Seminole County, Donalsonville and Iron City Joint Comprehensive Plan 2017

Prepared with assistance from:

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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, were, why and how of future physical changes to the landscape of Seminole County and its municipalities.

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

The last full Comprehensive Plan for Seminole County and the Cities of Donalsonville and Iron City was completed and adopted in 2007 by the Southwest Georgia Regional Commission (SWGRC). Although not a lot has changed since 2007, an updated comprehensive plan is required by the Georgia Department of Community Affairs (DCA). The Seminole County Joint Comprehensive Plan will be completed in 2016, and will lay 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 in January 2013, outlines three required components of a comprehensive plan for all local governments: community goals, needs and opportunities and a community work program. The Seminole 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. Seminole 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.

PUBLIC INVOLVEMENT

SWGRC's Role

The SWGRC's Planning Department facilitated the 2016 Comprehensive Plan update for Seminole County, Donalsonville and Iron 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 and made recommendations that are reflective of the community's desires. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

Stakeholder Involvement

A number of stakeholders were identified and asked to participate in the process including: Business owners, residents around Lake Seminole, large property owners around Lake Seminole, farmers, Chamber of Commerce, planning commission members and departments heads. Representation of those invited was not great due to scheduling conflicts but word of mouth spread and netted us a few substitutes to fill the stakeholder ranks.

Public Input and Steering Committee

The 2016 update of the Seminole County Comprehensive Plan relied heavily on public involvement. The planning process began with initial public hearings at County Commission and City Council meetings in October 2015 where the plan requirements were discussed and an overview of the process as well as various ways the public could participate in the plan process. Aside from public meetings, the SWGRC planning website (www.swgrcplanning.org) was utilized to further explain the plan process, requirements and provide an avenue for residents to be notified of meetings and send questions and concerns to the planner. Following the initial public hearings, a series of community input sessions was held where the public was invited to help identify the strengths, weaknesses, opportunities and threats and from that develop a list of needs and opportunities Seminole County, Donalsonville and Iron City. The next meeting that was held was to develop goals and policies for Seminole County, Donalsonville and Iron City regarding a variety of topics. The steering committee was formed from various department heads, business owners, residents and at least one elected official, as required by the DCA's rules for comprehensive planning. The steering committee members are as follows:

- Brenda Peterson, Seminole County Board of Commissioners Vice Chairperson
- Paula Granger, Seminole County Administrator/Clerk
- Darrell Hampton, Donalsonville City Manager
- Mitchell Banks, Donalsonville City Council
- Ronnie Ingram, Iron City Mayor
- Sara McCalvin, Iron City Clerk

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 Seminole County, Donalsonville and Iron City.

Review Process

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

SEMINOLE COUNTY

COMMUNITY PROFILE

esri

Community Profile

Seminole County.zip
Area: 251.64 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	6,275
2010 Total Population	5,769
2015 Total Population	5,762
2015 Group Quarters	10
2020 Total Population	5,851
2015-2020 Annual Rate	0.31%
Household Summary	
2000 Households	2,427
2000 Average Household Size	2.52
2010 Households	2,385
2010 Average Household Size	2.41
2015 Households	2,413
2015 Average Household Size	2.38
2020 Households	2,460
2020 Average Household Size	2.37
2015-2020 Annual Rate	0.39%
2010 Families	1,693
2010 Average Family Size	2.87
2015 Families	1,693
2015 Average Family Size	2.85
2020 Families	1,716
2020 Average Family Size	2.85
2015-2020 Annual Rate	0.27%
Housing Unit Summary	
2000 Housing Units	3,478
Owner Occupied Housing Units	57.8%
Renter Occupied Housing Units	12.0%
Vacant Housing Units	30.2%
2010 Housing Units	3,503
Owner Occupied Housing Units	54.7%
Renter Occupied Housing Units	13.4%
Vacant Housing Units	31.9%
2015 Housing Units	3,629
Owner Occupied Housing Units	51.5%
Renter Occupied Housing Units	15.0%
Vacant Housing Units	33.5%
2020 Housing Units	3,707
Owner Occupied Housing Units	51.5%
Renter Occupied Housing Units	14.9%
Vacant Housing Units	33.6%
Median Household Income	
2015	$35,238
2020	$41,359
Median Home Value	
2015	$65,774
2020	$83,627
Per Capita Income	
2015	$20,732
2020	$23,532
Median Age	
2010	45.8
2015	47.3
2020	49.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

2015 Households by Income	
Household Income Base	2,413
<$15,000	17.3%
$15,000 - $24,999	19.2%
$25,000 - $34,999	13.2%
$35,000 - $49,999	13.2%
$50,000 - $74,999	17.2%
$75,000 - $99,999	11.2%
$100,000 - $149,999	5.4%
$150,000 - $199,999	1.9%
$200,000+	1.4%
Average Household Income	$49,256
2020 Households by Income	
Household Income Base	2,460
<$15,000	16.3%
$15,000 - $24,999	14.7%
$25,000 - $34,999	12.4%
$35,000 - $49,999	13.3%
$50,000 - $74,999	19.9%
$75,000 - $99,999	13.2%
$100,000 - $149,999	6.4%
$150,000 - $199,999	2.2%
$200,000+	1.6%
Average Household Income	$55,680
2015 Owner Occupied Housing Units by Value	
Total	1,868
<$50,000	41.2%
$50,000 - $99,999	28.0%
$100,000 - $149,999	13.8%
$150,000 - $199,999	8.3%
$200,000 - $249,999	3.8%
$250,000 - $299,999	2.1%
$300,000 - $399,999	1.2%
$400,000 - $499,999	0.5%
$500,000 - $749,999	0.7%
$750,000 - $999,999	0.1%
$1,000,000 +	0.4%
Average Home Value	$93,804
2020 Owner Occupied Housing Units by Value	
Total	1,909
<$50,000	30.0%
$50,000 - $99,999	29.8%
$100,000 - $149,999	18.4%
$150,000 - $199,999	11.7%
$200,000 - $249,999	5.2%
$250,000 - $299,999	2.1%
$300,000 - $399,999	1.2%
$400,000 - $499,999	0.5%
$500,000 - $749,999	0.6%
$750,000 - $999,999	0.1%
$1,000,000 +	0.4%
Average Home Value	$106,748

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.

2010 Population by Age	
Total	5,769
0 - 4	5.3%
5 - 9	5.8%
10 - 14	6.3%
15 - 24	10.2%
25 - 34	9.5%
35 - 44	11.6%
45 - 54	15.6%
55 - 64	15.6%
65 - 74	12.3%
75 - 84	6.0%
85 +	1.7%
18 +	78.8%
2015 Population by Age	
Total	5,762
0 - 4	4.9%
5 - 9	5.8%
10 - 14	5.6%
15 - 24	10.2%
25 - 34	10.0%
35 - 44	10.7%
45 - 54	14.1%
55 - 64	16.3%
65 - 74	14.7%
75 - 84	5.9%
85 +	1.9%
18 +	80.5%
2020 Population by Age	
Total	5,851
0 - 4	4.7%
5 - 9	5.4%
10 - 14	5.9%
15 - 24	9.2%
25 - 34	9.6%
35 - 44	10.3%
45 - 54	12.6%
55 - 64	17.3%
65 - 74	15.7%
75 - 84	7.3%
85 +	1.9%
18 +	80.9%
2010 Population by Sex	
Males	2,801
Females	2,968
2015 Population by Sex	
Males	2,820
Females	2,942
2020 Population by Sex	
Males	2,882
Females	2,968

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	5,769
White Alone	73.7%
Black Alone	24.1%
American Indian Alone	0.1%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.9%
Two or More Races	1.0%
Hispanic Origin	2.3%
Diversity Index	42.7
2015 Population by Race/Ethnicity	
Total	5,762
White Alone	72.4%
Black Alone	24.0%
American Indian Alone	0.2%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.1%
Two or More Races	1.6%
Hispanic Origin	2.9%
Diversity Index	45.1
2020 Population by Race/Ethnicity	
Total	5,851
White Alone	71.2%
Black Alone	23.8%
American Indian Alone	0.2%
Asian Alone	1.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.4%
Two or More Races	2.3%
Hispanic Origin	3.7%
Diversity Index	47.6
2010 Population by Relationship and Household Type	
Total	5,769
In Households	99.8%
In Family Households	86.2%
Householder	29.5%
Spouse	21.6%
Child	28.9%
Other relative	4.2%
Nonrelative	1.9%
In Nonfamily Households	13.7%
In Group Quarters	0.2%
Institutionalized Population	0.2%
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.

2015 Population 25+ by Educational Attainment	
Total	4,239
Less than 9th Grade	4.1%
9th - 12th Grade, No Diploma	12.4%
High School Graduate	37.4%
GED/Alternative Credential	6.4%
Some College, No Degree	22.1%
Associate Degree	5.0%
Bachelor's Degree	7.8%
Graduate/Professional Degree	5.0%
2015 Population 15+ by Marital Status	
Total	4,823
Never Married	25.6%
Married	52.0%
Widowed	9.5%
Divorced	12.9%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	89.7%
Civilian Unemployed	10.3%
2015 Employed Population 16+ by Industry	
Total	2,145
Agriculture/Mining	6.2%
Construction	12.0%
Manufacturing	13.3%
Wholesale Trade	1.8%
Retail Trade	12.2%
Transportation/Utilities	3.8%
Information	0.7%
Finance/Insurance/Real Estate	8.3%
Services	36.8%
Public Administration	4.7%
2015 Employed Population 16+ by Occupation	
Total	2,145
White Collar	46.2%
Management/Business/Financial	5.1%
Professional	15.7%
Sales	13.4%
Administrative Support	12.0%
Services	21.9%
Blue Collar	31.9%
Farming/Forestry/Fishing	3.0%
Construction/Extraction	9.7%
Installation/Maintenance/Repair	2.6%
Production	10.5%
Transportation/Material Moving	6.1%

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 Households by Type	
Total	2,385
Households with 1 Person	25.7%
Households with 2+ People	74.3%
Family Households	71.0%
Husband-wife Families	52.0%
With Related Children	17.2%
Other Family (No Spouse Present)	19.0%
Other Family with Male Householder	4.4%
With Related Children	2.1%
Other Family with Female Householder	14.5%
With Related Children	8.3%
Nonfamily Households	3.4%
All Households with Children	28.0%
Multigenerational Households	4.7%
Unmarried Partner Households	4.4%
Male-female	3.9%
Same-sex	0.5%
2010 Households by Size	
Total	2,385
1 Person Household	25.7%
2 Person Household	39.8%
3 Person Household	15.6%
4 Person Household	10.9%
5 Person Household	5.5%
6 Person Household	1.6%
7 + Person Household	1.0%
2010 Households by Tenure and Mortgage Status	
Total	2,385
Owner Occupied	80.4%
Owned with a Mortgage/Loan	42.4%
Owned Free and Clear	38.0%
Renter Occupied	19.6%

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.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths

- School System
- Ag Industry
- Healthcare System
- Public Health Dept
- Library System
- Recreation Dept
- Excellent Airport
- Excellent Transportation Network connected to other areas
- Good rail system
- Strong Development Authority
- Chamber of Commerce is Advancing
- Strong Emergency Services
- Senior Assisted Living facilities
- Excellent newspaper
- Civic organizations/church groups
- Bainbridge College satellite campus
- Strong marketing of community to industry
- Friendship House of Jesus afterschool program

Weaknesses

- Skilled labor
- Lack of Low income housing
- Property availability
- Quality transient housing
- Eating establishments
- Public apathy
- Tourism marketing
- Deteriorating county roads
- No mental health care facilities/services

Opportunities

- Lake Seminole
- Chamber Website
- Computer/IT basic training
- TSPLOST
- Solid Waste Service
- Commercial distribution Centers
- 4-laning Hwy 91 from Albany to Florida
- Improvement to Spring Creek Park
- Solar Power development
- Farmers Market

Threats

- Army Corps of Engineers and Spring Creek
- GATE Cards
- Low wage index

NEEDS AND OPPORTUNITIES

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

- We need to promote Lake Seminole to increase tourism in our community
- We would love to see Highway 91 four-laned from Albany to the Florida line
- Our available property for new development is limited or not for sale.
- Our community lacks any kind of low income housing developments
- Our labor force is lacking in specific skills and needs more training
- We lack need more eating establishments and better hotels/motels
- Our roadways needs maintenance
- We lack proper mental healthcare facilities in our community
- Our citizens for the most part art apathetic towards being involved in the local government
- Our Chamber of Commerce needs a new/better website to provide information
- Our citizens could benefit from a basic computer/IT skills training
- Our community desperately needs the TSPLOST to go through
- We feel there is an opportunity for commercial distribution centers to develop in our community
- We would like to see changes made to our solid waste service

GOALS AND POLICIES

Goal: Economic Prosperity

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

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 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 encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (homeownership).

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 encourage new development to locate in suitable locations in order 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 protection of ground and surface water sources.
- We will promote enhanced solid waste reduction and recycling initiatives.

Goal: Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land in areas of the community not identified in the comprehensive plan. This may

be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation areas.

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.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

Goal: Local Preparedness

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:

- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- We will channel more county resources to improve conditions around Lake Seminole

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, watershed protection)

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:

- No specific policy in place.

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 Seminole County and the Cities of Donalsonville and Iron 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 analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

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 the 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 geography, population, economy, labor, and 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 region 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 Seminole County and the Cities of Donalsonville and Iron 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 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 agritourist activities and enterprises.**
Objective: To increase farm income and farm tourism.

Seminole County and its municipalities according to the CEDS…

Seminole County is located in the extreme southwest corner of Georgia, a short distance from Alabama and Florida. Seminole County was named for the Seminole Indians. It is located above one of the largest known aquifers in the world. The county seat is Donalsonville. According to census data, Seminole County lost 7 percent of its population from 2000 to 2010. Seminole County is known as the "Gateway to Lake Seminole," a large lake maintained by the Army Corps of Engineers where the Flint and Chattahoochee Rivers come together to form the Apalachicola River. Lake Seminole is recognized as one of the best bass fishing lakes in the country. Named twice as one of the top 100 small hospitals in the nation, Donalsonville Hospital is a state of the art medical facility with 12 doctors on staff. The Industrial Park has 18 acres available for prospective businesses. A few of the top employers include Donalsonville Hospital, JH Harvey Co., Lewis Carter Manufacturing and Three Notch Electric Membership. Seminole County has the opportunity to become a retirement community. Much of Seminole County has been deemed by the United States Department of Agriculture as prime farm land. Innovative uses of agriculture land and products could expand agricultural profitability. The county owns one of the very few self-supporting airports in Georgia. This facility is jet capable, has 5,000 of bituminous runway, aircraft tie downs, hangers, and a lighted runway.

Donalsonville is the county seat of Seminole county and has a population of 2,650. It was originally part of Decatur County and a prominent business man paved the way for the City's growth when he built the first lumber mill in Donalsonville. The Olive Theatre is in an old building downtown, which has been renovated and hosts the local talents and the murals present on a few of the downtown buildings depict the main industry in the county. The Harvest Festival, hosted in October, is a vast part of Donalsonville's culture and supports the local industry of agriculture. There are other attractions, including the Christmas Tour of Homes and the PRCA Rodeo, that are held in Donalsonville.

Iron City is a small town within the County and folk lore has it hast the name came about when a new well was being dug and hit a spot of iron ore. The citizens thought the discovery would bring great wealth to the people of the town and the economy was booming with new construction. Since that time the economy has declined with only a grocery store, gas station and hardware store. The major employer is Greene Poultry, which employs about 25 people and a local mechanic shop. The town is a small rural community that relies greatly on farming.

Supplementary Economic Statistics/Data

Business Summary

Seminole County.zip
Area: 251.64 square miles

Prepared by Esri

Data for all businesses in area	
Total Businesses:	138
Total Employees:	751
Total Residential Population:	5,762
Employee/Residential Population Ratio:	0.13:1

			Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	10	7.2%	55	7.3%
Construction	11	8.0%	26	3.5%
Manufacturing	3	2.2%	49	6.5%
Transportation	9	6.5%	66	8.8%
Communication	0	0.0%	0	0.0%
Utility	1	0.7%	43	5.7%
Wholesale Trade	9	6.5%	59	7.9%
Retail Trade Summary	30	21.7%	118	15.7%
Home Improvement	2	1.4%	7	0.9%
General Merchandise Stores	1	0.7%	9	1.2%
Food Stores	6	4.3%	21	2.8%
Auto Dealers, Gas Stations, Auto Aftermarket	3	2.2%	10	1.3%
Apparel & Accessory Stores	1	0.7%	2	0.3%
Furniture & Home Furnishings	0	0.0%	1	0.1%
Eating & Drinking Places	9	6.5%	46	6.1%
Miscellaneous Retail	7	5.1%	22	2.9%
Finance, Insurance, Real Estate Summary	9	6.5%	17	2.3%
Banks, Savings & Lending Institutions	6	4.3%	12	1.6%
Securities Brokers	0	0.0%	0	0.0%
Insurance Carriers & Agents	1	0.7%	2	0.3%
Real Estate, Holding, Other Investment Offices	2	1.4%	3	0.4%
Services Summary	43	31.2%	263	35.0%
Hotels & Lodging	3	2.2%	14	1.9%
Automotive Services	5	3.6%	11	1.5%
Motion Pictures & Amusements	2	1.4%	4	0.5%
Health Services	2	1.4%	84	11.2%
Legal Services	0	0.0%	0	0.0%
Education Institutions & Libraries	1	0.7%	38	5.1%
Other Services	30	21.7%	112	14.9%
Government	6	4.3%	49	6.5%
Unclassified Establishments	6	4.3%	6	0.8%
Totals	138	100.0%	751	100.0%

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Business Summary

Seminole County.zip
Area: 251.64 square miles

Prepared by Esri

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	7	5.1%	43	5.7%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	3	0.4%
Construction	12	8.7%	28	3.7%
Manufacturing	3	2.2%	49	6.5%
Wholesale Trade	9	6.5%	58	7.7%
Retail Trade	20	14.5%	70	9.3%
Motor Vehicle & Parts Dealers	2	1.4%	7	0.9%
Furniture & Home Furnishings Stores	0	0.0%	1	0.1%
Electronics & Appliance Stores	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	2	1.4%	7	0.9%
Food & Beverage Stores	8	5.8%	23	3.1%
Health & Personal Care Stores	1	0.7%	4	0.5%
Gasoline Stations	1	0.7%	3	0.4%
Clothing & Clothing Accessories Stores	1	0.7%	2	0.3%
Sport Goods, Hobby, Book, & Music Stores	3	2.2%	12	1.6%
General Merchandise Stores	1	0.7%	9	1.2%
Miscellaneous Store Retailers	1	0.7%	1	0.1%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	8	5.8%	64	8.5%
Information	0	0.0%	1	0.1%
Finance & Insurance	8	5.8%	15	2.0%
Central Bank/Credit Intermediation & Related Activities	7	5.1%	14	1.9%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	1	0.7%	2	0.3%
Real Estate, Rental & Leasing	1	0.7%	2	0.3%
Professional, Scientific & Tech Services	3	2.2%	12	1.6%
Legal Services	0	0.0%	0	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	6	4.3%	83	11.1%
Educational Services	2	1.4%	39	5.2%
Health Care & Social Assistance	2	1.4%	93	12.4%
Arts, Entertainment & Recreation	2	1.4%	6	0.8%
Accommodation & Food Services	12	8.7%	61	8.1%
Accommodation	3	2.2%	14	1.9%
Food Services & Drinking Places	9	6.5%	46	6.1%
Other Services (except Public Administration)	29	21.0%	68	9.1%
Automotive Repair & Maintenance	5	3.6%	10	1.3%
Public Administration	6	4.3%	49	6.5%
Unclassified Establishments	6	4.3%	6	0.8%
Total	138	100.0%	751	100.0%

