Georgia® Department of
Community Affairs

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Seminole County and the Cities of Donalsonville, and Iron City**

RC: **SWGRC**

Submittal Type: **Comp Plan Update**

Preparer: ☒ RC ☐ Local Government ☐ Consultant: Specify

Cover Letter Date: **9/27/22**

Date Submittal Initially Received by RC: **9/27/22**

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

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

- **ALL** SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.

- COMBINE **ALL** INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO **ONE SINGLE, SEARCHABLE PDF** (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.

- REVISED SUBMITTALS **MUST INCLUDE THE ENTIRE DOCUMENT**, NOT ONLY THE REVISED PORTION.

- EMAILED OR HARDCOPY MATERIALS **WILL NOT** BE ACCEPTED FOR DCA REVIEW.

- ALL SUBMITTALS MUST BE CHANNELED THROUGH THE APPROPRIATE REGIONAL COMMISSION.

rev.09262016

SEMINOLE COUNTY
BOARD OF COMMISSIONERS

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

September 27, 2022

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

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Shelia Williams, County Commission Chairman, at 229-524-2878.

Kindest Regards,

Shelia Williams, Chairman

Enclosures

Mark Spooner, District 1; Shelia Williams, Chairman, District 2; Brenda Peterson, District 3; Jeff Braswell, District 4; Darius Culverson, Vice Chairman, District 5; Paula Granger, County Manager / Clerk; Crystal Barber, Deputy Clerk

City of Donalsonville

127 East Second Street • Post Office Box 308
DONALSONVILLE, GEORGIA 39845

Telephone 229-524-2118   FAX 229-524-8360

1934
Charter Member

COUNCIL:
ED BOND
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FLOSSIE DANIELS-SMITH
MITZY MOYE
LINDSAY C. REGISTER, SR.
TRAVIS BROOKS

MAYOR:
RON JOHNSON, JR.
CITY CLERK:
CHRISTINA CORVERS

September 27, 2022

Southwest Georgia Regional Commission
PO BOX 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Ron Johnson, Jr., Mayor, at 229.524.2118.

Sincerely,

Ron Johnson, Jr.
Mayor, City of Donalsonville

Enclosures

CITY OF IRON CITY

PO Box 249 115 Church Street

Iron City, GA 39859

229.774.2572 office 229.774.2169 fax

COUNCIL

JOHN GRAY

LANNY WILLIAMS

JACKSON BUCHANAN

Zack Conoly

MAYOR

RONNIE INGRAM

CITY CLERK

SANDRA HARDEN

Date 09/27/2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Ronnie Ingram, Mayor, at 229.774.2572.

Sincerely,

Ronnie Ingram
Mayor, City of Iron City

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

Prepared By Seminole County and the Cities of Donalsonville and Iron City with assistance from the

Southwest Georgia Regional Commission

swgrc
serving local communities

Table of Contents

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 what, when, where, 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 improvement 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 and Cities Joint Comprehensive Plan was completed and adopted in 2017 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 October 2018, outlines nine required components of a comprehensive plan for all local governments: community goals, needs and opportunities, community work program, broadband services element, capital improvements element, economic development element, land use element, transportation element, and housing element. 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. 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 2022 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, 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

Some stakeholders were identified and asked to participate in the process including business owners, residents around Lake Seminole, large property owners around Lake Seminole, farmers, the Chamber of Commerce, planning commission members, and department 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 2022 update of the Seminole County Comprehensive Plan and the cities of Donalsonville and Iron City relied heavily on public involvement. The planning process began with initial public hearings at the County Commission and City Council meetings on October 28, 2021, at the Seminole County Courthouse, 200 South Knox Avenue, Donalsonville, Georgia where the plan requirements were discussed and an overview of the process as well as various ways the public could participate in the planning process. The timeline for the activities to effectively complete the plan update was discussed at the initial meeting. A traditional advertised meeting was conducted to review the strengths, weaknesses, opportunities, and threats (SWOT). The steering committee and stakeholders list was reviewed, and the newly selected members were composed of representatives from the county and cities based on evaluation of the existing members and recommendations from the participants. Most of the previous members are part of the new steering committee and they are composed of various department heads, business owners, residents, and at least one elected official, as required by the DCA's rules for comprehensive planning. Following the initial public hearings, a series of community input sessions were held on July 27, 2022, to review the strengths, weaknesses, opportunities, and threats and a list of needs and opportunities for Seminole County, Donalsonville, and Iron City. Also, the goals and policies, report of accomplishments, community work program, and the broadband element for Seminole County, Donalsonville, and Iron City were reviewed and discussed. Well-designed flyers that contain a summary of the

planning process and how the citizens, stakeholders, business owners, and local governments can participate and give their comments were distributed at the meetings to engage citizens' participation in the plan update.

At the second public meeting, which was held at the City of Donalsonville council board meeting room located, at 127 East 2nd Street, Donalsonville, Georgia, eight people participated and comments include changes in the city manager, county commissioners, and SWOT. Comments such as lack of programs for kids, lack of broadband, change and removal of names, lack of new businesses, and additional projects to the community work program were given during the meeting session. All the comments received were incorporated into the plan update. Copies of the comments received can be found in the appendix.

At the second advertised public hearing, nine people participated, and all the local government representatives were present. The draft plan was presented for final input and two comments, were received. Some of the comments received from Seminole County and the City of Iron City are additional projects to their community work program and change in the allocated amount of funds to execute water project. In addition, the final draft plan was sent to contiguous counties and cities for comments and no comments were received.

The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.
Public announcements of Comprehensive meetings were made in the local newspapers, through community newsletters and flyers, and on social media websites before the initial meeting and the second hearing, where the draft plan was presented for the final comments. In addition, the final draft plan was sent to contiguous counties and cities for comments and no comments were received.

The steering committee members are as follows:
- Brenda Peterson, Seminole County Board of Commissioners District 3 Commissioner
- Paula Granger, Seminole County Administrator/Clerk
- Steve Hicks, Donalsonville City Manager
- Mitchell Banks, Donalsonville City Council
- Ronnie Ingram, Iron City Mayor
- Sandra Harden, 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 October 1, 2018, each community must transmit the plan to the Southwest Georgia Regional Commission (SWGRC) when all components are complete. The transmittal must also include the

community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the SWGRC will forward the plan to the DCA for review. Once the plan has been found by the DCA to comply with the Minimum Standards and Procedures, each community must adopt the approved plan.

SEMINOLE COUNTY

COMMUNITY PROFILE

Located in the extreme southwestern corner of Georgia, bounded by Alabama to the west, Florida to the south, Decatur County to the east, and Early and Miller counties to the north, the 235.2 square miles of Seminole County was home to 9,147 people in 2020 (U.S. Census Bureau 2020). As of 2010, the total estimated population for the County was 8,729 showcasing an increase in population by 418 people in comparison to the 2020 population. The County Seat, Donalsonville, is north of Lake Seminole and 62 miles south of Albany. The climate is temperate with long, hot summers and short, cold winters. During the hot season, the average high temperature is 87 degrees, and during the cold season, the average high temperature is 68 degrees. It lies within an area that receives approximately 55 inches of rainfall per year.

If current demographic trends continue the total population in Seminole County could be above 9,147 by 2030 and would also potentially impact the current racial profile of 61.6% Caucasian, 35.3% African American, 1.1% Asian, 0.2% some other race, and 1.7% two or more races. Although this racial profile mirrors that of the State in general, other aspects of the County's demography more closely match those of neighboring counties, particularly in the realms of income distribution, poverty rates, and educational attainment.

Demographics

All Topics ▼	🔍 Seminole County, Georgia
ⓘ Population Estimates, July 1 2021, (V2021)	⚠ 9,197
👤 **PEOPLE**	
Population	
ⓘ Population Estimates, July 1 2021, (V2021)	⚠ 9,197
ⓘ Population estimates base, April 1, 2020, (V2021)	⚠ 9,147
ⓘ Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	⚠ 0.5%
ⓘ Population, Census, April 1, 2020	9,147
ⓘ Population, Census, April 1, 2010	8,729
Age and Sex	
ⓘ Persons under 5 years, percent	⚠ 5.2%
ⓘ Persons under 18 years, percent	⚠ 20.8%
ⓘ Persons 65 years and over, percent	⚠ 23.2%
ⓘ Female persons, percent	⚠ 52.0%
Race and Hispanic Origin	
ⓘ White alone, percent	⚠ 64.1%
ⓘ Black or African American alone, percent (a)	⚠ 33.1%
ⓘ American Indian and Alaska Native alone, percent (a)	⚠ 0.3%
ⓘ Asian alone, percent (a)	⚠ 0.8%
ⓘ Native Hawaiian and Other Pacific Islander alone, percent (a)	⚠ Z
ⓘ Two or More Races, percent	⚠ 1.6%
ⓘ Hispanic or Latino, percent (b)	⚠ 3.6%
ⓘ White alone, not Hispanic or Latino, percent	⚠ 61.4%
Population Characteristics	
ⓘ Veterans, 2016-2020	620
ⓘ Foreign born persons, percent, 2016-2020	0.2%
Housing	
ⓘ Housing units, July 1, 2021, (V2021)	5,058
ⓘ Owner-occupied housing unit rate, 2016-2020	66.0%
ⓘ Median value of owner-occupied housing units, 2016-2020	$92,100
ⓘ Median selected monthly owner costs -with a mortgage, 2016-2020	$1,025
ⓘ Median selected monthly owner costs -without a mortgage, 2016-2020	$378
ⓘ Median gross rent, 2016-2020	$737
ⓘ Building permits, 2021	18
Families & Living Arrangements	
ⓘ Households, 2016-2020	3,364

Demographics (Continued)

Persons per household, 2016-2020	2.41
Living in same house 1 year ago, percent of persons age 1 year+, 2016-2020	93.2%
Language other than English spoken at home, percent of persons age 5 years+, 2016-2020	1.2%
Computer and Internet Use	
Households with a computer, percent, 2016-2020	75.1%
Households with a broadband Internet subscription, percent, 2016-2020	65.0%
Education	
High school graduate or higher, percent of persons age 25 years+, 2016-2020	84.3%
Bachelor's degree or higher, percent of persons age 25 years+, 2016-2020	15.4%
Health	
With a disability, under age 65 years, percent, 2016-2020	14.4%
Persons without health insurance, under age 65 years, percent	⚠ 16.9%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2016-2020	44.3%
In civilian labor force, female, percent of population age 16 years+, 2016-2020	40.8%
Total accommodation and food services sales, 2017 ($1,000) (c)	8,045
Total health care and social assistance receipts/revenue, 2017 ($1,000) (c)	38,966
Total transportation and warehousing receipts/revenue, 2017 ($1,000) (c)	14,542
Total retail sales, 2017 ($1,000) (c)	69,792
Total retail sales per capita, 2017 (c)	$8,461
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2016-2020	27.7
Income & Poverty	
Median household income (in 2020 dollars), 2016-2020	$35,286
Per capita income in past 12 months (in 2020 dollars), 2016-2020	$28,132
Persons in poverty, percent	⚠ 22.9%
📊 BUSINESSES	
Businesses	
Total employer establishments, 2020	174
Total employment, 2020	1,609
Total annual payroll, 2020 ($1,000)	60,872
Total employment, percent change, 2019-2020	1.4%

