,999	0.8%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	0.4%
\$750,000 - \$999,999	0.4%
\$1,000,000 +	1.7%
Average Home Value	\$111,900
2020 Owner Occupied Housing Units by Value	
Total	943
<\$50,000	19.9%
\$50,000 - \$99,999	41.1%
\$100,000 - \$149,999	20.9%
\$150,000 - \$199,999	8.6%
\$200,000 - \$249,999	3.6%
\$250,000 - \$299,999	1.8%
\$300,000 - \$399,999	0.7%
\$400,000 - \$499,999	0.7%
\$500,000 - \$749,999	0.4%
\$750,000 - \$999,999	0.4%
\$1,000,000 +	1.5%
Average Home Value	\$121,174

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

2010 Population by Age	
Total	5,084
0 - 4	8.2%
5 - 9	7.4%
10 - 14	7.5%
15 - 24	14.5%
25 - 34	12.9%
35 - 44	12.5%
45 - 54	13.0%
55 - 64	11.0%
65 - 74	6.8%
75 - 84	4.2%
85 +	1.9%
18 +	72.7%
2015 Population by Age	
Total	5,006
0 - 4	7.7%
5 - 9	7.9%
10 - 14	7.0%
15 - 24	14.1%
25 - 34	13.7%
35 - 44	12.2%
45 - 54	12.2%
55 - 64	11.5%
65 - 74	8.0%
75 - 84	3.6%
85 +	2.0%
18 +	73.6%
2020 Population by Age	
Total	4,909
0 - 4	7.7%
5 - 9	7.3%
10 - 14	7.4%
15 - 24	13.1%
25 - 34	14.1%
35 - 44	11.9%
45 - 54	11.7%
55 - 64	11.6%
65 - 74	8.9%
75 - 84	4.5%
85 +	1.7%
18 +	73.9%
2010 Population by Sex	
Males	2,472
Females	2,611
2015 Population by Sex	
Males	2,458
Females	2,546
2020 Population by Sex	
Males	2,431
Females	2,478

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

2010 Population by Race/Ethnicity	
Total	5,083
White Alone	26.0%
Black Alone	69.7%
American Indian Alone	0.2%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.6%
Two or More Races	0.7%
Hispanic Origin	4.1%
Diversity Index	48.9
2015 Population by Race/Ethnicity	
Total	5,004
White Alone	25.6%
Black Alone	69.8%
American Indian Alone	0.3%
Asian Alone	0.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.7%
Two or More Races	0.8%
Hispanic Origin	4.2%
Diversity Index	49.2
2020 Population by Race/Ethnicity	
Total	4,909
White Alone	25.1%
Black Alone	69.7%
American Indian Alone	0.3%
Asian Alone	1.1%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.9%
Two or More Races	0.9%
Hispanic Origin	4.4%
Diversity Index	49.6
2010 Population by Relationship and Household Type	
Total	5,083
In Households	93.4%
In Family Households	81.8%
Householder	24.7%
Spouse	10.9%
Child	37.5%
Other relative	6.0%
Nonrelative	2.8%
In Nonfamily Households	11.6%
In Group Quarters	6.6%
Institutionalized Population	6.6%
Noninstitutionalized Population	0.0%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

2015 Population 25+ by Educational Attainment	
Total	3,165
Less than 9th Grade	11.8%
9th - 12th Grade, No Diploma	15.6%
High School Graduate	33.1%
GED/Alternative Credential	4.8%
Some College, No Degree	15.5%
Associate Degree	2.9%
Bachelor's Degree	10.3%
Graduate/Professional Degree	6.0%
2015 Population 15+ by Marital Status	
Total	3,874
Never Married	44.0%
Married	35.2%
Widowed	8.5%
Divorced	12.3%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	90.1%
Civilian Unemployed	9.9%
2015 Employed Population 16+ by Industry	
Total	1,781
Agriculture/Mining	5.0%
Construction	4.7%
Manufacturing	16.9%
Wholesale Trade	3.9%
Retail Trade	15.2%
Transportation/Utilities	4.8%
Information	0.3%
Finance/Insurance/Real Estate	7.7%
Services	38.0%
Public Administration	3.4%
2015 Employed Population 16+ by Occupation	
Total	1,781
White Collar	42.1%
Management/Business/Financial	8.1%
Professional	8.4%
Sales	11.7%
Administrative Support	13.9%
Services	18.3%
Blue Collar	39.6%
Farming/Forestry/Fishing	4.2%
Construction/Extraction	4.5%
Installation/Maintenance/Repair	2.9%
Production	15.0%
Transportation/Material Moving	13.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

2010 Households by Type	
Total	1,852
Households with 1 Person	25.9%
Households with 2+ People	74.1%
Family Households	71.0%
Husband-wife Families	32.2%
With Related Children	13.6%
Other Family (No Spouse Present)	38.8%
Other Family with Male Householder	5.0%
With Related Children	2.6%
Other Family with Female Householder	33.7%
With Related Children	22.6%
Nonfamily Households	3.1%
All Households with Children	39.0%
Multigenerational Households	8.7%
Unmarried Partner Households	6.8%
Male-female	6.4%
Same-sex	0.4%
2010 Households by Size	
Total	1,852
1 Person Household	25.9%
2 Person Household	29.4%
3 Person Household	18.0%
4 Person Household	13.1%
5 Person Household	8.3%
6 Person Household	3.1%
7 + Person Household	2.2%
2010 Households by Tenure and Mortgage Status	
Total	1,852
Owner Occupied	56.1%
Owned with a Mortgage/Loan	34.2%
Owned Free and Clear	21.9%
Renter Occupied	43.9%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

Top 3 Tapestry Segments	
1.	City Commons (11E)
2.	Modest Income Homes
3.	Down the Road (10D)
2015 Consumer Spending	
Apparel & Services: Total \$	\$2,400,795
Average Spent	\$1,305.49
Spending Potential Index	56
Computers & Accessories: Total \$	\$252,767
Average Spent	\$137.45
Spending Potential Index	53
Education: Total \$	\$1,339,106
Average Spent	\$728.17
Spending Potential Index	48
Entertainment/Recreation: Total \$	\$3,320,343
Average Spent	\$1,805.52
Spending Potential Index	55
Food at Home: Total \$	\$5,621,430
Average Spent	\$3,056.79
Spending Potential Index	59
Food Away from Home: Total \$	\$3,300,455
Average Spent	\$1,794.70
Spending Potential Index	55
Health Care: Total \$	\$4,964,628
Average Spent	\$2,699.63
Spending Potential Index	57
HH Furnishings & Equipment: Total \$	\$1,872,102
Average Spent	\$1,018.00
Spending Potential Index	55
Investments: Total \$	\$1,805,991
Average Spent	\$982.05
Spending Potential Index	36
Retail Goods: Total \$	\$26,728,174
Average Spent	\$14,534.08
Spending Potential Index	57
Shelter: Total \$	\$16,225,893
Average Spent	\$8,823.22
Spending Potential Index	54
TV/Video/Audio: Total \$	\$1,465,746
Average Spent	\$797.03
Spending Potential Index	61
Travel: Total \$	\$1,724,276
Average Spent	\$937.62
Spending Potential Index	48
Vehicle Maintenance & Repairs: Total \$	\$1,128,225
Average Spent	\$613.50
Spending Potential Index	55