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

Disposable Income Profile

Seminole County.zip
Area: 251.64 square miles

Prepared by Esri

	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	5,769	5,762	5,851	89	0.31%
Median Age	45.8	47.3	49.1	1.8	0.75%
Households	2,385	2,413	2,460	47	0.39%
Average Household Size	2.41	2.38	2.37	-0.01	-0.08%

2015 Households by Disposable Income	Number	Percent
Total	2,413	100.0%
<$15,000	517	21.4%
$15,000-$24,999	521	21.6%
$25,000-$34,999	334	13.8%
$35,000-$49,999	367	15.2%
$50,000-$74,999	439	18.2%
$75,000-$99,999	116	4.8%
$100,000-$149,999	85	3.5%
$150,000-$199,999	20	0.8%
$200,000+	14	0.6%
Median Disposable Income	$29,281	
Average Disposable Income	$39,662	

	Number of Households						
2015 Disposable Income by Age of Householder	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	44	230	332	436	536	526	308
<$15,000	16	59	48	76	119	125	75
$15,000-$24,999	11	36	51	74	117	127	105
$25,000-$34,999	3	37	42	56	71	65	60
$35,000-$49,999	9	34	59	65	79	103	19
$50,000-$74,999	5	51	87	96	101	66	34
$75,000-$99,999	0	8	19	37	24	20	8
$100,000-$149,999	0	6	19	25	14	14	7
$150,000-$199,999	0	0	5	4	6	3	1
$200,000+	0	0	1	4	4	4	0
Median Disposable Income	$19,200	$29,725	$39,956	$37,166	$28,704	$26,369	$21,416
Average Disposable Income	$25,796	$36,449	$47,988	$47,416	$39,614	$36,353	$29,953

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

Seminole County.zip
Area: 251.64 square miles

Prepared by Esri

Demographic Summary			2015	2020
Population			5,762	5,851
Households			2,413	2,460
Families			1,693	1,716
Median Age			47.3	49.1
Median Household Income			$35,238	$41,359
	Spending Index	**Average Amount Spent**	**Total**	**Percent**
Total Expenditures	66	$47,630.52	$114,932,444	100.0%
Food	69	$5,869.07	$14,162,058	12.3%
Food at Home	72	$3,739.23	$9,022,769	7.9%
Food Away from Home	65	$2,129.83	$5,139,289	4.5%
Alcoholic Beverages	58	$322.52	$778,246	0.7%
Housing	62	$13,237.40	$31,941,839	27.8%
Shelter	58	$9,480.03	$22,875,313	19.9%
Utilities, Fuel and Public Services	74	$3,757.37	$9,066,526	7.9%
Household Operations	62	$1,146.27	$2,765,951	2.4%
Housekeeping Supplies	75	$544.09	$1,312,894	1.1%
Household Furnishings and Equipment	68	$1,254.10	$3,026,154	2.6%
Apparel and Services	64	$1,492.25	$3,600,799	3.1%
Transportation	73	$7,673.10	$18,515,196	16.1%
Travel	60	$1,180.35	$2,848,174	2.5%
Health Care	76	$3,613.56	$8,719,531	7.6%
Entertainment and Recreation	69	$2,292.62	$5,532,103	4.8%
Personal Care Products & Services	66	$519.52	$1,253,610	1.1%
Education	46	$703.15	$1,696,709	1.5%
Smoking Products	91	$424.80	$1,025,045	0.9%
Miscellaneous (1)	78	$906.59	$2,187,590	1.9%
Support Payments/Cash Contribution/Gifts in Kind	71	$1,765.37	$4,259,829	3.7%
Life/Other Insurance	77	$357.41	$862,440	0.8%
Pensions and Social Security	61	$4,328.34	$10,444,274	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.

Population Summary	
2000 Total Population	6,275
2010 Total Population	5,769
2015 Total Population	5,762
2015 Group Quarters	10
2020 Total Population	5,851
2015-2020 Annual Rate	0.31%
Household Summary	
2000 Households	2,427
2000 Average Household Size	2.52
2010 Households	2,385
2010 Average Household Size	2.41
2015 Households	2,413
2015 Average Household Size	2.38
2020 Households	2,460
2020 Average Household Size	2.37
2015-2020 Annual Rate	0.39%
2010 Families	1,693
2010 Average Family Size	2.87
2015 Families	1,693
2015 Average Family Size	2.85
2020 Families	1,716
2020 Average Family Size	2.85
2015-2020 Annual Rate	0.27%
Housing Unit Summary	
2000 Housing Units	3,478
Owner Occupied Housing Units	57.8%
Renter Occupied Housing Units	12.0%
Vacant Housing Units	30.2%
2010 Housing Units	3,503
Owner Occupied Housing Units	54.7%
Renter Occupied Housing Units	13.4%
Vacant Housing Units	31.9%
2015 Housing Units	3,629
Owner Occupied Housing Units	51.5%
Renter Occupied Housing Units	15.0%
Vacant Housing Units	33.5%
2020 Housing Units	3,707
Owner Occupied Housing Units	51.5%
Renter Occupied Housing Units	14.9%
Vacant Housing Units	33.6%
Median Household Income	
2015	$35,238
2020	$41,359
Median Home Value	
2015	$65,774
2020	$83,627
Per Capita Income	
2015	$20,732
2020	$23,532
Median Age	
2010	45.8
2015	47.3
2020	49.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

2015 Households by Income	
Household Income Base	2,413
<$15,000	17.3%
$15,000 - $24,999	19.2%
$25,000 - $34,999	13.2%
$35,000 - $49,999	13.2%
$50,000 - $74,999	17.2%
$75,000 - $99,999	11.2%
$100,000 - $149,999	5.4%
$150,000 - $199,999	1.9%
$200,000+	1.4%
Average Household Income	$49,256
2020 Households by Income	
Household Income Base	2,460
<$15,000	16.3%
$15,000 - $24,999	14.7%
$25,000 - $34,999	12.4%
$35,000 - $49,999	13.3%
$50,000 - $74,999	19.9%
$75,000 - $99,999	13.2%
$100,000 - $149,999	6.4%
$150,000 - $199,999	2.2%
$200,000+	1.6%
Average Household Income	$55,680
2015 Owner Occupied Housing Units by Value	
Total	1,868
<$50,000	41.2%
$50,000 - $99,999	28.0%
$100,000 - $149,999	13.8%
$150,000 - $199,999	8.3%
$200,000 - $249,999	3.8%
$250,000 - $299,999	2.1%
$300,000 - $399,999	1.2%
$400,000 - $499,999	0.5%
$500,000 - $749,999	0.7%
$750,000 - $999,999	0.1%
$1,000,000 +	0.4%
Average Home Value	$93,804
2020 Owner Occupied Housing Units by Value	
Total	1,909
<$50,000	30.0%
$50,000 - $99,999	29.8%
$100,000 - $149,999	18.4%
$150,000 - $199,999	11.7%
$200,000 - $249,999	5.2%
$250,000 - $299,999	2.1%
$300,000 - $399,999	1.2%
$400,000 - $499,999	0.5%
$500,000 - $749,999	0.6%
$750,000 - $999,999	0.1%
$1,000,000 +	0.4%
Average Home Value	$106,748

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.

2010 Population by Age	
Total	5,769
0 - 4	5.3%
5 - 9	5.8%
10 - 14	6.3%
15 - 24	10.2%
25 - 34	9.5%
35 - 44	11.6%
45 - 54	15.6%
55 - 64	15.6%
65 - 74	12.3%
75 - 84	6.0%
85 +	1.7%
18 +	78.8%
2015 Population by Age	
Total	5,762
0 - 4	4.9%
5 - 9	5.8%
10 - 14	5.6%
15 - 24	10.2%
25 - 34	10.0%
35 - 44	10.7%
45 - 54	14.1%
55 - 64	16.3%
65 - 74	14.7%
75 - 84	5.9%
85 +	1.9%
18 +	80.5%
2020 Population by Age	
Total	5,851
0 - 4	4.7%
5 - 9	5.4%
10 - 14	5.9%
15 - 24	9.2%
25 - 34	9.6%
35 - 44	10.3%
45 - 54	12.6%
55 - 64	17.3%
65 - 74	15.7%
75 - 84	7.3%
85 +	1.9%
18 +	80.9%
2010 Population by Sex	
Males	2,801
Females	2,968
2015 Population by Sex	
Males	2,820
Females	2,942
2020 Population by Sex	
Males	2,882
Females	2,968

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	5,769
White Alone	73.7%
Black Alone	24.1%
American Indian Alone	0.1%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.9%
Two or More Races	1.0%
Hispanic Origin	2.3%
Diversity Index	42.7
2015 Population by Race/Ethnicity	
Total	5,762
White Alone	72.4%
Black Alone	24.0%
American Indian Alone	0.2%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.1%
Two or More Races	1.6%
Hispanic Origin	2.9%
Diversity Index	45.1
2020 Population by Race/Ethnicity	
Total	5,851
White Alone	71.2%
Black Alone	23.8%
American Indian Alone	0.2%
Asian Alone	1.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.4%
Two or More Races	2.3%
Hispanic Origin	3.7%
Diversity Index	47.6
2010 Population by Relationship and Household Type	
Total	5,769
In Households	99.8%
In Family Households	86.2%
Householder	29.5%
Spouse	21.6%
Child	28.9%
Other relative	4.2%
Nonrelative	1.9%
In Nonfamily Households	13.7%
In Group Quarters	0.2%
Institutionalized Population	0.2%
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.

2015 Population 25+ by Educational Attainment	
Total	4,239
Less than 9th Grade	4.1%
9th - 12th Grade, No Diploma	12.4%
High School Graduate	37.4%
GED/Alternative Credential	6.4%
Some College, No Degree	22.1%
Associate Degree	5.0%
Bachelor's Degree	7.8%
Graduate/Professional Degree	5.0%
2015 Population 15+ by Marital Status	
Total	4,823
Never Married	25.6%
Married	52.0%
Widowed	9.5%
Divorced	12.9%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	89.7%
Civilian Unemployed	10.3%
2015 Employed Population 16+ by Industry	
Total	2,145
Agriculture/Mining	6.2%
Construction	12.0%
Manufacturing	13.3%
Wholesale Trade	1.8%
Retail Trade	12.2%
Transportation/Utilities	3.8%
Information	0.7%
Finance/Insurance/Real Estate	8.3%
Services	36.8%
Public Administration	4.7%
2015 Employed Population 16+ by Occupation	
Total	2,145
White Collar	46.2%
Management/Business/Financial	5.1%
Professional	15.7%
Sales	13.4%
Administrative Support	12.0%
Services	21.9%
Blue Collar	31.9%
Farming/Forestry/Fishing	3.0%
Construction/Extraction	9.7%
Installation/Maintenance/Repair	2.6%
Production	10.5%
Transportation/Material Moving	6.1%

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 Households by Type	
Total	2,385
Households with 1 Person	25.7%
Households with 2+ People	74.3%
Family Households	71.0%
Husband-wife Families	52.0%
With Related Children	17.2%
Other Family (No Spouse Present)	19.0%
Other Family with Male Householder	4.4%
With Related Children	2.1%
Other Family with Female Householder	14.5%
With Related Children	8.3%
Nonfamily Households	3.4%
All Households with Children	28.0%
Multigenerational Households	4.7%
Unmarried Partner Households	4.4%
Male-female	3.9%
Same-sex	0.5%
2010 Households by Size	
Total	2,385
1 Person Household	25.7%
2 Person Household	39.8%
3 Person Household	15.6%
4 Person Household	10.9%
5 Person Household	5.5%
6 Person Household	1.6%
7 + Person Household	1.0%
2010 Households by Tenure and Mortgage Status	
Total	2,385
Owner Occupied	80.4%
Owned with a Mortgage/Loan	42.4%
Owned Free and Clear	38.0%
Renter Occupied	19.6%

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.

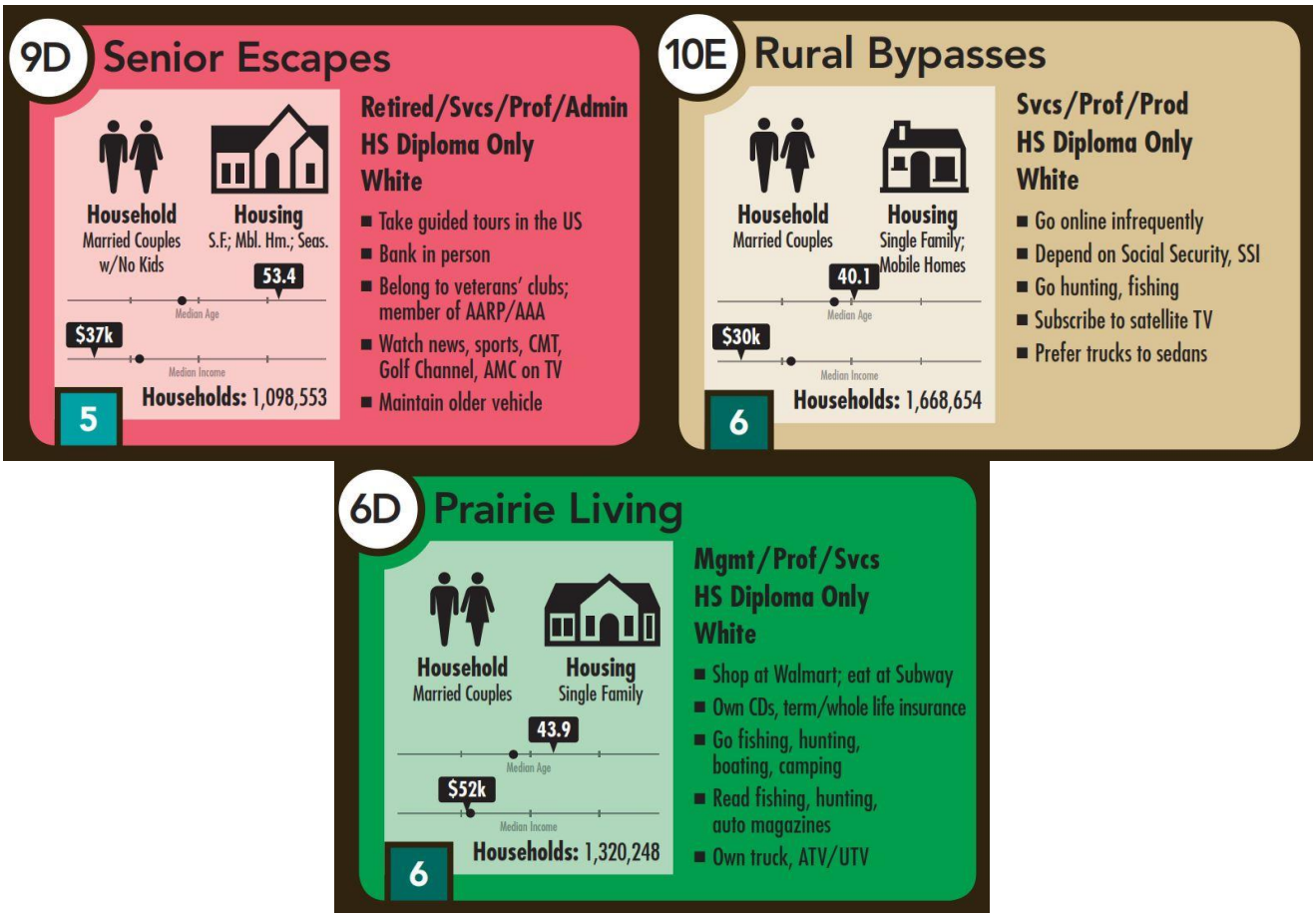
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Top 3 Tapestry Segments		
	1.	Senior Escapes (9D)
	2.	Rural Bypasses (10E)
	3.	Prairie Living (6D)
2015 Consumer Spending		
Apparel & Services: Total $		$3,600,799
Average Spent		$1,492.25
Spending Potential Index		64
Computers & Accessories: Total $		$388,737
Average Spent		$161.10
Spending Potential Index		62
Education: Total $		$1,696,709
Average Spent		$703.15
Spending Potential Index		46
Entertainment/Recreation: Total $		$5,532,103
Average Spent		$2,292.62
Spending Potential Index		69
Food at Home: Total $		$9,022,769
Average Spent		$3,739.23
Spending Potential Index		72
Food Away from Home: Total $		$5,139,289
Average Spent		$2,129.83
Spending Potential Index		65
Health Care: Total $		$8,719,531
Average Spent		$3,613.56
Spending Potential Index		76
HH Furnishings & Equipment: Total $		$3,026,154
Average Spent		$1,254.10
Spending Potential Index		68
Investments: Total $		$6,036,632
Average Spent		$2,501.71
Spending Potential Index		91
Retail Goods: Total $		$44,929,213
Average Spent		$18,619.65
Spending Potential Index		73
Shelter: Total $		$22,875,313
Average Spent		$9,480.03
Spending Potential Index		58
TV/Video/Audio: Total $		$2,230,744
Average Spent		$924.47
Spending Potential Index		71
Travel: Total $		$2,848,174
Average Spent		$1,180.35
Spending Potential Index		60
Vehicle Maintenance & Repairs: Total $		$1,822,635
Average Spent		$755.34
Spending Potential Index		68

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.

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 Seminole County are: Senior Escapes, Rural Bypasses and Prairie Living



TRANSPORTATION

An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. 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

Seminole County is crisscrossed by numerous state highways and U.S. Hwy 84. State highway numbers include: 39, 45, 91, 253, 285 and 374. U.S. Highway 84 sees the heaviest traffic loads averaging approximately 6,500 average annual daily traffic (AADT) counts. Georgia Highway 39 averages the most of any on the state highways in Seminole County with approximately 1,400 AADT. Georgia Highway 91 and U.S. Hwy 84 have the most truck traffic in the county, mostly in and out of Donalsonville.

Alternative Modes

With regards to bicycling, Seminole County is home to two different sections of the State Bicycle route system. Parts of Both the Chattahoochee Trace Route (5) and the Southern Crossing Route (10) intersect in Seminole County near Lake Seminole.

Source: GDOT

Seminole should consider building off of what the State of Georgia has already done and expand the bicycle routes in areas of the County that can be ridden safely by cyclists. There are no local bicycle routes or bike lanes in Seminole County. Although even the State bicycle routes in the area do not have bicycle lanes so riders have to ride at their own risk and automobiles need to share the road.