Demographics (Continued)

Total nonemployer establishments, 2018	555
All employer firms, Reference year 2017	173
Men-owned employer firms, Reference year 2017	S
Women-owned employer firms, Reference year 2017	S
Minority-owned employer firms, Reference year 2017	25
Nonminority-owned employer firms, Reference year 2017	120
Veteran-owned employer firms, Reference year 2017	S
Nonveteran-owned employer firms, Reference year 2017	114
⊕ **GEOGRAPHY**	
Geography	
Population per square mile, 2020	38.5
Population per square mile, 2010	37.1
Land area in square miles, 2020	237.54
Land area in square miles, 2010	235.23
FIPS Code	13253

Source: U.S Census Bureau 2020

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths
- School System
- Ag Industry
- Healthcare System
- Public Health Dept
- Library System
- Recreation Dept
- Presence of Lake Seminole
- Availability of Land at Industrial Park
- Presence of a Local Airport
- Low crime rate
- Inter-relationship between the County and City
- Availability of Volunteer Fire Departments
- Outdoor activities such as fishing and hunting
- 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
- Availability of Law Enforcement Facility
- Availability of Senior Center
- Availability of Olive Tree Farm
- The presence of the Nature Center and Animal Shelter

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
- Challenge in controlling illegal drugs
- Poverty
- Lack of job seekers
- Lack of funding
- Lack of recreational facilities in unincorporated areas

Opportunities
- Lake Seminole
- Availability of County Website
- Chamber Website
- Computer/IT basic training
- TSPLOST
- Solid Waste Service
- Commercial distribution Centers
- 4-lanes Hwy 91 from Albany to Florida
- Improvement to Spring Creek Park
- Solar Power development
- Farmers Market
- Lake Development
- Presence of Stewards of Lake Seminole, Inc.
- APGG

Threats
- Army Corps of Engineers and Spring Creek
- Hurricane Damage Recovery
- Susceptible to Natural disasters
- COVID-19
- GATE Cards
- Low wage index
- State of GA providing assistance for expansion and roadway improvement
- Communications within PD/SO/911/EMS/Fire Departments
- The increased cost of road maintenance materials
- Lack of hirable workforce
- Methamphetamine

NEEDS AND OPPORTUNITIES

The list of needs and opportunities represents the major problems facing Seminole County and potential strategies for improving 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 and bridges need maintenance
- We lack proper mental healthcare facilities in our community
- Our citizens for the most part is 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 2023 to pass
- 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 the development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Policies:

- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- We will 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). Dirt bike track? Cummings Landing redevelopment
- Remodel of Lakeside Annex to house EMS, deputy, community room, BOC satellite office, and morgue.

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 suitable locations to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological, or cultural resources from encroachment.

- We will ensure safe and adequate supplies of water through the protection of ground and surface water sources.
- We will promote enhanced solid waste reduction and recycling initiatives.

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 the development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning the expansion of public infrastructure; or maintaining open space for agricultural, forestry, or conservation 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 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 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, and watershed protection) and joint IDA

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:
- Established a Senior Center

Goal: Broadband Service Option

Facilitate the development and provision of Broadband facilities for connectivity to the World Wide Web.

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

Objective 2:   Amend the Land-use policies to accommodate broadband installation without jeopardizing the safety of the citizens and the environment.

Objective 3:   Develop a Broadband ordinance that will guide the installation and provision of internet services.

Policy
- We will work or partner with internet technology companies to provide services throughout the communities to improve and promote the economy, under Donalsonville, Iron City, and Seminole County's land-use policies.

Fig 1: Broadband Map Showing Served and Underserved Areas, Seminole County Georgia.

Source: Georgia Department of Community Affairs (2020)

https://broadband.georgia.gov/2022-georgia-broadband-availability-map

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 analyses the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and investment priorities and funding sources.

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

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

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

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of 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 the infrastructure of water, sewer roads, and technology.**
Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: **Support technical colleges within the region.**
Objective: To increase the level of education of the region's workforce.

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

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

Goal: **Increase access to capital for small businesses in the region.**
Objective: To increase availability and likelihood to access low-interest financing for businesses creating jobs and making private investments.

Goal: **Create a diverse economy resistant to economic recession.**
Objective: To promote the development of diverse employment opportunities at various skill levels.

Goal: **Create and Promote 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 after 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 had a 4.78 percent increase in its population from

2010 to 2020. 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 APGG, 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 farmland. Innovative uses of agricultural 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 and has a 5,000-bituminous runway, aircraft tie-downs, hangers, and a lighted runway.

Donalsonville is the county seat of Seminole county and has a population of 2,833. It was originally part of Decatur County, and a prominent businessman 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.

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*
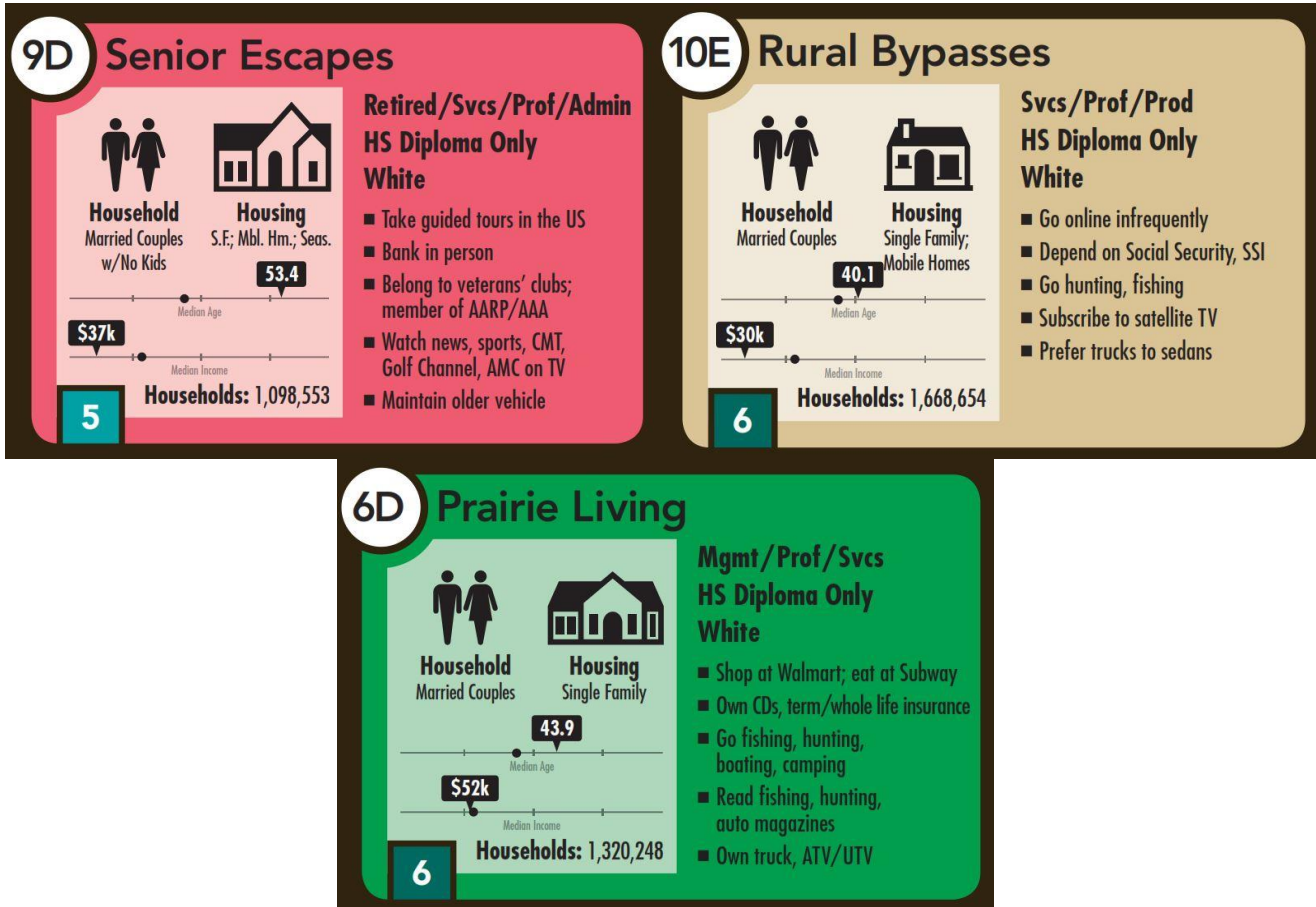
TRANSPORTATION

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 8,186 average annual daily traffic (AADT) counts. Georgia Highway 39 averages the most of any on the state highways in Seminole County with approximately 5,670 AADT. Georgia Highway 39 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, the elderly or those that do not have a license have utilized the service for daily life activities including grocery shopping and doctor's appointments.

Parking

The current level of service for parking is adequate for the rural nature of 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 several industries in Seminole County and the Cities of Iron City and Donalsonville.

BROADBAND

Broadband Technology

Broadband is the latest technology infrastructure that delivers high-speed internet connectivity to access the World Wide Web. Previously, the traditional form of communication (face to face) was used in our communities, schools, businesses, healthcare, and homes. Although other forms of communication were used, in-person was most widely used. However, these means of communication are still underutilized in communities. The intrusion of COVID-19 has revealed the importance of internet connectivity, and accessibility as schools, healthcare, businesses, and individuals practice social distancing and transition to a virtual environment. It is a great challenge in rural communities to transition into the new means of communication as they lack a reliable high-speed connection. According to the Pew Institute, nearly 21 million Americans, mostly in rural areas, still lack reliable high-speed connections. This can present its own set of challenges with so many people working from home. Access is essential when we work, learn, and socialize from home.

Broadband technology's evolution presents our communities with opportunities to have broader coverage and access to high-speed connectivity to the internet. Broadband is critical in the 21st century and essential to our education, healthcare, economic vitality, and quality of life. Currently, 45% of Seminole County is underserved with Broadband, according to the Georgia

Broadband Availability map published by the Department of Community Affairs (DCA). The underserved locations and served locations in Seminole County are 2,829 and 3,417, respectively. The map below shows underserved and served areas in Seminole County, Donalsonville, and Iron City.

Seminole County, Georgia has 2,188 or 65% internet subscriptions with broadband of any type. Donalsonville, Georgia has 614 or 58.5% internet subscriptions with broadband of any type. Iron City, Georgia has 69 or 50.7% internet subscriptions with broadband of any type.

