

JUL 9 2004

FINAL DRAFT

JOINT COMPREHENSIVE PLAN

FOR



INCLUDING THE CITIES OF
AMERICUS, ANDERSONVILLE, DESOTO,
LESLIE AND PLAINS.

2004 - 2025

FINAL DRAFT

JUL 9 2004

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INTRODUCTION

Sumter County is strategically located in southwest Georgia and is easily accessible to major southern cities via a splendid highway system. I-75 is located 25 miles east and U.S. Highways 19 & 280 intersect the city. Atlanta, the state capital, is 134 miles north, Columbus is 60 miles northwest, Macon is 70 miles northeast, and Albany is 35 miles south. The mountains of north Georgia and the beaches of the Atlantic Ocean and Gulf of Mexico are about equal distance from Sumter County.

Recognizing the benefits that would come from a shared vision for their future, Sumter County and the Cities of Americus, Andersonville, Desoto, Leslie and Plains have prepared this joint comprehensive plan in compliance with the Georgia Planning Act of 1989. The Sumter County Joint Comprehensive Plan 2004-2024 is intended to serve as a guide for elected officials to control and guide growth and development through the year 2024.

In order to achieve a usable plan that addresses the needs of various communities participating in this plan each local government appointed committees and held numerous work sessions to identify the needs of each local government. Goals and objectives have been established along with a strategy to achieve these goals.

This plan has been prepared in compliance with the Minimum Standard and Procedures for Local Comprehensive Planning as established by Georgia Law and is divided into 3 parts: Inventory and Assessment; Goals and Objectives; and the Implementation Strategy with the Five Year Short Term Work Program. While information provided in the inventory and assessment section is presented in combined form for the County and Municipalities, there are separate and distinct statements of goals and objectives, with separate work plans and findings and recommendations that have been developed for each local government.

The inventory and assessment section is comprised of the following eight planning elements:

- Population
- Housing
- Economic Development
- Community Facilities and Services
- Natural and Cultural Resources
- Land Use (Existing and Future)
- Transportation
- Intergovernmental Coordination

These elements describe and evaluate the current conditions in the county and five cities in terms of basic characteristics and conditions, taking into account existing socioeconomic variables, governmental services and land uses. From this information, future development and projected growth potential is deduced, and used to form the basis for the Goals and Objectives and Five Year Short Term Work Program of the plan.

BRIEF HISTORY

SUMTER COUNTY

Creek and Cherokee Indians were the original inhabitants of present day Sumter County. By 1830 they had been relocated further west, clearing the way the following year for the Georgia Legislature to create Sumter County from lands previously part of Lee County. According to the local census taken in 1846, Sumter County was inhabited by 37 families for a total population of 117.

The initial key to Sumter's growth and success was the railroad. In 1850 local investors raised \$75,000 with which to buy railroad stock for the purpose of attracting rail line development to the county. In October, 1854, the Southwestern Railroad extension from the City of Oglethorpe to Americus was completed. Enhanced commercial access stimulated trade and population growth. Population growth was stimulated further by the small pox induced flight of Oglethorpe residents in 1860. By 1880, the county could claim the fifth largest city in the state-Americus with a population of 16,000.

During the next century Sumter County would have an important role to play in two historic events. In 1923, Charles Lindbergh purchased his first airplane and made his first solo flight at Souther Field. Four years later, almost to the day, "Lucky Lindy" was the first to fly nonstop across the Atlantic Ocean. In November, 1976, Sumter County native-son Jimmy Carter was elected the 39th President of the United States.

County Stats

—**County Formed:** December 26, 1831

—**County Seat:** Americus

—**Incorporated Cities:** Americus, Andersonville, DeSoto, Leslie and Plains

—**Total Area:** 485.3 square miles

AMERICUS

Americus' history dates back to 1831 when the Georgia General Assembly divided Lee County to create the state's eighty-first county, "said territory to be known as and called Sumter". The following year the City of Americus was established, originally constituting one lot of land, No. 156, in the 27th Land District. The southwest corner of this land lot was chosen by these early pioneers as the site for the seat of county government.

Previously, this had been an important trading area for the Creek Indians who had built several villages along the Aumucculle Creek and Flint River. Upon inhabiting the area, white settlers changed the creek name from Aumucculle to simply Muckalee.

The residents of Sumter engaged in lively discussions on the subject of an appropriate name for the county seat. To give everyone a chance at naming it, inhabitants wrote their choices on pieces of paper and put them into a hat. The slip of paper withdrawn from the hat by Isaac McCrary bore the name Americus.

It was by this method the new town was named in honor of the Western Hemisphere which, in turn, had been named for the Italian navigator Amerigo Vespucci. The settlers considered the name to be appropriate for another reason. Some of the early leaders were so high spirited they were called "merry cusses". Thus, each of them was said to be A-meri-cus.

ANDERSONVILLE

Founded in 1852, Andersonville first received its name in 1853 when the Southwestern Railroad was extended from Oglethorpe to Americus. The railroad station was named Anderson after John W. Anderson of Savannah, one of the directors of the railroad. When a United States Post Office was opened at Anderson Station in 1856, the Post Office Department requested the town's name be changed to Andersonville to distinguish it from Anderson, South Carolina.

When CSA General John H. Winder visited Andersonville in 1863 searching for a place to locate a Confederate Prison stockade, the town consisted of a post office, depot, blacksmith shop and stable, a couple general stores, two saloons, a school, Methodist church, and about a dozen houses. Ben Dykes, who owned the land on which the Confederate prison was later built, was both depot agent and postmaster.

Andersonville changed relatively little over subsequent decades, until 1968 when the mining of kaolin, bauxitic kaolin, and bauxite was undertaken in a big way. The Mullite Company of America (MULCOA) converted 2,000 acres of scrub oak into a massive mining and refining operation, and now ships almost 2,000 tons of refined ore daily from Andersonville along the railway constructed through the city in 1853.

In the early 1970s Andersonville initiated an extensive restoration of the downtown area. In one of many cooperative efforts between City Council and the Andersonville Guild, founded in 1973, all historic sites have been marked with bronze plaques and are included on a planned walking tour. A Welcome Center and museum are maintained, and a pioneer farm is open daily to the public. The town attracts more than 40,000 visitors annually.

History of Sumter County, Georgia, Jack Frank Cox, 1983. Peggy Sheppard contributing author.

DESOTO

According to the diary maintained by his private secretary, Don Hernanado de Soto, Governor of Cuba, arrived at the future site of DeSoto, Georgia, about March 29, 1540, searching for gold. A legend, which is given substance by the diary and a few known facts, has been handed down from generation to generation as follows:

Chehaw Indians, a tribe of Creeks, invited DeSoto's men to share a feast of wild turkeys and maize cakes. The Spaniards returned the hospitality by mistreating the Indian maidens and seizing supplies to take on the journey. The Indians retaliated by poisoning the nearby stream. Exhausted and unable to move on, the Spaniards were forced to dig a source of fresh water. A 6x8 feet oblong well was dug on a slant and surrounded by rocks in a manner of construction used in Spain so horses could drink. The explorers rested there until March 31, 1540.

This remained Indian territory until 1825, when with the Treaty of Indian Springs the Creeks ceded all their land in Georgia to the United States. In 1827, Georgia's newly acquired territories were distributed by lottery. The persons whose names were drawn could take out a grant by paying a fee; however, neither cultivation nor residence was required, and many people sold the land rather than move to the wilderness. On November 19, 1836, Josiah Scrutchins bought lot 139 and became the first permanent settler of DeSoto. His log and peg house was built near DeSoto's well which is shown on old plats.

Scrutchins' plantation changed hands several times before being purchased in 1887 by the Americus Investment Company. Their manager, Armstid Dodson, began selling lots to citizens who established homes and businesses. The Town of DeSoto was incorporated by act of legislature on November 7, 1889.

Before the Civil War, DeSoto had been a large plantation with one owner. During the bitter days of reconstruction as plantations were dissolved and settlements became towns, lawlessness reigned. Homicides were frequent. "Gun toting" was a necessity. Bar-rooms and gambling halls flourished. DeSoto's charter created a special tax on "games of chance, circuses, sleight-of-hand performances, and spiritous and intoxicating liquors." Shoot-outs in the streets were not illegal and were quite common.

As churches began to develop, the character of the town began to change. By the diligent efforts of church congregations the sale of liquor was repealed in 1896. Earliest worship services for all faiths were held in the Academy building of the school run by the Presbyterians. This remodeled building is at the north end of Ferguson Street.

DeSoto's well was a favorite picnic spot as late as 1920. At this writing it is overgrown with dense foliage. Fire destroyed much of the town in 1906. Only one block of the central business district was rebuilt.

History of Sumter County, Georgia, Jack F. Cox in association with the Sumter Historic Preservation Society, 1983.