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

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Pelham Demographics



Community Profile

Pelham
Area: 4.08 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	4,079
2010 Total Population	3,898
2015 Total Population	3,753
2015 Group Quarters	110
2020 Total Population	3,640
2015-2020 Annual Rate	-0.61%
Household Summary	
2000 Households	1,451
2000 Average Household Size	2.69
2010 Households	1,412
2010 Average Household Size	2.68
2015 Households	1,367
2015 Average Household Size	2.66
2020 Households	1,327
2020 Average Household Size	2.66
2015-2020 Annual Rate	-0.59%
2010 Families	972
2010 Average Family Size	3.26
2015 Families	930
2015 Average Family Size	3.25
2020 Families	896
2020 Average Family Size	3.26
2015-2020 Annual Rate	-0.74%
Housing Unit Summary	
2000 Housing Units	1,591
Owner Occupied Housing Units	61.7%
Renter Occupied Housing Units	29.5%
Vacant Housing Units	8.8%
2010 Housing Units	1,586
Owner Occupied Housing Units	56.0%
Renter Occupied Housing Units	33.0%
Vacant Housing Units	11.0%
2015 Housing Units	1,586
Owner Occupied Housing Units	50.8%
Renter Occupied Housing Units	35.4%
Vacant Housing Units	13.8%
2020 Housing Units	1,576
Owner Occupied Housing Units	49.0%
Renter Occupied Housing Units	35.2%
Vacant Housing Units	15.8%
Median Household Income	
2015	\$26,940
2020	\$31,166
Median Home Value	
2015	\$63,139
2020	\$78,717
Per Capita Income	
2015	\$14,613
2020	\$16,604
Median Age	
2010	37.7
2015	38.5
2020	39.4

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Pelham Demographics (Cont'd)



Community Profile

Pelham
Area: 4.08 square miles

Prepared by SWGRC

2015 Households by Income	
Household Income Base	1,367
<\$15,000	29.8%
\$15,000 - \$24,999	17.0%
\$25,000 - \$34,999	13.2%
\$35,000 - \$49,999	12.3%
\$50,000 - \$74,999	13.6%
\$75,000 - \$99,999	8.6%
\$100,000 - \$149,999	4.8%
\$150,000 - \$199,999	0.4%
\$200,000+	0.4%
Average Household Income	\$38,492
2020 Households by Income	
Household Income Base	1,327
<\$15,000	28.6%
\$15,000 - \$24,999	13.0%
\$25,000 - \$34,999	12.4%
\$35,000 - \$49,999	12.4%
\$50,000 - \$74,999	16.3%
\$75,000 - \$99,999	11.1%
\$100,000 - \$149,999	5.4%
\$150,000 - \$199,999	0.5%
\$200,000+	0.5%
Average Household Income	\$43,668
2015 Owner Occupied Housing Units by Value	
Total	806
<\$50,000	41.1%
\$50,000 - \$99,999	34.0%
\$100,000 - \$149,999	11.5%
\$150,000 - \$199,999	6.0%
\$200,000 - \$249,999	2.6%
\$250,000 - \$299,999	1.4%
\$300,000 - \$399,999	1.4%
\$400,000 - \$499,999	0.7%
\$500,000 - \$749,999	0.6%
\$750,000 - \$999,999	0.4%
\$1,000,000 +	0.4%
Average Home Value	\$90,136
2020 Owner Occupied Housing Units by Value	
Total	773
<\$50,000	30.0%
\$50,000 - \$99,999	34.8%
\$100,000 - \$149,999	16.6%
\$150,000 - \$199,999	9.6%
\$200,000 - \$249,999	3.8%
\$250,000 - \$299,999	1.6%
\$300,000 - \$399,999	1.4%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	0.6%
\$750,000 - \$999,999	0.5%
\$1,000,000 +	0.4%
Average Home Value	\$105,660

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Pelham Demographics (Cont'd)



Community Profile

Pelham
Area: 4.08 square miles

Prepared by SWGRC

2010 Population by Age	
Total	3,900
0 - 4	8.5%
5 - 9	7.2%
10 - 14	7.5%
15 - 24	12.8%
25 - 34	11.0%
35 - 44	11.4%
45 - 54	14.8%
55 - 64	11.0%
65 - 74	8.4%
75 - 84	5.0%
85 +	2.3%
18 +	72.5%
2015 Population by Age	
Total	3,753
0 - 4	8.0%
5 - 9	7.4%
10 - 14	7.1%
15 - 24	12.5%
25 - 34	11.3%
35 - 44	10.8%
45 - 54	13.4%
55 - 64	12.5%
65 - 74	9.3%
75 - 84	5.1%
85 +	2.6%
18 +	73.6%
2020 Population by Age	
Total	3,641
0 - 4	7.7%
5 - 9	6.9%
10 - 14	7.4%
15 - 24	11.8%
25 - 34	11.2%
35 - 44	11.0%
45 - 54	12.1%
55 - 64	12.8%
65 - 74	10.5%
75 - 84	5.9%
85 +	2.6%
18 +	74.1%
2010 Population by Sex	
Males	1,812
Females	2,086
2015 Population by Sex	
Males	1,745
Females	2,008
2020 Population by Sex	
Males	1,696
Females	1,944

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



2010 Population by Race/Ethnicity	
Total	3,897
White Alone	44.6%
Black Alone	51.8%
American Indian Alone	0.4%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.9%
Two or More Races	0.9%
Hispanic Origin	3.3%
Diversity Index	56.3
2015 Population by Race/Ethnicity	
Total	3,753
White Alone	44.3%
Black Alone	51.9%
American Indian Alone	0.5%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.9%
Two or More Races	1.0%
Hispanic Origin	3.5%
Diversity Index	56.6
2020 Population by Race/Ethnicity	
Total	3,641
White Alone	43.9%
Black Alone	51.9%
American Indian Alone	0.6%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.1%
Two or More Races	1.2%
Hispanic Origin	3.9%
Diversity Index	57.3
2010 Population by Relationship and Household Type	
Total	3,898
In Households	97.3%
In Family Households	83.7%
Householder	25.6%
Spouse	14.8%
Child	35.4%
Other relative	5.3%
Nonrelative	2.6%
In Nonfamily Households	13.5%
In Group Quarters	2.7%
Institutionalized Population	2.7%
Noninstitutionalized Population	0.1%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



2015 Population 25+ by Educational Attainment	
Total	2,439
Less than 9th Grade	10.4%
9th - 12th Grade, No Diploma	14.8%
High School Graduate	33.7%
GED/Alternative Credential	5.9%
Some College, No Degree	19.0%
Associate Degree	9.4%
Bachelor's Degree	5.1%
Graduate/Professional Degree	1.7%
2015 Population 15+ by Marital Status	
Total	2,911
Never Married	31.3%
Married	43.0%
Widowed	11.4%
Divorced	14.3%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	88.0%
Civilian Unemployed	12.0%
2015 Employed Population 16+ by Industry	
Total	1,188
Agriculture/Mining	9.4%
Construction	2.5%
Manufacturing	24.0%
Wholesale Trade	2.5%
Retail Trade	10.5%
Transportation/Utilities	4.2%
Information	0.7%
Finance/Insurance/Real Estate	2.4%
Services	30.4%
Public Administration	13.4%
2015 Employed Population 16+ by Occupation	
Total	1,187
White Collar	41.4%
Management/Business/Financial	12.2%
Professional	10.0%
Sales	8.9%
Administrative Support	10.3%
Services	27.8%
Blue Collar	30.7%
Farming/Forestry/Fishing	6.1%
Construction/Extraction	3.7%
Installation/Maintenance/Repair	6.1%
Production	7.9%
Transportation/Material Moving	7.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Pelham Demographics (Cont'd)