Seminole County is a member of the Southwest Georgia Regional Rural Transit System. Transit buses are available for all residents of Seminole County, Donalsonville and Iron 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, 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 Seminole County.

Railroads

Seminole County is serviced by the CSX rail line that runs parallel to U.S. Hwy 84 from Decatur County through Iron City and Donalsonville to the lower reaches of Early County and the City of Jakin. The rail line provides critical freight transport for a number of industries in Seminole County and the Cities of Iron City and Donalsonville.

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 off of previous Future land use maps with updates added to fully meet the trends of development in Seminole 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 representation of the community's vision for the future. Below are descriptions of categories which are utilized on the Future Land Use Map.

Agriculture

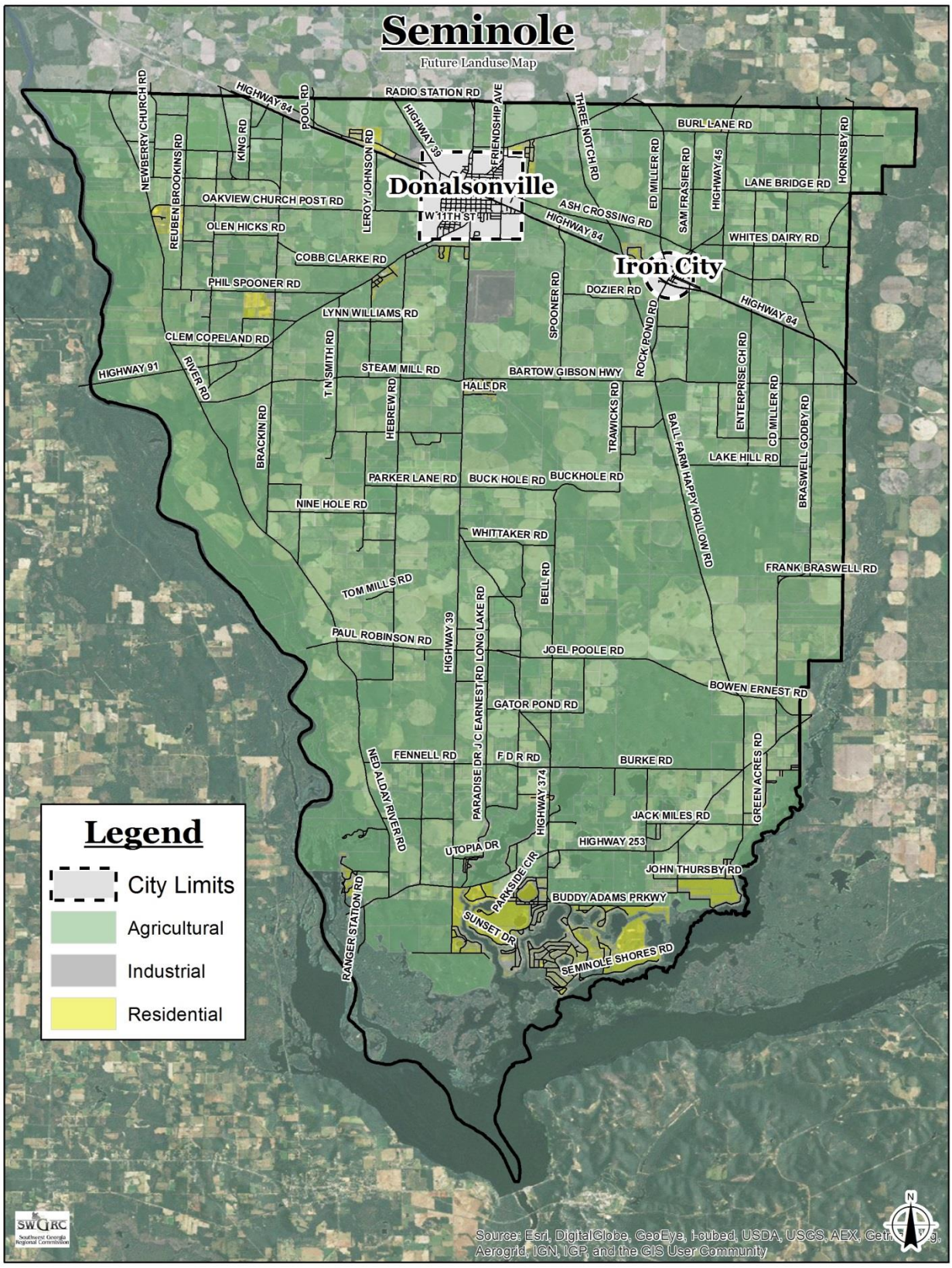
The agricultural land use designation in Seminole County is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development. Because of the rural nature of Seminole County, commercial development is also allowed under the agricultural designation but should be directed to the state highways and areas around Donalsonville and Iron City.

Residential

This residential category is intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing urban neighborhoods. The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may 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.

Industrial

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


Seminole
Future Landuse Map
Donalsonville
Iron City
HIGHWAY 84
POOL RD
RADIO STATION RD
HIGHWAY 39
FRIENDSHIP AVE
THREE NOTCH RD
BURL LANE RD
HORNSBY RD
NEWBERRY CHURCH RD
KING RD
REUBEN BROOKINS RD
LEROY JOHNSON RD
OAKVIEW CHURCH POST RD
OLEN HICKS RD
W 11TH ST
ASH CROSSING RD
ED MILLER RD
SAM FRASIER RD
HIGHWAY 45
LANE BRIDGE RD
WHITES DAIRY RD
COBB CLARKE RD
PHIL SPOONER RD
SPOONER RD
DOZIER RD
ROCK POND RD
LYNN WILLIAMS RD
CLEM COPELAND RD
HIGHWAY 91
RIVER RD
T N SMITH RD
STEAM MILL RD
BARTOW GIBSON HWY
HALLS DR
HEBREW RD
TRAWICKS RD
ENTERPRISE CH RD
CD MILLER RD
BRACKIN RD
BALL FARM HAPPY HOLLOW RD
LAKE HILL RD
BRASWELL GODBY RD
PARKER LANE RD
BUCK HOLE RD
BUCKHOLE RD
NINE HOLE RD
WHITTAKER RD
FRANK BRASWELL RD
TOM MILLS RD
BELL RD
PAUL ROBINSON RD
HIGHWAY 39
LONG LAKE RD
JOEL POOLE RD
BOWEN ERNEST RD
GATOR POND RD
J C EARNEST RD
FENNELL RD
F D R RD
BURKE RD
NED ALDAY RIVER RD
PARADISE DR
HIGHWAY 374
GREEN ACRES RD
JACK MILES RD
UTOPIA DR
HIGHWAY 253
JOHN THURSBY RD
PARKSIDE CIR
BUDDY ADAMS PRKWY
RANGER STATION RD
SUNSET DR
SEMINOLE SHORES RD
Legend
City Limits
Agricultural
Industrial
Residential
SWGRC
Southwest Georgia Regional Commission
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community
N

COMMUNITY WORK PROGRAM

Seminole County Community Work Program 2017-2021

Work Items/Projects	2017	2018	2019	2020	2021	Estimated Cost	Responsible Party	Possible Funding Sources
Attract industry to locate in the county	X	X	X	X	X	$1,000	Chamber of Commerce	General Fund
Devise marketing strategies to promote Lake Seminole	X					$3,000	Chamber of Commerce	General Fund
Clear and replace substandard housing	X		X		X	$300,000	FHA	County
Make improvements to the airport (AWOS equipment, lighting upgrades, runway repair/extension)	X	X	X	X	X	$3,392,714	Donalsonvill-Seminole County Airport Commission	State/ Federal Grants
Purchase additional equipment and technology for sheriff/fire departments	X	X	X	X	X	$4,000	County	General Fund

ADOPTION RESOLUTION

2017-09-01

A RESOLUTION TO ADOPT THE SEMINOLE COUNTY COMPREHENSIVE PLAN

WHEREAS, the Board of Commissioners of Seminole 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 Board of Commissioners 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 Seminole County Board of Commissioners 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 Board of Commissioners of Seminole County, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on this 19th day of September, 2017.

Seminole County Commission Chairman:

Shelia Williams

Attest:

Paula Granger, County Clerk

SEAL

DONALSONVILLE

COMMUNITY PROFILE

Community Profile

Donalsonville
Area: 3.99 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	2,743
2010 Total Population	2,650
2015 Total Population	2,726
2015 Group Quarters	90
2020 Total Population	2,815
2015-2020 Annual Rate	0.64%
Household Summary	
2000 Households	1,003
2000 Average Household Size	2.60
2010 Households	988
2010 Average Household Size	2.59
2015 Households	1,024
2015 Average Household Size	2.57
2020 Households	1,061
2020 Average Household Size	2.57
2015-2020 Annual Rate	0.71%
2010 Families	682
2010 Average Family Size	3.18
2015 Families	699
2015 Average Family Size	3.18
2020 Families	719
2020 Average Family Size	3.19
2015-2020 Annual Rate	0.57%
Housing Unit Summary	
2000 Housing Units	1,111
Owner Occupied Housing Units	67.2%
Renter Occupied Housing Units	23.0%
Vacant Housing Units	9.7%
2010 Housing Units	1,145
Owner Occupied Housing Units	57.1%
Renter Occupied Housing Units	29.2%
Vacant Housing Units	13.7%
2015 Housing Units	1,222
Owner Occupied Housing Units	52.1%
Renter Occupied Housing Units	31.6%
Vacant Housing Units	16.2%
2020 Housing Units	1,269
Owner Occupied Housing Units	51.5%
Renter Occupied Housing Units	32.1%
Vacant Housing Units	16.4%
Median Household Income	
2015	$27,466
2020	$31,279
Median Home Value	
2015	$65,559
2020	$75,896
Per Capita Income	
2015	$15,472
2020	$17,815
Median Age	
2010	38.5
2015	38.9
2020	40.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

2015 Households by Income	
Household Income Base	1,024
<$15,000	27.2%
$15,000 - $24,999	18.0%
$25,000 - $34,999	15.1%
$35,000 - $49,999	13.3%
$50,000 - $74,999	13.6%
$75,000 - $99,999	5.9%
$100,000 - $149,999	3.7%
$150,000 - $199,999	1.7%
$200,000+	1.5%
Average Household Income	$41,129
2020 Households by Income	
Household Income Base	1,061
<$15,000	25.9%
$15,000 - $24,999	13.9%
$25,000 - $34,999	14.4%
$35,000 - $49,999	13.3%
$50,000 - $74,999	17.3%
$75,000 - $99,999	7.1%
$100,000 - $149,999	4.1%
$150,000 - $199,999	2.1%
$200,000+	1.7%
Average Household Income	$47,241
2015 Owner Occupied Housing Units by Value	
Total	637
<$50,000	36.1%
$50,000 - $99,999	44.9%
$100,000 - $149,999	12.1%
$150,000 - $199,999	3.3%
$200,000 - $249,999	1.7%
$250,000 - $299,999	0.3%
$300,000 - $399,999	0.6%
$400,000 - $499,999	0.3%
$500,000 - $749,999	0.3%
$750,000 - $999,999	0.2%
$1,000,000 +	0.3%
Average Home Value	$79,075
2020 Owner Occupied Housing Units by Value	
Total	654
<$50,000	25.8%
$50,000 - $99,999	46.9%
$100,000 - $149,999	17.9%
$150,000 - $199,999	5.0%
$200,000 - $249,999	2.4%
$250,000 - $299,999	0.3%
$300,000 - $399,999	0.6%
$400,000 - $499,999	0.3%
$500,000 - $749,999	0.3%
$750,000 - $999,999	0.3%
$1,000,000 +	0.3%
Average Home Value	$90,854

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.

2010 Population by Age	
Total	2,651
0 - 4	6.7%
5 - 9	6.8%
10 - 14	8.7%
15 - 24	13.4%
25 - 34	11.2%
35 - 44	11.3%
45 - 54	14.2%
55 - 64	11.1%
65 - 74	8.0%
75 - 84	5.4%
85 +	3.3%
18 +	73.1%
2015 Population by Age	
Total	2,726
0 - 4	6.5%
5 - 9	6.7%
10 - 14	6.7%
15 - 24	14.4%
25 - 34	11.3%
35 - 44	10.6%
45 - 54	13.5%
55 - 64	12.6%
65 - 74	9.6%
75 - 84	5.1%
85 +	3.1%
18 +	75.5%
2020 Population by Age	
Total	2,816
0 - 4	6.2%
5 - 9	6.4%
10 - 14	7.0%
15 - 24	13.0%
25 - 34	11.4%
35 - 44	11.4%
45 - 54	11.8%
55 - 64	13.9%
65 - 74	10.0%
75 - 84	5.9%
85 +	3.1%
18 +	76.7%
2010 Population by Sex	
Males	1,192
Females	1,458
2015 Population by Sex	
Males	1,237
Females	1,489
2020 Population by Sex	
Males	1,293
Females	1,522

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	2,650
White Alone	42.6%
Black Alone	54.3%
American Indian Alone	0.2%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.1%
Two or More Races	1.1%
Hispanic Origin	2.6%
Diversity Index	54.8
2015 Population by Race/Ethnicity	
Total	2,726
White Alone	41.8%
Black Alone	52.9%
American Indian Alone	0.1%
Asian Alone	1.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.3%
Two or More Races	2.0%
Hispanic Origin	3.2%
Diversity Index	57.4
2020 Population by Race/Ethnicity	
Total	2,817
White Alone	41.0%
Black Alone	51.2%
American Indian Alone	0.1%
Asian Alone	3.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.5%
Two or More Races	2.9%
Hispanic Origin	3.9%
Diversity Index	60.1
2010 Population by Relationship and Household Type	
Total	2,650
In Households	96.6%
In Family Households	83.9%
Householder	25.7%
Spouse	14.2%
Child	35.8%
Other relative	6.2%
Nonrelative	2.1%
In Nonfamily Households	12.7%
In Group Quarters	3.4%
Institutionalized Population	3.4%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

2015 Population 25+ by Educational Attainment	
Total	1,789
Less than 9th Grade	7.0%
9th - 12th Grade, No Diploma	11.7%
High School Graduate	27.3%
GED/Alternative Credential	6.9%
Some College, No Degree	28.2%
Associate Degree	6.1%
Bachelor's Degree	8.4%
Graduate/Professional Degree	4.3%
2015 Population 15+ by Marital Status	
Total	2,184
Never Married	42.1%
Married	39.8%
Widowed	5.1%
Divorced	13.0%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	91.5%
Civilian Unemployed	8.5%
2015 Employed Population 16+ by Industry	
Total	784
Agriculture/Mining	12.4%
Construction	3.7%
Manufacturing	15.9%
Wholesale Trade	3.3%
Retail Trade	8.8%
Transportation/Utilities	1.9%
Information	0.4%
Finance/Insurance/Real Estate	6.3%
Services	43.8%
Public Administration	3.8%
2015 Employed Population 16+ by Occupation	
Total	786
White Collar	45.8%
Management/Business/Financial	8.7%
Professional	20.5%
Sales	8.2%
Administrative Support	8.4%
Services	24.0%
Blue Collar	30.5%
Farming/Forestry/Fishing	5.9%
Construction/Extraction	2.0%
Installation/Maintenance/Repair	3.2%
Production	9.2%
Transportation/Material Moving	10.2%

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 Households by Type	
Total	988
Households with 1 Person	28.2%
Households with 2+ People	71.8%
Family Households	69.0%
Husband-wife Families	38.1%
With Related Children	16.4%
Other Family (No Spouse Present)	31.0%
Other Family with Male Householder	5.1%
With Related Children	2.7%
Other Family with Female Householder	25.9%
With Related Children	16.4%
Nonfamily Households	2.7%
All Households with Children	35.8%
Multigenerational Households	7.3%
Unmarried Partner Households	4.4%
Male-female	3.6%
Same-sex	0.7%
2010 Households by Size	
Total	989
1 Person Household	28.2%
2 Person Household	29.8%
3 Person Household	17.6%
4 Person Household	12.3%
5 Person Household	6.6%
6 Person Household	2.8%
7 + Person Household	2.6%
2010 Households by Tenure and Mortgage Status	
Total	988
Owner Occupied	66.2%
Owned with a Mortgage/Loan	38.8%
Owned Free and Clear	27.3%
Renter Occupied	33.8%

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.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths

- Strong agricultural economy
  - Numerous businesses directly & indirectly related to agriculture
- Excellent airport
- Good school system
  - Bainbridge College satellite campus recently added
- Hospital
  - Large employer, latest equipment, very/needed/important to community
- Public safety has expanded
  - New facility built recently and looking to lower ISO rating
- Close proximity to Lake Seminole
- Active civic/volunteer/religious groups
- Downtown revitalization interest (community backed endeavor)
- Downtown celebrations increasing and improving
- Excellent Library System
- Transportation networks to popular areas (gulf coast beaches)
- Commercial/Industrial building permits are increasing
- Friendship House of Jesus (out-of-school time program of Friends with Jesus, Inc., a non-profit organization located in Bainbridge, Georgia, offers free services to children in low-income families to help reduce or eliminate the influence of crime and poverty in the lives of at-risk youth)

Weaknesses

- Lack of skilled workforce
- People wanting handouts
- Mental Healthcare (social services are very lacking)
- Brain drain
- Lack of available property for development
- Aging/undersized utility lines for potential customers in the commercial/industrial sector
- Lack of hotels/motels
- Weak Chamber of Commerce
- Public apathy

Opportunities

- Food processing opportunity
- Farmers market facility
- Four-Laning of Highway 91 from Albany to Florida Line
- Citywide Wifi
- Small scale solar electric
- Distributions centers for goods and subsequent spinoff businesses that support it
- City website
- Retirement Village
- Opportunity/Enterprise Zones
- Tourism/Lake Seminole
- City/County Cooperation

Threats

- GATE cards
- Weak Chamber of Commerce can lead to poor business retention
- Aging citizenry
- Lack of support from State of GA for small local communities
  - The state in some respects is becoming part of the problem instead of part of the solution
- Low wage index
- Complacency of citizens & elected officials (never stop improving)

NEEDS AND OPPORTUNITIES

The list of needs and opportunities represent both the major problems facing Seminole County 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 Donalsonville.

- We need to promote revitalization of our downtown
    - There is a strong community support for revitalizing downtown and a number of celebrations that take place downtown, so many of the pieces are there for this to happen.
- We need to provide an economic atmosphere where kids can come back to after college and get a job.
- We have a strong agricultural economy but need to build on that by developing some value added agriculture.
- The farmer's market facility is not being utilized and we think it should put to use as a farmers market again.
- We would love to see Highway 91 four-laned from Albany to the Florida line
- Our city website needs improving
- Citywide wifi is a possibility in our town
- We want to see more small scale solar power farms or retrofits to existing buildings
- We feel that we are in a prime location and would like to see distribution centers for goods located here.
- We have an excellent hospital and the support infrastructure along with an increasing aging population and we feel that we could have a retirement village in our town
- We need to consider DCA opportunity and enterprise zones in our community
- There are more opportunities for City/County cooperation
- We need to promote Lake Seminole to increase tourism in our community

GOALS AND POLICIES

GOAL: Economic Development and Prosperity

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

Policies:

- We will encourage the development of downtown as a vibrant center of the community in order 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.
- We will consider the employment needs and skills 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.
- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

GOAL: Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as 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 defining the community's character.