LESLIE

In 1886, the Americus, Preston and Lumpkin Railroad had its charter amended so the rail line could be extended the entire distance between the Ocmulgee and Chattahoochee Rivers. The extended line was built through land owned by J. W. Bailey, the individual credited with starting this settlement in 1884. Presence of the railroad stimulated settlement growth, and Mr. Bailey named the community Jeb, after his father, J.E. Bailey. Through an apparent clerical error, the post office was officially named Job. Dissatisfied with the error in the name of the community, Mr. Bailey circulated a petition around 1890 to change the name to Leslie in honor of his younger daughter, Leslie Vestella Bailey. Leslie was incorporated as a municipality by Act of the Georgia General Assembly December 22, 1892.

History of Sumter County, Georgia, Jack F. Cox in association with the Sumter Historic Preservation Society, 1983

PLAINS

The original site of Plains of Dura was on the old Americus-Preston Road one mile North of the present location. It was one of three settlements, namely, Plains of Dura, Lebanon and Magnolia Springs, that was founded after the Federal Authorities, under the Treaty of Washington, moved out the Creek Indians in 1827. Into the Plains of Dura settlement came several homes and stores, built around 1840.

As a result of the incorporation of a thirty seven mile narrow gauge railroad on June 17, 1884 connecting Americus, Preston and Lumpkin, Plains moved to the present location one mile South in 1885. By agreement of the State Legislature 'Of Dura' was dropped from the name. The woody area into which Plains moved was owned by two men, Carey Thomas Cox and Milton Leander Hudson.

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POPULATION

An understanding of a community's past, present and probable future population characteristics serves as the basis of any comprehensive planning effort. The following section provides an overview of the county's various demographic characteristics.

It is important for the interested reader to understand that some of the numbers presented on the following pages are projections, not predictions, of future populations. Far too many variables affect mankind and development for one to consider population projections as prophecy. This is especially true in small, sparsely developed areas for which some demographers will not make projections because accuracy is so elusive. Additionally, the further into the future one projects, the greater the margin of error is likely to be.

Generally, the best tools for projecting the future are trends of the past. Since we do not presently know the extent and degree of variables which will affect future residents, it is assumed that future developments will build upon those of the past and that the resulting impacts will, likewise, be proportional to those of the past. Population trends are of greater importance than knowing the precise number of residents.

POPULATION

INTRODUCTION

The Census of 1900 credited Sumter County (all-inclusive) with 26,212 residents. During the first decade of the century the population increased by 11 %. The much lower rate of growth recorded between 1910 and 1920 (1.9%) was an indicator of an imminent trend reversal.

Between 1920 and 1950, the number of people residing in Sumter County decreased by 5,432 (-18 %). This population loss was part of a statewide, economically induced migration from rural to urban communities. Georgia's urban population during the period 1920-1950 increased 96% (114% according to 1950 Census definitions), while the rural population decreased 7% (-13% according to 1950 Census definitions). The local population stabilized during the 1940s despite the loss of an additional 300 residents.

Sumter County's contribution to the industrialization of America came in the 50s, a decade after the advent of the mobile home. This new industry was the driving force behind the addition of 450 residents in the 1950s, and 2,300 residents during the 1960s. By the dawn of the 1970s there were approximately 10,000 mobile homes produced every year in Americus. With some forty mobile home and component parts manufacturing plants within a forty mile radius of the city, Americus was the hub of Georgia's mobile home industry.

As the mobile home grew in popularity the buying public demanded larger units. Meeting this market demand meant transporting units wider than state law allowed; raising concerns in the minds of members of the Georgia General Assembly over public safety. By the time of enactment of legislation allowing the transport of 14 feet-wide mobile homes, some manufacturers had closed local production facilities and relocated out-of-state where transport of the wider units was already legal. Although not able to regain pre-eminence in the mobile home industry after this economic loss, the community had developed sufficient industrial diversification and expansion to enable continued population growth in the 1970s (2,429) and, to a lesser degree, in the 1980s (868).

During the period 1960-1990, growth of the county's municipal population outpaced that of the rural area. Collectively, the five cities increased by 3,125 residents (21 %), while the number of rural residents increased by 2,451 (26%). The greatest level of growth recorded anywhere in the county was credited to the unincorporated census division around Americus, reportedly increasing in population by 3,234 (87%). The City of Americus recorded a 3,040 (23%) resident increase. The exact opposite of this is true for the period 1990 - 2000. The Growth of rural Sumter County's population outpaced that of the 5 cities put together. Rural's population increased by 2,263 (18%) during this period, while the cities population together increased by only 731 (4.1%). During the period 1960-2000 the rural population increase was 4,714 and the Cities (all inclusive) increase was 3,856. This shows that the rural areas increase surpassed the cities increase by 856 (22%).

Population growth in the unincorporated area around Americus is attributed to expansion of the local economic base, mostly in Americus, and the lack of sufficient housing in the city to

accommodate the needs of workers locating in the community. The area around Americus also benefitted from economic activity in surrounding communities as middle and upper management personnel purchased housing proximate to Americus, and commuted to their place of employment in neighboring counties.

During the forty year period (1960 - 2000) the City of Americus recorded its greatest population surge in the 1960s, in large part due to the expanding mobile home industry. The greatest level of growth in the unincorporated area around the county seat occurred during the 1970s. By this time Americus had effectively "built-out" of single-family housing sites, and the demand for housing generated by increasing numbers of workers at the largest local employers was satisfied by residential developments beyond the city's corporate limit.

The unincorporated Plains Census County Division (CCD) comprises the western quarter of Sumter County. This area has maintained a history of intensive agricultural production and a relatively constant population level despite the most prolonged (1977-1991) and severely depressed agricultural economy since the Great Depression. Approximately 300 (14%) of the CCD's population (1990) reside in an established subdivision adjacent to Plains' southern corporate limit. No significant residential development or population increase is anticipated in this region because of the lack of development (schools, business/industry, retail establishments) in the census division and further west. Such development would be needed to entice future Sumter County residents to locate so distant from existing amenities in Americus.

The Leslie-DeSoto CCD is the most agriculturally rich section of the county. Approximately 10% of the region's population is concentrated in a subdivision south of DeSoto. Residential development on Lake Blackshear sustains a major portion (20 %) of the recorded 1990 population. Both Americus and the City of Cordele, a retail and employment center just 12 miles east of the county line, help support residential development along the lakefront.

The Andersonville division has the county's greatest concentration of forest land and steepest terrain, and the northern half has the county's least fertile soil. These factors, plus the least developed road network of any of the county's four regions, have helped keep this the most sparsely developed and populated of the county's census divisions.

PAST POPULATION TRENDS

SUMTER COUNTY

The 2000 Census showed a total population of 33,222 for Sumter County. **Table 1** shows that while Sumter County had a 13% increase in population from 1980 to 2000 the State of Georgia's population increased at a rate of 50% over the past 2 decades. The table also shows that from 1980 to 1990 the population of rural Sumter County decreased by 5.24% while the total population for the entire county increased by only 2.95%. However, the next decade from 1990-2000 shows an increase of over 18% in population in rural Sumter County and an increase of nearly 10% for the entire county.

ANDERSONVILLE

Andersonville showed a 7% increase in population during the eighties and a 16% increase during the nineties. It had the 2nd highest increase in population from 1980-2000 with a 25% increase.

LESLIE

Leslie gained more population than any other Sumter County municipality from 1980 to 2000, with a 26% increase. Its greatest increase of 14% took place during the eighties. The nineties showed only a 10% increase.

AMERICUS

Americus is the largest municipality in Sumter County and the County Seat. Americus showed the third largest increase in population in Sumter County with a 20% increase from 1980 to 2000. Most of this increase took place during the eighties with a 16% increase. There was only a 4% increase from 1990-2000. *50% of Sumter County's population resides in Americus.*

DESOTO

Desoto showed the 4th largest increase in population from 1980-2000 with an increase of 17%. The largest increase of 21% took place during the eighties, while the nineties showed a 3% decrease in population.

PLAINS

Plains lost 14 people, declining 2% between 1980-2000. There was an increase of 10% (65 persons) during the 1980's. The 1990's then brought about a 79 person decrease (11%).

**TABLE 1
POPULATION GROWTH COMPARISON 1980-2000**

	1980	1985	1990	1995	2000	% Chg. 1980-1990	% Chg. 1990-2000	% Chg 1980-2000
Americus	14,125	15,231	16,338	16,675	17,013	15.66%	4.13%	20.44%
Andersonville	265	275	284	308	331	7.17%	16.55%	24.90%
Desoto	182	202	221	217	214	21.42%	-3.16%	17.58%
Leslie	361	387	413	434	455	14.40%	10.16%	26.03%
Plains	651	683	716	676	637	10.00%	-11.00%	-2.00%
Sumter County	29,361	29,795	30,228	31,725	33,222	2.95%	9.90%	13.15%
Rural Sumter County	12,990	12,649	12,309	13,441	14,572	-5.24%	18.38%	12.18%
State of Georgia	5,457,566	5,967,891	6,478,216	7,332,334	8,186,453	18.70%	26.37%	50.00%

Source: U.s. Bureau of Census (1980, 1990 and 2000)
Mid census straight line estimates by Carol's Consulting

FUTURE POPULATION TRENDS

The City projections in **Table 2** are derived from an average percentage of population change from 1980-2000. These percentages were derived from taking a city to county ratio for each city from 1980-2000, averaging the percentages and then taking that percentage of the County population for the next 25 years.