Community Profile

Pelham
Area: 4.08 square miles

Prepared by SWGRC

2010 Households by Type	
Total	1,413
Households with 1 Person	27.1%
Households with 2+ People	72.9%
Family Households	68.8%
Husband-wife Families	39.6%
With Related Children	17.3%
Other Family (No Spouse Present)	29.2%
Other Family with Male Householder	5.2%
With Related Children	2.7%
Other Family with Female Householder	24.1%
With Related Children	16.3%
Nonfamily Households	4.1%
All Households with Children	36.7%
Multigenerational Households	7.4%
Unmarried Partner Households	7.9%
Male-female	7.3%
Same-sex	0.6%
2010 Households by Size	
Total	1,413
1 Person Household	27.1%
2 Person Household	31.0%
3 Person Household	16.6%
4 Person Household	13.0%
5 Person Household	7.0%
6 Person Household	3.1%
7 + Person Household	2.2%
2010 Households by Tenure and Mortgage Status	
Total	1,412
Owner Occupied	62.9%
Owned with a Mortgage/Loan	35.7%
Owned Free and Clear	27.1%
Renter Occupied	37.1%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Pelham Supplementary Economic Statistics



Business Summary

Pelham
Area: 4.08 square miles

Prepared By SWGRC

Data for all businesses in area

Total Businesses:	174
Total Employees:	1,236
Total Residential Population:	3,753
Employee/Residential Population Ratio:	0.33:1

by SIC Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	4	2.3%	16	1.3%
Construction	11	6.3%	36	2.9%
Manufacturing	4	2.3%	33	2.7%
Transportation	5	2.9%	21	1.7%
Communication	1	0.6%	3	0.2%
Utility	0	0.0%	0	0.0%
Wholesale Trade	9	5.2%	102	8.3%
Retail Trade Summary	43	24.7%	226	18.3%
Home Improvement	2	1.1%	11	0.9%
General Merchandise Stores	2	1.1%	16	1.3%
Food Stores	11	6.3%	84	6.8%
Auto Dealers, Gas Stations, Auto Aftermarket	7	4.0%	18	1.5%
Apparel & Accessory Stores	1	0.6%	1	0.1%
Furniture & Home Furnishings	1	0.6%	3	0.2%
Eating & Drinking Places	9	5.2%	64	5.2%
Miscellaneous Retail	9	5.2%	29	2.3%
Finance, Insurance, Real Estate Summary	28	16.1%	89	7.2%
Banks, Savings & Lending Institutions	14	8.0%	53	4.3%
Securities Brokers	2	1.1%	2	0.2%
Insurance Carriers & Agents	5	2.9%	14	1.1%
Real Estate, Holding, Other Investment Offices	7	4.0%	21	1.7%
Services Summary	56	32.2%	443	35.8%
Hotels & Lodging	1	0.6%	2	0.2%
Automotive Services	3	1.7%	11	0.9%
Motion Pictures & Amusements	2	1.1%	7	0.6%
Health Services	3	1.7%	81	6.6%
Legal Services	0	0.0%	0	0.0%
Education Institutions & Libraries	8	4.6%	166	13.4%
Other Services	39	22.4%	176	14.2%
Government	11	6.3%	122	9.9%
Unclassified Establishments	3	1.7%	145	11.7%
Totals	174	100.0%	1,236	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.

City of Pelham Supplementary Economic Statistics (Cont'd)



Business Summary

Pelham
Area: 4.08 square miles

Prepared By SWGRC

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3	1.7%	14	1.1%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	11	6.3%	36	2.9%
Manufacturing	4	2.3%	33	2.7%
Wholesale Trade	9	5.2%	102	8.3%
Retail Trade	32	18.4%	152	12.3%
Motor Vehicle & Parts Dealers	5	2.9%	12	1.0%
Furniture & Home Furnishings Stores	1	0.6%	3	0.2%
Electronics & Appliance Stores	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	2	1.1%	11	0.9%
Food & Beverage Stores	12	6.9%	86	7.0%
Health & Personal Care Stores	2	1.1%	11	0.9%
Gasoline Stations	3	1.7%	6	0.5%
Clothing & Clothing Accessories Stores	2	1.1%	2	0.2%
Sport Goods, Hobby, Book, & Music Stores	1	0.6%	1	0.1%
General Merchandise Stores	2	1.1%	16	1.3%
Miscellaneous Store Retailers	3	1.7%	5	0.4%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	4	2.3%	20	1.6%
Information	2	1.1%	5	0.4%
Finance & Insurance	22	12.6%	77	6.2%
Central Bank/Credit Intermediation & Related Activities	15	8.6%	61	4.9%
Securities, Commodity Contracts & Other Financial	2	1.1%	2	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	5	2.9%	14	1.1%
Real Estate, Rental & Leasing	9	5.2%	23	1.9%
Professional, Scientific & Tech Services	5	2.9%	62	5.0%
Legal Services	0	0.0%	0	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	3	1.7%	9	0.7%
Educational Services	7	4.0%	164	13.3%
Health Care & Social Assistance	6	3.4%	114	9.2%
Arts, Entertainment & Recreation	3	1.7%	9	0.7%
Accommodation & Food Services	10	5.7%	68	5.5%
Accommodation	1	0.6%	2	0.2%
Food Services & Drinking Places	10	5.7%	66	5.3%
Other Services (except Public Administration)	29	16.7%	77	6.2%
Automotive Repair & Maintenance	2	1.1%	9	0.7%
Public Administration	11	6.3%	127	10.3%
Unclassified Establishments	3	1.7%	145	11.7%
Total	174	100.0%	1,236	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.

City of Pelham Supplementary Economic Statistics (Cont'd)



Disposable Income Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	3,898	3,753	3,640	-113	-0.61%
Median Age	37.7	38.5	39.4	0.9	0.46%
Households	1,412	1,367	1,327	-40	-0.59%
Average Household Size	2.68	2.66	2.66	0.00	0.00%

2015 Households by Disposable Income	Number	Percent
Total	1,367	100.0%
<\$15,000	454	33.2%
\$15,000-\$24,999	265	19.4%
\$25,000-\$34,999	192	14.0%
\$35,000-\$49,999	168	12.3%
\$50,000-\$74,999	196	14.3%
\$75,000-\$99,999	57	4.2%
\$100,000-\$149,999	28	2.0%
\$150,000-\$199,999	4	0.3%
\$200,000+	2	0.1%
Median Disposable Income	\$23,065	
Average Disposable Income	\$32,077	

2015 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	63	175	204	270	270	209	175
<\$15,000	26	59	52	70	102	73	71
\$15,000-\$24,999	14	29	33	40	54	43	52
\$25,000-\$34,999	10	34	29	33	34	28	25
\$35,000-\$49,999	7	18	26	39	33	36	8
\$50,000-\$74,999	5	26	44	53	34	20	14
\$75,000-\$99,999	1	7	12	22	7	6	3
\$100,000-\$149,999	0	3	6	11	4	2	2
\$150,000-\$199,999	0	1	1	1	2	0	0
\$200,000+	0	0	0	1	0	1	0
Median Disposable Income	\$17,831	\$25,099	\$29,921	\$32,020	\$20,008	\$21,374	\$17,037
Average Disposable Income	\$23,761	\$31,010	\$38,348	\$41,261	\$29,053	\$28,792	\$23,433

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

City of Pelham Supplementary Economic Statistics (Cont'd)