BROADBAND MAPS

Donalsonville

Broadband Map

State Route 91

Berlane Rd

State Route 39

Old Jakin Rd

Juree Ln

N Tenmile Ave

Bob St

N Friendship Ave

W Carr St

E Chason St

Broome Ave

W Crawford St

W Carr St

E Carr St

N Wiley Ave

E Plain St

Pugh Ave

Baldwin St

Hollywood Blvd

W 1st St

East 1st St

W 2nd St

E Crawford St

Macedonia Ln

W 3rd St

Railroad St

Clarke St

W 4th St

East 4th St

S Woolfork Ave

S Tenmile Ave

W 5th St

East 5th St

East 3rd St

S Wiley Ave

W 6th St

East 6th St

Oakview Church Post Rd

W 7th St

East 7th St

Bourbon St

Circle Rd

Fabus Dr

Loyns Ave

Davis Park Dr

S Morris Rd

S Morris Ave

S Knox Ave

Friendship Ave

Gardner Dr

State Route 91

Town And Country Rd

State Route 39

Terry Dr

Legend

No Locations	
Served	
Unserved	

SWGRC
Southwest Georgia
Regional Commission

N

Iron City
Broadband Map

Legend

▨	No Locations
▨	Served
▨	Unserved

County Road 12
State Route 45
County Road 12
Baker St
Corrinth St NW
Dunham St
W Third St
County Road 88
W Broad St
N Church St
Powell St NE
O'Neal St NE
Robinson St NE
Williams St NE
Sikes St
S Church St
Forest St
Broad St NE
Odum
US Highway 84 Byp
County Road 92
Church St