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 store, drug store) without having to travel by car.

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 consult other public entities in our area when making decisions that are likely to impact them.

GOAL: Housing Options

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

Policies:

- We will eliminate substandard housing 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.

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 seek to improve training opportunities for the local labor force to gain the skills needed to further their career and better themselves.

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 Seminole County and the Cities of Donalsonville and Iron 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 analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

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 the 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 geography, population, economy, labor, and 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 region 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 Seminole County and the Cities of Donalsonville and Iron 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 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 agritourist activities and enterprises.
Objective: To increase farm income and farm tourism.

Seminole County and its municipalities according to the CEDS…

Seminole County is located in the extreme southwest corner of Georgia, a short distance from Alabama and Florida. Seminole County was named for the Seminole Indians. It is located above one of the largest known aquifers in the world. The county seat is Donalsonville. According to census data, Seminole County lost 7 percent of its population from 2000 to 2010. Seminole County is known as the "Gateway to Lake Seminole," a large lake maintained by the Army Corps of Engineers where the Flint and Chattahoochee Rivers come together to form the Apalachicola River. Lake Seminole is recognized as one of the best bass fishing lakes in the country. Named twice as one of the top 100 small hospitals in the nation, Donalsonville Hospital is a state of the art medical facility with 12 doctors on staff. The Industrial Park has 18 acres available for prospective businesses. A few of the top employers include Donalsonville Hospital, JH Harvey Co., Lewis Carter Manufacturing and Three Notch Electric Membership. Seminole County has the opportunity to become a retirement community. Much of Seminole County has been deemed by the United States Department of Agriculture as prime farm land. Innovative uses of agriculture land and products could expand agricultural profitability. The county owns one of the very few self-supporting airports in Georgia. This facility is jet capable, has 5,000 of bituminous runway, aircraft tie downs, hangers, and a lighted runway.

Donalsonville is the county seat of Seminole county and has a population of 2,650. It was originally part of Decatur County and a prominent business man paved the way for the City's growth when he built the first lumber mill in Donalsonville. The Olive Theatre is in an old building downtown, which has been renovated and hosts the local talents and the murals present on a few of the downtown buildings depict the main industry in the county. The Harvest Festival, hosted in October, is a vast part of Donalsonville's culture and supports the local industry of agriculture. There are other attractions, including the Christmas Tour of Homes and the PRCA Rodeo, that are held in Donalsonville.

Iron City is a small town within the County and folk lore has it hast the name came about when a new well was being dug and hit a spot of iron ore. The citizens thought the discovery would bring great wealth to the people of the town and the economy was booming with new construction. Since that time the economy has declined with only a grocery store, gas station and hardware store. The major employer is Greene Poultry, which employs about 25 people and a local mechanic shop. The town is a small rural community that relies greatly on farming.

Supplementary Economic Statistics/Data

Business Summary

Donalsonville
Area: 3.99 square miles

Prepared by SWGRC

Data for all businesses in area	
Total Businesses:	253
Total Employees:	2,639
Total Residential Population:	2,726
Employee/Residential Population Ratio:	0.97:1

			Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	6	2.4%	46	1.7%
Construction	9	3.6%	56	2.1%
Manufacturing	6	2.4%	261	9.9%
Transportation	7	2.8%	94	3.6%
Communication	2	0.8%	3	0.1%
Utility	1	0.4%	52	2.0%
Wholesale Trade	16	6.3%	60	2.3%
Retail Trade Summary	69	27.3%	462	17.5%
Home Improvement	5	2.0%	44	1.7%
General Merchandise Stores	5	2.0%	28	1.1%
Food Stores	6	2.4%	107	4.1%
Auto Dealers, Gas Stations, Auto Aftermarket	16	6.3%	63	2.4%
Apparel & Accessory Stores	2	0.8%	2	0.1%
Furniture & Home Furnishings	5	2.0%	16	0.6%
Eating & Drinking Places	16	6.3%	142	5.4%
Miscellaneous Retail	15	5.9%	59	2.2%
Finance, Insurance, Real Estate Summary	30	11.9%	89	3.4%
Banks, Savings & Lending Institutions	20	7.9%	68	2.6%
Securities Brokers	0	0.0%	0	0.0%
Insurance Carriers & Agents	8	3.2%	18	0.7%
Real Estate, Holding, Other Investment Offices	2	0.8%	3	0.1%
Services Summary	73	28.9%	1,214	46.0%
Hotels & Lodging	6	2.4%	25	0.9%
Automotive Services	6	2.4%	14	0.5%
Motion Pictures & Amusements	2	0.8%	4	0.2%
Health Services	8	3.2%	361	13.7%
Legal Services	1	0.4%	4	0.2%
Education Institutions & Libraries	8	3.2%	633	24.0%
Other Services	42	16.6%	173	6.6%
Government	30	11.9%	299	11.3%
Unclassified Establishments	5	2.0%	5	0.2%
Totals	253	100.0%	2,639	100.0%

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

Business Summary

Donalsonville
Area: 3.99 square miles

Prepared by SWGRC

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	5	2.0%	40	1.5%
Mining	0	0.0%	0	0.0%
Utilities	1	0.4%	52	2.0%
Construction	9	3.6%	56	2.1%
Manufacturing	6	2.4%	262	9.9%
Wholesale Trade	15	5.9%	58	2.2%
Retail Trade	53	20.9%	318	12.1%
Motor Vehicle & Parts Dealers	10	4.0%	38	1.4%
Furniture & Home Furnishings Stores	4	1.6%	13	0.5%
Electronics & Appliance Stores	1	0.4%	3	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	5	2.0%	44	1.7%
Food & Beverage Stores	6	2.4%	99	3.8%
Health & Personal Care Stores	7	2.8%	42	1.6%
Gasoline Stations	7	2.8%	25	0.9%
Clothing & Clothing Accessories Stores	3	1.2%	6	0.2%
Sport Goods, Hobby, Book, & Music Stores	1	0.4%	1	0.0%
General Merchandise Stores	5	2.0%	28	1.1%
Miscellaneous Store Retailers	4	1.6%	11	0.4%
Nonstore Retailers	2	0.8%	8	0.3%
Transportation & Warehousing	6	2.4%	81	3.1%
Information	4	1.6%	9	0.3%
Finance & Insurance	28	11.1%	87	3.3%
Central Bank/Credit Intermediation & Related Activities	20	7.9%	68	2.6%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	8	3.2%	18	0.7%
Real Estate, Rental & Leasing	4	1.6%	7	0.3%
Professional, Scientific & Tech Services	6	2.4%	17	0.6%
Legal Services	1	0.4%	4	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	2	0.8%	4	0.2%
Educational Services	7	2.8%	629	23.8%
Health Care & Social Assistance	14	5.5%	440	16.7%
Arts, Entertainment & Recreation	1	0.4%	4	0.2%
Accommodation & Food Services	21	8.3%	167	6.3%
Accommodation	6	2.4%	25	0.9%
Food Services & Drinking Places	16	6.3%	142	5.4%
Other Services (except Public Administration)	35	13.8%	101	3.8%
Automotive Repair & Maintenance	5	2.0%	10	0.4%
Public Administration	31	12.3%	303	11.5%
Unclassified Establishments	5	2.0%	5	0.2%
Total	253	100.0%	2,639	100.0%

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

Disposable Income Profile

Donalsonville
Area: 3.99 square miles

Prepared by SWGRC

	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	2,650	2,726	2,815	89	0.64%
Median Age	38.5	38.9	40.5	1.6	0.81%
Households	988	1,024	1,061	37	0.71%
Average Household Size	2.59	2.57	2.57	0.00	0.00%

2015 Households by Disposable Income	Number	Percent
Total	1,024	100.0%
<$15,000	316	30.9%
$15,000-$24,999	212	20.7%
$25,000-$34,999	158	15.4%
$35,000-$49,999	138	13.5%
$50,000-$74,999	122	11.9%
$75,000-$99,999	35	3.4%
$100,000-$149,999	30	2.9%
$150,000-$199,999	8	0.8%
$200,000+	5	0.5%
Median Disposable Income	$23,886	
Average Disposable Income	$33,586	

	Number of Households						
2015 Disposable Income by Age of Householder	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	29	128	159	212	203	163	130
<$15,000	13	35	39	56	81	48	44
$15,000-$24,999	6	20	22	38	46	35	44
$25,000-$34,999	4	29	30	32	21	19	23
$35,000-$49,999	4	17	22	31	20	36	8
$50,000-$74,999	2	16	26	35	19	16	7
$75,000-$99,999	0	3	9	11	7	4	1
$100,000-$149,999	0	5	7	7	6	3	3
$150,000-$199,999	0	1	2	1	2	1	1
$200,000+	0	1	1	2	1	1	0
Median Disposable Income	$16,694	$27,136	$30,130	$28,165	$18,295	$24,355	$18,427
Average Disposable Income	$23,183	$35,687	$40,635	$38,019	$30,196	$32,263	$24,940

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

Donalsonville
Area: 3.99 square miles

Prepared by SWGRC

Demographic Summary	2015	2020
Population	2,726	2,815
Households	1,024	1,061
Families	699	719
Median Age	38.9	40.5
Median Household Income	$27,466	$31,279

	Spending Index	Average Amount Spent	Total	Percent
Total Expenditures	55	$39,862.56	$40,819,260	100.0%
Food	57	$4,879.27	$4,996,377	12.2%
Food at Home	60	$3,120.57	$3,195,467	7.8%
Food Away from Home	54	$1,758.70	$1,800,910	4.4%
Alcoholic Beverages	48	$265.81	$272,191	0.7%
Housing	53	$11,374.95	$11,647,949	28.5%
Shelter	50	$8,149.73	$8,345,327	20.4%
Utilities, Fuel and Public Services	64	$3,225.22	$3,302,622	8.1%
Household Operations	51	$941.65	$964,248	2.4%
Housekeeping Supplies	61	$439.90	$450,462	1.1%
Household Furnishings and Equipment	56	$1,029.93	$1,054,647	2.6%
Apparel and Services	54	$1,255.53	$1,285,660	3.1%
Transportation	61	$6,420.32	$6,574,407	16.1%
Travel	48	$935.91	$958,375	2.3%
Health Care	62	$2,954.13	$3,025,029	7.4%
Entertainment and Recreation	57	$1,880.29	$1,925,419	4.7%
Personal Care Products & Services	53	$416.46	$426,456	1.0%
Education	43	$648.64	$664,207	1.6%
Smoking Products	81	$375.32	$384,327	0.9%
Miscellaneous (1)	64	$747.66	$765,604	1.9%
Support Payments/Cash Contribution/Gifts in Kind	57	$1,421.03	$1,455,134	3.6%
Life/Other Insurance	62	$287.67	$294,578	0.7%
Pensions and Social Security	51	$3,588.08	$3,674,190	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.

Market Profile

Donalsonville
Area: 3.99 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	2,743
2010 Total Population	2,650
2015 Total Population	2,726
2015 Group Quarters	90
2020 Total Population	2,815
2015-2020 Annual Rate	0.64%
Household Summary	
2000 Households	1,003
2000 Average Household Size	2.60
2010 Households	988
2010 Average Household Size	2.59
2015 Households	1,024
2015 Average Household Size	2.57
2020 Households	1,061
2020 Average Household Size	2.57
2015-2020 Annual Rate	0.71%
2010 Families	682
2010 Average Family Size	3.18
2015 Families	699
2015 Average Family Size	3.18
2020 Families	719
2020 Average Family Size	3.19
2015-2020 Annual Rate	0.57%
Housing Unit Summary	
2000 Housing Units	1,111
Owner Occupied Housing Units	67.2%
Renter Occupied Housing Units	23.0%
Vacant Housing Units	9.7%
2010 Housing Units	1,145
Owner Occupied Housing Units	57.1%
Renter Occupied Housing Units	29.2%
Vacant Housing Units	13.7%
2015 Housing Units	1,222
Owner Occupied Housing Units	52.1%
Renter Occupied Housing Units	31.6%
Vacant Housing Units	16.2%
2020 Housing Units	1,269
Owner Occupied Housing Units	51.5%
Renter Occupied Housing Units	32.1%
Vacant Housing Units	16.4%
Median Household Income	
2015	$27,466
2020	$31,279
Median Home Value	
2015	$65,559
2020	$75,896
Per Capita Income	
2015	$15,472
2020	$17,815
Median Age	
2010	38.5
2015	38.9
2020	40.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

2015 Households by Income	
Household Income Base	1,024
<$15,000	27.2%
$15,000 - $24,999	18.0%
$25,000 - $34,999	15.1%
$35,000 - $49,999	13.3%
$50,000 - $74,999	13.6%
$75,000 - $99,999	5.9%
$100,000 - $149,999	3.7%
$150,000 - $199,999	1.7%
$200,000+	1.5%
Average Household Income	$41,129
2020 Households by Income	
Household Income Base	1,061
<$15,000	25.9%
$15,000 - $24,999	13.9%
$25,000 - $34,999	14.4%
$35,000 - $49,999	13.3%
$50,000 - $74,999	17.3%
$75,000 - $99,999	7.1%
$100,000 - $149,999	4.1%
$150,000 - $199,999	2.1%
$200,000+	1.7%
Average Household Income	$47,241
2015 Owner Occupied Housing Units by Value	
Total	637
<$50,000	36.1%
$50,000 - $99,999	44.9%
$100,000 - $149,999	12.1%
$150,000 - $199,999	3.3%
$200,000 - $249,999	1.7%
$250,000 - $299,999	0.3%
$300,000 - $399,999	0.6%
$400,000 - $499,999	0.3%
$500,000 - $749,999	0.3%
$750,000 - $999,999	0.2%
$1,000,000 +	0.3%
Average Home Value	$79,075
2020 Owner Occupied Housing Units by Value	
Total	654
<$50,000	25.8%
$50,000 - $99,999	46.9%
$100,000 - $149,999	17.9%
$150,000 - $199,999	5.0%
$200,000 - $249,999	2.4%
$250,000 - $299,999	0.3%
$300,000 - $399,999	0.6%
$400,000 - $499,999	0.3%
$500,000 - $749,999	0.3%
$750,000 - $999,999	0.3%
$1,000,000 +	0.3%
Average Home Value	$90,854

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.

2010 Population by Age	
Total	2,651
0 - 4	6.7%
5 - 9	6.8%
10 - 14	8.7%
15 - 24	13.4%
25 - 34	11.2%
35 - 44	11.3%
45 - 54	14.2%
55 - 64	11.1%
65 - 74	8.0%
75 - 84	5.4%
85 +	3.3%
18 +	73.1%
2015 Population by Age	
Total	2,726
0 - 4	6.5%
5 - 9	6.7%
10 - 14	6.7%
15 - 24	14.4%
25 - 34	11.3%
35 - 44	10.6%
45 - 54	13.5%
55 - 64	12.6%
65 - 74	9.6%
75 - 84	5.1%
85 +	3.1%
18 +	75.5%
2020 Population by Age	
Total	2,816
0 - 4	6.2%
5 - 9	6.4%
10 - 14	7.0%
15 - 24	13.0%
25 - 34	11.4%
35 - 44	11.4%
45 - 54	11.8%
55 - 64	13.9%
65 - 74	10.0%
75 - 84	5.9%
85 +	3.1%
18 +	76.7%
2010 Population by Sex	
Males	1,192
Females	1,458
2015 Population by Sex	
Males	1,237
Females	1,489
2020 Population by Sex	
Males	1,293
Females	1,522

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	2,650
White Alone	42.6%
Black Alone	54.3%
American Indian Alone	0.2%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.1%
Two or More Races	1.1%
Hispanic Origin	2.6%
Diversity Index	54.8
2015 Population by Race/Ethnicity	
Total	2,726
White Alone	41.8%
Black Alone	52.9%
American Indian Alone	0.1%
Asian Alone	1.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.3%
Two or More Races	2.0%
Hispanic Origin	3.2%
Diversity Index	57.4
2020 Population by Race/Ethnicity	
Total	2,817
White Alone	41.0%
Black Alone	51.2%
American Indian Alone	0.1%
Asian Alone	3.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.5%
Two or More Races	2.9%
Hispanic Origin	3.9%
Diversity Index	60.1
2010 Population by Relationship and Household Type	
Total	2,650
In Households	96.6%
In Family Households	83.9%
Householder	25.7%
Spouse	14.2%
Child	35.8%
Other relative	6.2%
Nonrelative	2.1%
In Nonfamily Households	12.7%
In Group Quarters	3.4%
Institutionalized Population	3.4%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

2015 Population 25+ by Educational Attainment	
Total	1,789
Less than 9th Grade	7.0%
9th - 12th Grade, No Diploma	11.7%
High School Graduate	27.3%
GED/Alternative Credential	6.9%
Some College, No Degree	28.2%
Associate Degree	6.1%
Bachelor's Degree	8.4%
Graduate/Professional Degree	4.3%
2015 Population 15+ by Marital Status	
Total	2,184
Never Married	42.1%
Married	39.8%
Widowed	5.1%
Divorced	13.0%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	91.5%
Civilian Unemployed	8.5%
2015 Employed Population 16+ by Industry	
Total	784
Agriculture/Mining	12.4%
Construction	3.7%
Manufacturing	15.9%
Wholesale Trade	3.3%
Retail Trade	8.8%
Transportation/Utilities	1.9%
Information	0.4%
Finance/Insurance/Real Estate	6.3%
Services	43.8%
Public Administration	3.8%
2015 Employed Population 16+ by Occupation	
Total	786
White Collar	45.8%
Management/Business/Financial	8.7%
Professional	20.5%
Sales	8.2%
Administrative Support	8.4%
Services	24.0%
Blue Collar	30.5%
Farming/Forestry/Fishing	5.9%
Construction/Extraction	2.0%
Installation/Maintenance/Repair	3.2%
Production	9.2%
Transportation/Material Moving	10.2%

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 Households by Type	
Total	988
Households with 1 Person	28.2%
Households with 2+ People	71.8%
Family Households	69.0%
Husband-wife Families	38.1%
With Related Children	16.4%
Other Family (No Spouse Present)	31.0%
Other Family with Male Householder	5.1%
With Related Children	2.7%
Other Family with Female Householder	25.9%
With Related Children	16.4%
Nonfamily Households	2.7%
All Households with Children	35.8%
Multigenerational Households	7.3%
Unmarried Partner Households	4.4%
Male-female	3.6%
Same-sex	0.7%
2010 Households by Size	
Total	989
1 Person Household	28.2%
2 Person Household	29.8%
3 Person Household	17.6%
4 Person Household	12.3%
5 Person Household	6.6%
6 Person Household	2.8%
7 + Person Household	2.6%
2010 Households by Tenure and Mortgage Status	
Total	988
Owner Occupied	66.2%
Owned with a Mortgage/Loan	38.8%
Owned Free and Clear	27.3%
Renter Occupied	33.8%

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.