Household Budget Expenditures

Pelham
Area: 4.08 square miles

Prepared By SWGRC

Demographic Summary		2015	2020	
Population		3,753	3,640	
Households		1,367	1,327	
Families		930	896	
Median Age		38.5	39.4	
Median Household Income		\$26,940	\$31,166	
	Spending Index	Average Amount Spent	Total	Percent
Total Expenditures	52	\$37,330.14	\$51,030,302	100.0%
Food	54	\$4,596.64	\$6,283,611	12.3%
Food at Home	56	\$2,932.44	\$4,008,642	7.9%
Food Away from Home	51	\$1,664.21	\$2,274,969	4.5%
Alcoholic Beverages	45	\$248.35	\$339,488	0.7%
Housing	49	\$10,602.71	\$14,493,908	28.4%
Shelter	46	\$7,541.64	\$10,309,419	20.2%
Utilities, Fuel and Public Services	61	\$3,061.07	\$4,184,489	8.2%
Household Operations	48	\$884.39	\$1,208,962	2.4%
Housekeeping Supplies	58	\$417.25	\$570,385	1.1%
Household Furnishings and Equipment	53	\$971.40	\$1,327,904	2.6%
Apparel and Services	51	\$1,191.69	\$1,629,034	3.2%
Transportation	58	\$6,081.21	\$8,313,011	16.3%
Travel	44	\$861.75	\$1,178,012	2.3%
Health Care	58	\$2,737.07	\$3,741,569	7.3%
Entertainment and Recreation	53	\$1,755.88	\$2,400,288	4.7%
Personal Care Products & Services	51	\$397.04	\$542,754	1.1%
Education	38	\$583.51	\$797,656	1.6%
Smoking Products	77	\$356.43	\$487,235	1.0%
Miscellaneous (1)	59	\$690.68	\$944,154	1.9%
Support Payments/Cash Contribution/Gifts in Kind	53	\$1,321.21	\$1,806,088	3.5%
Life/Other Insurance	60	\$275.28	\$376,302	0.7%
Pensions and Social Security	47	\$3,357.67	\$4,589,941	9.0%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Miscellaneous includes lotteries, pari-mutuel losses, legal fees, funeral expenses, safe deposit box rentals, checking account/banking service charges, cemetery lots/vaults/maintenance fees, accounting fees, miscellaneous personal services/advertising/fines, finance charges excluding mortgage & vehicle, occupational expenses, expenses for other properties, credit card membership fees, and shopping club membership fees.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

City of Pelham Supplementary Economic Statistics (Cont'd)



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

Population Summary	
2000 Total Population	4,079
2010 Total Population	3,898
2015 Total Population	3,753
2015 Group Quarters	110
2020 Total Population	3,640
2015-2020 Annual Rate	-0.61%
Household Summary	
2000 Households	1,451
2000 Average Household Size	2.69
2010 Households	1,412
2010 Average Household Size	2.68
2015 Households	1,367
2015 Average Household Size	2.66
2020 Households	1,327
2020 Average Household Size	2.66
2015-2020 Annual Rate	-0.59%
2010 Families	972
2010 Average Family Size	3.26
2015 Families	930
2015 Average Family Size	3.25
2020 Families	896
2020 Average Family Size	3.26
2015-2020 Annual Rate	-0.74%
Housing Unit Summary	
2000 Housing Units	1,591
Owner Occupied Housing Units	61.7%
Renter Occupied Housing Units	29.5%
Vacant Housing Units	8.8%
2010 Housing Units	1,586
Owner Occupied Housing Units	56.0%
Renter Occupied Housing Units	33.0%
Vacant Housing Units	11.0%
2015 Housing Units	1,586
Owner Occupied Housing Units	50.8%
Renter Occupied Housing Units	35.4%
Vacant Housing Units	13.8%
2020 Housing Units	1,576
Owner Occupied Housing Units	49.0%
Renter Occupied Housing Units	35.2%
Vacant Housing Units	15.8%
Median Household Income	
2015	\$26,940
2020	\$31,166
Median Home Value	
2015	\$63,139
2020	\$78,717
Per Capita Income	
2015	\$14,613
2020	\$16,604
Median Age	
2010	37.7
2015	38.5
2020	39.4

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Pelham Supplementary Economic Statistics (Cont'd)



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

2015 Households by Income	
Household Income Base	1,367
<\$15,000	29.8%
\$15,000 - \$24,999	17.0%
\$25,000 - \$34,999	13.2%
\$35,000 - \$49,999	12.3%
\$50,000 - \$74,999	13.6%
\$75,000 - \$99,999	8.6%
\$100,000 - \$149,999	4.8%
\$150,000 - \$199,999	0.4%
\$200,000+	0.4%
Average Household Income	\$38,492
2020 Households by Income	
Household Income Base	1,327
<\$15,000	28.6%
\$15,000 - \$24,999	13.0%
\$25,000 - \$34,999	12.4%
\$35,000 - \$49,999	12.4%
\$50,000 - \$74,999	16.3%
\$75,000 - \$99,999	11.1%
\$100,000 - \$149,999	5.4%
\$150,000 - \$199,999	0.5%
\$200,000+	0.5%
Average Household Income	\$43,668
2015 Owner Occupied Housing Units by Value	
Total	806
<\$50,000	41.1%
\$50,000 - \$99,999	34.0%
\$100,000 - \$149,999	11.5%
\$150,000 - \$199,999	6.0%
\$200,000 - \$249,999	2.6%
\$250,000 - \$299,999	1.4%
\$300,000 - \$399,999	1.4%
\$400,000 - \$499,999	0.7%
\$500,000 - \$749,999	0.6%
\$750,000 - \$999,999	0.4%
\$1,000,000 +	0.4%
Average Home Value	\$90,136
2020 Owner Occupied Housing Units by Value	
Total	773
<\$50,000	30.0%
\$50,000 - \$99,999	34.8%
\$100,000 - \$149,999	16.6%
\$150,000 - \$199,999	9.6%
\$200,000 - \$249,999	3.8%
\$250,000 - \$299,999	1.6%
\$300,000 - \$399,999	1.4%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	0.6%
\$750,000 - \$999,999	0.5%
\$1,000,000 +	0.4%
Average Home Value	\$105,660

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Pelham Supplementary Economic Statistics (Cont'd)



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

2010 Population by Age	
Total	3,900
0 - 4	8.5%
5 - 9	7.2%
10 - 14	7.5%
15 - 24	12.8%
25 - 34	11.0%
35 - 44	11.4%
45 - 54	14.8%
55 - 64	11.0%
65 - 74	8.4%
75 - 84	5.0%
85 +	2.3%
18 +	72.5%
2015 Population by Age	
Total	3,753
0 - 4	8.0%
5 - 9	7.4%
10 - 14	7.1%
15 - 24	12.5%
25 - 34	11.3%
35 - 44	10.8%
45 - 54	13.4%
55 - 64	12.5%
65 - 74	9.3%
75 - 84	5.1%
85 +	2.6%
18 +	73.6%
2020 Population by Age	
Total	3,641
0 - 4	7.7%
5 - 9	6.9%
10 - 14	7.4%
15 - 24	11.8%
25 - 34	11.2%
35 - 44	11.0%
45 - 54	12.1%
55 - 64	12.8%
65 - 74	10.5%
75 - 84	5.9%
85 +	2.6%
18 +	74.1%
2010 Population by Sex	
Males	1,812
Females	2,086
2015 Population by Sex	
Males	1,745
Females	2,008
2020 Population by Sex	
Males	1,696
Females	1,944

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Pelham Supplementary Economic Statistics (Cont'd)