Sumter County is not projected to increase its proportionate share of the state population because the local rate of growth will continue to lag the projected state rate. Projected growth rates for the period 2000-2025 are: Sumter County - 12%; Rural Sumter 11%; and Georgia 36%.

Presented in **Table 2** are annual, straight-line estimates/projections of local populations for the current decade. Also shown are projections of local and state populations through the year 2025.

SUMTER COUNTY

The 2000 Census showed a total population of 33,222 for Sumter County. **Table 2** shows future population projections through the year 2025. Estimates show that while Sumter County is projected to have a 12% increase in population from 2000 to 2025 the State of Georgia's population is projected to increase at a rate of 36%. The table also shows that rural Sumter County is projected to have an 11% increase in population over the twenty five year period.

ANDERSONVILLE

Table 2 shows that Andersonville is projected to have a 12% increase in population from 2000-2025 while the State of Georgia is projected to have a 36% increase for this time period.

LESLIE

Leslie is also projected to have a 12% increase in population from 2000-2025, while the State of Georgia is projected to have a 36% increase for this time period.

AMERICUS

Americus is the largest municipality in Sumter County and the County Seat. Americus is projected to have a 14% increase in population from 2000-2025, while the State of Georgia has a projected 36% increase for this time period.

DESOTO

Desoto is projected to have a 13% increase in population from 2000-2025, while the State of Georgia has a projected 36% increase in population for this time period.

PLAINS

Plains is projected to lose 6% in population from 2000-2025, while the State of Georgia has a projected 36% increase in population for this time period

TABLE 2
POPULATION ESTIMATES AND PROJECTIONS
2000-2025

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Sumter Co	33,222	33,345	33,467	33,604	33,728	33,875	34,002	34,149	34,299	34,446
Rural SC	14,572	14,366	14,425	14,488	14,545	14,613	14,671	14,740	14,809	14,877
Americus	17,013	17,339	17,402	17,474	17,538	17,615	17,681	17,757	17,835	17,912
Andersonville	331	333	335	336	337	338	340	341	343	344
Desoto	214	217	218	219	222	223	224	225	226	227
Leslie	455	456	457	459	461	463	465	467	469	471
Plains	637	634	630	628	625	623	621	619	617	615
Georgia	8,229,820	8,338,460	8,449,130	8,560,620	8,670,510	8,784,650	8,895,580	9,008,670	9,122,070	9,235,630
	2010	2015	2020	2025	% chg. 2000 - 2025					
Sumter Co	34,598	35,413	36,261	37,229	12%					
% chg		2.4%	2.4%	2.7%						
Rural SC	14,944	15,317	15,703	16,149	11%					
% chg		2.5%	2.5%	2.8%						
Americus	17,991	18,415	18,856	19,359	14%					
% chg		2.3%	2.4%	2.7%						
Andersonville	346	354	363	372	12%					
% chg		2.3%	2.5%	2.5%						
Desoto	228	233	239	242	13%					
% chg		2.2%	2.6%	1.2%						
Leslie	473	484	496	509	12%					
% chg		2.3%	2.5%	2.6%						
Plains	616	610	604	598	-6%					
% chg		-1.0%	-1.0%	-1.0%						
Georgia	9,349,660	9,940,380	10,550,700	11,185,100	36%					
% chg		6.3%	6.1%	6.0%						

Source: U.S. Bureau of Census
Sumter County and Georgia Estimates by Woods and Poole Econ. Inc.
City and rural projections by Carol's Consulting

**TABLE 3
POPULATION BY RACE
1980 -2025**

	1980			1985			1990			1995		
	White	Black	Other	White	Black	Other	White	Black	Other	White	Black	Other
Sumter County	55%	44%	1%	54%	45%	1%	52%	47%	1%	50%	48%	2%
Rural Sumter	53%	46%	1%	56%	42%	2%	61%	38%	1%	58%	38%	4%
Americus	58%	41%	1%	52%	47%	1%	46%	53%	1%	43%	55%	2%
Andersonville	43%	56%	1%	52%	48%	1%	60%	39%	1%	63%	36%	1%
Desoto	43%	56%	1%	30%	69%	1%	18%	81%	1%	25%	74%	1%
Leslie	43%	56%	1%	47%	53%	0%	52%	48%	0%	51%	46%	3%
Plains	49%	49%	2%	46%	53%	1%	44%	55%	1%	41%	57%	2%
Georgia	72%	27%	1%	71%	27%	2%	7%	27%	3%	67%	28%	5%
	2000			2005			2010			2015		
	White	Black	Other	White	Black	Other	White	Black	Other	White	Black	Other
Sumter County	47%	49%	4%	46%	50%	4%	44%	51%	5%	43%	52%	5%
Rural Sumter	56%	38%	6%	59%	35%	6%	58%	35%	7%	61%	33%	6%
Americus	39%	58%	3%	35%	62%	3%	32%	65%	3%	28%	68%	1%
Andersonville	65%	34%	1%	67%	32%	1%	70%	29%	1%	72%	27%	1%
Desoto	33%	65%	2%	35%	64%	1%	37%	62%	1%	39%	60%	1%
Leslie	50%	45%	5%	52%	44%	4%	53%	43%	4%	54%	42%	4%
Plains	38%	59%	3%	35%	63%	2%	32%	65%	3%	29%	68%	3%
Georgia	63%	29%	8%	62%	29%	9%	60%	29%	11%	59%	30%	11%
	2020			2025			% chg. 1980 - 2025					
	White	Black	Other	White	Black	Other	White	Black	Other	White	Black	Other
Sumter County	41%	53%	6%	40%	53%	7%	-8%	53%	800%			
Rural Sumter	60%	33%	7%	61%	31%	8%	43%	-16%	893%			
Americus	25%	70%	5%	21%	73%	6%	-50%	144%	718%			
Andersonville	74%	25%	1%	76%	23%	1%	148%	-42%	33%			
Desoto	40%	59%	1%	41%	58%	1%	28%	37%	0%			
Leslie	56%	41%	3%	57%	40%	3%	87%	1%	275%			
Plains	26%	72%	2%	24%	73%	3%	-79%	-38%	-39%			
Georgia	57%	30%	13%	56%	30%	14%	59%	127%	2755%			

Source U.S. Census 1980, 1990, 2000
 Georgia and Sumter County - Woods and Poole Economics, Inc.
 Rural and City Projections by Carol's Consulting

Racial data is presented in **Table 3** above. During the period 1980 - 2000, the rural area recorded increases in the numbers of both black and white residents. The rural population for 1990 was 12,309. Out of this total 7,508 were white and 4,677 black. The rural population for 2000 was 14,572. Out of this total 8,160 were white and 5,537 were black. This shows a total increase in the rural white population of 8.7% and a decrease in the rural black population of -18% during the 1990's. The rural white population is projected to increase 43% and the rural black population is projected to decrease by -16% from 1980-2025. Overall the Sumter County white population is projected to decrease by -8% and the black population is projected to increase by 53% from 1980-

2025. These projections include rural and city populations. The city racial population is as follows:
AMERICUS

The 1980 Census showed the City of Americus having a total population of 14,125. Out of this total 8,193 were white and 5,791 were black. The 1990 Census showed the population in the City to be 16,338. Out of this total 7,515 were white and 8,659 were black. This shows a total decrease of -8.3% in the white population during the 80's and a 49% increase in the black population. The 2000 census showed the population in the City to be 17,013. Out of this total 6,636 were white and 9,868 were black. This shows a total decrease of -12% in the white population during the 90's and an increase of 14% in the black population. From 1980 to 2000 there was a total decrease of -19% in the white population and a 70% increase in the black population. The City of Americus is projected to have a -50% decrease in white population and a 144% increase in black population between 1980-2025.

ANDERSONVILLE

The 1980 Census showed the City of Andersonville having a total population of 265. Out of this total 114 person were white and 148 were black. The 1990 Census showed the population to be 284. Out of this total 170 were white and 111 were black. This shows a total increase in the white population to be 49% and a decrease of 25% in the black population during the 1980's. The 2000 Census showed a population of 331 for the City. Out of this total 215 persons were white and 113 were black. This shows an increase in the white population of 26% and an increase of 2% for the black population for the 1990's. From 1980 to 2000 there was a total increase of 89% in the white population and a 24% decrease in the black population. The City of Andersonville is projected to have a 148% increase in white population and a decrease of -42% in the black population between 1980 and 2025.