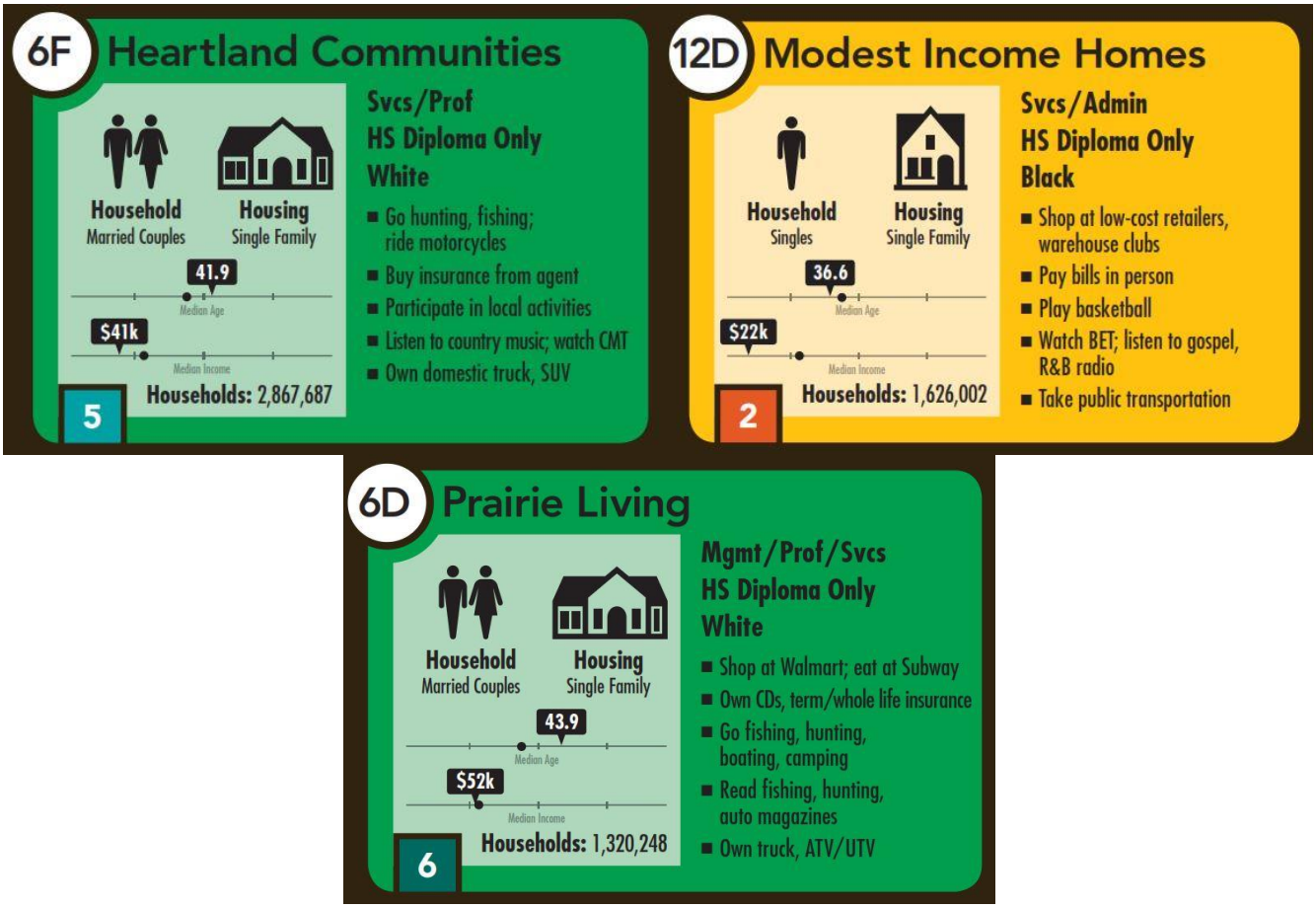
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Top 3 Tapestry Segments		
	1.	Heartland Communities
	2.	Modest Income Homes
	3.	Rural Bypasses (10E)
2015 Consumer Spending		
Apparel & Services: Total $		$1,285,660
Average Spent		$1,255.53
Spending Potential Index		54
Computers & Accessories: Total $		$136,202
Average Spent		$133.01
Spending Potential Index		51
Education: Total $		$664,207
Average Spent		$648.64
Spending Potential Index		43
Entertainment/Recreation: Total $		$1,925,419
Average Spent		$1,880.29
Spending Potential Index		57
Food at Home: Total $		$3,195,467
Average Spent		$3,120.57
Spending Potential Index		60
Food Away from Home: Total $		$1,800,910
Average Spent		$1,758.70
Spending Potential Index		54
Health Care: Total $		$3,025,029
Average Spent		$2,954.13
Spending Potential Index		62
HH Furnishings & Equipment: Total $		$1,054,647
Average Spent		$1,029.93
Spending Potential Index		56
Investments: Total $		$1,377,925
Average Spent		$1,345.63
Spending Potential Index		49
Retail Goods: Total $		$15,642,716
Average Spent		$15,276.09
Spending Potential Index		60
Shelter: Total $		$8,345,327
Average Spent		$8,149.73
Spending Potential Index		50
TV/Video/Audio: Total $		$818,663
Average Spent		$799.48
Spending Potential Index		61
Travel: Total $		$958,375
Average Spent		$935.91
Spending Potential Index		48
Vehicle Maintenance & Repairs: Total $		$636,021
Average Spent		$621.11
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.

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 Donalsonville are: Heartland Communities, Modest Income Homes and Prairie Living



TRANSPORTATION

An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. While the automobile is the dominant mode of transportation, the City of Donalsonville 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 Donalsonville is split by U.S. Hwy 84 and state highways 39 and 91. Donalsonville sees some fairly heavy traffic on both US Hwy 84 and Hwy 91. US Hwy 84 sees approximately 10,000 AADT while GA Hwy 91 sees approximately 7,000 AADT. Past traffic data show that US Hwy 84 has had a moderate decline in traffic while GA Hwy 91 has continued moderate increases. The continued increases in traffic along GA Hwy 91 can probably be attributed to the increased presence of residential development near Lake Seminole.

GDOT Traffic Monitoring Locations

GA Hwy 91 @ East 7th St

Key Annual Trends							
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015		-9.26					
2014	7460		906	12.15			
2013	7460		906	12.15	9.00		
2012	6140						
2011	6170						
2010	5880						
2009	5940		722	12.15			
2008	5420						
2007	5630						
2006	5500						
2005	6940						

US Hwy 84 @ Woolfork Ave

Key Annual Trends							
Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2015		5.05					
2014	9560		1613	16.87	7.93	52.51	
2013	10190		1720	16.88			
2012	10190		1720	16.88			
2011	11280						
2010	11480						
2009							
2008							
2007							
2006							
2005							

Alternative Modes

With regards to bicycling, Donalsonville has nothing in the way of bicycle lanes or paths. Donalsonville should consider working with both Seminole County and Iron City on coordinating their efforts to provide a well thought out network of Bicycle lanes and paths.

Seminole County is a member of the Southwest Georgia Regional Rural Transit System. Transit buses are available for all residents of Seminole County, Donalsonville and Iron 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, 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 the City of Donalsonville.

Railroads

Seminole County is serviced by the CSX rail line that runs parallel to U.S. Hwy 84 from Decatur County through Iron City and Donalsonville to the lower reaches of Early County and the City of Jakin. The rail line provides critical freight transport for a number of industries in Seminole County and the Cities of Iron City and Donalsonville.

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 off of previous Future land use maps with updates added to fully meet the trends of development in Donalsonville and was refined with the help of the public during the public outreach portion of the plan's development. It is intended to be representation of the community's vision for the future. Below are descriptions of categories which are utilized on the Future Land Use Map.

Urban Low-Density 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. Urban low-density means residential development ranging from approximately three to five (3-5) units per acre (i.e., lot sizes of approximately 3,630 square feet to 15,000 square feet). The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may 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.

Mixed Use

This category corresponds to the city's central business district as well as some existing commercial areas targeted for mixed use redevelopment. Downtown Donalsonville consists of a concentration of region-serving and "Main Street" type commercial stores. 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 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 C-1 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 together in a shopping center.

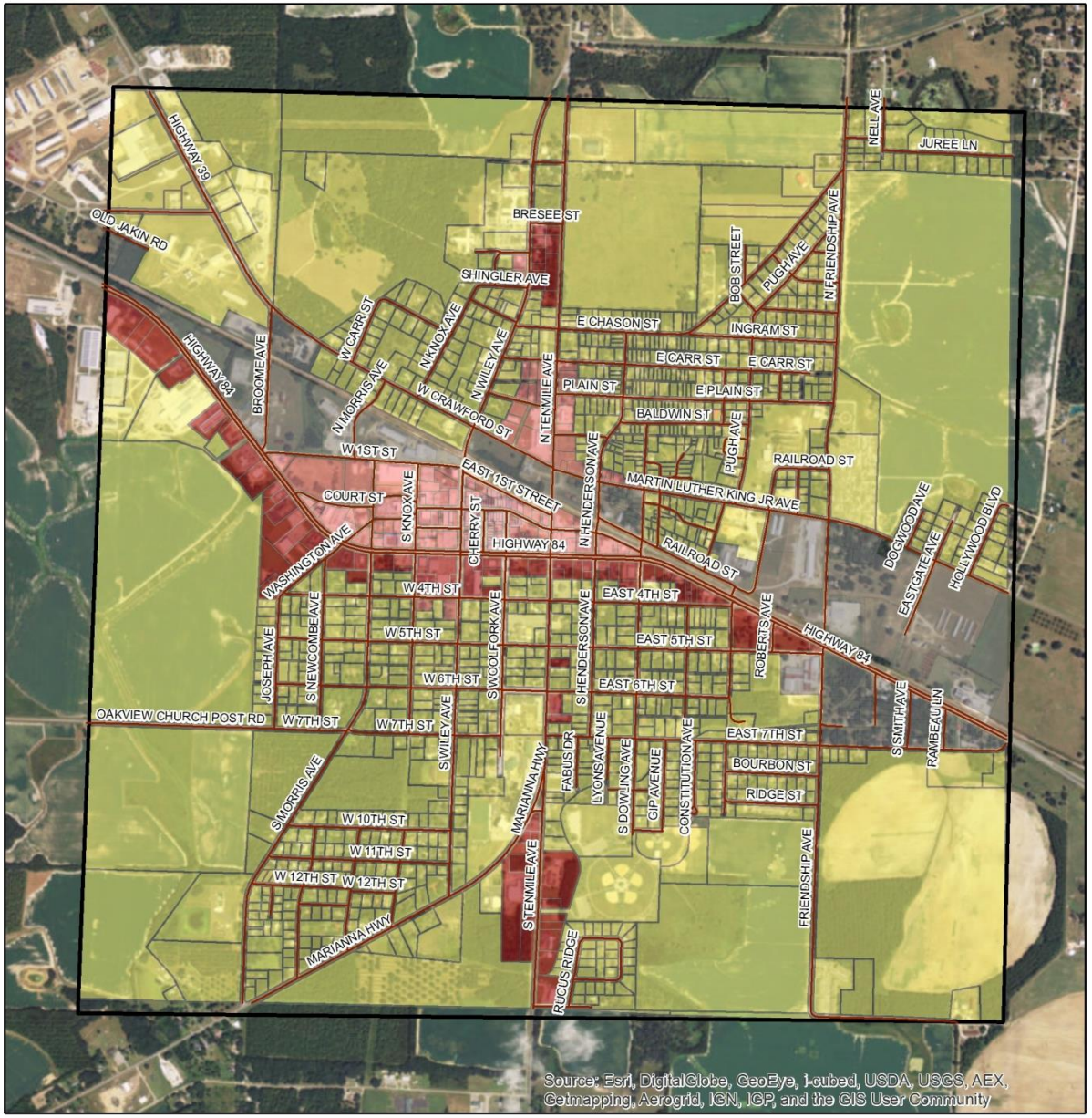
As one of two sub-classifications of commercial land use, highway commercial areas are intended to provide suitable areas for those business and commercial uses which primarily serve the public traveling by automobile and which benefit from direct access to highways. Such districts are generally designed 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 rail, air, or water transportation.

Donalsonville

Future Landuse Map



Legend

- Low-Density Residential
- Industrial
- Mixed-Use
- Highway Commercial

SWGRC
Southwest Georgia Regional Commission

N

City of Donalsonville Community Work Program 2017-2021

Work Items/Projects	2017	2018	2019	2020	2021	Estimated Cost	Responsible Party	Possible Funding Sources
Market Donalsonville for retirees	X	X	X	X	X	$2,000	Chamber of Commerce	Chamber of Commerce
Remove blighted building and cleanup properties	X	X	X	X	X	$20,000	City	General Fund
Resurface streets. Including areas on the following streets: MLK, 4th, 5th, 7th, 10th, 11th, 12th, Spooner, Constitution, Bourbon, Morris, Hornsby and Cherry	X	X	X	X	X	$35,000	City	LARP/SPLOST
Develop an annexation plan for Donalsonville		X	X	X		$2,000	City	General Fund
Develop a list of properties for inclusion in a land bank	X	X	X	X	X	staff time	City	General Fund
Look into combining some services with Seminole County	X	X	X			staff time	City/County	General Fund
New City well to replace unreliable backup	X	X	X	X	X	$1 million	City	Grants/General Fund
Wireless Internet throughout the City	X	X	X			$250,000	City/Private Co.	General Fund
Upgrade and increase the capacity of the sewer system as necessary	X					$1 million	City W&S Dept.	Water and Sewer Funds and Loans

ADOPTION RESOLUTION

RESOLUTION 09-05-17

A RESOLUTION TO ADOPT THE SEMINOLE COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Donalsonville, 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 Donalsonville 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 Donalsonville, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 5th day of September 2017.

Dan E. Ponder, Jr., Mayor

Ed Bond, Mayor Pro Tem

Mitchell Blanks, Council Member

Travis Brooks, Council Member

Tony Baczek, Council Member

Flossie Smith, Council Member

Lindsey Register, Council Member

ATTEST:

Christina Corvers, City Clerk

IRON CITY

COMMUNITY PROFILE

esri

Community Profile

Iron City
Area: 0.8 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	351
2010 Total Population	310
2015 Total Population	326
2015 Group Quarters	0
2020 Total Population	341
2015-2020 Annual Rate	0.90%
Household Summary	
2000 Households	143
2000 Average Household Size	2.45
2010 Households	136
2010 Average Household Size	2.28
2015 Households	145
2015 Average Household Size	2.25
2020 Households	153
2020 Average Household Size	2.23
2015-2020 Annual Rate	1.08%
2010 Families	97
2010 Average Family Size	2.68
2015 Families	102
2015 Average Family Size	2.66
2020 Families	107
2020 Average Family Size	2.64
2015-2020 Annual Rate	0.96%
Housing Unit Summary	
2000 Housing Units	153
Owner Occupied Housing Units	77.1%
Renter Occupied Housing Units	16.3%
Vacant Housing Units	6.5%
2010 Housing Units	149
Owner Occupied Housing Units	76.5%
Renter Occupied Housing Units	14.8%
Vacant Housing Units	8.7%
2015 Housing Units	161
Owner Occupied Housing Units	73.3%
Renter Occupied Housing Units	16.8%
Vacant Housing Units	9.9%
2020 Housing Units	169
Owner Occupied Housing Units	73.4%
Renter Occupied Housing Units	17.2%
Vacant Housing Units	9.5%
Median Household Income	
2015	$37,588
2020	$44,654
Median Home Value	
2015	$59,868
2020	$78,571
Per Capita Income	
2015	$18,491
2020	$20,868
Median Age	
2010	44.2
2015	43.9
2020	45.8

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.

2015 Households by Income	
Household Income Base	145
<$15,000	17.2%
$15,000 - $24,999	20.0%
$25,000 - $34,999	9.7%
$35,000 - $49,999	12.4%
$50,000 - $74,999	22.8%
$75,000 - $99,999	15.2%
$100,000 - $149,999	2.1%
$150,000 - $199,999	0.0%
$200,000+	0.0%
Average Household Income	$44,473
2020 Households by Income	
Household Income Base	153
<$15,000	17.0%
$15,000 - $24,999	15.7%
$25,000 - $34,999	9.2%
$35,000 - $49,999	11.1%
$50,000 - $74,999	24.2%
$75,000 - $99,999	19.0%
$100,000 - $149,999	3.3%
$150,000 - $199,999	0.0%
$200,000+	0.0%
Average Household Income	$49,753
2015 Owner Occupied Housing Units by Value	
Total	118
<$50,000	44.1%
$50,000 - $99,999	32.2%
$100,000 - $149,999	12.7%
$150,000 - $199,999	3.4%
$200,000 - $249,999	3.4%
$250,000 - $299,999	1.7%
$300,000 - $399,999	0.8%
$400,000 - $499,999	1.7%
$500,000 - $749,999	0.8%
$750,000 - $999,999	0.0%
$1,000,000 +	0.0%
Average Home Value	$84,454
2020 Owner Occupied Housing Units by Value	
Total	124
<$50,000	31.5%
$50,000 - $99,999	33.9%
$100,000 - $149,999	19.4%
$150,000 - $199,999	6.5%
$200,000 - $249,999	5.6%
$250,000 - $299,999	1.6%
$300,000 - $399,999	0.8%
$400,000 - $499,999	1.6%
$500,000 - $749,999	0.8%
$750,000 - $999,999	0.0%
$1,000,000 +	0.0%
Average Home Value	$99,405

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.

2010 Population by Age	
Total	309
0 - 4	6.1%
5 - 9	6.5%
10 - 14	6.5%
15 - 24	11.3%
25 - 34	9.1%
35 - 44	11.3%
45 - 54	14.6%
55 - 64	15.5%
65 - 74	10.7%
75 - 84	6.5%
85 +	1.9%
18 +	76.7%
2015 Population by Age	
Total	325
0 - 4	5.8%
5 - 9	6.5%
10 - 14	6.5%
15 - 24	11.1%
25 - 34	10.2%
35 - 44	11.4%
45 - 54	12.0%
55 - 64	16.6%
65 - 74	11.1%
75 - 84	6.8%
85 +	2.2%
18 +	78.2%
2020 Population by Age	
Total	341
0 - 4	5.6%
5 - 9	5.9%
10 - 14	6.5%
15 - 24	11.1%
25 - 34	10.0%
35 - 44	10.0%
45 - 54	12.3%
55 - 64	15.2%
65 - 74	14.1%
75 - 84	7.0%
85 +	2.3%
18 +	78.3%
2010 Population by Sex	
Males	147
Females	163
2015 Population by Sex	
Males	157
Females	168
2020 Population by Sex	
Males	167
Females	174

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	309
White Alone	69.9%
Black Alone	28.8%
American Indian Alone	0.0%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.0%
Two or More Races	0.3%
Hispanic Origin	1.0%
Diversity Index	44.3
2015 Population by Race/Ethnicity	
Total	325
White Alone	68.3%
Black Alone	29.2%
American Indian Alone	0.0%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.2%
Two or More Races	0.9%
Hispanic Origin	1.2%
Diversity Index	46.5
2020 Population by Race/Ethnicity	
Total	342
White Alone	67.0%
Black Alone	29.2%
American Indian Alone	0.3%
Asian Alone	0.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.5%
Two or More Races	1.5%
Hispanic Origin	1.5%
Diversity Index	47.8
2010 Population by Relationship and Household Type	
Total	310
In Households	100.0%
In Family Households	86.8%
Householder	29.0%
Spouse	18.4%
Child	31.0%
Other relative	5.5%
Nonrelative	2.9%
In Nonfamily Households	13.2%
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.