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

2010 Population by Race/Ethnicity	
Total	3,897
White Alone	44.6%
Black Alone	51.8%
American Indian Alone	0.4%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.9%
Two or More Races	0.9%
Hispanic Origin	3.3%
Diversity Index	56.3
2015 Population by Race/Ethnicity	
Total	3,753
White Alone	44.3%
Black Alone	51.9%
American Indian Alone	0.5%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.9%
Two or More Races	1.0%
Hispanic Origin	3.5%
Diversity Index	56.6
2020 Population by Race/Ethnicity	
Total	3,641
White Alone	43.9%
Black Alone	51.9%
American Indian Alone	0.6%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.1%
Two or More Races	1.2%
Hispanic Origin	3.9%
Diversity Index	57.3
2010 Population by Relationship and Household Type	
Total	3,898
In Households	97.3%
In Family Households	83.7%
Householder	25.6%
Spouse	14.8%
Child	35.4%
Other relative	5.3%
Nonrelative	2.6%
In Nonfamily Households	13.5%
In Group Quarters	2.7%
Institutionalized Population	2.7%
Noninstitutionalized Population	0.1%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Pelham Supplementary Economic Statistics (Cont'd)



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

2015 Population 25+ by Educational Attainment	
Total	2,439
Less than 9th Grade	10.4%
9th - 12th Grade, No Diploma	14.8%
High School Graduate	33.7%
GED/Alternative Credential	5.9%
Some College, No Degree	19.0%
Associate Degree	9.4%
Bachelor's Degree	5.1%
Graduate/Professional Degree	1.7%
2015 Population 15+ by Marital Status	
Total	2,911
Never Married	31.3%
Married	43.0%
Widowed	11.4%
Divorced	14.3%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	88.0%
Civilian Unemployed	12.0%
2015 Employed Population 16+ by Industry	
Total	1,188
Agriculture/Mining	9.4%
Construction	2.5%
Manufacturing	24.0%
Wholesale Trade	2.5%
Retail Trade	10.5%
Transportation/Utilities	4.2%
Information	0.7%
Finance/Insurance/Real Estate	2.4%
Services	30.4%
Public Administration	13.4%
2015 Employed Population 16+ by Occupation	
Total	1,187
White Collar	41.4%
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Sales	8.9%
Administrative Support	10.3%
Services	27.8%
Blue Collar	30.7%
Farming/Forestry/Fishing	6.1%
Construction/Extraction	3.7%
Installation/Maintenance/Repair	6.1%
Production	7.9%
Transportation/Material Moving	7.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Pelham Supplementary Economic Statistics (Cont'd)



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

2010 Households by Type	
Total	1,413
Households with 1 Person	27.1%
Households with 2+ People	72.9%
Family Households	68.8%
Husband-wife Families	39.6%
With Related Children	17.3%
Other Family (No Spouse Present)	29.2%
Other Family with Male Householder	5.2%
With Related Children	2.7%
Other Family with Female Householder	24.1%
With Related Children	16.3%
Nonfamily Households	4.1%
All Households with Children	36.7%
Multigenerational Households	7.4%
Unmarried Partner Households	7.9%
Male-female	7.3%
Same-sex	0.6%
2010 Households by Size	
Total	1,413
1 Person Household	27.1%
2 Person Household	31.0%
3 Person Household	16.6%
4 Person Household	13.0%
5 Person Household	7.0%
6 Person Household	3.1%
7 + Person Household	2.2%
2010 Households by Tenure and Mortgage Status	
Total	1,412
Owner Occupied	62.9%
Owned with a Mortgage/Loan	35.7%
Owned Free and Clear	27.1%
Renter Occupied	37.1%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Pelham Supplementary Economic Statistics (Cont'd)



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

Top 3 Tapestry Segments		
	1.	Rural Bypasses (10E)
	2.	Southern Satellites (10A)
	3.	Modest Income Homes
2015 Consumer Spending		
Apparel & Services: Total \$		\$1,629,034
Average Spent		\$1,191.69
Spending Potential Index		51
Computers & Accessories: Total \$		\$169,303
Average Spent		\$123.85
Spending Potential Index		47
Education: Total \$		\$797,656
Average Spent		\$583.51
Spending Potential Index		38
Entertainment/Recreation: Total \$		\$2,400,288
Average Spent		\$1,755.88
Spending Potential Index		53
Food at Home: Total \$		\$4,008,642
Average Spent		\$2,932.44
Spending Potential Index		56
Food Away from Home: Total \$		\$2,274,969
Average Spent		\$1,664.21
Spending Potential Index		51
Health Care: Total \$		\$3,741,569
Average Spent		\$2,737.07
Spending Potential Index		58
HH Furnishings & Equipment: Total \$		\$1,327,904
Average Spent		\$971.40
Spending Potential Index		53
Investments: Total \$		\$1,755,640
Average Spent		\$1,284.30
Spending Potential Index		47
Retail Goods: Total \$		\$19,674,290
Average Spent		\$14,392.31
Spending Potential Index		56
Shelter: Total \$		\$10,309,419
Average Spent		\$7,541.64
Spending Potential Index		46
TV/Video/Audio: Total \$		\$1,034,286
Average Spent		\$756.61
Spending Potential Index		58
Travel: Total \$		\$1,178,012
Average Spent		\$861.75
Spending Potential Index		44
Vehicle Maintenance & Repairs: Total \$		\$794,331
Average Spent		\$581.08
Spending Potential Index		52

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

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Sale City Demographics



Community Profile

Sale City
Area: 1.84 square miles

Prepared by Esri

Population Summary	
2000 Total Population	394
2010 Total Population	380
2015 Total Population	374
2015 Group Quarters	0
2020 Total Population	365
2015-2020 Annual Rate	-0.49%
Household Summary	
2000 Households	148
2000 Average Household Size	2.66
2010 Households	149
2010 Average Household Size	2.55
2015 Households	148
2015 Average Household Size	2.53
2020 Households	145
2020 Average Household Size	2.52
2015-2020 Annual Rate	-0.41%
2010 Families	102
2010 Average Family Size	3.14
2015 Families	101
2015 Average Family Size	3.10
2020 Families	98
2020 Average Family Size	3.11
2015-2020 Annual Rate	-0.60%
Housing Unit Summary	
2000 Housing Units	163
Owner Occupied Housing Units	73.6%
Renter Occupied Housing Units	17.2%
Vacant Housing Units	9.2%
2010 Housing Units	161
Owner Occupied Housing Units	72.7%
Renter Occupied Housing Units	19.9%
Vacant Housing Units	7.5%
2015 Housing Units	161
Owner Occupied Housing Units	69.6%
Renter Occupied Housing Units	22.4%
Vacant Housing Units	8.1%
2020 Housing Units	161
Owner Occupied Housing Units	68.3%
Renter Occupied Housing Units	22.4%
Vacant Housing Units	9.9%
Median Household Income	
2015	\$37,111
2020	\$42,740
Median Home Value	
2015	\$79,861
2020	\$100,000
Per Capita Income	
2015	\$18,845
2020	\$21,156
Median Age	
2010	40.5
2015	39.7
2020	41.8

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Sale City Demographics (Cont'd)



Community Profile

Sale City
Area: 1.84 square miles

Prepared by Esri

2010 Population by Age	
Total	381
0 - 4	7.3%
5 - 9	6.3%
10 - 14	6.6%
15 - 24	11.3%
25 - 34	12.6%
35 - 44	10.5%
45 - 54	14.4%
55 - 64	13.9%
65 - 74	9.4%
75 - 84	5.5%
85 +	1.8%
18 +	76.4%
2015 Population by Age	
Total	373
0 - 4	7.2%
5 - 9	7.5%
10 - 14	6.2%
15 - 24	9.7%
25 - 34	12.9%
35 - 44	12.3%
45 - 54	11.5%
55 - 64	14.5%
65 - 74	10.7%
75 - 84	5.9%
85 +	1.6%
18 +	76.1%
2020 Population by Age	
Total	367
0 - 4	6.8%
5 - 9	7.1%
10 - 14	7.9%
15 - 24	9.8%
25 - 34	9.8%
35 - 44	13.4%
45 - 54	10.6%
55 - 64	14.4%
65 - 74	12.5%
75 - 84	5.7%
85 +	1.9%
18 +	74.4%
2010 Population by Sex	
Males	193
Females	187
2015 Population by Sex	
Males	190
Females	183
2020 Population by Sex	
Males	186
Females	180