SWGRC
Southwest Georgia
Regional Commission

N
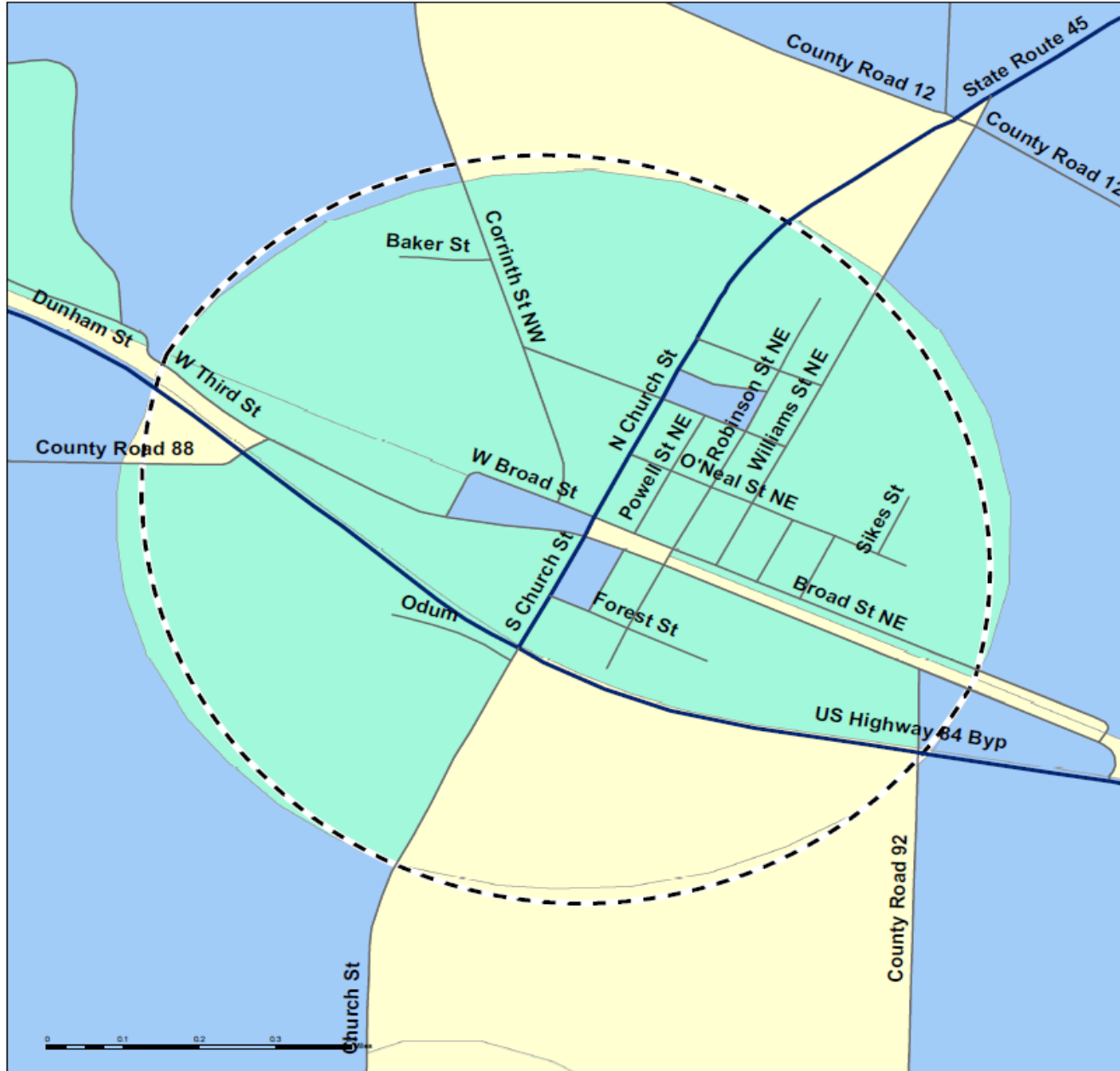
Produced: Mayl, 2022

Seminole County

Broadband Map
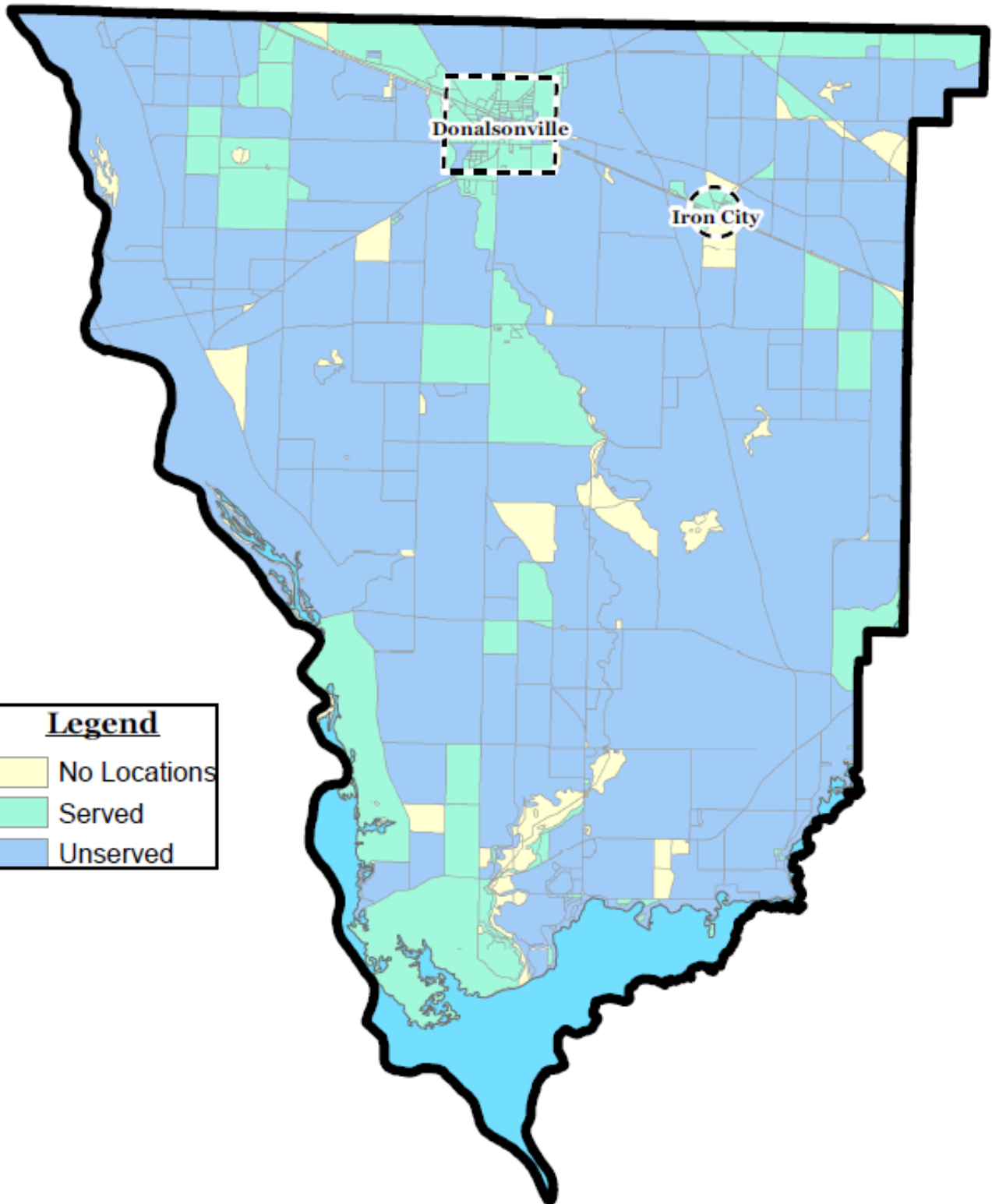
Donalsonville

Iron City

Legend

	No Locations
	Served
	Unserved

SWGRC
Southwest Georgia
Regional Commission
Produced: April, 2022

0   2   4   6   8
Miles

N

LAND USE

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

Agriculture

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

Industrial

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

Seminole

Future Landuse Map

Donalsonville

Iron City
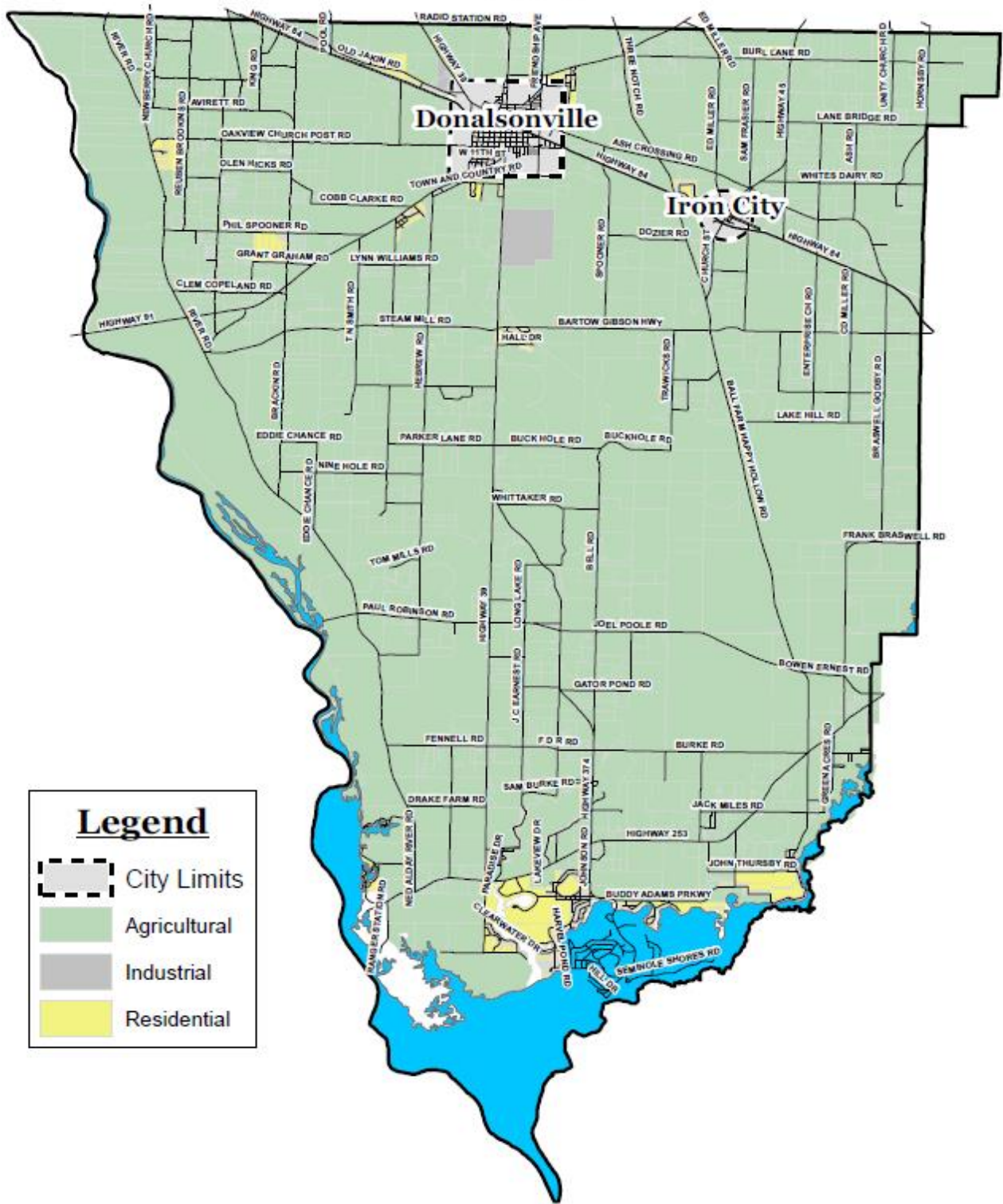
Legend

- City Limits
- Agricultural
- Industrial
- Residential

0 0.75 1.5 3 4.5 6 Miles

N

swgrc

RADIO STATION RD · HIGHWAY 84 · POOL RD · OLD JAKIN RD · HIGHWAY 39 · PREMO SHIP AVE · THREE NOTCH RD · ED MILLER RD · BURL LANE RD · UNITY CHURCH RD · HORNSBY RD · RIVER RD · NEWBERRY CHURCH RD · REUBEN BROOKINS RD · KING RD · AVIRETT RD · OAKVIEW CHURCH POST RD · ASH CROSSING RD · ED MILLER RD · SAM FRAZIER RD · HIGHWAY 45 · LANE BRIDGE RD · ASH RD · OLEN HICKS RD · W 11TH ST · TOWN AND COUNTRY RD · HIGHWAY 84 · WHITES DAIRY RD · COBB CLARKE RD · PHIL SPOONER RD · SPOONER RD · DOZIER RD · CHURCH ST · HIGHWAY 84 · GRANT GRAHAM RD · LYNN WILLIAMS RD · CLEM COPELAND RD · ENTERPRISE CH RD · CO MILLER RD · HIGHWAY 91 · RIVER RD · T N SMITH RD · STEAM MILL RD · BARTOW GIBSON HWY · TRAWICKS RD · BRASWELL QUIBY RD · HALL DR · BRACKIN RD · HEBREW RD · BALL FARM HAPPY HOLLOW RD · LAKE HILL RD · EDDIE CHANCE RD · PARKER LANE RD · BUCK HOLE RD · BUCKHOLE RD · EDDIE CHANCE RD · NINE HOLE RD · WHITTAKER RD · FRANK BRASWELL RD · TOM MILLS RD · BALL 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 · GREEN A CRES RD · SAM BURKE RD · HIGHWAY 374 · DRAKE FARM RD · JACK MILES RD · NED ALDAY RIVER RD · JOHNSON RD · LAKEVEW DR · PARADISE DR · HIGHWAY 253 · JOHN THURSBY RD · RANGER STATION RD · CLEARWATER DR · OLD FLORIDA RD · HILL DR · BUDDY ADAMS PRKWY · SEMINOLE SHORES RD

REPORT OF ACCOMPLISHMENTS

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

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

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

Seminole County Report of Accomplishment 2017-2021					
Work Items/Projects	Year 2017-2021	Estimated Cost	Responsible Party	Funding Source	STATUS UPDATE
Attract industry to locate in the county	2017-2021	$1,000	Chamber of Commerce	General Fund	Completed
Devise marketing strategies to promote Lake Seminole	2017	$3,000	Chamber of Commerce	General Fund	Completed
Clear and replace substandard housing	2017, 2019, 2021	$300,000	FHA	County	Currently Underway. Just received the CHIP award. 2023
Make improvements to the airport (AWOS equipment, lighting upgrades, runway repair/extension)	2017-2021	$3,392,714	Donalsonville-Seminole County Airport Commission	State/ Federal Grants	Completed, and will continue
Purchase additional equipment and technology for sheriff/fire departments	2017-2021	$4,000	County	General Fund	Completed

COMMUNITY WORK PROGRAM

Seminole County Community Work Program 2022-2026				
Work Items/Projects	Years 2022- 2026	Estimated Cost	Responsible Party	Funding Source
General Planning				
Participate in Hazard Mitigation Plan development, update, and grant application.	2022-2026	$15,000	County	Grants
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2022-2026	RC Staff Time	Region 10, Southwest Regional Commission	Grants
Clear and replace substandard housing	2022-2026	$400,000	FHA/ County	CHIP, Grants
Remodel Lakeside Annex	2022-2026	$750,000	County	General Fund / Grants
Rehabilitation of Seminole County Board of Commissioners Administration Annex	2022-2026	$1 Million	County	SPLOST IV, V, VI and Grants
Reynolds Landing Park Expansion	2022-2026	$750,000	County	SPLOST / Grant
Cummings Landing Park Lease Acquisition and upgrade	2022-2026	$500,000	County	Grants
Make improvements to the airport (AWOS equipment, lighting upgrades, runway repair/extension)	2022-2026	$4 million	Donalsonville-Seminole County Airport Commission	State/ Federal Grants
Broadband Element				
Partner with Broadband Service providers to deploy high-speed internet service throughout the city.	2022-2026	$3M	City/County	Grants
Apply for a broadband designation	2022-2026	Staff Time	County	General Fund

ADOPTION RESOLUTION

<u>RESOLUTION</u>

WHEREAS, under the provision of O.C.G.A Section 36-62-4, Participants of a joint development authority may be added by resolution of the Board of Commissioners of those counties participating in the joint development authority; and

Whereas, Seminole County has by resolution authorized the participation of Seminole County as a member of the Joint Development Authority of Early, Miller and Seminole Counties.

NOW, THEREFORE, BE IT RESOLVED that Seminole County be added as a member of the Joint Development Authority of Early, Miller, and Seminole Counties with the authority to be hereafter known as the Joint Development Authority of Early, Miller, and Seminole Counties.

BE IT FURTHER RESOLVED that the Articles of Organization be amended to include Seminole County as a member of the Authority with appointment to be made as prescribed herein.

IN WITNESS WHEREOF, the foregoing Resolution and the Amended Articles of Organization is hereby adopted this ___16th___ day of October, 2022.

SEMINOLE COUNTY BOARD OF COMMISSIONERS

By: _____
     Chairman

Attest: _____
     County Clerk
     (County Seal)

DONALSONVILLE

COMMUNITY PROFILE

Donalsonville city, Georgia

Total Population
2,833
Source: 2020 Decennial Census

Median Household Income
$ 28,216
Source: 2020 American Community Survey 5-Year Estimates

Bachelor's Degree Or Higher
10.2 %
Source: 2020 American Community Survey 5-Year Estimates

Employment Rate
50.4 %
Source: 2020 American Community Survey 5-Year Estimates

Total Housing Units
1,290
Source: 2020 Decennial Census

Without Health Care Coverage
18.4 %
Source: 2020 American Community Survey 5-Year Estimates

Total Households
1,049
Source: 2020 American Community Survey 5-Year Estimates

Hispanic Or Latino (Of Any Race)
82
Source: 2020 Decennial Census

Source: 2020 US Census Bureau

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 the community
- Public safety has expanded
  - A new facility was built recently and looking to lower the ISO rating
- 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 drains
- 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-Lanning of Highway 91 from Albany to Florida Line
- Citywide Wi-Fi
- 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
- A weak Chamber of Commerce can lead to poor business retention
- Aging citizenry
- Lack of support from the 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
- The complacency of citizens & elected officials (never stop improving)

GOALS AND POLICIES

GOAL: Economic Development and Prosperity

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

Policies:
- We will encourage the development of downtown as a vibrant center of the community to improve overall attractiveness and local quality of life.
- We will support programs for retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- 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 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 a focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community or protecting scenic and natural features that are important to define the community's character.

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

GOAL: 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 the development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socioeconomic backgrounds; or coordinating with local economic development programs to ensure the availability of adequate workforce housing in the community.

Policies:
- We will eliminate substandard 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 analyses the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and investment priorities and funding sources.

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

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

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

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of 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 the infrastructure of water, sewer roads, and technology.
Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: Support technical colleges within the region.
Objective: To increase the level of education of the region's workforce.

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

Goal: **Recruit retirees.**

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

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

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

Goal: **Create a diverse economy resistant to economic recession.**

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

Goal: **Create and Promote agritourist activities and enterprises.**

Objective: To increase farm income and farm tourism.

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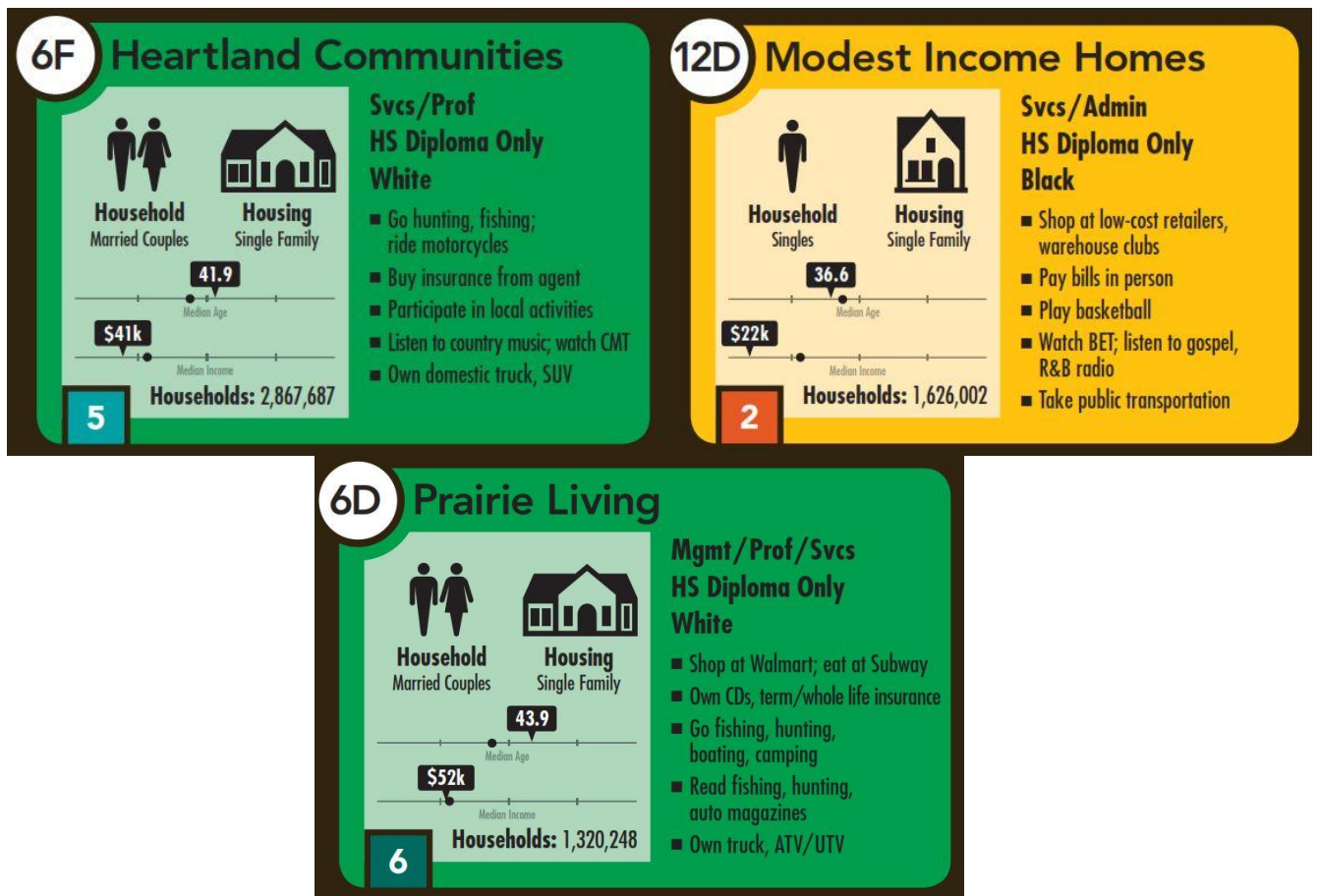
TRANSPORTATION