DESOTO

The 1980 Census showed the City of Desoto having a population of 182. Out of this total 78 were white and 102 were black. The 1990 Census showed a population of 221 for Desoto. Out of this total 40 were white and 179 were black. This shows a total decrease of 49% in the white population and an increase of 75% in the black population for the 1980's. The 2000 Census showed a population of 214 for Desoto. Out of this total 71 were white and 139 were black. This shows a 77% increase in the white population and a 22% decrease in the black population for the 1990's. From 1980 to 2000 there was a total decrease in white population of 9% and an increase of 36% in black population. The City of Desoto is projected to have a 28% increase in white population and a 37% increase in black population between 1980 and 2025.

LESLIE

The 1980 Census showed the City of Leslie having a population of 361. Out of this total 155 were white and 202 were black. The 1990 Census showed a population of 413 for Leslie. Out of this total 215 were white and 198 were black. This shows a total increase of 39% in the white population and a decrease of 2% in the black population for the 1980's. The 2000 Census showed a population of 455 for Leslie. Out of this total 228 were white and 205 were black. This shows a 6% increase in the white population and a 4% increase in the black population for the 1990's. From 1980 to 2000 there was a total increase in white population of 47% and an increase of 1% in black population. The City of Leslie is projected to have a 87% increase in white population and a 1% increase in black population between 1980 and 2025.

PLAINS

The 1980 Census showed the City of Plains to having a population of 651. Out of this total 319 were white and 319 were black. The 1990 Census showed a population of 716 for Plains. Out of this total 315 were white and 394 were black. This shows a total decrease of 1% in the white population and an increase of 23% in the black population for the 1980's. The 2000 Census showed a population of 637 for Plains. Out of this total 242 were white and 376 were black. This shows a 23% decrease in the white population and a 4% decrease in the black population for the 1990's. From 1980 to 2000 there was a total decrease in white population of 24% and a increase of 18% in black population. The City of Plains is projected to have a 55% decrease in white population and a 36% decrease in black population between 1980 and 2025.

**TABLE 4
POPULATION BY SEX
1980 - 2025**

	1980		1990		2000		2010		2020		2025	
	M	F	M	F	M	F	M	F	M	F	M	F
Sumter Co.	46%	54%	46%	54%	47%	53%	48%	52%	49%	51%	49%	51%
Rural SC	46%	54%	49%	51%	50%	50%	50%	50%	51%	49%	51%	49%
Americus	46%	54%	44%	56%	44%	56%	46%	54%	44%	56%	46%	54%
Andersonville	48%	52%	50%	50%	51%	49%	51%	49%	52%	48%	51%	49%
Desoto	48%	52%	54%	46%	51%	49%	52%	48%	51%	49%	52%	48%
Leslie	48%	52%	43%	57%	43%	57%	44%	56%	43%	57%	44%	56%
Plains	47%	53%	44%	56%	41%	59%	40%	60%	39%	61%	39%	61%
Georgia	48%	52%	48%	52%	49%	51%	49%	51%	49%	51%	49%	51%

Source: Cities - U.S. Census 1980, 1990, 2000

City projections by Carol's Consulting

Georgia, Sumter County figures and projections by Woods and Poole Economics, Inc.

Neither state nor local populations have experienced significant fluctuations in the male-female ratio in recent years (**Table 4**). Locally, the higher countywide female ratio is supported by the greater concentration of females in the five incorporated communities; Americus, Andersonville, Desoto, Leslie and Plains. According to the 2000 Census, females constitute 56% of the county's aggregate municipal population. Projections indicate the current ratio will be maintained through the year 2025.

A breakdown of the county and cities population into ten age groups is presented in **Tables 5** through 5-5. Age distribution is important to a community because the different age groups have specific needs. Generally, the young and elderly subgroups have a greater dependence on a community's service and facilities, ranging from schools and parks to transportation and health care. It is important for planning purposes to understand whether the specific needs of a community are presently being met or if improvements in services and facilities are needed. In 1980 31% of the Sumter County population was under 18 years of age and 12.5% was over 65 years of age. In 2000 the number of persons under 18 was 28%. This is a 2% decrease over the 20 year period. In 2000 the number of persons over 65 years of age was 12.33%. This was less that one quarter of a percent decrease.

**TABLE 5
AGE DISTRIBUTION ESTIMATES AND PROJECTIONS
SUMTER COUNTY
1980 - 2025**

Category	1980		1985		1990		1995		2000		2005		2010		2015		2020		2025	
	Population	Percentage	Population	Percentage	Population	Percentage	Population	Percentage	Population	Percentage	Population	Percentage	Population	Percentage	Population	Percentage	Population	Percentage	Population	Percentage
Total	29,361	100%	29,795	100%	30,228	100%	31,714	100%	33,200	100%	33,875	100%	34,598	100%	35,413	100%	36,261	100%	37,229	100%
Age 0 to 4	2,786	9.49%	2,593	8.70%	2,399	7.94%	2,510	7.91%	2,620	7.89%	2,678	7.90%	2,770	8.01%	2,862	8.08%	2,927	8.07%	2,991	8.03%
Age 5 to 13	4,167	14.19%	4,309	14.46%	4,450	14.72%	4,556	14.37%	4,662	14.04%	4,652	13.73%	4,742	13.71%	4,832	13.64%	4,897	13.50%	4,962	13.32%
Age 14 to 17	2,234	7.61%	2,159	7.25%	2,084	6.89%	2,017	6.36%	1,950	5.87%	1,771	5.22%	1,781	5.15%	1,791	5.05%	2,003	5.52%	2,215	5.95%
Age 18 to 20	2,102	7.16%	1,810	6.07%	1,518	5.02%	1,689	5.32%	1,859	5.60%	1,926	5.68%	1,974	5.70%	2,021	5.71%	2,070	5.71%	2,119	5.69%
Age 21 to 24	2,229	7.59%	2,127	7.14%	2,025	6.70%	2,058	6.49%	2,090	6.30%	2,157	6.36%	2,140	6.18%	2,122	6.00%	2,136	5.89%	2,150	5.77%
Age 25 to 34	4,426	15.07%	4,565	15.32%	4,703	15.56%	4,657	14.68%	4,611	13.89%	4,645	13.71%	4,613	13.33%	4,581	12.94%	4,591	12.66%	4,601	12.36%
Age 35 to 44	2,819	9.60%	3,262	10.95%	3,705	12.26%	4,092	12.90%	4,478	13.49%	4,779	14.10%	4,952	14.31%	5,124	14.47%	5,268	14.53%	5,411	14.53%
Age 45 to 54	2,458	8.37%	2,766	9.28%	3,073	10.17%	3,604	11.36%	4,135	12.45%	4,331	12.78%	4,467	12.91%	4,602	12.99%	4,727	13.04%	4,852	13.03%
Age 55 to 64	2,472	8.42%	2,370	7.95%	2,268	7.50%	2,484	7.83%	2,700	8.13%	2,901	8.56%	3,021	8.73%	3,141	8.87%	3,241	8.94%	3,341	8.97%
65 years and over	3,666	12.49%	3,835	12.87%	4,003	13.24%	4,049	12.77%	4,095	12.33%	4,035	11.91%	4,186	12.10%	4,337	12.25%	4,462	12.31%	4,587	12.32%

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Population trends and projections by age groups for Sumter County are plotted in **Table 5**. Projections indicate the bulk of the County's population growth through the year 2025 will be in the school age (5-13), adults (25-54) and senior citizens (65 and older) age groups. These groups are projected to constitute nearly 66% of the population of Sumter County by the year 2025. These same groups constituted 60% of the population in 1980 and 66% of the population in 1990 and 2000. The 25-54 age groups are projected to constitute 40% of the County's population by 2025. These groups constituted 33% of Sumter County's population in 1980, 38% in 1990 and 40% in 2000.