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Sale City Demographics (Cont'd)



Community Profile

Sale City
Area: 1.84 square miles

Prepared by Esri

2010 Population by Race/Ethnicity	
Total	379
White Alone	76.3%
Black Alone	17.7%
American Indian Alone	0.3%
Asian Alone	1.1%
Pacific Islander Alone	0.0%
Some Other Race Alone	4.0%
Two or More Races	0.8%
Hispanic Origin	7.4%
Diversity Index	47.4
2015 Population by Race/Ethnicity	
Total	375
White Alone	75.2%
Black Alone	18.1%
American Indian Alone	0.3%
Asian Alone	1.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	4.0%
Two or More Races	1.1%
Hispanic Origin	7.2%
Diversity Index	47.9
2020 Population by Race/Ethnicity	
Total	365
White Alone	74.2%
Black Alone	18.4%
American Indian Alone	0.3%
Asian Alone	1.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	4.4%
Two or More Races	1.1%
Hispanic Origin	7.7%
Diversity Index	49.8
2010 Population by Relationship and Household Type	
Total	380
In Households	100.0%
In Family Households	85.8%
Householder	27.1%
Spouse	20.8%
Child	32.9%
Other relative	3.9%
Nonrelative	1.6%
In Nonfamily Households	14.2%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Sale City Demographics (Cont'd)



Community Profile

Sale City
Area: 1.84 square miles

Prepared by Esri

2015 Population 25+ by Educational Attainment	
Total	260
Less than 9th Grade	7.3%
9th - 12th Grade, No Diploma	22.3%
High School Graduate	26.9%
GED/Alternative Credential	7.3%
Some College, No Degree	20.4%
Associate Degree	5.4%
Bachelor's Degree	3.5%
Graduate/Professional Degree	6.9%
2015 Population 15+ by Marital Status	
Total	296
Never Married	21.3%
Married	65.5%
Widowed	3.7%
Divorced	9.5%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	97.8%
Civilian Unemployed	2.9%
2015 Employed Population 16+ by Industry	
Total	135
Agriculture/Mining	22.2%
Construction	6.7%
Manufacturing	11.1%
Wholesale Trade	3.0%
Retail Trade	5.9%
Transportation/Utilities	9.6%
Information	0.7%
Finance/Insurance/Real Estate	3.0%
Services	28.1%
Public Administration	9.6%
2015 Employed Population 16+ by Occupation	
Total	135
White Collar	48.1%
Management/Business/Financial	6.7%
Professional	21.5%
Sales	6.7%
Administrative Support	13.3%
Services	5.2%
Blue Collar	46.7%
Farming/Forestry/Fishing	13.3%
Construction/Extraction	5.9%
Installation/Maintenance/Repair	4.4%
Production	12.6%
Transportation/Material Moving	10.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Sale City Demographics (Cont'd)



Community Profile

Sale City
Area: 1.84 square miles

Prepared by Esri

2010 Households by Type	
Total	149
Households with 1 Person	27.5%
Households with 2+ People	72.5%
Family Households	68.5%
Husband-wife Families	53.0%
With Related Children	22.1%
Other Family (No Spouse Present)	15.4%
Other Family with Male Householder	5.4%
With Related Children	2.7%
Other Family with Female Householder	10.1%
With Related Children	5.4%
Nonfamily Households	4.0%
All Households with Children	30.9%
Multigenerational Households	5.4%
Unmarried Partner Households	4.7%
Male-female	4.0%
Same-sex	0.7%
2010 Households by Size	
Total	150
1 Person Household	27.3%
2 Person Household	34.0%
3 Person Household	14.7%
4 Person Household	12.0%
5 Person Household	7.3%
6 Person Household	2.0%
7 + Person Household	2.7%
2010 Households by Tenure and Mortgage Status	
Total	149
Owner Occupied	78.5%
Owned with a Mortgage/Loan	45.0%
Owned Free and Clear	33.6%
Renter Occupied	21.5%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Sale City Supplementary Economic Statistics



Business Summary

Sale City
Area: 1.84 square miles

Prepared By SWGRC

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	7.1%	3	4.7%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	1	7.1%	2	3.1%
Manufacturing	0	0.0%	0	0.0%
Wholesale Trade	2	14.3%	25	39.1%
Retail Trade	1	7.1%	2	3.1%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%
Food & Beverage Stores	1	7.1%	1	1.6%
Health & Personal Care Stores	0	0.0%	0	0.0%
Gasoline Stations	1	7.1%	2	3.1%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%
General Merchandise Stores	0	0.0%	0	0.0%
Miscellaneous Store Retailers	0	0.0%	0	0.0%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	4	28.6%	10	15.6%
Information	1	7.1%	1	1.6%
Finance & Insurance	1	7.1%	0	0.0%
Central Bank/Credit Intermediation & Related Activities	1	7.1%	0	0.0%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%
Real Estate, Rental & Leasing	0	0.0%	0	0.0%
Professional, Scientific & Tech Services	0	0.0%	0	0.0%
Legal Services	0	0.0%	0	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	0	0.0%	0	0.0%
Educational Services	0	0.0%	0	0.0%
Health Care & Social Assistance	0	0.0%	0	0.0%
Arts, Entertainment & Recreation	1	7.1%	3	4.7%
Accommodation & Food Services	1	7.1%	2	3.1%
Accommodation	0	0.0%	0	0.0%
Food Services & Drinking Places	1	7.1%	2	3.1%
Other Services (except Public Administration)	2	14.3%	4	6.3%
Automotive Repair & Maintenance	0	0.0%	0	0.0%
Public Administration	2	14.3%	13	20.3%
Unclassified Establishments	0	0.0%	0	0.0%
Total	14	100.0%	64	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.



Business Summary

Sale City
Area: 1.84 square miles

Prepared By SWGRC

Data for all businesses in area				
Total Businesses:			14	
Total Employees:			64	
Total Residential Population:			374	
Employee/Residential Population Ratio:			0.17:1	
by SIC Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	1	7.1%	3	4.7%
Construction	1	7.1%	2	3.1%
Manufacturing	0	0.0%	0	0.0%
Transportation	4	28.6%	10	15.6%
Communication	0	0.0%	0	0.0%
Utility	0	0.0%	0	0.0%
Wholesale Trade	2	14.3%	25	39.1%
Retail Trade Summary	2	14.3%	4	6.3%
Home Improvement	0	0.0%	0	0.0%
General Merchandise Stores	0	0.0%	0	0.0%
Food Stores	1	7.1%	1	1.6%
Auto Dealers, Gas Stations, Auto Aftermarket	1	7.1%	2	3.1%
Apparel & Accessory Stores	0	0.0%	0	0.0%
Furniture & Home Furnishings	0	0.0%	0	0.0%
Eating & Drinking Places	1	7.1%	2	3.1%
Miscellaneous Retail	0	0.0%	0	0.0%
Finance, Insurance, Real Estate Summary	1	7.1%	0	0.0%
Banks, Savings & Lending Institutions	1	7.1%	0	0.0%
Securities Brokers	0	0.0%	0	0.0%
Insurance Carriers & Agents	0	0.0%	0	0.0%
Real Estate, Holding, Other Investment Offices	0	0.0%	0	0.0%
Services Summary	3	21.4%	8	12.5%
Hotels & Lodging	0	0.0%	0	0.0%
Automotive Services	0	0.0%	0	0.0%
Motion Pictures & Amusements	1	7.1%	3	4.7%
Health Services	0	0.0%	0	0.0%
Legal Services	0	0.0%	0	0.0%
Education Institutions & Libraries	1	7.1%	1	1.6%
Other Services	2	14.3%	4	6.3%
Government	2	14.3%	13	20.3%
Unclassified Establishments	0	0.0%	0	0.0%
Totals	14	100.0%	64	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.