2015 Population 25+ by Educational Attainment	
Total	229
Less than 9th Grade	10.9%
9th - 12th Grade, No Diploma	18.3%
High School Graduate	33.6%
GED/Alternative Credential	3.5%
Some College, No Degree	16.6%
Associate Degree	7.9%
Bachelor's Degree	6.1%
Graduate/Professional Degree	3.1%
2015 Population 15+ by Marital Status	
Total	265
Never Married	23.8%
Married	54.7%
Widowed	9.4%
Divorced	12.1%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	94.5%
Civilian Unemployed	5.5%
2015 Employed Population 16+ by Industry	
Total	137
Agriculture/Mining	3.6%
Construction	7.3%
Manufacturing	8.8%
Wholesale Trade	2.9%
Retail Trade	16.1%
Transportation/Utilities	2.2%
Information	0.0%
Finance/Insurance/Real Estate	5.1%
Services	48.2%
Public Administration	7.3%
2015 Employed Population 16+ by Occupation	
Total	138
White Collar	50.4%
Management/Business/Financial	2.2%
Professional	13.9%
Sales	12.4%
Administrative Support	21.9%
Services	28.5%
Blue Collar	21.9%
Farming/Forestry/Fishing	4.4%
Construction/Extraction	5.1%
Installation/Maintenance/Repair	3.6%
Production	4.4%
Transportation/Material Moving	4.4%

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

2010 Households by Type	
Total	136
Households with 1 Person	25.7%
Households with 2+ People	74.3%
Family Households	71.3%
Husband-wife Families	44.9%
With Related Children	18.4%
Other Family (No Spouse Present)	26.5%
Other Family with Male Householder	7.4%
With Related Children	3.7%
Other Family with Female Householder	19.1%
With Related Children	10.3%
Nonfamily Households	2.9%
All Households with Children	32.4%
Multigenerational Households	5.1%
Unmarried Partner Households	7.4%
Male-female	6.6%
Same-sex	0.7%
2010 Households by Size	
Total	137
1 Person Household	25.5%
2 Person Household	37.2%
3 Person Household	17.5%
4 Person Household	8.8%
5 Person Household	8.0%
6 Person Household	1.5%
7 + Person Household	1.5%
2010 Households by Tenure and Mortgage Status	
Total	136
Owner Occupied	83.8%
Owned with a Mortgage/Loan	40.4%
Owned Free and Clear	43.4%
Renter Occupied	16.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths

- Small Size
- Amenities/parks
- Social Events
- Active ladies group
- Good emergency services
- Reasonable utility bill rates
- Ample supply of churches
- Railroad access
- Town feels like a big family
- Park w/gazebos

Opportunities

- Highway access
- Proximity to other larger towns
- A yearning to get better
- Close access to nearby medical facilities

Weaknesses

- Infrastructure insufficient for growth
- Drainage problems
- Lack of a sewer system
- Lack of commercial development
- We need to clean up our town (property maintenance)
- Lack of housing variety

Threats

- Georgia Agricultural Tax Exemption Cards (lower SLOST money for town)

NEEDS AND OPPORTUNITIES

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

- Our infrastructure is old and needs constant maintenance and our capacity is not sufficient for new development
- We need a sewer system to spur economic development as we have very little commercial/industrial development
- We need to increase the variety of housing available in our town
- We need to clean up our town and enforce our city ordinances
- We have good access to a major highway but we lack commercial development
- GATE cards are killing our SPLOST funding and we need to find ways to make up for that loss of revenue.

GOALS AND POLICIES

GOAL: Economic Development and Prosperity

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

Policies:

- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- 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.

GOAL: Local Preparedness

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 concentrate on fixing our existing infrastructure (water system and streets) before expanding to ensure a good quality of life for our residents.

GOAL: Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as 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 defining the community's character.

Policies:

- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.

GOAL: Housing Options

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

Policies:

- We will eliminate substandard or dilapidated housing in our community.

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 Seminole County and the Cities of Donalsonville and Iron 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 analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

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 the 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 geography, population, economy, labor, and 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 region 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 Seminole County and the Cities of Donalsonville and Iron 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 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 agritourist activities and enterprises.
Objective: To increase farm income and farm tourism.

Seminole County and its municipalities according to the CEDS…

Seminole County is located in the extreme southwest corner of Georgia, a short distance from Alabama and Florida. Seminole County was named for the Seminole Indians. It is located above one of the largest known aquifers in the world. The county seat is Donalsonville. According to census data, Seminole County lost 7 percent of its population from 2000 to 2010. Seminole County is known as the "Gateway to Lake Seminole," a large lake maintained by the Army Corps of Engineers where the Flint and Chattahoochee Rivers come together to form the Apalachicola River. Lake Seminole is recognized as one of the best bass fishing lakes in the country. Named twice as one of the top 100 small hospitals in the nation, Donalsonville Hospital is a state of the art medical facility with 12 doctors on staff. The Industrial Park has 18 acres available for prospective businesses. A few of the top employers include Donalsonville Hospital, JH Harvey Co., Lewis Carter Manufacturing and Three Notch Electric Membership. Seminole County has the opportunity to become a retirement community. Much of Seminole County has been deemed by the United States Department of Agriculture as prime farm land. Innovative uses of agriculture land and products could expand agricultural profitability. The county owns one of the very few self-supporting airports in Georgia. This facility is jet capable, has 5,000 of bituminous runway, aircraft tie downs, hangers, and a lighted runway.

Donalsonville is the county seat of Seminole county and has a population of 2,650. It was originally part of Decatur County and a prominent business man paved the way for the City's growth when he built the first lumber mill in Donalsonville. The Olive Theatre is in an old building downtown, which has been renovated and hosts the local talents and the murals present on a few of the downtown buildings depict the main industry in the county. The Harvest Festival, hosted in October, is a vast part of Donalsonville's culture and supports the local industry of agriculture. There are other attractions, including the Christmas Tour of Homes and the PRCA Rodeo, that are held in Donalsonville.

Iron City is a small town within the County and folk lore has it hast the name came about when a new well was being dug and hit a spot of iron ore. The citizens thought the discovery would bring great wealth to the people of the town and the economy was booming with new construction. Since that time the economy has declined with only a grocery store, gas station and hardware store. The major employer is Greene Poultry, which employs about 25 people and a local mechanic shop. The town is a small rural community that relies greatly on farming.

Supplementary Economic Statistics/Data

Business Summary

Iron City 2
Area: 0.8 square miles

Prepared by SWGRC

Data for all businesses in area	
Total Businesses:	10
Total Employees:	67
Total Residential Population:	326
Employee/Residential Population Ratio:	0.21:1

			Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	1	10.0%	13	19.4%
Construction	0	0.0%	0	0.0%
Manufacturing	0	0.0%	0	0.0%
Transportation	1	10.0%	3	4.5%
Communication	0	0.0%	0	0.0%
Utility	0	0.0%	0	0.0%
Wholesale Trade	1	10.0%	1	1.5%
Retail Trade Summary	3	30.0%	10	14.9%
Home Improvement	1	10.0%	2	3.0%
General Merchandise Stores	0	0.0%	0	0.0%
Food Stores	1	10.0%	2	3.0%
Auto Dealers, Gas Stations, Auto Aftermarket	1	10.0%	2	3.0%
Apparel & Accessory Stores	0	0.0%	0	0.0%
Furniture & Home Furnishings	0	0.0%	0	0.0%
Eating & Drinking Places	1	10.0%	4	6.0%
Miscellaneous Retail	0	0.0%	0	0.0%
Finance, Insurance, Real Estate Summary	1	10.0%	1	1.5%
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	1	10.0%	1	1.5%
Services Summary	4	40.0%	38	56.7%
Hotels & Lodging	0	0.0%	0	0.0%
Automotive Services	1	10.0%	1	1.5%
Motion Pictures & Amusements	0	0.0%	0	0.0%
Health Services	1	10.0%	33	49.3%
Legal Services	0	0.0%	0	0.0%
Education Institutions & Libraries	0	0.0%	0	0.0%
Other Services	3	30.0%	4	6.0%
Government	1	10.0%	1	1.5%
Unclassified Establishments	0	0.0%	0	0.0%
Totals	10	100.0%	67	100.0%

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

Business Summary

Iron City 2
Area: 0.8 square miles

Prepared by SWGRC

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	10.0%	13	19.4%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	0	0.0%	0	0.0%
Manufacturing	0	0.0%	0	0.0%
Wholesale Trade	1	10.0%	1	1.5%
Retail Trade	2	20.0%	6	9.0%
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	10.0%	2	3.0%
Food & Beverage Stores	1	10.0%	2	3.0%
Health & Personal Care Stores	0	0.0%	0	0.0%
Gasoline Stations	1	10.0%	2	3.0%
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	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	1	10.0%	3	4.5%
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	1	10.0%	1	1.5%
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	1	10.0%	33	49.3%
Arts, Entertainment & Recreation	0	0.0%	0	0.0%
Accommodation & Food Services	1	10.0%	4	6.0%
Accommodation	0	0.0%	0	0.0%
Food Services & Drinking Places	1	10.0%	4	6.0%
Other Services (except Public Administration)	3	30.0%	5	7.5%
Automotive Repair & Maintenance	1	10.0%	1	1.5%
Public Administration	1	10.0%	1	1.5%
Unclassified Establishments	0	0.0%	0	0.0%
Total	10	100.0%	67	100.0%

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

Disposable Income Profile

Iron City 2
Area: 0.8 square miles

Prepared by SWGRC

	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	310	326	341	15	0.90%
Median Age	44.2	43.9	45.8	1.9	0.85%
Households	136	145	153	8	1.08%
Average Household Size	2.28	2.25	2.23	-0.02	-0.18%

2015 Households by Disposable Income	Number	Percent
Total	145	100.0%
<$15,000	31	21.4%
$15,000-$24,999	30	20.7%
$25,000-$34,999	17	11.7%
$35,000-$49,999	25	17.2%
$50,000-$74,999	36	24.8%
$75,000-$99,999	5	3.4%
$100,000-$149,999	1	0.7%
$150,000-$199,999	0	0.0%
$200,000+	0	0.0%
Median Disposable Income	$31,123	
Average Disposable Income	$36,392	

	Number of Households						
2015 Disposable Income by Age of Householder	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	4	17	20	21	34	26	22
<$15,000	2	6	4	3	8	2	5
$15,000-$24,999	1	3	4	2	4	5	10
$25,000-$34,999	1	2	1	2	3	5	3
$35,000-$49,999	1	2	4	5	7	7	1
$50,000-$74,999	0	3	6	7	11	6	2
$75,000-$99,999	0	1	1	2	0	1	1
$100,000-$149,999	0	0	0	0	0	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	$18,873	$22,683	$37,734	$44,150	$37,277	$36,360	$19,272
Average Disposable Income	$21,168	$31,945	$42,079	$46,450	$36,572	$38,288	$26,959

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

Iron City 2
Area: 0.8 square miles

Prepared by SWGRC

Demographic Summary	2015	2020
Population	326	341
Households	145	153
Families	102	107
Median Age	43.9	45.8
Median Household Income	$37,588	$44,654

	Spending Index	Average Amount Spent	Total	Percent
Total Expenditures	61	$43,511.22	$6,309,127	100.0%
Food	65	$5,491.03	$796,200	12.6%
Food at Home	68	$3,567.96	$517,354	8.2%
Food Away from Home	59	$1,923.08	$278,846	4.4%
Alcoholic Beverages	47	$263.41	$38,194	0.6%
Housing	55	$11,749.46	$1,703,671	27.0%
Shelter	49	$8,022.83	$1,163,310	18.4%
Utilities, Fuel and Public Services	74	$3,726.62	$540,360	8.6%
Household Operations	54	$1,001.95	$145,283	2.3%
Housekeeping Supplies	72	$521.08	$75,557	1.2%
Household Furnishings and Equipment	62	$1,137.73	$164,971	2.6%
Apparel and Services	60	$1,392.99	$201,983	3.2%
Transportation	70	$7,418.90	$1,075,740	17.1%
Travel	49	$959.23	$139,088	2.2%
Health Care	71	$3,361.02	$487,348	7.7%
Entertainment and Recreation	64	$2,112.46	$306,306	4.9%
Personal Care Products & Services	58	$457.58	$66,349	1.1%
Education	37	$559.68	$81,154	1.3%
Smoking Products	101	$472.27	$68,479	1.1%
Miscellaneous (1)	76	$880.32	$127,647	2.0%
Support Payments/Cash Contribution/Gifts in Kind	63	$1,581.03	$229,249	3.6%
Life/Other Insurance	76	$350.60	$50,837	0.8%
Pensions and Social Security	54	$3,800.47	$551,068	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.

Household Income Profile

Iron City 2
Area: 0.8 square miles

Prepared by SWGRC

Summary	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Population	326	341	15	0.90%
Households	145	153	8	1.08%
Median Age	43.9	45.8	1.9	0.85%
Average Household Size	2.25	2.23	-0.02	-0.18%

	2015		2020	
Households by Income	**Number**	**Percent**	**Number**	**Percent**
Household	145	100%	153	100%
<$15,000	25	17.2%	26	17.0%
$15,000-$24,999	29	20.0%	24	15.7%
$25,000-$34,999	14	9.7%	14	9.2%
$35,000-$49,999	18	12.4%	17	11.1%
$50,000-$74,999	33	22.8%	37	24.2%
$75,000-$99,999	22	15.2%	29	19.0%
$100,000-$149,999	3	2.1%	5	3.3%
$150,000-$199,999	0	0.0%	0	0.0%
$200,000+	0	0.0%	0	0.0%
Median Household Income	$37,588		$44,654	
Average Household Income	$44,473		$49,753	
Per Capita Income	$18,491		$20,868	

Data Note: Income reported for July 1, 2020 represents annual income for the preceding year, expressed in current (2019) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2015 and 2020.

Household Income Profile

Iron City 2
Area: 0.8 square miles

Prepared by SWGRC

2015 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	4	17	20	21	34	26	22
<$15,000	2	6	3	2	7	2	3
$15,000-$24,999	1	4	5	2	4	2	11
$25,000-$34,999	0	1	0	1	1	7	3
$35,000-$49,999	1	2	2	3	4	5	1
$50,000-$74,999	0	2	7	7	10	6	1
$75,000-$99,999	0	2	3	4	7	4	2
$100,000-$149,999	0	1	0	1	1	1	1
$150,000-$199,999	0	0	0	0	0	0	0
$200,000+	0	0	0	0	0	0	0
Median HH Income	$15,000	$21,552	$50,000	$54,405	$51,450	$41,144	$20,714
Average HH Income	$22,224	$37,508	$50,686	$55,138	$47,464	$47,632	$31,735
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<$15,000	50.0%	35.3%	15.0%	9.5%	20.6%	7.7%	13.6%
$15,000-$24,999	25.0%	23.5%	25.0%	9.5%	11.8%	7.7%	50.0%
$25,000-$34,999	0.0%	5.9%	0.0%	4.8%	2.9%	26.9%	13.6%
$35,000-$49,999	25.0%	11.8%	10.0%	14.3%	11.8%	19.2%	4.5%
$50,000-$74,999	0.0%	11.8%	35.0%	33.3%	29.4%	23.1%	4.5%
$75,000-$99,999	0.0%	11.8%	15.0%	19.0%	20.6%	15.4%	9.1%
$100,000-$149,999	0.0%	5.9%	0.0%	4.8%	2.9%	3.8%	4.5%
$150,000-$199,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Data Note: Income reported for July 1, 2020 represents annual income for the preceding year, expressed in current (2019) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2015 and 2020.

Household Income Profile

Iron City 2
Area: 0.8 square miles

Prepared by SWGRC

2020 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	5	17	18	23	32	34	24
<$15,000	2	6	3	2	7	2	4
$15,000-$24,999	1	3	3	2	3	2	10
$25,000-$34,999	0	1	0	1	1	8	3
$35,000-$49,999	1	2	2	3	3	6	1
$50,000-$74,999	0	2	7	8	10	8	1
$75,000-$99,999	0	3	3	6	8	7	3
$100,000-$149,999	0	1	0	1	1	1	1
$150,000-$199,999	0	0	0	0	0	0	0
$200,000+	0	0	0	0	0	0	0
Median HH Income	$15,000	$25,000	$51,806	$57,592	$53,978	$46,718	$21,143
Average HH Income	$18,764	$42,990	$55,429	$59,146	$53,312	$54,097	$36,840
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<$15,000	40.0%	35.3%	16.7%	8.7%	21.9%	5.9%	16.7%
$15,000-$24,999	20.0%	17.6%	16.7%	8.7%	9.4%	5.9%	41.7%
$25,000-$34,999	0.0%	5.9%	0.0%	4.3%	3.1%	23.5%	12.5%
$35,000-$49,999	20.0%	11.8%	11.1%	13.0%	9.4%	17.6%	4.2%
$50,000-$74,999	0.0%	11.8%	38.9%	34.8%	31.3%	23.5%	4.2%
$75,000-$99,999	0.0%	17.6%	16.7%	26.1%	25.0%	20.6%	12.5%
$100,000-$149,999	0.0%	5.9%	0.0%	4.3%	3.1%	2.9%	4.2%
$150,000-$199,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
$200,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Data Note: Income reported for July 1, 2020 represents annual income for the preceding year, expressed in current (2019) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2015 and 2020.

Market Profile

Iron City 2
Area: 0.8 square miles

Prepared by SWGRC

Population Summary	
2000 Total Population	351
2010 Total Population	310
2015 Total Population	326
2015 Group Quarters	0
2020 Total Population	341
2015-2020 Annual Rate	0.90%
Household Summary	
2000 Households	143
2000 Average Household Size	2.45
2010 Households	136
2010 Average Household Size	2.28
2015 Households	145
2015 Average Household Size	2.25
2020 Households	153
2020 Average Household Size	2.23
2015-2020 Annual Rate	1.08%
2010 Families	97
2010 Average Family Size	2.68
2015 Families	102
2015 Average Family Size	2.66
2020 Families	107
2020 Average Family Size	2.64
2015-2020 Annual Rate	0.96%
Housing Unit Summary	
2000 Housing Units	153
Owner Occupied Housing Units	77.1%
Renter Occupied Housing Units	16.3%
Vacant Housing Units	6.5%
2010 Housing Units	149
Owner Occupied Housing Units	76.5%
Renter Occupied Housing Units	14.8%
Vacant Housing Units	8.7%
2015 Housing Units	161
Owner Occupied Housing Units	73.3%
Renter Occupied Housing Units	16.8%
Vacant Housing Units	9.9%
2020 Housing Units	169
Owner Occupied Housing Units	73.4%
Renter Occupied Housing Units	17.2%
Vacant Housing Units	9.5%
Median Household Income	
2015	$37,588
2020	$44,654
Median Home Value	
2015	$59,868
2020	$78,571
Per Capita Income	
2015	$18,491
2020	$20,868
Median Age	
2010	44.2
2015	43.9
2020	45.8

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.