**TABLE 5-1
AGE DISTRIBUTION TRENDS AND PROJECTIONS
CITY OF AMERICUS**

1980 - 2025

Category	1980		1985		1990		1995		2000		2005		2010		2015		2020		2025	
	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%
TOTAL Pop.	14,125	100%	15,231	100%	16,338	100%	16,675	100%	17,013	100%	17,615	100%	17,991	100%	18,415	100%	18,856	100%	19,359	100%
Age 0 – 4	1,307	9.25%	1,453	9.53%	1,599	9.78%	1,531	9.18%	1,463	8.60%	1,575	8.94%	1,687	9.38%	1,668	9.06%	1,650	8.75%	1,762	9.10%
Age 5 – 13	1,935	13.70%	2,014	13.22%	2,094	12.82%	2,218	13.30%	2,343	13.77%	2,419	13.73%	2,495	13.86%	2,571	13.96%	2,647	14.03%	2,707	13.98%
Age 14 – 17	1,005	7.12%	975	6.40%	944	5.78%	955	5.73%	965	5.67%	1,119	6.35%	1,273	7.08%	1,176	6.38%	1,080	5.73%	1,101	5.68%
Age 18 – 20	1,171	8.29%	1,112	7.30%	1,054	6.45%	1,081	6.48%	1,108	6.51%	1,228	6.97%	1,349	7.50%	1,286	6.98%	1,223	6.48%	1,263	6.52%
Age 21 – 24	1,162	8.23%	1,197	7.85%	1,232	7.54%	1,263	7.57%	1,295	7.61%	1,330	7.55%	1,365	7.58%	1,396	7.58%	1,428	7.57%	1,463	7.55%
Age 25 – 34	2,143	15.17%	2,316	15.21%	2,490	15.24%	2,457	14.73%	2,424	14.25%	2,479	14.07%	2,534	14.08%	2,601	14.12%	2,668	14.15%	2,706	13.97%
Age 35 – 44	1,317	9.32%	1,675	10.98%	2,029	12.42%	2,025	12.14%	2,021	11.88%	1,846	10.47%	1,671	9.29%	1,824	9.90%	1,978	10.49%	2,145	11.08%
Age 45 – 54	1,177	8.33%	1,291	8.48%	1,406	8.60%	1,604	9.62%	1,802	10.59%	1,902	10.80%	2,002	11.12%	2,062	11.20%	2,123	11.25%	2,153	11.12%
Age 55 – 64	1,157	8.19%	1,167	7.66%	1,177	7.20%	1,217	7.30%	1,257	7.39%	1,295	7.35%	1,333	7.41%	1,392	7.56%	1,451	7.69%	1,472	7.60%
65 and Over	1,749	12.38%	2,030	13.32%	2,312	14.15%	2,323	13.93%	2,335	13.72%	2,292	13.01%	2,250	12.51%	2,400	13.03%	2,551	13.53%	2,521	13.02%

Source: Bureau of the Census, 1980, 1990 and 2000

Projections and figures by Carol's Consulting

Population trends and projections by age groups for the City of Americus are plotted in **Table 5-1**. Projections indicate the bulk of the City of Americus population growth through the year 2025 will also be in the school age (5-13), adults (25-54) and senior citizens (65 and older) age groups. These groups are projected to constitute 64% of the population of Americus by the year 2025. These same groups constituted 59% of the population in 1980, 63% of the population in 1990 and 69% in 2000. The 25-54 age groups are projected to constitute 36% of the City's population by 2025. These groups constituted 33% of the City of Americus population in 1980, 36% in 1990 and 37% in 2000.

TABLE 5-2
AGE DISTRIBUTION TRENDS AND PROJECTIONS
CITY OF ANDERSONVILLE
1980 - 2025

Category	1980		1985		1990		1995		2000		2005		2010		2015		2020		2025	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
TOTAL Pop.	265	100%	275	100%	284	100%	308	100%	331	100%	338	100%	346	100%	354	100%	363	100%	372	100%
Age 0 – 4	27	10.19%	23	8.38%	19	6.69%	22	7.15%	25	7.55%	21	6.21%	22	6.21%	22	6.21%	23	6.20%	23	6.18%
Age 5 – 13	41	15.47%	43	15.48%	44	15.49%	44	14.31%	44	13.29%	42	12.43%	42	12.14%	42	11.86%	43	11.71%	43	11.56%
Age 14 – 17	22	8.30%	23	8.20%	23	8.09%	23	7.48%	23	6.95%	23	6.80%	23	6.50%	22	6.21%	23	6.20%	23	6.18%
Age 18 – 20	13	4.91%	12	4.19%	10	3.52%	16	5.20%	22	6.65%	26	7.69%	28	8.09%	30	8.47%	31	8.40%	31	8.33%
Age 21 – 24	19	7.17%	19	6.74%	18	6.33%	14	4.39%	9	2.72%	6	1.78%	6	1.73%	6	1.69%	8	2.07%	9	2.42%
Age 25 – 34	41	15.47%	39	14.03%	36	12.67%	38	12.20%	39	11.78%	40	11.83%	41	11.71%	41	11.58%	41	11.16%	40	10.75%
Age 35 – 44	24	9.06%	34	12.39%	44	15.49%	55	17.72%	65	19.64%	75	22.19%	79	22.69%	82	23.16%	81	22.18%	79	21.24%
Age 45 – 54	23	8.68%	30	10.75%	36	12.67%	37	12.03%	38	11.48%	39	11.54%	40	11.56%	41	11.58%	41	11.16%	40	10.75%
Age 55 – 64	25	9.43%	23	8.20%	20	7.04%	23	7.48%	26	7.85%	27	7.99%	28	7.95%	28	7.91%	29	7.85%	29	7.80%
65 and Over	31	11.70%	33	11.84%	34	11.97%	37	12.03%	40	12.08%	39	11.54%	40	11.42%	40	11.30%	48	13.09%	55	14.78%

Source U.S. Bureau of the Census 1980, 1990 and 2000

Mid-Census figures and projections by Carol's Consulting

Population trends and projections by age groups for the City of Andersonville are plotted in **Table 5-2**. Projections indicate the bulk of the City of Andersonville's population growth through the year 2025 will also be in the school age (5-13), adults (25-54) and senior citizens (65 and older) age groups. These groups are projected to constitute 70% of the population of Andersonville by the year 2025. These same groups constituted 60% of the population in 1980, 68% of the population in 1990 and 68% in 2000. The 25-54 age groups are projected to constitute 42% of the City's population by 2025. These groups constituted 33% of the City of Andersonville's population in 1980, 41% in 1990 and 43% in 2000.

TABLE 5-3
AGE DISTRIBUTION TRENDS AND PROJECTIONS
CITY OF DESOTO
1980 - 2025

Category	1980		1985		1990		1995		2000		2005		2010		2015		2020		2025	
	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%
TOTAL Pop.	182	100%	202	100%	221	100%	218	100%	214	100%	223	100%	228	100%	233	100%	239	100%	242	100%
Age 0 - 4	19	10.44%	19	9.18%	18	8.14%	14	6.44%	10	4.67%	10	4.49%	10	4.17%	9	3.86%	9	3.56%	8	3.30%
Age 5 - 13	28	15.38%	30	14.64%	31	14.02%	25	11.26%	18	8.41%	20	8.97%	18	7.68%	15	6.44%	14	5.65%	12	4.96%
Age 14 - 17	15	8.24%	19	9.18%	22	9.95%	22	9.89%	21	9.81%	20	8.97%	20	8.55%	19	8.15%	18	7.53%	17	7.02%
Age 18 - 20	9	4.95%	12	5.71%	14	6.33%	11	5.06%	8	3.74%	8	3.59%	9	3.95%	10	4.29%	11	4.60%	12	4.96%
Age 21 - 24	13	7.14%	11	5.21%	8	3.61%	9	4.14%	10	4.67%	12	5.38%	13	5.70%	14	6.00%	14	5.86%	14	5.78%
Age 25 - 34	28	15.38%	29	14.14%	29	13.12%	28	12.64%	26	12.15%	28	12.55%	27	11.84%	26	11.16%	24	9.83%	21	8.68%
Age 35 - 44	17	9.34%	24	11.66%	30	13.57%	33	15.17%	36	16.82%	39	17.49%	41	17.76%	42	18.02%	43	17.99%	44	18.18%
Age 45 - 54	16	8.79%	18	8.68%	19	8.60%	23	10.34%	26	12.15%	29	13.00%	31	13.38%	32	13.73%	32	13.18%	31	12.81%
Age 55 - 64	17	9.34%	18	8.93%	19	8.60%	20	9.20%	21	9.81%	22	9.86%	23	9.87%	23	9.87%	24	9.83%	24	9.92%
65 and Over	21	11.54%	27	13.15%	32	14.48%	35	16.09%	38	17.76%	41	18.38%	42	18.42%	43	18.45%	51	21.34%	59	24.38%

Source: U.S. Bureau of the Census 1980, 1990 and 2000

Mid Census figures and projections by Carol's Consulting

Population trends and projections by age groups for the City of Desoto are plotted in **Table 5-3**. Projections indicate the bulk of the City of Desoto's population growth through the year 2025 will be in the adults (35-54) and senior citizens (65 and older) age groups. These groups are projected to constitute 55% of the population of Desoto by the year 2025. These same groups constituted 30% of the population in 1980, 37% of the population in 1990 and 47% in 2000. The 35-54 age groups are projected to constitute 31% of the City's population by 2025. These groups constituted 18% of the City of Desoto's population in 1980, 22% in 1990 and 30% in 2000. The 65 and overs age groups shows a continuous progression from 1980 to 2000 with an increase of 6% over these 20 years. This age group is projected to increase by another 6% by 2025.