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Road Network

The City of Donalsonville is split by U.S. Hwy 84 and state highways 39 and 91. Donalsonville sees some heavy traffic on both US Hwy 84 and Hwy 91. US Hwy 84 sees approximately 10,900 AADT while GA Hwy 91 sees approximately 7,230 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
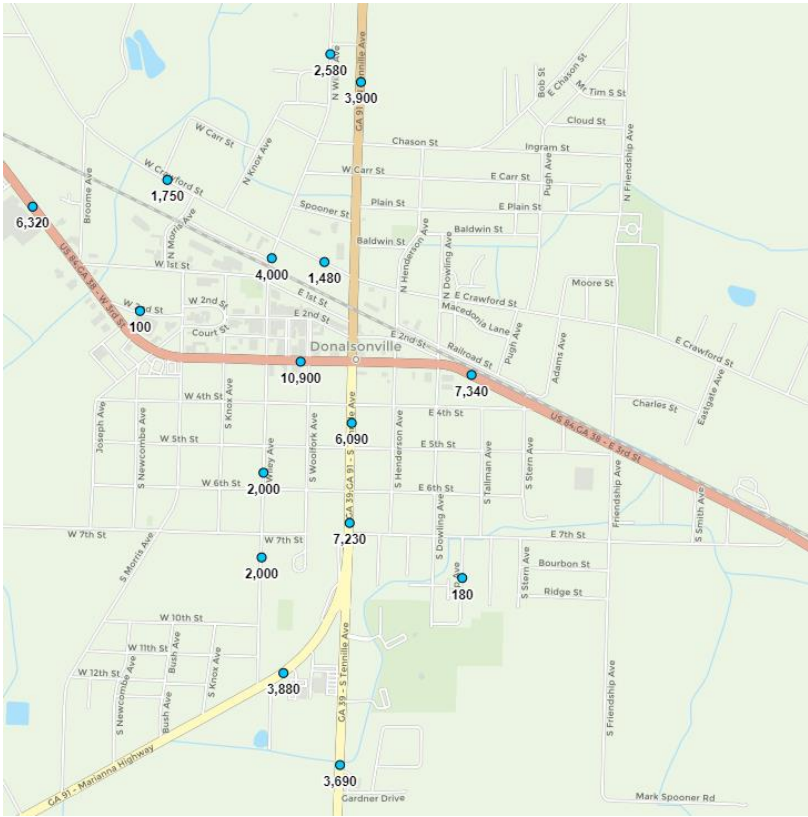
Source: GDOT Traffic Data 2022

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, the elderly or those that do not have a license have utilized the service for daily life activities including grocery shopping and doctor's appointments in particular.

Parking

The current level of service for parking is adequate for the rural nature of 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 many 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 on 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 a representation of the community's vision for the future. Below are descriptions of categories that 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 be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more urban low-density residential zoning districts. Regulations may differ according to zoning district; for instance, manufactured homes may be permitted in one urban residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

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 the front, side, and rear property lines, and a reliance on on-street parking or shared parking lots. This district has higher intensities of lot coverage and floor area than the other commercial land use categories. This area is intended to be implemented with a 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 in a shopping center.

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

Industrial

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

FUTURE LAND USE MAPS

Donalsonville

Future Landuse Map
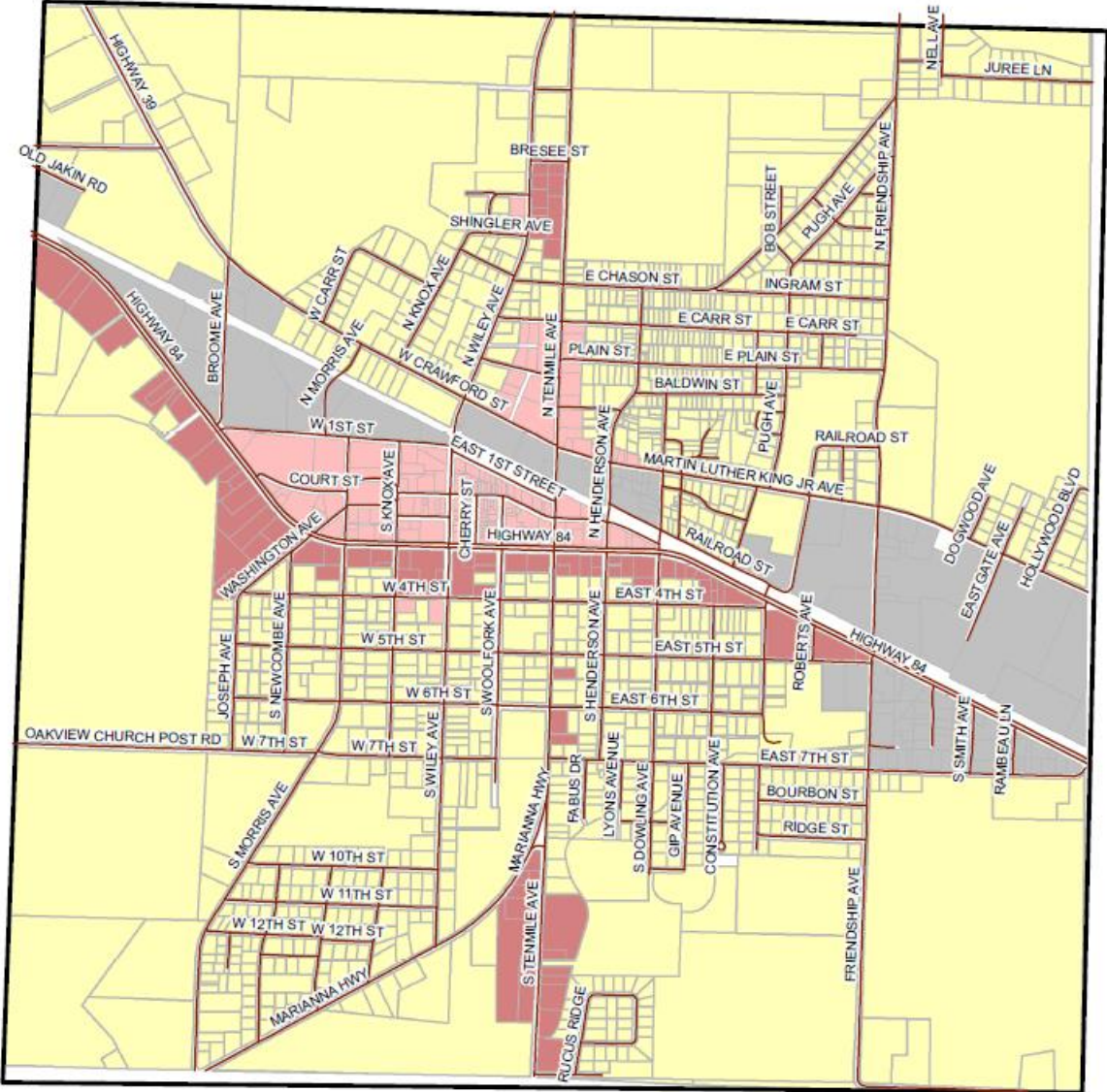
Legend

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

Scale: 0 — 0.125 — 0.25 — 0.5 — 0.75 — 1 Miles

N

Produced: August, 2022

swgrc

REPORT OF ACCOMPLISHMENTS

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

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

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

City of Donalsonville Report of Accomplishment 2017-2021					
Work Items/Projects	**Year 2017-2021**	**Estimated Cost**	**Responsible Party**	**Funding Source**	**STATUS UPDATE**
Market Donalsonville for retirees	2017-2021	$2,000	Chamber of Commerce	Chamber of Commerce	Currently Underway. Completion date of 2026
Remove blighted buildings and cleanup properties	2017-2021	$20,000	City	General Fund	Currently Underway. Completion date of 2026
Resurface streets. Including areas on the following streets: MLK, 4th, 5th, 7th, 10th, 11th, 12th, Spooner, Constitution, Bourbon, Morris, Hornsby, and Cherry	2017-2021	$35,000	City	LARP/SPLOST	Completed
Develop an annexation plan for Donalsonville	2018,2019,2020	$2,000	City	General Fund	Completed, and will continue
Develop a list of properties for inclusion in a land bank	2017-2021	staff time	City	General Fund	Currently Underway. Completion date of 2026
Look into combining some services with Seminole County	2017, 2018, 2019	staff time	City/County	General Fund	Completed
New City well to replace unreliable backup	2017-2021	$1 million	City	Grants/General Fund	Currently Underway. Completion date of 2026
Wireless Internet throughout the City	2017, 2018, 2019	$250,000	City/Private Co.	General Fund	Completed
Upgrade and increase the capacity of the sewer system as necessary	2017	$1 million	City W&S Dept.	Water and Sewer Funds and Loans	Currently Underway. Completion date of 2026