2015 Households by Income	
Household Income Base	145
<$15,000	17.2%
$15,000 - $24,999	20.0%
$25,000 - $34,999	9.7%
$35,000 - $49,999	12.4%
$50,000 - $74,999	22.8%
$75,000 - $99,999	15.2%
$100,000 - $149,999	2.1%
$150,000 - $199,999	0.0%
$200,000+	0.0%
Average Household Income	$44,473
2020 Households by Income	
Household Income Base	153
<$15,000	17.0%
$15,000 - $24,999	15.7%
$25,000 - $34,999	9.2%
$35,000 - $49,999	11.1%
$50,000 - $74,999	24.2%
$75,000 - $99,999	19.0%
$100,000 - $149,999	3.3%
$150,000 - $199,999	0.0%
$200,000+	0.0%
Average Household Income	$49,753
2015 Owner Occupied Housing Units by Value	
Total	118
<$50,000	44.1%
$50,000 - $99,999	32.2%
$100,000 - $149,999	12.7%
$150,000 - $199,999	3.4%
$200,000 - $249,999	3.4%
$250,000 - $299,999	1.7%
$300,000 - $399,999	0.8%
$400,000 - $499,999	1.7%
$500,000 - $749,999	0.8%
$750,000 - $999,999	0.0%
$1,000,000 +	0.0%
Average Home Value	$84,454
2020 Owner Occupied Housing Units by Value	
Total	124
<$50,000	31.5%
$50,000 - $99,999	33.9%
$100,000 - $149,999	19.4%
$150,000 - $199,999	6.5%
$200,000 - $249,999	5.6%
$250,000 - $299,999	1.6%
$300,000 - $399,999	0.8%
$400,000 - $499,999	1.6%
$500,000 - $749,999	0.8%
$750,000 - $999,999	0.0%
$1,000,000 +	0.0%
Average Home Value	$99,405

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.

2010 Population by Age	
Total	309
0 - 4	6.1%
5 - 9	6.5%
10 - 14	6.5%
15 - 24	11.3%
25 - 34	9.1%
35 - 44	11.3%
45 - 54	14.6%
55 - 64	15.5%
65 - 74	10.7%
75 - 84	6.5%
85 +	1.9%
18 +	76.7%
2015 Population by Age	
Total	325
0 - 4	5.8%
5 - 9	6.5%
10 - 14	6.5%
15 - 24	11.1%
25 - 34	10.2%
35 - 44	11.4%
45 - 54	12.0%
55 - 64	16.6%
65 - 74	11.1%
75 - 84	6.8%
85 +	2.2%
18 +	78.2%
2020 Population by Age	
Total	341
0 - 4	5.6%
5 - 9	5.9%
10 - 14	6.5%
15 - 24	11.1%
25 - 34	10.0%
35 - 44	10.0%
45 - 54	12.3%
55 - 64	15.2%
65 - 74	14.1%
75 - 84	7.0%
85 +	2.3%
18 +	78.3%
2010 Population by Sex	
Males	147
Females	163
2015 Population by Sex	
Males	157
Females	168
2020 Population by Sex	
Males	167
Females	174

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	309
White Alone	69.9%
Black Alone	28.8%
American Indian Alone	0.0%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.0%
Two or More Races	0.3%
Hispanic Origin	1.0%
Diversity Index	44.3
2015 Population by Race/Ethnicity	
Total	325
White Alone	68.3%
Black Alone	29.2%
American Indian Alone	0.0%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.2%
Two or More Races	0.9%
Hispanic Origin	1.2%
Diversity Index	46.5
2020 Population by Race/Ethnicity	
Total	342
White Alone	67.0%
Black Alone	29.2%
American Indian Alone	0.3%
Asian Alone	0.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.5%
Two or More Races	1.5%
Hispanic Origin	1.5%
Diversity Index	47.8
2010 Population by Relationship and Household Type	
Total	310
In Households	100.0%
In Family Households	86.8%
Householder	29.0%
Spouse	18.4%
Child	31.0%
Other relative	5.5%
Nonrelative	2.9%
In Nonfamily Households	13.2%
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.

2015 Population 25+ by Educational Attainment	
Total	229
Less than 9th Grade	10.9%
9th - 12th Grade, No Diploma	18.3%
High School Graduate	33.6%
GED/Alternative Credential	3.5%
Some College, No Degree	16.6%
Associate Degree	7.9%
Bachelor's Degree	6.1%
Graduate/Professional Degree	3.1%
2015 Population 15+ by Marital Status	
Total	265
Never Married	23.8%
Married	54.7%
Widowed	9.4%
Divorced	12.1%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	94.5%
Civilian Unemployed	5.5%
2015 Employed Population 16+ by Industry	
Total	137
Agriculture/Mining	3.6%
Construction	7.3%
Manufacturing	8.8%
Wholesale Trade	2.9%
Retail Trade	16.1%
Transportation/Utilities	2.2%
Information	0.0%
Finance/Insurance/Real Estate	5.1%
Services	48.2%
Public Administration	7.3%
2015 Employed Population 16+ by Occupation	
Total	138
White Collar	50.4%
Management/Business/Financial	2.2%
Professional	13.9%
Sales	12.4%
Administrative Support	21.9%
Services	28.5%
Blue Collar	21.9%
Farming/Forestry/Fishing	4.4%
Construction/Extraction	5.1%
Installation/Maintenance/Repair	3.6%
Production	4.4%
Transportation/Material Moving	4.4%

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

2010 Households by Type	
Total	136
Households with 1 Person	25.7%
Households with 2+ People	74.3%
Family Households	71.3%
Husband-wife Families	44.9%
With Related Children	18.4%
Other Family (No Spouse Present)	26.5%
Other Family with Male Householder	7.4%
With Related Children	3.7%
Other Family with Female Householder	19.1%
With Related Children	10.3%
Nonfamily Households	2.9%
All Households with Children	32.4%
Multigenerational Households	5.1%
Unmarried Partner Households	7.4%
Male-female	6.6%
Same-sex	0.7%
2010 Households by Size	
Total	137
1 Person Household	25.5%
2 Person Household	37.2%
3 Person Household	17.5%
4 Person Household	8.8%
5 Person Household	8.0%
6 Person Household	1.5%
7 + Person Household	1.5%
2010 Households by Tenure and Mortgage Status	
Total	136
Owner Occupied	83.8%
Owned with a Mortgage/Loan	40.4%
Owned Free and Clear	43.4%
Renter Occupied	16.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Market Profile

Iron City 2
Area: 0.8 square miles

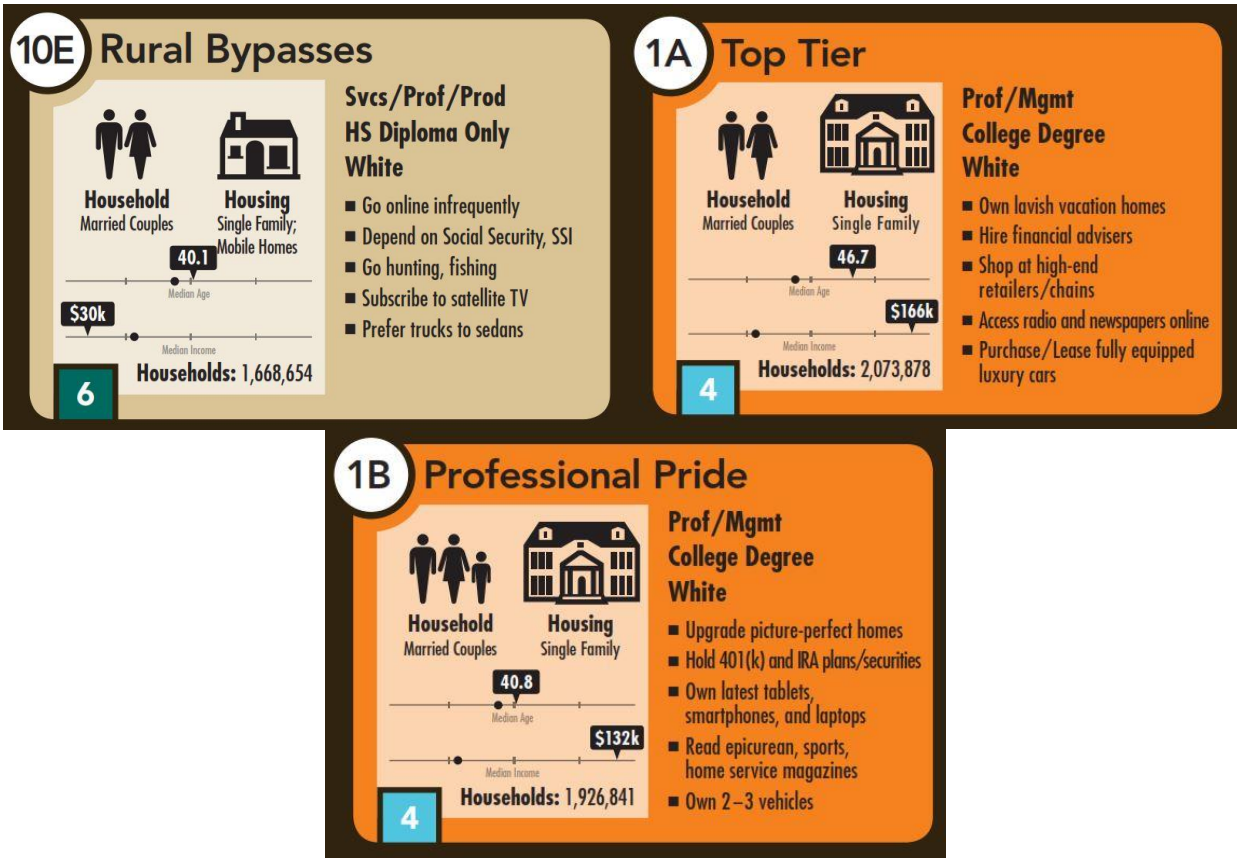
Prepared by SWGRC

Top 3 Tapestry Segments		
	1.	Rural Bypasses (10E)
	2.	Top Tier (1A)
	3.	Professional Pride (1B)
2015 Consumer Spending		
Apparel & Services: Total $		$201,983
Average Spent		$1,392.99
Spending Potential Index		60
Computers & Accessories: Total $		$20,103
Average Spent		$138.64
Spending Potential Index		53
Education: Total $		$81,154
Average Spent		$559.68
Spending Potential Index		37
Entertainment/Recreation: Total $		$306,306
Average Spent		$2,112.46
Spending Potential Index		64
Food at Home: Total $		$517,354
Average Spent		$3,567.96
Spending Potential Index		68
Food Away from Home: Total $		$278,846
Average Spent		$1,923.08
Spending Potential Index		59
Health Care: Total $		$487,348
Average Spent		$3,361.02
Spending Potential Index		71
HH Furnishings & Equipment: Total $		$164,971
Average Spent		$1,137.73
Spending Potential Index		62
Investments: Total $		$311,254
Average Spent		$2,146.58
Spending Potential Index		78
Retail Goods: Total $		$2,561,233
Average Spent		$17,663.68
Spending Potential Index		69
Shelter: Total $		$1,163,310
Average Spent		$8,022.83
Spending Potential Index		49
TV/Video/Audio: Total $		$130,225
Average Spent		$898.10
Spending Potential Index		69
Travel: Total $		$139,088
Average Spent		$959.23
Spending Potential Index		49
Vehicle Maintenance & Repairs: Total $		$98,284
Average Spent		$677.82
Spending Potential Index		61

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.

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 Iron City 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. While the automobile is the dominant mode of transportation, the Town of Iron City 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

Iron City lies at the intersection of U.S. Hwy 84 and Georgia Highway 45. Iron City sees some fairly light traffic around town, but traffic on US Hwy 84 has fluctuating AADT count of approximately 5,000-8,000. GA Hwy 45 sees approximately 7,000 AADT. Past traffic data show that both US Hwy 84 and GA Hwy 45 have had moderate declines in traffic overall but US Hwy 84, as mentioned before, continues to be fluctuating.

GDOT Traffic Monitoring Locations

US Hwy 84 @ Iron City

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	5210		1470	28.21			
2013	5210		1470	28.21	8.00	58.00	
2012	7040						
2011	7120						
2010	5380						
2009							
2008	7750						
2007	8210						
2006	5270						
2005	7700						

GA Hwy 45 @ 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		4.82					
2014	590		39	6.65	11.50	50.00	
2013	620		41	6.64			
2012	620						
2011	680						
2010	700						
2009	710		47	6.64			
2008	810						
2007	850						
2006	850						
2005	790						

Alternative Modes

With regards to bicycling, Iron City has nothing in the way of bicycle lanes or paths. They do however have a number of quiet streets that can be considered quite safe for riding bicycles or even walking. Iron City should consider working with both Seminole County and Donalsonville on coordinating their efforts to provide a well thought out network of bicycle lanes and paths.

Seminole County is a member of the Southwest Georgia Regional Rural Transit System. Transit buses are available for all residents of Seminole County, Donalsonville and Iron 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, 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 Iron City.

Railroads

Seminole County is serviced by the CSX rail line that runs parallel to U.S. Hwy 84 from Decatur County through Iron City and Donalsonville to the lower reaches of Early County and the City of Jakin. The rail line provides critical freight transport for a number of industries in Seminole County and the Cities of Iron City and Donalsonville.

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 off of previous Future land use maps with updates added to fully meet the trends of development in Iron 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 representation of the community's vision for the future. Below are descriptions of categories which are utilized on the Future Land Use Map.

Agriculture

The rural and agricultural character area designation in Seminole 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.

Urban Low-Density 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. Urban low-density means residential development ranging from approximately three to five (3-5) units per acre (i.e., lot sizes of approximately 3,630 square feet to 15,000 square feet). The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may 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.

Mixed Use

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 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 together in a shopping center.

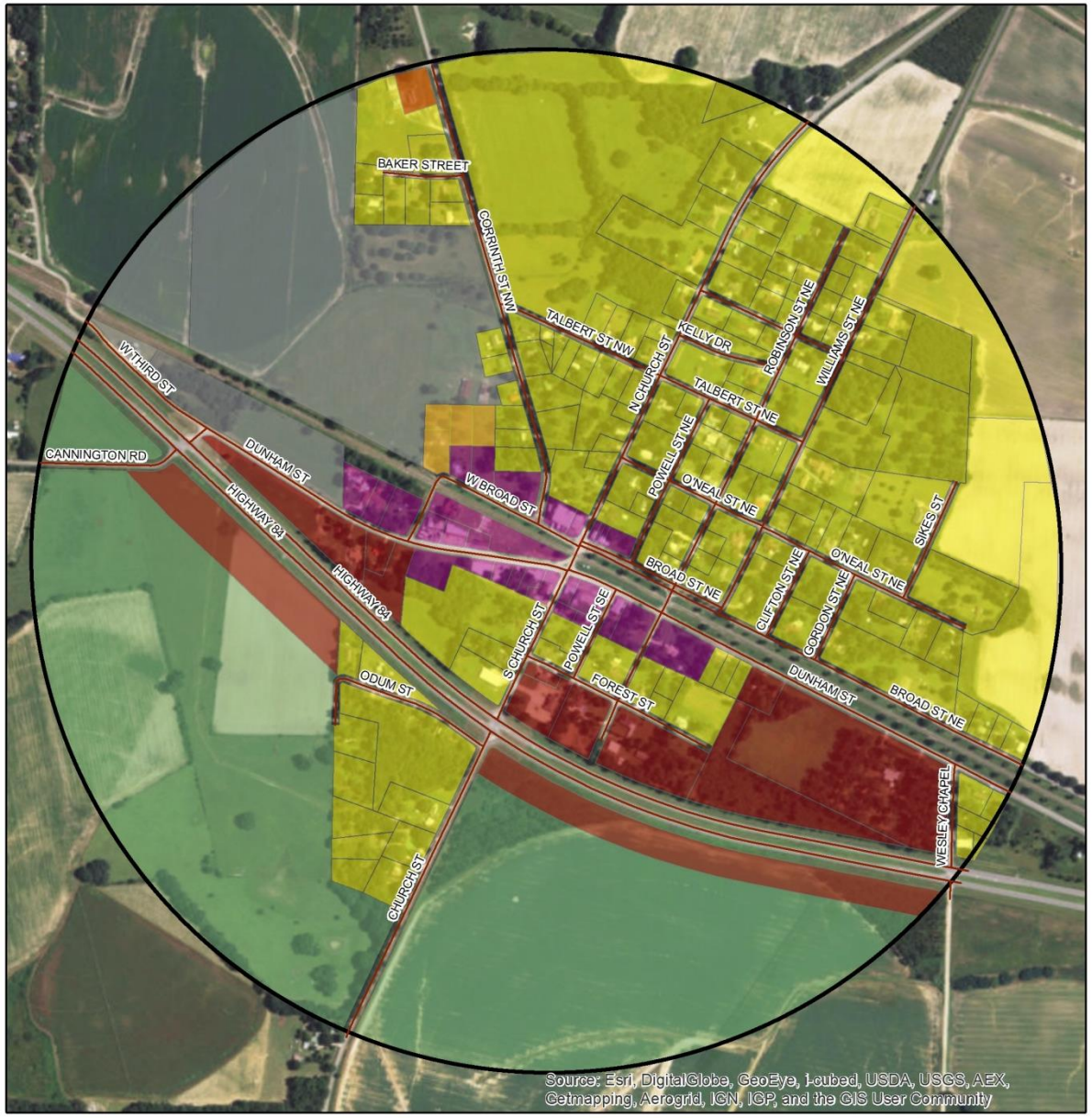
As one of two sub-classifications of commercial land use, highway commercial areas are intended to provide suitable areas for those business and commercial uses which primarily serve the public traveling by automobile and which benefit from direct access to highways. Such districts are generally designed 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 rail, air, or water transportation.