TABLE 5-4
AGE DISTRIBUTION TRENDS AND PROJECTIONS
CITY OF LESLIE
1980 - 2025

Category	1980		1985		1990		1995		2000		2005		2010		2015		2020		2025	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
TOTAL Pop.	361	100%	387	100%	413	100%	434	100%	455	100%	463	100%	473	100%	484	100%	496	100%	509	100%
Age 0 - 4	37	10.25%	38	9.82%	39	9.44%	34	7.72%	28	6.15%	23	4.97%	23	4.86%	23	4.75%	21	4.13%	18	3.54%
Age 5 - 13	56	15.51%	57	14.60%	57	13.80%	58	13.25%	58	12.75%	56	12.09%	56	11.73%	55	11.36%	54	10.79%	52	10.22%
Age 14 - 17	29	8.03%	33	8.53%	37	8.96%	29	6.68%	21	4.62%	15	3.24%	14	2.96%	13	2.68%	12	2.32%	10	2.00%
Age 18 - 20	18	4.99%	22	5.56%	25	6.05%	24	5.41%	22	4.84%	20	4.32%	20	4.12%	19	3.93%	19	3.73%	18	3.54%
Age 21 - 24	26	7.20%	23	5.81%	19	4.60%	20	4.49%	20	4.40%	20	4.32%	20	4.12%	19	3.93%	19	3.73%	18	3.54%
Age 25 - 34	56	15.51%	58	14.86%	59	14.28%	52	11.98%	45	9.89%	38	8.21%	29	6.13%	20	4.13%	18	3.53%	15	3.00%
Age 35 - 44	33	9.14%	45	11.63%	57	13.80%	59	13.48%	60	13.19%	62	13.39%	63	13.32%	64	13.22%	65	13.10%	66	12.97%
Age 45 - 54	31	8.59%	33	8.40%	34	8.23%	54	12.44%	74	16.26%	91	19.65%	103	21.78%	115	23.76%	120	24.19%	125	24.56%
Age 55 - 64	34	9.42%	34	8.79%	34	8.23%	36	8.29%	38	8.35%	40	8.63%	42	8.88%	44	9.09%	46	9.27%	48	9.43%
65 and Over	43	11.91%	49	12.53%	54	13.07%	72	16.47%	89	19.56%	98	21.16%	105	22.20%	112	23.14%	126	25.30%	139	27.30%

Source: U.S. Bureau of the Census 1980, 1990 and 2000

Mid Census figures and projections by Carol's Consulting

Population trends and projections by age groups for the City of Leslie are plotted in **Table 5-4**. Projections indicate the bulk of the City of Leslie's population growth through the year 2025 will also be in the school age (5-13), adults (35-54) and senior citizens (65 and older) age groups. These groups are projected to constitute 75% of the population of Leslie by the year 2025. These same groups constituted 45% of the population in 1980, 49% of the population in 1990 and 62% in 2000. Projections show that by the year 2025 25% of the city's population will be age 45-54 and 27% of the population will be 65 and over. From 1980 to 2025 the table shows a steady decrease in the age groups from 0-34 and a dramatic increase in the age groups 45-54 and 65 and over.

TABLE 5-5
AGE DISTRIBUTION TRENDS AND PROJECTIONS
CITY OF PLAINS
1980 - 2025

Category	1980		1985		1990		1995		2000		2005		2010		2015		2020		2025	
	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%
TOTAL Pop.	651	100%	684	100%	716	100%	677	100%	637	100%	623	100%	616	100%	610	100%	604	100%	598	100%
Age 0 - 4	68	10.22%	69	10.10%	70	9.80%	58	8.57%	46	7.22%	38	6.10%	34	5.52%	30	4.92%	29	4.72%	27	4.52%
Age 5 - 13	99	15.23%	96	14.05%	93	12.97%	87	12.79%	80	12.56%	79	12.68%	77	12.50%	75	12.30%	74	12.25%	73	12.21%
Age 14 - 17	57	8.76%	54	7.90%	51	7.09%	41	6.06%	31	4.87%	25	4.01%	23	3.73%	21	3.44%	20	3.31%	19	3.18%
Age 18 - 20	30	4.66%	30	4.39%	30	4.37%	29	4.29%	28	4.40%	28	4.49%	26	4.14%	23	3.77%	22	3.56%	20	3.34%
Age 21 - 24	38	5.91%	38	5.49%	37	5.12%	32	4.66%	26	4.08%	23	3.69%	22	3.57%	21	3.44%	20	3.23%	18	3.01%
Age 25 - 34	97	14.88%	96	13.97%	94	13.12%	70	10.27%	45	7.06%	37	5.94%	35	5.60%	32	5.25%	31	5.13%	30	5.02%
Age 35 - 44	68	10.50%	77	11.19%	85	11.91%	73	10.72%	60	9.42%	53	8.51%	51	8.28%	49	8.03%	48	7.95%	47	7.86%
Age 45 - 54	56	8.41%	56	8.19%	56	7.84%	65	9.53%	73	11.46%	63	10.11%	59	9.50%	54	8.85%	51	8.44%	48	8.03%
Age 55 - 64	58	8.97%	56	8.12%	53	7.39%	55	8.06%	56	8.79%	56	8.99%	55	8.93%	54	8.85%	50	8.28%	46	7.69%
65 and Over	80	12.31%	114	16.61%	147	20.51%	170	25.06%	192	30.14%	221	35.47%	236	38.31%	251	41.15%	261	43.13%	270	45.15%

Source: U.S. Bureau of the Census 1980, 1990 and 2000

Mid Census figures and projections by Carol's Consulting

Population trends and projections by age groups for the City of Plains are plotted in **Table 5-5**. Projections indicate the bulk of the City of Plains population growth through the year 2025 will also be in the 65 and older age group. This group is projected to constitute 45% of the population of Plains by the year 2025. Every age group except 65 and over shows a steady decrease in population from 1980 to 2025. The 65 and over age group shows a 237% increase from 1980 to 2025. There seems to be a trend that goes with the decrease in population. As the adults of child bearing age decrease the children will decrease. This will leave the older adults to populate the City increasing the elderly population over the years.

TABLE 6

**INTERMEDIATE AGE GROUPS
1990, 2000**

AGE GROUPS	PERCENT OF TOTAL POPULATION						
	1990						
	SUMTER	AMERICUS	ANDERSONVILLE	DESOTO	LESLIE	PLAINS	GEORGIA
25-29	7.7%	7.8%	6.0%	7.7%	6.0%	6.3%	9.1%
30-34	7.5%	7.5%	7.7%	10.4%	9.4%	5.9%	9.0%
35-39	6.8%	6.5%	8.4%	9.5%	8.0%	5.6%	8.2%
40-44	6.4%	5.8%	7.4%	5.4%	7.0%	6.8%	7.5%
45-49	5.1%	4.5%	4.6%	5.0%	5.3%	4.5%	5.8%

AGE GROUPS	PERCENT OF TOTAL POPULATION						
	2000						
	SUMTER	AMERICUS	ANDERSONVILLE	DESOTO	LESLIE	PLAINS	GEORGIA
25-29	6.9%	7.7%	4.5%	5.6%	5.9%	2.7%	7.8%
30-34	6.9%	6.6%	7.2%	6.5%	4.0%	4.4%	8.0%
35-39	6.8%	6.1%	10.0%	5.6%	5.0%	4.9%	8.5%
40-44	6.6%	5.7%	9.7%	11.2%	8.1%	4.5%	8.0%
45-49	6.4%	5.5%	7.2%	7.5%	8.3%	5.6%	7.0%

Source: U.S. Census

Table 6 reveals the intermediate age groups for 1990 and 2000. Only one of Sumter County's intermediate age groups showed a significant change from 1990 to 2000. The 45-49 age group increased 1.3%. Americus showed a 1% increase in the age group and nearly a 1% decrease in the 30-34 age group. Andersonville revealed a 1.5% decrease in 25-29 age group, 1.6% increase in the 35-39 age group, 2.3% increase in the 40-44 age group and 2.6% increase in the 45-49 age group. Desoto revealed a 2.1% decrease in the younger 25-29 age group, 3.9% decrease in the 30-34 age group, 2.9% decrease in the 35-39 age group and a 5.8% and 2.5% increases in the older 40-44 and 45-49 age groups respectively. Leslie revealed 5.4% and 3% decreases in the 30-34 and 35-39 age groups, respectively and 1.1% and 3% increased in the older 40-44 and 45-49 age groups. Plains revealed decreases of 3% in the 25-29 age group, 1.5% in the 30-34 age group, 2.3% in the 40-44 age group and a 1.1% increase in the 45-49 age group.

As shown in **Table 7**, the increase in median age for each data set varies from 5 to 18 years from 1980 to 2000. During this time the City of Plains recorded the greatest increase in Median age, 18 years. Leslie and Desoto were not far behind with Leslie showing a 15 year increase and Desoto showing a 14 year increase. The City of Andersonville showed a 9 year increase and Americus recorded the least increase of 4 years. Plains, Leslie, Desoto and Andersonville all show a median age change from 1980 to 2000 to be significantly higher than the change in the State of Georgia's median age for these years. Sumter County as a whole showed a 6% increase. Americus, Andersonville and Sumter County as a whole were comparable to the State of Georgia that recorded a 5 year increase during this time period. The two primary factors that contribute to increases in median age are birth and death rates and in/out migration. Andersonville, Desoto, Leslie and Plains greater rate of increase was caused by the proportional decrease in the youngest age group (0-24 years) and the proportional increase in those 65 years of age and older.