COMMUNITY WORK PROGRAM

City of Donalsonville Community Work Program 2022-2026				
Work Items/Projects	**Year 2022-2026**	**Estimated Cost**	**Responsible Party**	**Possible Funding Sources**
Market Donalsonville for retirees	2022-2026	$2,000	Chamber of Commerce	Chamber of Commerce
Remove blighted buildings and cleanup properties	2022-2026	$20,000	City	General Fund/Rural Zone Incentives/ Grants
Drainage Study of Industrial Park Infrastructure	2022-2023	$50,000	City/County	General Fund/ Grants/ SPLOST/TSPLOST
Provide funds for the improvements in Broome Ave/1st St. Area	2022-2026	$350,000	City	General Fund/SPLOST/TSPLOST/Grants
Resurface streets. Including areas on the following streets: 10th, 11th, 12th, Constitution, Spooner, S. Morris, E.4th, Hornsby, S. Knox,	2022-2026	$838,239	City	General Fund/LARP/SPLOST/TSPLOST Grants
Develop an annexation plan for Donalsonville	2022, 2023, 2024	$2,000	City	General Fund/Grants
Develop a list of properties for inclusion in a land bank	2022-2026	staff time	City	General Fund
Combining some services with Seminole County	2022, 2023, 2024	staff time	City/County	General Fund
New City well to replace unreliable backup (New Industrial Park)	2026	$1 million	City	Grants/Utility Fees
Wireless Internet throughout the City	2022-2026	$250,000	City/Private Co.	General Fund
Wireless Internet Expand into County	2022-2026	$250,000	City/County	User Fees/Grants/ Loans
Upgrade and increase the capacity of the sewer system as necessary	2026	$1 million	City	Loans
Repairs to Wastewater Treatment Plant	2022-2023	$300,000	City	User Fee, Grants, Loans
Implement GIS Mapping System	2022, 2023, 2024	$125,000	City	General Fund, Utility Fees, Grants
Acquire Farmers Market/Economic Development	2022, 2023,2024	$250,000	City	Splost, General Fund, Grants
Upgrade IT Infrastructure/Cybersecurity	2022-2023	$100,000	City	General Fund, Utility Fees, Grants
Implement Code Enforcement Software	2022-2026	$75,000	City	General Fund/Utility Fees/Grants
New City Facilities-Community Development	2023-2026	$500,000	City	General Funds/Grants/Loans
Upgrade Post Office Facility (City Owned)	2022-2023	$30,000	City	General Fund/SPLOST
Participate in the development and updating Pre-Hazard Mitigation Plan.	2023-2027	$25000	County	GEMA, FEMA, Grants
Participate in the development and updating of the Joint Comprehensive Plan	2023-2027	Staff-Time	County	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2023-2027	RC Staff-Time	RC/ City	Grants

ADOPTION RESOLUTION

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 citizen's 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 _80th_ day of _October_ 2022.

Mayor

Ron Johnson, Jr

Witness

Christina Corvers, City Clerk

IRON CITY

COMMUNITY PROFILE

Iron City town, Georgia

Total Population
312
Source: 2020 Decennial Census

Median Household Income
$ 40,000
Source: 2020 American Community Survey 5-Year Estimates

Bachelor's Degree Or Higher
24.8 %
Source: 2020 American Community Survey 5-Year Estimates

Employment Rate
35.6 %
Source: 2020 American Community Survey 5-Year Estimates

Total Housing Units
146
Source: 2020 Decennial Census

Without Health Care Coverage
11.1 %
Source: 2020 American Community Survey 5-Year Estimates

Total Households
136
Source: 2020 American Community Survey 5-Year Estimates

Hispanic Or Latino (Of Any Race)
5
Source: 2020 Decennial Census

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths
- Small Size
- Amenities/parks
- Social Events
- Active lady's 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 represents the major problems facing Seminole County and potential strategies for improving 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 the development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Policies:
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- We will 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 the focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community or protecting scenic and natural features that are important to define the community's character.

Policies:
- We will encourage the development of downtown as a vibrant center of the community 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 the development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socioeconomic backgrounds; or coordinating with local economic development programs to ensure the availability of adequate workforce housing in the community.

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

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 analyses the regional economy and serve as a guide for establishing regional goals and objectives, a regional plan of action, and investment priorities and funding sources.

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

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

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

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of 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 the infrastructure of water, sewer roads, and technology.**
Objective: To increase the likelihood that businesses will be started or moved to the region.

Goal: **Support technical colleges within the region.**
Objective: To increase the level of education of the region's workforce.

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

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

Goal: **Increase access to capital for small businesses in the region.**
Objective: To increase availability and likelihood to access low-interest financing for businesses creating jobs and making private investments.

Goal: **Create a diverse economy resistant to economic recession.**
Objective: To promote the development of diverse employment opportunities at various skill levels.

Goal: **Create and Promote 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 after 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 farmland. Innovative uses of agricultural 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 and has 5,000 bituminous runways, aircraft tie-downs, hangers, and a lighted runway.

Donalsonville is the county seat of Seminole county and has a population of 2,833. It was originally part of Decatur County, and a prominent businessman 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.

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 5,940-6360. GA Hwy 45 sees approximately 1,600 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
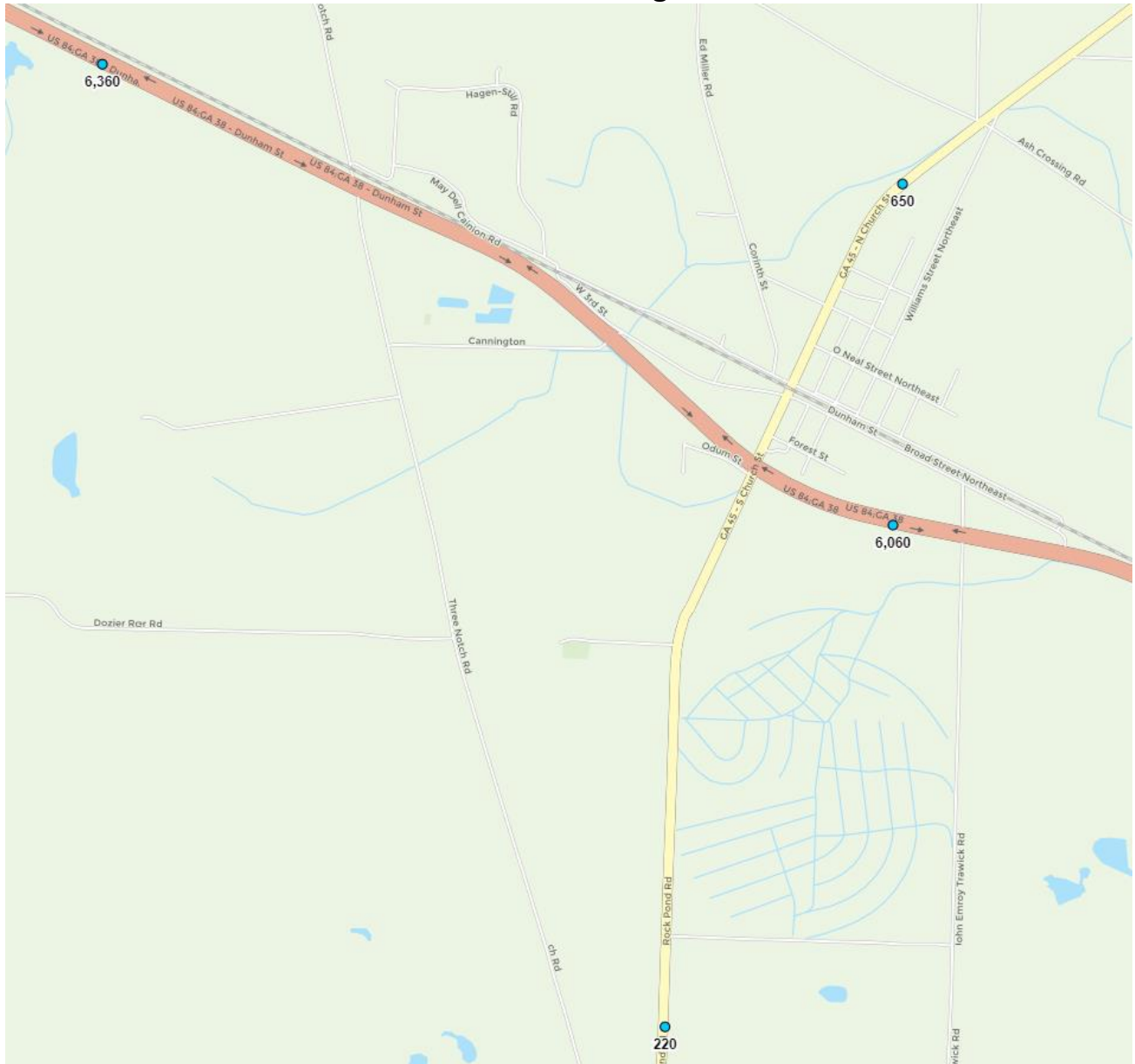
Source: GDOT Traffic Data 2022 (https://gdottrafficdata.drakewell.com/publicmultinodemap.asp)

GDOT Traffic Monitoring Locations

Source: GDOT Traffic Data 2015

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 several 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, the elderly or those that do not have a license have utilized the service for daily life activities including grocery shopping and doctor's appointments in particular.

Parking

The current level of service for parking is adequate for the rural nature of 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 several 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 on 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 a representation of the community's vision for the future. Below are descriptions of categories that are utilized on the Future Land Use Map.

Agriculture

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

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 the front, side, and rear property lines, and a reliance on on-street parking or shared parking lots. This district has higher intensities of lot coverage and floor area than the other commercial land use categories. This area is intended to be implemented with a CBD zoning district.