City of Sale City Supplementary Economic Statistics (Cont'd)



Disposable Income Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	380	374	365	-9	-0.49%
Median Age	40.5	39.7	41.8	2.1	1.04%
Households	149	148	145	-3	-0.41%
Average Household Size	2.55	2.53	2.52	-0.01	-0.08%

2015 Households by Disposable Income	Number	Percent
Total	148	100.0%
<\$15,000	33	22.3%
\$15,000-\$24,999	28	18.9%
\$25,000-\$34,999	20	13.5%
\$35,000-\$49,999	25	16.9%
\$50,000-\$74,999	29	19.6%
\$75,000-\$99,999	10	6.8%
\$100,000-\$149,999	4	2.7%
\$150,000-\$199,999	1	0.7%
\$200,000+	0	0.0%
Median Disposable Income	\$31,347	
Average Disposable Income	\$38,921	

2015 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	4	20	24	23	33	25	19
<\$15,000	1	6	4	3	9	7	4
\$15,000-\$24,999	1	3	2	4	7	4	7
\$25,000-\$34,999	0	4	3	3	4	3	3
\$35,000-\$49,999	1	2	4	5	5	7	1
\$50,000-\$74,999	0	4	7	6	5	4	3
\$75,000-\$99,999	0	2	3	2	2	0	1
\$100,000-\$149,999	0	1	1	1	1	0	0
\$150,000-\$199,999	0	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0	0
Median Disposable Income	\$18,542	\$29,129	\$45,239	\$39,638	\$25,954	\$29,283	\$21,742
Average Disposable Income	\$29,460	\$38,203	\$50,367	\$46,794	\$36,013	\$31,232	\$32,852

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

City of Sale City Supplementary Economic Statistics (Cont'd)



Household Budget Expenditures

Sale City
Area: 1.84 square miles

Prepared By SWGRC

Demographic Summary		2015	2020	
Population		374	365	
Households		148	145	
Families		101	98	
Median Age		39.7	41.8	
Median Household Income		\$37,111	\$42,740	
	Spending Index	Average Amount Spent	Total	Percent
Total Expenditures	65	\$46,398.56	\$6,866,987	100.0%
Food	68	\$5,793.40	\$857,423	12.5%
Food at Home	72	\$3,753.84	\$555,569	8.1%
Food Away from Home	62	\$2,039.55	\$301,854	4.4%
Alcoholic Beverages	51	\$283.97	\$42,027	0.6%
Housing	57	\$12,342.16	\$1,826,639	26.6%
Shelter	52	\$8,529.32	\$1,262,339	18.4%
Utilities, Fuel and Public Services	75	\$3,812.84	\$564,300	8.2%
Household Operations	59	\$1,079.75	\$159,803	2.3%
Housekeeping Supplies	76	\$550.43	\$81,463	1.2%
Household Furnishings and Equipment	67	\$1,229.33	\$181,941	2.6%
Apparel and Services	62	\$1,437.67	\$212,775	3.1%
Transportation	74	\$7,834.92	\$1,159,568	16.9%
Travel	56	\$1,093.85	\$161,890	2.4%
Health Care	77	\$3,664.30	\$542,317	7.9%
Entertainment and Recreation	69	\$2,281.94	\$337,727	4.9%
Personal Care Products & Services	62	\$485.59	\$71,867	1.0%
Education	41	\$618.77	\$91,578	1.3%
Smoking Products	100	\$465.82	\$68,942	1.0%
Miscellaneous (1)	81	\$940.77	\$139,234	2.0%
Support Payments/Cash Contribution/Gifts in Kind	70	\$1,741.53	\$257,747	3.8%
Life/Other Insurance	81	\$372.26	\$55,094	0.8%
Pensions and Social Security	59	\$4,182.12	\$618,954	9.0%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Miscellaneous includes lotteries, pari-mutuel losses, legal fees, funeral expenses, safe deposit box rentals, checking account/banking service charges, cemetery lots/vaults/maintenance fees, accounting fees, miscellaneous personal services/advertising/fines, finance charges excluding mortgage & vehicle, occupational expenses, expenses for other properties, credit card membership fees, and shopping club membership fees.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

City of Sale City Supplementary Economic Statistics (Cont'd)



Market Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

Population Summary	
2000 Total Population	394
2010 Total Population	380
2015 Total Population	374
2015 Group Quarters	0
2020 Total Population	365
2015-2020 Annual Rate	-0.49%
Household Summary	
2000 Households	148
2000 Average Household Size	2.66
2010 Households	149
2010 Average Household Size	2.55
2015 Households	148
2015 Average Household Size	2.53
2020 Households	145
2020 Average Household Size	2.52
2015-2020 Annual Rate	-0.41%
2010 Families	102
2010 Average Family Size	3.14
2015 Families	101
2015 Average Family Size	3.10
2020 Families	98
2020 Average Family Size	3.11
2015-2020 Annual Rate	-0.60%
Housing Unit Summary	
2000 Housing Units	163
Owner Occupied Housing Units	73.6%
Renter Occupied Housing Units	17.2%
Vacant Housing Units	9.2%
2010 Housing Units	161
Owner Occupied Housing Units	72.7%
Renter Occupied Housing Units	19.9%
Vacant Housing Units	7.5%
2015 Housing Units	161
Owner Occupied Housing Units	69.6%
Renter Occupied Housing Units	22.4%
Vacant Housing Units	8.1%
2020 Housing Units	161
Owner Occupied Housing Units	68.3%
Renter Occupied Housing Units	22.4%
Vacant Housing Units	9.9%
Median Household Income	
2015	\$37,111
2020	\$42,740
Median Home Value	
2015	\$79,861
2020	\$100,000
Per Capita Income	
2015	\$18,845
2020	\$21,156
Median Age	
2010	40.5
2015	39.7
2020	41.8

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Sale City Supplementary Economic Statistics (Cont'd)



Market Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

2015 Households by Income	
Household Income Base	148
<\$15,000	18.2%
\$15,000 - \$24,999	16.2%
\$25,000 - \$34,999	12.8%
\$35,000 - \$49,999	12.8%
\$50,000 - \$74,999	20.3%
\$75,000 - \$99,999	10.1%
\$100,000 - \$149,999	8.1%
\$150,000 - \$199,999	0.0%
\$200,000+	0.7%
Average Household Income	\$47,635
2020 Households by Income	
Household Income Base	145
<\$15,000	17.2%
\$15,000 - \$24,999	13.1%
\$25,000 - \$34,999	13.1%
\$35,000 - \$49,999	11.7%
\$50,000 - \$74,999	21.4%
\$75,000 - \$99,999	12.4%
\$100,000 - \$149,999	11.0%
\$150,000 - \$199,999	0.0%
\$200,000+	0.7%
Average Household Income	\$53,268
2015 Owner Occupied Housing Units by Value	
Total	112
<\$50,000	30.4%
\$50,000 - \$99,999	32.1%
\$100,000 - \$149,999	19.6%
\$150,000 - \$199,999	5.4%
\$200,000 - \$249,999	4.5%
\$250,000 - \$299,999	1.8%
\$300,000 - \$399,999	1.8%
\$400,000 - \$499,999	0.9%
\$500,000 - \$749,999	0.9%
\$750,000 - \$999,999	0.9%
\$1,000,000 +	0.9%
Average Home Value	\$116,441
2020 Owner Occupied Housing Units by Value	
Total	110
<\$50,000	20.0%
\$50,000 - \$99,999	30.0%
\$100,000 - \$149,999	27.3%
\$150,000 - \$199,999	9.1%
\$200,000 - \$249,999	6.4%
\$250,000 - \$299,999	1.8%
\$300,000 - \$399,999	1.8%
\$400,000 - \$499,999	0.9%
\$500,000 - \$749,999	0.9%
\$750,000 - \$999,999	0.9%
\$1,000,000 +	0.9%
Average Home Value	\$132,273