TABLE 7
MEDIAN AGE
1980, 1990, 2000

	1980	1990	2000	Change 1980-2000	% Change 1980-2000
Sumter County	27	30	33	6 years	22%
Americus	26	30	30	4 years	15%
Andersonville	27	33	36	9 years	33%
Desoto	27	N/A	41	14 years	52%
Leslie	27	N/A	42	15 years	55%
Plains	27	N/A	45	18 years	67%
Georgia	28	31	33	5 years	18%

Source: U.S. Bureau of the Census

Household and household size data are presented in **Table 8**. During the period 1980 - 2000, the percentage increase in households for **Sumter County** as a whole was slightly higher than the increase in population. Households increase by 28% and population increased by 13%. The difference in these growth levels resulted in a .3 person decrease in average household size. Growth rates of rural households and population were very different from the Sumter County rates. **Rural Sumter County** shows the number of households increase by 44% between 1980 and 2000 and that the population only increase by 12%. The difference in these growth levels resulted in a 1.1 person decrease in average household size. The State of Georgia's households increase 60% while the state's population increase 50%. The state showed a .2 person decrease in average household size. The **City of Americus** showed a 20% increase in households and a 20%

increase in population resulting in a .3 person decrease in average household size. The City of **Andersonville** showed a 35% increase in households and a 25% increase in population resulting in a .1 person decrease in average household size. The City of **Desoto** showed a 7 % decrease in households and a 17.5% increase in population resulting in no change in average household size. The City of **Leslie** showed no change in the number of households. Despite Leslie's 26% increase in population the average household size decreased by .2 persons. The City of **plains** showed a 1% increase in total households and a 2% decrease in population over this 20 year period. This resulted in no change in the average household size for Plains. According to the 2000 Census data the average household size for all cities and rural Sumter County are comparable to the State of Georgia totals.

Population and household projections indicate that Sumter and its rural area will experience equal decreases in average household size of .2 persons from 2000 to 2025. Over the course of four and one-half decades (1980-2025) Sumter County's average household size is projected to decrease by .5 persons; rural households are projected to decrease by 1.3 persons. The cities within Sumter County showed no significant change in average household size between 2000 and 2025. Sumter County and the cities within are projected to have average household sizes closely parallel to that of the State of Georgia through the year 2025. It is worth noting that during 2000 4.5% of Sumter County's total population does not reside in households, but in group quarters, such as nursing home, correctional institutions, dormitories, fraternity/sorority houses, etc.

TABLE 8
HOUSEHOLD AND HOUSEHOLD SIZE
1980-2025

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Sumter County	9,390	9,937	10,484	11,255	12,025	13,028	13,839	14,165	15,108	15,512
Size	2.9	2.8	2.8	2.7	2.6	2.6	2.5	2.5	2.4	2.4
Rural Sumter	3,506	3,800	4,093	4,576	5,059	5,822	6,376	6,232	6,703	6,717
Size	3.6	3.1	2.9	2.7	2.5	2.5	2.4	2.4	2.3	2.3
Americus	5,320	5,565	5,809	6,092	6,374	6,611	6,849	7,299	7,749	8,124
Size	2.8	2.7	2.6	2.6	2.5	2.5	2.5	2.5	2.5	2.5
Andersonville	92	98	103	113	124	134	144	154	164	174
Size	2.8	2.7	2.7	2.7	2.7	2.6	2.6	2.6	2.5	2.5
Desoto	84	89	93	86	78	71	73	75	77	79
Size	2.7	2.7	2.8	2.7	2.7	2.7	2.7	2.7	2.7	2.7
Leslie	175	170	165	170	175	180	185	190	195	200
Size	2.8	2.7	2.7	2.6	2.6	2.6	2.6	2.6	2.6	2.6
Plains	213	217	221	218	215	210	212	215	220	222
Size	2.5	2.6	2.8	2.6	2.5	2.6	2.6	2.5	2.5	2.5
Georgia	1,886,550	2,124,630	2,380,830	2,684,490	3,022,410	3,265,030	3,501,380	3,727,580	3,929,140	4,108,410
Size	2.8	2.8	2.7	2.6	2.6	2.6	2.6	2.6	2.6	2.6

Source: U.S. Bureau of the Census 1980, 1990, 2000
Sumter and Rural estimates and projections by Carol's Consulting
State Data Woods and Poole Economics, Inc.

**TABLE 9
EDUCATIONAL ATTAINMENT**

1990

	Sumter	Rural	Georgia	Americus	Andersonville	Desoto	Leslie	Plains	RDC Region
Total persons over 25	17,752	7,264	4,012,329	9,414	168	129	238	403	55,338
Less than 9 th Grade	17.07%	16.21%	12.00%	21.65%	35.96%	39.31%	26.32%	32.64%	20.92%
9 th to 12 th (No Diploma)	20.10%	19.94%	17.04%	25.38%	32.46%	41.38%	28.95%	23.24%	24.10%
High School Graduate (incl. GED)	28.78%	33.10%	29.65%	32.97%	31.58%	31.03%	35.96%	30.03%	32.31%
Some College (No Dipoloma)	14.05%	14.02%	17.01%	17.80%	28.07%	11.03%	7.46%	16.19%	10.76%
Associate Degree	4.12%	4.50%	4.96%	4.73%	2.63%	1.38%	4.82%	2.09%	3.07%
Bachelor Degree	9.06%	8.64%	12.92%	11.18%	7.89%	3.45%	15.35%	10.44%	5.52%
Graduate & Professional Degree	6.83%	5.49%	6.41%	10.52%	1.75%	0.00%	6.58%	3.66%	3.31%

2000

	Sumter	Rural	Georgia	Americus	Andersonville	Desoto	Leslie	Plains	RDC Region
Total persons over 25	20,040	9,247	5,185,965	9,654	240	159	310	430	63,885
Less than 9 th Grade	10.83%	8.62%	7.58%	11.75%	12.50%	22.01%	15.48%	29.30%	12.71%
9 th to 12 th (No Diploma)	19.25%	19.75%	13.85%	18.89%	23.33%	18.24%	16.45%	16.74%	21.32%
High School Graduate (incl. GED)	30.19%	33.87%	28.65%	26.62%	32.50%	33.96%	31.61%	27.67%	35.86%
Some College (No Dipoloma)	17.41%	16.29%	20.41%	18.94%	15.00%	18.87%	13.87%	10.70%	15.29%
Associate Degree	3.01%	3.63%	5.20%	2.42%	2.08%	1.89%	5.16%	2.09%	3.33%
Bachelor Degree	11.19%	11.27%	16.00%	11.51%	10.42%	3.14%	8.06%	7.91%	7.17%
Graduate & Professional Degree	8.12%	6.57%	8.30%	9.87%	4.17%	1.89%	8.35%	5.58%	4.33%

Source: U.S Census

In 1994, Sumter County schools and the City of Americus schools merged into one system. All data regarding education will be shown as one system. Educational attainment for 1990 and 2000 is represented in **Table 9**. For Sumter County as a whole this table reveals that the most dramatic improvement has been the percentage of persons with out highschool diplomas. There was a 7% decrease over the 10 year period. The rural area of Sumter County revealed an 8% decrease. The City of Americus revealed a 16% decrease. The City of Leslie revealed a 23% decrease. The City of Andersonville revealed a 33% decrease. The City of DeSoto revealed the largest decrease of 40% and the City of Plains revealed the smallest decrease among the cities with 10%. The State of Georgia only revealed a 7.6% decrease in persons with out high school diplomas and the Middle Flint Region revealed a decrease of 11% for the ten year period.

There was not a significant change in persons graduating from High School during this 10 year period. Sumter County as a whole had a 1.4% increase during this period. The rural area showed

less than a 1% increase in high school graduates. The City of Americus showed an alarming 6% decrease, the City of Andersonville showed nearly a 1% increase, the City of Desoto showed a 3% increase, the City of Leslie showed a 4% decrease and the City of Plains showed a 2% decrease.

The State of Georgia has maintained a smaller proportion of residents lacking high school diplomas than Sumter County. The 2000 figures reveal that Sumter County has 5.4% more residents without a high school diploma than the State. The Middle Flint RDC region shows 7.5% more residents without a diploma than the State of Georgia.

Figures in **Table 9** show that Sumter County falls below the State by nearly 5% points in residents with 4 year college degrees.