Highway Commercial

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

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

Industrial

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

Iron City
Future Landuse Map

BAKER STREET

CORRINTH ST NW

W. THIRD ST

CANNINGTON RD

DUNHAM ST

TALBERT ST NW

CHASON ST NE

KELLY DR

WILLIAMS ST NE

N.CHURCH ST

POWELL ST NE

ROBINSON ST NE

W.BROAD ST

O'NEAL ST NE

SIKES ST

BROAD ST NE

CLIFTON ST NE

O'NEAL ST NE

HIGHWAY 84

S.CHURCH ST

POWELL ST SE

DUNHAM ST

BROAD ST NE

ODUM ST

FOREST ST

WESLEY CHAPEL

CHURCH ST
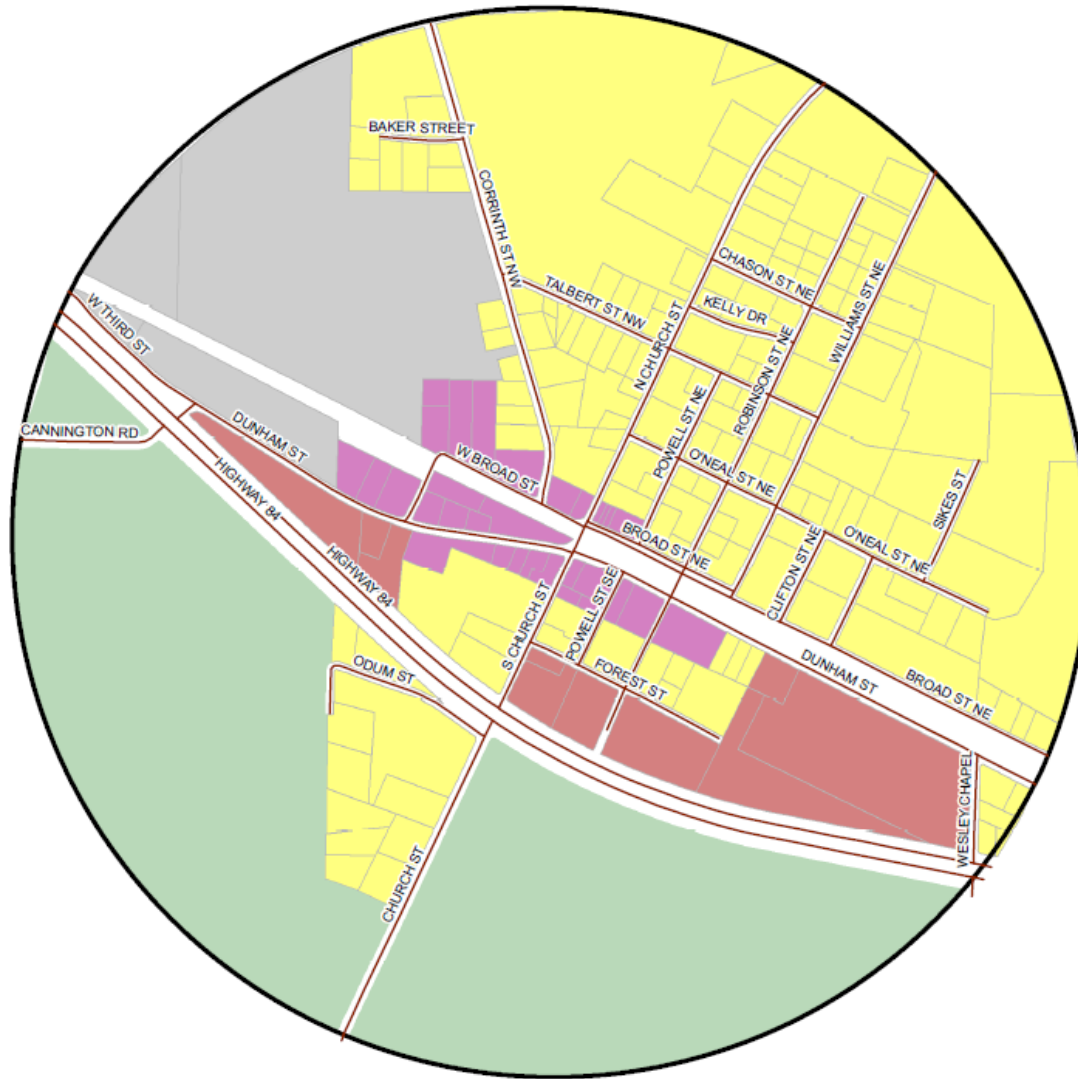
Legend

🟩	Agriculture
🟥	Highway Commercial
⬜	Industrial
🟪	Mixed Use
🟨	Urban Low Density Residential

0   0.05   0.1   0.2   0.3   0.4
                                              Miles

swgrc

N

Produced: August, 2022

REPORT OF ACCOMPLISHMENTS

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

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

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

Work Items/Projects	2017	2018	2019	2020	2021	Estimated Cost	Responsible Party	Funding Sources	STATUS UPDATE
IRON CITY 2017-2021 Report of Accomplishment									
Demolish dilapidated structures throughout town	X	X	X	X	X	$25,000	City	SPLOST	Currently Underway 2022
Enhance streetscapes along Broad St intersecting streets.	X	X	X	X	X	$5,000	City	General Fund	Currently Underway 2026
Purchase additional playground equipment when possible	X	X	X	X	X	$15,000	City	General Funds	Currently Underway 2026
Designate a historic district on Broad Street	X	X	X	X	X	$2,000	City	DNR	Currently Underway 2026
Collaborate with the planning commission	X	X	X	X	X	N/A	City	N/A	Completed and will Continue 2026
Upgrade water infrastructure and add new lines	X	X	X	X	X	$200,000	City	General Funds	Currently Underway 2022

COMMUNITY WORK PROGRAM

IRON CITY COMMUNITY WORK PROGRAM 2022-2026								
Work Items/Projects	2022	2023	2024	2025	2026	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	X	X	$15,000	City	General Funds
Designate a historic district on Broad Street	X	X	X	X	X	$2,000	City	DNR
Collaborate with the planning commission	X	X	X	X	X	N/A	City	Staff-Time
Upgrade water infrastructure and add new lines	X	X	X	X	X	$3.0 M	City	General Funds
Participate in Hazard Mitigation Plan development, update, and grant application.	X	X	X	X	X	$15,000	City/County	Grants
Work with Broadband Service providers to deploy high-speed internet service throughout the city.	X	X	X	X	X	$3.0 M	City/County	Grants
Apply for a broadband designation	X	X	X	X	X	Staff time	City	General Fund
Work with Southwest Georgia Regional Commission to develop Age-Friendly activities that support the Age-Friendly designation.	X	X	X	X	X	RC Staff Time	Region10, SWGA RC.	Grants

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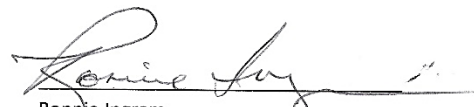
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizen's input;

WHEREAS, in the development of the comprehensive plan, The City of 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 _10th_ day of _October_ 2022.

Mayor

Ronnie Ingram

Witness

Sandra Harden, City Clerk

PUBLIC NOTICE

Three days remain to vote - Thursday, Friday and Tuesday

Seminole County. It cannot be used to pay operation expenses, such as salaries.

It has been determined that the cost of upgrading Seminole County Elementary, Middle and High Schools is greater than the state funding to construct a new K-12 facility. To maximize the school system's money available from the state and to insure all of our children are in modern, safe, and secure facilities, Seminole County is planning for a new PreK-12 facility. This K-12 facility would be paid for through the renewal of E-SPLOST.

If approved, the county's sales tax would remain at its current level. A "yes" vote would simply extend the current 1% sales tax for education an additional five years.

Hurricane victims supply drive extended

Items still needed include cleaning supplies, school supplies and new clothing. Infant and kids clothes are really needed, as are socks in all sizes, underwear all sizes, towels, linens, and pillows. New clothing items are being requested because of the lack of ability to wash and sanitize items due to the virus. No water or used clothing is being accepted at this time.

The club requests residents to drop off items at the former fire station facility on Woolfork Avenue in downtown Donalsonville. Items may be dropped off Monday-Friday from 8 a.m. to 6 p.m. and from 10 a.m. until 1 p.m. on Saturdays.

For additional information contact Lion Taylor at 703-981-9006 or Lion Blanks at 229-400-5228.

This is not a new tax.

The Seminole County School System qualifies for Low Wealth Project Specific Funding, which is designed to assist systems that rank in the bottom 25% in SPLOST earnings to build schools. Through this program, Seminole County is eligible for approximately $32 million for a K-12 facility. The total cost of the project is projected to be approximately $44 million.

Advanced voting continues during the regular business hours of 8:30 a.m. to 5:00 p.m., Monday through Friday until 5 p.m. on Friday,

October 29th. Voters also have the opportunity to cast their ballot this Saturday, October 30 from 9 a.m. until 5 p.m. All advanced voting will be conducted in the Office of the Probate Judge in the Seminole County Courthouse located at 200 S. Knox Avenue in Donalsonville. The final opportunity to vote in this election will be at the polling place in their precinct on Election Day, November 2.

No absentee ballot may be voted on the day of the election. Any absentee ballot, which has been voted prior to the day of the election, may be mailed to the registrars on

the day of the election, but will not be counted unless it reaches the registrars' office by 7:00 p.m. on the day of the election.

If you have any disability or need assistance getting into the Courthouse or other special accommodation help will be provided in any way allowed under the law.

For assistance or for more information, contact the Seminole County Board of Registrars or Election Superintendent by telephone at 229-524-5256, by fax at 229-524-5256, or via email at seminoleprobate@gmail. com.

Public Hearing Notice

Seminole County and the Cities of Donalsonville, and Iron City are conducting a Public Hearing to update the Seminole County Joint Comprehensive Plan on Thursday October 28, 2021 at 6:00 pm at the Seminole County Courthouse 200 s. Knox Avenue in Donalsonville, Georgia.. The current plan will expire on October 31, 2022. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing before the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to update the comprehensive plan and offer opportunities for public participation in the development of the plan and obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of updating the plan.

Copies of the current Comprehensive Plan are available for viewing and downloading at http://www.swgrcplanning.org/uploads/6/1/8/4/61849693/-adopted-_seminole_county_comp_plan_2017.pdf Or at the following local governments:

Seminole County
200 S. Knox Avenue,
Donalsonville, GA 39845
229.524.2878
Monday-Friday 8:00am-5:00pm

City of Donalsonville
127 E. 2nd Street
Donalsonville, GA 39845
229.524.2118 Ext. 107
Monday-Thursday 9:00am-5:00pm

City of Iron City
115 Church Street
Iron City, GA 39859
229.774.2572
Monday & Tuesday 8:30am-5:30pm

Questions should be directed to the Cities of Donalsonville, Iron City, or the Seminole County Office listed above or call Kay Olubowale, Southwest Georgia Regional Commission, 229.522.3552 ext.112.

10/21, 28

in a cash management account for spending purposes. Knowing you have this cash set aside may help you feel more comfortable when markets are volatile. Nevertheless, holding too much cash has risks of its own. Retirement can last for more than 30 years, so you'll want to be invested in enough equities and fixed-income vehicles to provide your portfolio with the balance and growth potential necessary to help you avoid outliving your money.

As you can see, building your cash management account can be helpful in several ways. So, in the years preceding your retirement, look for opportunities to add to this account. For example, you could use some of the money from a tax refund or a bonus at work. And, if you haven't already done so, you might direct your bank to move a certain amount each month from your checking or savings account into your cash management. When you're retired, do what you can to replenish your cash account as much as possible.

Your cash management account is important at every point in your life, but it may take on even greater meaning when you're retired – so do whatever you can to keep it in good shape.

Obituary Policy

Obituaries published in the *Donalsonville News* are accepted only through established funeral homes, crematories and verifiable out-of-town sources. Death notices, not to exceed three column inches, are published free of charge.

Standard obituaries of no more than 300 words are published along with a one-column photograph for $30. Expanded obituaries will be charged $30 plus $5.50 per column inch for space used to accommodate additional words over 300.

The *Donalsonville News* is a weekly, Thursday publication The deadline for submission is 5 p.m. on Monday.

NOTICE OF MEETING

A Joint Meeting with Seminole County, City of Donalsonville and the Town of Iron City on July 27, 2022 at 4:00 PM in the Council Chambers to discuss the SWOT, Needs and Opportunities, Steering Committee, and Land Use in the Seminole County and Cities Joint Comprehensive Plan.

American Pickers coming to Georgia in search of treasure

we would love to hear from you! Please note, the Pickers do not pick stores, flea markets, malls, auction businesses, museums, or anything open to the public.

Producers of the show commented, "We at American Pickers continue to take the pandemic very seriously and will be following all guidelines and protocols for safe filming outlined by the state and CDC. Nevertheless, we are excited to continue reaching the many collectors in the area to discuss their years of picking and are eager to hear their memorable stories."

If interested, please send us your name, phone number, location, and description of the collection with photos to americanpickers@cineflix.com or call 1(646) 493-2184. facebook: @GotAPick

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Public Hearing Notice

Seminole County and the Cities of Donalsonville, and Iron City are conducting a Public Hearing to present a draft of the Seminole County Joint Comprehensive Plan on Monday, September 26, 2022, at 6:00 pm at the Seminole County Courthouse 200 S. Knox Avenue in Donalsonville, Georgia. The current plan will expire on October 31, 2022. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing before the start of the planning process.