Iron City

Future Landuse Map



Legend

- Agriculture
- Highway Commercial
- Industrial
- Mixed Use
- Urban Low Density Residential

SWGRC
Southwest Georgia Regional Commission

N

COMMUNITY WORK PROGRAM

IRON CITY 2017-2021 Community Work Program

Work Items/Projects	2017	2018	2019	2020	2021	Estimated Cost	Responsible Party	Possible Funding Sources
Demolish dilapidated structures throughout town	X	X	X	X	X	$25,000	City	SPLOST
Enhance streetscapes along Broad St intersecting streets.	X	X	X	X	X	$5,000	City	General Fund
Purchase additional playground equipment when possible	X	X	X			$15,000	City	General Funds
Designate an historic district on Broad Street	X	X	X	X	X	$2,000	City	DNR
Collaborate with planning commission	X	X	X	X	X	N/A	City	N/A
Upgrade water infrastructure and add new lines	X	X	X	X	X	$200,000	City	General Funds

ADOPTION RESOLUTION

A RESOLUTION TO ADOPT THE SEMINOLE COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Iron City, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Quallfied 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 Iron 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 Iron City, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

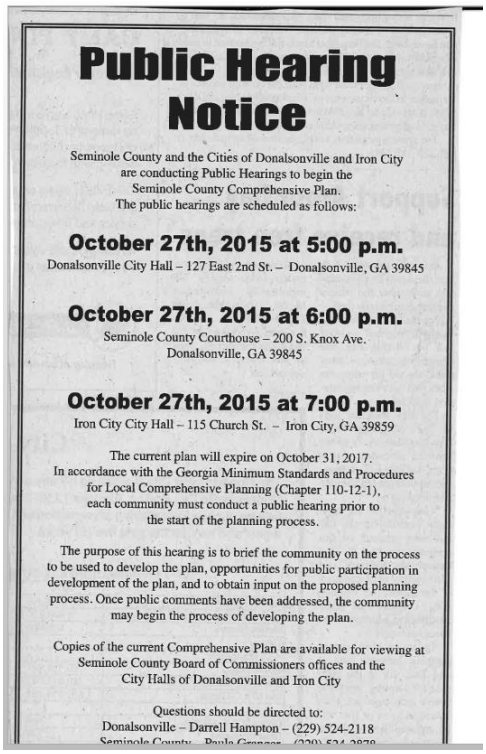
Adopted on the 14th day of August 2017.

Mayor

Ronnie Ingram

Witness

Sara McCalvin, City Clerk



Public Hearing Notice

Seminole County and the Cities of Donalsonville and Iron City are conducting Public Hearings to begin the Seminole County Comprehensive Plan. The public hearings are scheduled as follows:

October 27th, 2015 at 5:00 p.m.
Donalsonville City Hall – 127 East 2nd St. – Donalsonville, GA 39845

October 27th, 2015 at 6:00 p.m.
Seminole County Courthouse – 200 S. Knox Ave. Donalsonville, GA 39845

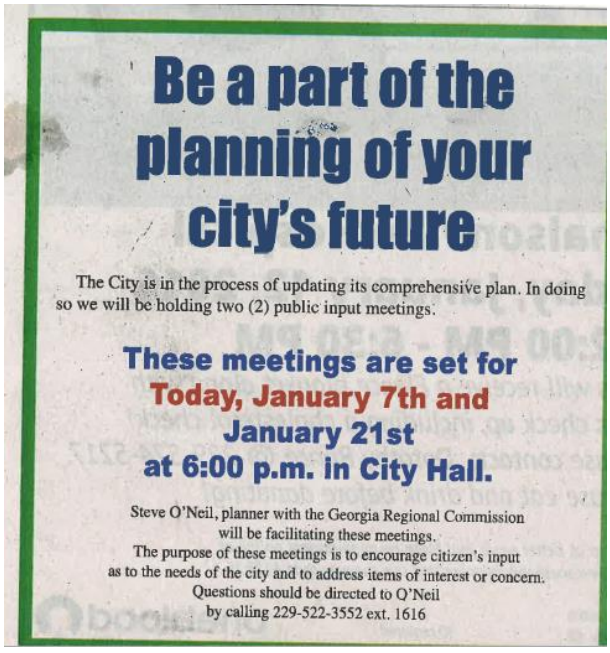
October 27th, 2015 at 7:00 p.m.
Iron City City Hall – 115 Church St. – Iron City, GA 39859

The current plan will expire on October 31, 2017. 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 this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

Copies of the current Comprehensive Plan are available for viewing at Seminole County Board of Commissioners offices and the City Halls of Donalsonville and Iron City

Questions should be directed to:
Donalsonville – Darrell Hampton – (229) 524-2118
Seminole County – Paula Grogan – (229) 524-2879



Be a part of the planning of your city's future

The City is in the process of updating its comprehensive plan. In doing so we will be holding two (2) public input meetings.

These meetings are set for Today, January 7th and January 21st at 6:00 p.m. in City Hall.

Steve O'Neil, planner with the Georgia Regional Commission will be facilitating these meetings.
The purpose of these meetings is to encourage citizen's input as to the needs of the city and to address items of interest or concern.
Questions should be directed to O'Neil by calling 229-522-3552 ext. 1616

Help shape the future of your community

Meeting dates and times for the City of Donalsonville and Seminole County are listed on page 4 in this edition

The Southwest Georgia Regional Commission (RC) is working with several communities on the update of the Comprehensive Plan. The RC is currently working with Seminole, Baker, Calhoun, Decatur, Dougherty, Early, Grady, Miller and Mitchell counties and cities. The comprehensive plan is the roadmap for a community's future and allows communities to plan for the next 20 years. The meetings have already started in most communities and everyone has the opportunity to help create this vision for the future.

Communities get the opportunity to identify and prioritize issues and opportunities and develop goals and strategies to make the plan a reality. Comprehensive plans typically include maps, charts and text that analyze existing trends and conditions of growth and make recommendations for the general development of the community.

The plan gives a community direction on how to guide quality growth and development and develop strategies to improve transportation, utilities, land use, recreation and housing. The comprehensive plan is considered a vital tool in aiding growth and development and progress according to the Georgia Department of Community Affairs (DCA).

All local governments in Georgia are required to submit comprehensive plans to DCA every ten

See **PARTICIPATE** on Page 3

tion is 426 North Friendship Avenue, across from Friendship Cemetery. Contact information: Cindy Meadows, Acting CEC 524-2326 or email cindym@uga.edu.

Help shape the future

PARTICIPATE from Page 1

years. Right now communities need your input. The plans are just beginning and residents are asked to share their concerns about the community and what they would like to see happen in the next 20 years.

"Planning allows communities to use their dollars more effectively and reduces duplication," says Steve O'Neil, planner with the Southwest Georgia Regional Commission.

The plan creates an environment of predictability for local governments, businesses, tax payers and the general public.

If you have been unable to attend meetings, please go to the following website (wwww.swgrc.org) and click on "Planning" then "Comprehensive Plans" then click on green check mark to take the survey. You can also go to this site to keep up with the process as it unfolds.

For information and updates on the Comprehensive Plans go to: http://www.swgrc.org or contact Kimberly Brooks, Steve O'Neil or Barbara Reddick at (229) 522-3552 or email: kbrooks@swgrc.org; soneil@swgrc.org; breddick@swgrc.org

Help Chart The Course For The Future!

- Public Meeting Notice –

The City of Donalsonville is conducting a series of public meetings to discuss Needs and Opportunities and Goals/Objectives for the City.

The meeting dates are as follows:
Needs & Opportunities – Completed January 7th
Goals & Objectives – 6 pm January 29th, 2016 at Donalsonville City Hall
Review Session – 6 pm February 9th, 2016 Donalsonville City Hall

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies in the City of Donalsonville. The input will be utilized to assist in developing the City of Donalsonville Comprehensive Plan. The review session will be utilized to review the input from the previous two meetings and is designed for those that missed the meetings to still provide input and be a part of the process.

For more information regarding the City of Donalsonville Comprehensive Plan please visit http://www.swgrcplanning.org/seminole-county-2017.html
Questions should be directed to Steve O'Neil
with the Southwest Georgia Regional Commission

Help Chart The Course For The Future!

- Public Meeting Notice –

Seminole County is conducting a public meeting to discuss Needs and Opportunities and Goals/Objectives for Seminole County.
The meetings will be held at the Seminole County Courthouse.
The meeting dates are as follows:
Needs & Opportunities –
1:00 p.m. January 12th, 2016, Superior Courtroom

Goals & Objectives –
1:00 p.m. February 9th, 2016, Grand Jury Room

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies in Seminole County. The input will be utilized to assist in developing the Seminole County Comprehensive Plan. For more information regarding the Seminole County Comprehensive Plan please visit http://www.swgrcplanning.org/seminole-county-2017.html

Questions should be directed to Steve O'Neil with the Southwest Georgia Regional Commission. Phone: 229-522-3552 ext. 1616

Seminole County

Help chart the course for the future!

- Public Meeting Notice –

Seminole County is conducting a public meeting
to discuss Goals/Objectives for
Seminole County.
The meeting will be held at the Seminole County Courthouse as follows:

Goals & Objectives
7:30 p.m. February 9th, 2016,
Superior Courtroom

The public is encouraged to attend and provide input on what it views as potential future goals and policies in Seminole County. The input will be utilized to assist in developing the Seminole County Comprehensive Plan.
For more information regarding the Seminole County Comprehensive Plan please visit http://www.swgrcplanning.org/seminole-county-2017.html
Questions should be directed to Steve O'Neil
with the Southwest Georgia Regional Commission.
Phone: 229-522-3552 ext. 1616

Iron City

Help chart the course for the future!

- Public Meeting Notice –

The City of Iron City is conducting a public meeting to discuss Needs and Opportunities and Goals/Objectives for the City.
The meeting date is as follows:

Needs & Opportunities, Goals and Policies –
6:30 pm February 8th 2016 @ City Hall
115 Church St. Iron City, GA

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies in Iron City. The input will be utilized to assist in developing the Seminole County Comprehensive Plan which Iron City is a part of.
For more information regarding the Seminole County Comprehensive Plan please visit http://www.swgrcplanning.org/seminole-county-2017.html

Questions should be directed to Steve O'Neil
with the Southwest Georgia Regional Commission.
Phone: 229-522-3552 ext. 1616

SEMINOLE COUNTY
BOARD OF COMMISSIONERS

200 South Knox Avenue
Donalsonville, Georgia 39845
229-524-2878 office 229-524-8984 fax

Public Hearing Notice

The Seminole County Board of Commissioners along with the city counsel of Donalsonville and Iron City are conducting a Public Hearing to present a draft of the Seminole County Comprehensive Plan on Tuesday, June 20, 2017 at 6:00 p.m. The meeting will be held in the Superior Courtroom located at the Seminole County Courthouse.

The current plan will expire on October 31, 2017. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing once the plan has been drafted and made available for public review, but prior to transmittal to the Regional Commission for review.

The purpose of this 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 will be submitted to the Regional Commission for review.

Copies of the draft Comprehensive Plan are available for viewing and/or downloading at http://www.swgrcplanning.org/seminole-county-2017.html. Copies can be obtained during regular business hours at Donalsonville City Hall, Iron City City Hall, or the Board of Commissioners' office at the Courthouse.

Questions can be directed to the Seminole County Board of Commissioners at 229-524-2878, countymanager@seminolecountyga.com, or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext.1616.

Mark Spooner, Dist. 1; Shelia Williams, Chairman, Dist. 2; Brenda Peterson, Vice Chairman, Dist. 3; Vacant, Dist. 4; Darius Culverson, Dist. 5; Paula Granger, County Manager / Clerk; Crystal Barber, Administrative Assistant

Public Meeting Sign In Sheet

Date: January 21st 2016 **Facilitator:** Steve O'Neil

Location: Donalsonville City Hall

	Name	Address	Email Address
1	TRAVIS BROOKS	406 W. CRAWFORD ST. DONALSONVILLE, GA	brooks@t1@gmail.com ~~brooks@t1@gmail.com~~
2	DARRELL HAMPTON	914 S. Tenville Ave, Donalsonville GA	dhampton@donalsonvillega.org
3			
4			
5			
6			

Public Meeting Sign In Sheet

Date: Febuary 9th 2016 **Facilitator:** Steve O'Neil

Location: Donalsonville City Hall

	Name	Address	Email Address
1	Sarah A. Avery	5186 River Rd, Jakin, GA 39861	shavery02@yahoo.com
2	[illegible]	204 Woolford Rd Donalsonville	wblue@donalsonvillega.us
3	Dan E Ponderenterprises	PO Box 106, Donalsonville, GA 39845	dan@ponderenterprises.net
4	DARRELL HAMPTON	127 E. 2nd Street Donalsonville	dhampton@donalsonvillega.org
5			
6			
7			

Steering Committee Meeting Sign In Sheet

Date: January 7th 2016 **Facilitator:** Steve O'Neil

Location: Donalsonville City Hall

	Name	Agency/Organization	Title	Phone #	Email Address
1	Chas. Musgrove	N/A	N/A	229-309-1736	
2	Roger Lane	Seminole CoBOC	Comm.	229-254-0069	
3	Shelia Williams	Seminole Co Comm	Comm	229-220 0293	
4	DARRELL HAMPTON	City of Donalsonville	MGR	229-524-3118	
5					
6					
7					

CITY OF DONALSONVILLE
GUEST ATTENDENCE RECORD
DATE: 10-27-15

Thank you for taking the time to attend this meeting. Virtually all meetings of the City if Donalsonville are open to the public. Please fill in your name and address below so that we will have a permanent record of your visit. If you are here in reference to a specific item, you may note that item under "Comments," or add more detail at the bottom of this form.

NAME	ADDRESS	TELEPHONE	COMMENTS
1. Lindsay C Regisle, Sr.	704 Ingram St	(229) 495-8402	
2. Darrell Hampton			
3. Stephen [illegible]	SWGRC		
4.			
5.			
6.			
7.			
8.			

Public Meeting Sign In Sheet

Date: Febuary 8th 2016 **Facilitator:** Steve O'Neil

Location: Iron City City Hall

	Name	Address	Email Address
1	[illegible]	P.O. Box 112 Iron City Ga	—
2	[illegible]	P.O. Box 217 IC 39859	
3	[illegible]	P.O Box 1762 IC 39859	
4	[illegible]	PO Box 53 IC	
5	Paula Granger	237 Oneal St. IC	
6	Dr. Louise Royal	141 N. Church St. Iron City, Ga. 39859	louiseryk@yahoo.com
7	Scarlett Dozier	2594 Dozier Road, Iron City Ga. 39859	
8	[illegible]	220 Robinson St. Iron City	
9	[illegible]	184 Robinson St Iron City	
10	Roger Lane	2211 Burl Lane Rd. Iron City	
11	Sara Robinson	138 Broad St, Iron City Ga	
12	Sara McCalvin City Clerk	372 Helms Rd Colquitt, Ga. 39859	saramccalvin@yahoo.com
13	Pat Mathis	P.O. Box 62 Iron City, Ga 39859	patmathis@windstream.net
14	Phillip Hornsby	124 North Church St. Iron City, Ga	pmhorns@gmail.com
15			
16			

Public Meeting Sign In Sheet

Date: Febuary 9th 2016 **Facilitator:** Steve O'Neil

Location: Seminole County Courthouse

	Name	Address	Email Address
	Roger Lane		
	DARIUS Culverson		
	Clint Priest		
	Brenda Peterson		
	Sarah R. Avery	5186 River Rd Jakin, GA 39861	sharonyoz@yahoo.com
	Reed Rognstad	8304 Spring Creek Dr	rognstad@windstream.net
	Rachael Williams	307 N Knox Ave Donalsonville, GA	
	Paula Granger	200 S. Knox Ave D'ville	countymanager@seminolecountyga.com
	Shelia D. Williams	307 N Knox Ave Donalsonville GA	sdw1953@yahoo.com
0	Fannie Barber	200 S. Knox Ave. Donalsonville, GA 39845	sweets02196 4@hotmail.com
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Public Meeting Sign In Sheet

Date: January 12th 2016 **Facilitator:** Steve O'Neil

Location: Seminole County Courthouse

	Name	Address	Email Address
1	Shelia Williams	307 N Knox	sdw1953@yahoo.com
2	Roger Lane	200 S. Knox Ave, D'ville, GA 39845	
3	Brenda Peterson	8003 E Cypress Dr.	
4			
5		6064 Scott Dr. Donalsonville GA	corrick01@windstream.net
6	Paula Granger	200 S. Knox Ave Donalsonville, GA	countymanager@seminolecountyga.com
7			
8			
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10			

Seminole County STWP 2012-2017 Report of Accomplishments

Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status: Complete; Not Complete (Why? Delete?), Postponed(until when?),
Attract industry to locate in the county	X	X	X	X	X	$1,000	Chamber of Commerce	General Fund	Complete. Ongoing
Persuade the State to locate a state prison facility in the county		X				$2,000	Industrial Development Authority	General Fund	Not Complete. Project went elsewhere. Delete
Update website to advertise for local businesses	X	X	X	X	X	$1,000	Chamber of Commerce	General Fund	Complete
Devise marketing strategies to promote Lake Seminole	X					$3,000	Chamber of Commerce	General Fund	Complete. Ongoing. Progress has been slow
Clear and replace substandard housing	X		X		X	$300,000	FHA	County	Complete. Ongoing. Progress has been slow
Support community center	X	X	X	X	X	$2,000	County	General Fund	Complete
Purchase additional equipment and technology for police/fire departments	X	X	X	X	X	$4,000	County	General Fund	Complete. Ongoing
Resurface county roads	X	X	X	X	X	$90,000	City, County, DOT	LARP	Complete
Support Seminole county recreation complex	X	X	X	X	X	$2,000	County	General Fund	Complete

Donalsonville STWO 2012-2017 Report of Accomplishments

Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status: Complete; Not Complete (Why? Delete?), Postponed(until when?),
Market Donalsonville for retirees	X	X	X	X	X	$2,000	Chamber of Commerce	Chamber of Commerce	Complete. Ongoing
Incentivize the construction of affordable rental units	X	X	X	X	X	$10,000	City	State, City of Donalsonville-General Funds	Not Complete. Budget Constraints. Delete
Remove blight	X	X	X	X	X	$20,000	City	General Fund	Complete. Ongoing
Resurface streets as necessary	X	X	X	X	X	$35,000	City	LARP/SPLOST	Complete. Ongoing
Upgrade and increase the capacity of the sewer system as necessary	X	X	X	X	X	$1 million	City W&S Dept.	Water and Sewer Funds and Loans	In progress. Completion in early 2017
Construct a water treatment plant	X					$6 million	City	Water and Sewer Funds and Loans	Not Complete. Budget Constraints and lack of need. Delete
Implement a streetscape program	X	X	X	X	X	$250,000	City/ Betterway	RC, Georgia Power, LDF	Complete.

IRON CITY STWP 2012-2017 Report of Accomplishments									
Work Items/Projects	**2013**	**2014**	**2015**	**2016**	**2017**	**Estimated Cost**	**Responsible Party**	**Possible Funding Sources**	**Status: Complete; Not Complete (Why? Delete?), Postponed(until when?),**
Demolish dilapidated structures	X	X	X	X	X	$25,000	SPLOST	City	Ongoing. Some Progress has been made. Project still desired.
Work with the county for the provision of a code inspector			X			Staff time	General Fund	City, County	Complete.
Enhance streetscapes	X	X	X	X	X	$5,000	General Fund	City	Ongoing. Targeting streets that intersect railroad tracts first.
Purchase additional playground equipment when possible	X	X	X	X	X	$1,500	General Funds	City	Ongoing. Cost more than expected so not all could be purchased.
Renovate community center	X					$30,000	SPLOST /Grants	City	Complete.
Designate an historic district on Broad Street		X				$2,000	DNR	City	Ongoing. Steps still being taken to implement this.
Collaborate with planning commission	X	X	X	X	X	RC Dues	RC	City	Complete. Ongoing with joint meetings annually.