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

2010 Population by Age	
Total	381
0 - 4	7.3%
5 - 9	6.3%
10 - 14	6.6%
15 - 24	11.3%
25 - 34	12.6%
35 - 44	10.5%
45 - 54	14.4%
55 - 64	13.9%
65 - 74	9.4%
75 - 84	5.5%
85 +	1.8%
18 +	76.4%
2015 Population by Age	
Total	373
0 - 4	7.2%
5 - 9	7.5%
10 - 14	6.2%
15 - 24	9.7%
25 - 34	12.9%
35 - 44	12.3%
45 - 54	11.5%
55 - 64	14.5%
65 - 74	10.7%
75 - 84	5.9%
85 +	1.6%
18 +	76.1%
2020 Population by Age	
Total	367
0 - 4	6.8%
5 - 9	7.1%
10 - 14	7.9%
15 - 24	9.8%
25 - 34	9.8%
35 - 44	13.4%
45 - 54	10.6%
55 - 64	14.4%
65 - 74	12.5%
75 - 84	5.7%
85 +	1.9%
18 +	74.4%
2010 Population by Sex	
Males	193
Females	187
2015 Population by Sex	
Males	190
Females	183
2020 Population by Sex	
Males	186
Females	180

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Sale City Supplementary Economic Statistics (Cont'd)



Market Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

2010 Population by Race/Ethnicity	
Total	379
White Alone	76.3%
Black Alone	17.7%
American Indian Alone	0.3%
Asian Alone	1.1%
Pacific Islander Alone	0.0%
Some Other Race Alone	4.0%
Two or More Races	0.8%
Hispanic Origin	7.4%
Diversity Index	47.4
2015 Population by Race/Ethnicity	
Total	375
White Alone	75.2%
Black Alone	18.1%
American Indian Alone	0.3%
Asian Alone	1.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	4.0%
Two or More Races	1.1%
Hispanic Origin	7.2%
Diversity Index	47.9
2020 Population by Race/Ethnicity	
Total	365
White Alone	74.2%
Black Alone	18.4%
American Indian Alone	0.3%
Asian Alone	1.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	4.4%
Two or More Races	1.1%
Hispanic Origin	7.7%
Diversity Index	49.8
2010 Population by Relationship and Household Type	
Total	380
In Households	100.0%
In Family Households	85.8%
Householder	27.1%
Spouse	20.8%
Child	32.9%
Other relative	3.9%
Nonrelative	1.6%
In Nonfamily Households	14.2%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

2015 Population 25+ by Educational Attainment	
Total	260
Less than 9th Grade	7.3%
9th - 12th Grade, No Diploma	22.3%
High School Graduate	26.9%
GED/Alternative Credential	7.3%
Some College, No Degree	20.4%
Associate Degree	5.4%
Bachelor's Degree	3.5%
Graduate/Professional Degree	6.9%
2015 Population 15+ by Marital Status	
Total	296
Never Married	21.3%
Married	65.5%
Widowed	3.7%
Divorced	9.5%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	97.8%
Civilian Unemployed	2.9%
2015 Employed Population 16+ by Industry	
Total	135
Agriculture/Mining	22.2%
Construction	6.7%
Manufacturing	11.1%
Wholesale Trade	3.0%
Retail Trade	5.9%
Transportation/Utilities	9.6%
Information	0.7%
Finance/Insurance/Real Estate	3.0%
Services	28.1%
Public Administration	9.6%
2015 Employed Population 16+ by Occupation	
Total	135
White Collar	48.1%
Management/Business/Financial	6.7%
Professional	21.5%
Sales	6.7%
Administrative Support	13.3%
Services	5.2%
Blue Collar	46.7%
Farming/Forestry/Fishing	13.3%
Construction/Extraction	5.9%
Installation/Maintenance/Repair	4.4%
Production	12.6%
Transportation/Material Moving	10.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

2010 Households by Type	
Total	149
Households with 1 Person	27.5%
Households with 2+ People	72.5%
Family Households	68.5%
Husband-wife Families	53.0%
With Related Children	22.1%
Other Family (No Spouse Present)	15.4%
Other Family with Male Householder	5.4%
With Related Children	2.7%
Other Family with Female Householder	10.1%
With Related Children	5.4%
Nonfamily Households	4.0%
All Households with Children	30.9%
Multigenerational Households	5.4%
Unmarried Partner Households	4.7%
Male-female	4.0%
Same-sex	0.7%
2010 Households by Size	
Total	150
1 Person Household	27.3%
2 Person Household	34.0%
3 Person Household	14.7%
4 Person Household	12.0%
5 Person Household	7.3%
6 Person Household	2.0%
7 + Person Household	2.7%
2010 Households by Tenure and Mortgage Status	
Total	149
Owner Occupied	78.5%
Owned with a Mortgage/Loan	45.0%
Owned Free and Clear	33.6%
Renter Occupied	21.5%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

City of Sale City Supplementary Economic Statistics (Cont'd)



Market Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

Top 3 Tapestry Segments		
	1.	Rooted Rural (10B)
	2.	Top Tier (1A)
	3.	Professional Pride (1B)
2015 Consumer Spending		
Apparel & Services: Total \$		\$212,775
Average Spent		\$1,437.67
Spending Potential Index		62
Computers & Accessories: Total \$		\$22,493
Average Spent		\$151.98
Spending Potential Index		58
Education: Total \$		\$91,578
Average Spent		\$618.77
Spending Potential Index		41
Entertainment/Recreation: Total \$		\$337,727
Average Spent		\$2,281.94
Spending Potential Index		69
Food at Home: Total \$		\$555,569
Average Spent		\$3,753.84
Spending Potential Index		72
Food Away from Home: Total \$		\$301,854
Average Spent		\$2,039.55
Spending Potential Index		62
Health Care: Total \$		\$542,317
Average Spent		\$3,664.30
Spending Potential Index		77
HH Furnishings & Equipment: Total \$		\$181,941
Average Spent		\$1,229.33
Spending Potential Index		67
Investments: Total \$		\$366,189
Average Spent		\$2,474.25
Spending Potential Index		90
Retail Goods: Total \$		\$2,793,270
Average Spent		\$18,873.45
Spending Potential Index		74
Shelter: Total \$		\$1,262,339
Average Spent		\$8,529.32
Spending Potential Index		52
TV/Video/Audio: Total \$		\$136,039
Average Spent		\$919.18
Spending Potential Index		70
Travel: Total \$		\$161,890
Average Spent		\$1,093.85
Spending Potential Index		56
Vehicle Maintenance & Repairs: Total \$		\$108,762
Average Spent		\$734.88
Spending Potential Index		66

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

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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