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

Copies of the current Comprehensive Plan are available for viewing and downloading at https://www.swgrcplanning.org/uploads/6/1/8/4/61849693/seminole_county_comp_plan_2022_five_year_update__draft_9-13-2022_.pdf or at the following local governments:

Seminole County
200 S. Knox Avenue,
Donalsonville, GA 39845
229.524.2878
Monday-Friday 8:00am-5:00pm

City of Donalsonville
127 E. 2nd Street
Donalsonville, GA 39845
229.524.2118 Ext. 107
Monday-Thursday 9:00am-5:00pm

City of Iron City
115 Church Street
Iron City, GA 39859
229.774.2572
Monday & Tuesday 8:30am-5:30pm

Questions should be directed to the Cities of Donalsonville, Iron City, or the Seminole County Office listed above, or call Kay Olubowale, Southwest Georgia Regional Commission, 229.522.3552 ext.112.

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 Granger – (229) 524-2878

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

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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 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
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

SIGN-IN SHEETS

Seminole County and Cities Comprehensive Plan 5-year Update First Public Hearing Meeting
Thursday, October 28, 2021 @ 6:00 PM
Sign in Sheet

Name	Phone Number	Email Address	Agency or Organization
Shelia Williams,	229-220-0293	sdw1953@yahoo.com	Seminole County Commissioner Chair
Steven Hicks	229 524 2118	shicks@donalsonvillega.org	City of Donalsonville.
Ronnie Ingram	229 774 2220	greenepoultry@windstream.net	city of Iron City
Paula Granger	229 524 2878	Countymanager@seminole county ga.com	Seminole County.
Olukayode Olubowale	229 522-3552	oolubowale@swgrc.org	Southwest Georgia Region Co.

Seminole County and the City's Comprehensive Plan Five-Year Update SWOT Meeting
Tuesday, July 27, 2022 @ 4:00 PM
Sign in Sheet

Name	Phone Number	Email Address	Agency or Organization
Ronnie Ley	229-774-2595	Townof Iron City@Windstream.Net	Iron City
Elorah Brown	229-220-9472	Marshaben @ yahoo.com	City of Donalsonville
ITH	229-220-4962	rjohnson@donalsonvillega.org	City of Donalsonville
Steven Hicks	229 524 2118	shicks@donalsonvillega.org	City of Donalsonville
Mitzy Moye	229-400-8133	Mmoye@springcreekhealth.Com	City of Donalsonville
M.Faith Blanks	229-400-5228	mbblanks@windstream.net	City of Donalsonville
Olukayode Olubowale	229-522-3552		SWGRC.
Paula Granger	229-524-2878	Countymanager@seminolecountyga.com	Seminole County.

Southwest Georgia Regional Commission

swgrc *serving local communities*

Seminole County and the Cities' Comprehensive Plan Five-Year Update Second Public Meeting
Monday, September 26, 2022 @ 6:00 PM
Sign in Sheet

Name	Phone Number	Email Address	Agency or Organization
Christina Convers	229-524-2118	cconvers@donalsonvillega.org	City of Donalsonville
Abbi Williams	229-220-0293	slw1958@yahoo.com	Seminole Co Commission
Paula Granger	229-524-2878	county.manager@seminolecountyga.com	SCBOC
Steven Hicks	229-524-2118	shicks@donalsonvillega.org	City of Donalsonville
Billy M. Grantham	229-524-2118	bgrantham@bellsouth.net	City of Donalsonville
Bonita Brown	228-400-3600	Ggreen@thetownstore.net	Town/Iron City
TRAVIS BROOKS	229-254-2374	chiefbrooksdfd@yahoo.com	City of Donalsonville
Rual Johnson	229/220-4962	rjohnson@donalsonville.org	City of D'Ville
Olukayode Ohibowale	229-522-3552	oohibowale@swgrc.org	SWGRC

1

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	brooks671@gmail.com ~~brooks1@gmail.com~~
2	Darrell Hampton	914 S. Tennille 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	Wist W. B J	204 Woolford xU Donalsonville	wblue@donalsenvillega.us
3	Dan E Ponder Jr	PO Box 106, Donalsonville, GA 39845	dan@ponderenterprises.net
4	DARRell Hampton	127 E. 2nd Street Dnnksville	dhampton@dovehut gs 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 CoBUC	Comm.	229-254-0069	
3	Shelia Williams	Seminole Comm	Comm	229-220 0293	
4	DARRell Hampton	City OF Donalsy	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 Reigsle	5r. 704 Ingra nst	(229) 495-8402	
2. Rarrell Harptn			
3. Stephen rMl	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	James A Mille	P.O. Box 112 Iron City Ga	
2	Katalyn Bogne	P.O. Box 217 IC 39859	
3	Hazel F Lane	P.O Bx 176 IC. 9985 8	
4	Sldia Franklin	PO Box 53. IC	
5	Paula Granger	237 Oneal St. IC	
6	Dr. Louis Royal	141 N.Church St. Iron City, Ga. 39859	louiseryk@yahoo.com
7	Scarlott Lozer	2594 Kaus Road, Iron City ga. 39859	
8	Jam W Ulhar	220 Robinson St. Iron City	
9	Stev Hansh	184 Robinson St Iron City	
10	Roger Lane	2211 Burl Lane Rd. Iron City	
11	Sara Rchinsen	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	Philip 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 Oriok		
Brenda Peterson		
Sarah A. Avery	5186 River Rd Jakin. GA 39861	shavery02@yahoo.com
Reed Rognstad	8304 Spring Creek Dr	rognstad@windstream.net
Richael Williams	307 N Knox Ave Donalsonville, GA	
Paula Granger	200 S. Knox Ave D'ville	countymanager@seminolecountyga.com
Shalia D. Williams	307 N Knox Ave Donalsonville GA	sdw1953@yahoo.com
Fannie Barber	200 S. Knox Ave. Donalsonville, GA 39845	sweets021964@hotmail.com

Public Meeting Sign In Sheet

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

Location: Seminole County Courthouse

	Name	Address	Email Address
1	Shalia Williams	307 N Knox	sdw1953@yahoo.com
2	Roger Lane	200 S. Knox Ave., D'Ville, GA. 39845	
3	Brenda Bowme	8003 E Green Rd.	
4	Dan Cul		
5	Clint Oriok	6064 Scott Dr. Donalsonville GA	corrick01@windstream.net
6	Paula Granger	200 S. Knox Ave Donalsonville, GA	countymanager@seminolecountyga.com
7			
8			
9			
10			

PUBLIC HEARING'S COMMENTS

SEMINOLE COUNTY AND CITIES JOINT COMPREHENSIVE PLAN SWOT REVIEW
COMMENT SHEET

Date: July 27, 2022

Name: *Ronnie Snyer*
Organization: *Iron City Town of.*
SARA McCalvin replace Sandra HARDIN

Will adopt 2017 – 21
Well spart 2023 2026.

SEMINOLE COUNTY AND CITIES JOINT COMPREHENSIVE PLAN SWOT REVIEW
COMMENT SHEET

Date: July 27, 2022

Name: Mitchell Blanks
Organization: City of Donalsonville
    Remove City Manager of Donalsonville
    Remove City Clerk of Iron City

Strength (Remove)
    Bain. College no longer have Campus.

Weakness: Lack of Broadband. (High speed)
    Lack of ~~too~~ affordable housing.
    Recruit of new business
    Lack of programs for ~~the~~ Kids.

Paula Granger <countymanager@seminolecountyga.com>
To Olukayode Olubowale

(i) This message is part of a tracked conversation. Click here to find all related messages or to open the original flagged message.

Start your reply all with: | Great, thanks for the update. | Okay, thank you! | Good catch, thanks! | (i) Feedback

To: Olukayode Olubowale <oolubowale@swgrc.org>
Subject: FW: Submittal Letter for Comprehensive Plan

Please see the attached submittal letter. I would like to add the following items to the work program 2022-2026:

Lakeside Annex Remodel	$750,000	County	General Fund / Grant
Seminole County BOC Administration Annex	$1,000,000	County	SPLOST IV, V, VI
Reynolds Landing Park Expansion	$750,000	County	SPLOST / Grant
Cummings Landing Park Lease Acquisition & Upgrade	$500,000	County	Grant

I have requested an update from the Airport Commission, I will forward to you as soon as I get it.

SEMINOLE COUNTY DEMOGRAPHICS

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.

Seminole County.zip
Area: 251.64 square miles

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

Seminole County.zip
Area: 251.64 square miles

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

Community Profile

Seminole County.zip
Area: 251.64 square miles

Prepared by SWGRC

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.

Community Profile

Seminole County.zip
Area: 251.64 square miles

Prepared by SWGRC

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%

Seminole County.zip
Area: 251.64 square miles

Prepared by SWGRC

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.

Business Summary

Seminole County.zip
Area: 251.64 square miles

Data for all businesses in area

Total Businesses:	138
Total Employees:	751
Total Residential Population:	5,762
Employee/Residential Population Ratio:	0.13:1

by SIC Codes	Number	Percent	Employees Number	Employees 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%

Disposable Income Profile

Seminole County.zip
Area: 251.64 square miles

	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	

2015 Disposable Income by Age of Householder	Number of Households						
	<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.

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%

Market Profile

Seminole County.zip
Area: 251.64 square miles

Prepared by Esri

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.

Seminole County.zip   Prepared by Esri
Area: 251.64 square miles

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

Seminole County.zip
Area: 251.64 square miles

Prepared by Esri

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.

Seminole County.zip
Area: 251.64 square miles

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%

Seminole County.zip
Area: 251.64 square miles

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.

Seminole County.zip
Area: 251.64 square miles

Prepared by Esri

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.

Seminole County.zip
Area: 251.64 square miles

Prepared by Esri

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.

DONALSONVILLE DEMOGRAPHICS

Community Profile

Donalsonville
Area: 3.99 square miles

Prepared by SWGRC

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

Community Profile

Donalsonville
Area: 3.99 square miles

Prepared by SWGRC

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.

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%

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	

2015 Disposable Income by Age of Householder	Number of Households						
	<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%

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.

Donalsonville   Prepared by SWGRC
Area: 3.99 square miles

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.

Donalsonville
Area: 3.99 square miles

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.

Donalsonville
Area: 3.99 square miles

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.

IRON CITY DEMOGRAPHICS

Community Profile

Iron City   Prepared by SWGRC
Area: 0.8 square miles

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.

Business Summary

Iron City 2
Area: 0.8 square miles

Data for all businesses in area

Total Businesses:	10
Total Employees:	67
Total Residential Population:	326
Employee/Residential Population Ratio:	0.21:1

by SIC Codes	Number	Percent	Employees Number	Employees 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%

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	

2015 Disposable Income by Age of Householder	Number of Households						
	<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.

March 17, 2016

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	

2015 Disposable Income by Age of Householder	Number of Households						
	<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

Household Budget Expenditures

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.

Community Profile

Iron City
Area: 0.8 square miles

Prepared by SWGRC

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

Iron City   Prepared by SWGRC
Area: 0.8 square miles

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.

Iron City
Area: 0.8 square miles

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%

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%

Households by Income	2015		2020	
	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	

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.

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%

Market Profile

Iron City 2
Area: 0.8 square miles

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

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

Market Profile

Iron City 2
Area: 0.8 square miles

Prepared by SWGRC

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%

Iron City 2
Area: 0.8 square miles

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%

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

REFERENCES

American Community Survey

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Georgia Department of Transportation (GDOT) 2022. Traffic counts.

United Census Bureau 2020