TABLE 10
EDUCATION STATICS
SUMTER COUNTY COMBINED SCHOOL SYSTEM
1996-2002

CATEGORY	1996	1997	1998	1999	2000	2001	2002
H.S. Graduation Test Scores (All Components)	58.0%	44.0%	44.0%	46.0%	49.0%	47.0%	65.0%
H.S. Dropout Rate	12.0%	8.8%	10.6%	11.2%	12.8%	10.1%	13.0%
Grads Attending Georgia Public Colleges	24.8%	39.1%	35.6%	28.2%	27.0%	24.1%	28.5%
Grads Attending Georgia Public Technical Schools	15.8%	10.5%	14.6%	21.1%	14.3%	14.2%	23.1%

Source: Georgia Department of Education

TABLE 10-1
EDUCATION STATICS
STATE OF GEORGIA
1996-2002

CATEGORY	1996	1997	1998	1999	2000	2001	2002
H.S. Graduation Test Scores (All Components)	76.0%	67.0%	68.0%	66.0%	68.0%	65.0%	69.0%
H.S. Dropout Rate	8.6%	7.3%	6.5%	6.5%	6.5%	6.4%	4.8%
Grads Attending Georgia Public Colleges	35.0%	30.0%	30.2%	38.8%	37.5%	37.3%	36.1%
Grads Attending Georgia Public Technical Schools	6.2%	7.1%	6.5%	6.4%	7.4%	8.8%	9.7%

Source: Georgia Department of Education

Since 1996 the Sumter County public school system has averaged an 11.2% dropout rate. **(Table 10)** Statewide the dropout rate shows an average of 6.6% since 1996. **(Table 10-1)** Table 10 shows that in 1996 the percentage of Sumter County students passing all components of the High School Graduation test was 58%. In 1997 this percentage decreased to 44%. The average percentage of students passing all components from 1996 to 2002 was 50%. Georgia showed 76% passing all components in 1996, 67% in 1997, and an average of 68% passing all components from 1996 to 2002. Sumter County is significantly below the State average in this category. The average percentage of Sumter County graduates attending Georgia Public Colleges from 1996 to 2002 is 30%. The State average is 35%. Sumter County has a significantly higher percentage of graduates attending Georgia public technical schools than the State of Georgia. Sumter County shows an average of 16% while Georgia shows an average of 7%.

The 2000 Census documented 2,313 Sumter County Residents 16-19 years of age; 290 (12%) were not enrolled in school and were not high school graduates. Fifty three percent of this latter number were not in the labor force, compared to 39% of the Sumter County adult population (16+ years of age) not in the labor force. The unemployment rate among these teenage dropouts who were in the labor force was 33%. Among the adult population unemployment was 4.2%.

TABLE 11
STANDARDIZED TEST SCORES (CRCT)
4TH, 6TH, 8TH GRADES
2000-2002

CATEGORY	SUMTER COUNTY 4 TH GRADE									GEORGIA 4 TH GRADE								
	2000			2001			2002			2000			2001			2002		
	<	=	>	<	=	>	<	=	>	<	=	>	<	=	>	<	=	>
Reading	48%	37%	14%	36%	44%	20%	31%	46%	23%	35%	37%	28%	26%	42%	32%	20%	41%	38%
English/Language Arts	39%	56%	5%	33%	60%	7%	31%	62%	7%	29%	55%	16%	26%	58%	16%	23%	62%	15%
Mathematics	52%	44%	4%	49%	46%	5%	47%	49%	4%	38%	51%	11%	38%	51%	12%	34%	53%	13%
Social Studies	N/A	N/A	N/A	N/A	N/A	N/A	27%	69%	4%	N/A	N/A	N/A	N/A	N/A	N/A	18%	65%	17%
Science	N/A	N/A	N/A	N/A	N/A	N/A	29%	67%	4%	N/A	N/A	N/A	N/A	N/A	N/A	19%	67%	13%
CATEGORY	SUMTER COUNTY 6 TH GRADE									GEORGIA 6 TH GRADE								
	2000			2001			2002			2000			2001			2002		
	<	=	>	<	=	>	<	=	>	<	=	>	<	=	>	<	=	>
Reading	40%	42%	18%	38%	43%	19%	28%	49%	22%	29%	39%	32%	24%	42%	35%	20%	39%	41%
English/Language Arts	55%	38%	8%	53%	38%	8%	43%	48%	9%	39%	45%	16%	36%	47%	17%	34%	45%	21%
Mathematics	48%	46%	6%	43%	51%	6%	43%	47%	10%	34%	49%	17%	31%	52%	17%	31%	48%	21%
Social Studies	N/A	N/A	N/A	N/A	N/A	N/A	28%	70%	2%	N/A	N/A	N/A	N/A	N/A	N/A	20%	64%	16%
Science	N/A	N/A	N/A	N/A	N/A	N/A	22%	74%	4%	N/A	N/A	N/A	N/A	N/A	N/A	17%	68%	15%
CATEGORY	SUMTER COUNTY 8 TH GRADE									GEORGIA 8 TH GRADE								
	2000			2001			2002			2000			2001			2002		
	<	=	>	<	=	>	<	=	>	<	=	>	<	=	>	<	=	>
Reading	33%	40%	27%	23%	46%	32%	21%	50%	28%	25%	37%	38%	18%	32%	50%	20%	37%	43%
English/Language Arts	42%	49%	9%	46%	46%	8%	32%	55%	14%	34%	49%	16%	32%	47%	21%	28%	48%	24%
Mathematics	51%	44%	5%	48%	49%	3%	39%	52%	9%	46%	43%	11%	41%	48%	10%	34%	50%	15%
Social Studies	N/A	N/A	N/A	N/A	N/A	N/A	17%	75%	8%	N/A	N/A	N/A	N/A	N/A	N/A	16%	64%	20%
Science	N/A	N/A	N/A	N/A	N/A	N/A	33%	63%	4%	N/A	N/A	N/A	N/A	N/A	N/A	24%	65%	11%

Source: Georgia School Council Institute

N/A Represents tests not taken

< represents students not meeting standards

= represents students meeting standards

> represents students exceeding standards

**TABLE 11-1
CRCT READING**

	2000 % MEETING OR EXCEEDING STANDARDS		2002 % MEETING OR EXCEEDING STANDARDS		% CHG 2000-2002	% CHG 2000-2002
	SUMTER	GA	SUMTER	GA	SUMTER	GA
	4TH GRADE	51%	65%	69%	79%	18%
6TH GRADE	60%	61%	71%	80%	11%	19%
8TH GRADE	67%	75%	78%	80%	11%	5%

Data taken from table 11

**TABLE 11-2
CRCT ENGLISH/LANGUAGE ARTS**

	2000 % MEETING OR EXCEEDING STANDARDS		2002 % MEETING OR EXCEEDING STANDARDS		% CHG 2000-2002	% CHG 2000-2002
	SUMTER	GA	SUMTER	GA	SUMTER	GA
	4TH GRADE	61%	71%	69%	77%	8%
6TH GRADE	46%	61%	57%	66%	11%	5%
8TH GRADE	58%	65%	69%	72%	11%	7%

Data taken from table 11

**TABLE 11-3
CRCT MATHEMATICS**

	2000 % MEETING OR EXCEEDING STANDARDS		2002 % MEETING OR EXCEEDING STANDARDS		% CHG 2000-2002	% CHG 2000-2002
	SUMTER	GA	SUMTER	GA	SUMTER	GA
	4TH GRADE	48%	62%	53%	66%	5%
6TH GRADE	52%	66%	57%	69%	5%	3%
8TH GRADE	49%	54%	61%	65%	12%	11%

Data taken from table 11

The Criterion-Referenced Competency Tests (CRCT) measure how well students have mastered the knowledge and skills defined in Georgia's Quality Core Curriculum. **Table 11** represents the percentages of students in 4th, 6th and 8th grades during the year 2000 to 2002 that DID NOT MEET, DID MEET and EXCEEDED the standards defined for these tests. The tests are administered in grades 1-8 for reading, English/language arts, and mathematics. In 2002 the test was first administered in grades 3-8 for social studies and science.

The data has been simplified in Tables 11-1, 11-2 and 11-3. These table show that Sumter County has increased its percentage of students that are meeting or exceeding the standard for the CRCT. The most progress was made in the 4th grade reading category with an 18% positive change from 2000 to 2002 in students meeting or exceeding the standards in this category. The second largest increase was in the 8th grade mathematic category with a 12% positive change from 2000 to 2002. 6th and 8th grade Reading and English/Language Arts all showed an 11% positive change from 2000 to 2002. The State of Georgia showed the most progress in the 6th grade Reading Category with a 19% positive change. The second largest change for the State was in the 4th grade reading category with 14% positive change from 2000 to 2002. Sumter County continues to fall below the State percentages for meeting or exceeding standards in all categories. However, the County continues to make progress toward closing the gap with the State.

**TABLE 12
INCOME
1980 - 2000**

	PER CAPITA					MEDIAN FAMILY				
	1980	1985	1990	1995	2000	1980	1985	1990	1995	2000
Sumter Co.	\$5,005	\$7,302	\$9,600	\$12,341	\$15,083	\$14,834	\$20,255	\$25,676	\$30,527	\$35,379
Georgia	\$6,402	\$10,016	\$13,631	\$17,392	\$21,154	\$17,417	\$25,473	\$33,529	\$41,404	\$49,280
Americus	\$4,814	\$7,035	\$9,257	\$11,712	\$14,168	\$14,155	\$18,175	\$22,196	\$27,164	\$32,132
Andersonville	\$4,060	\$6,404	\$8,748	\$11,958	\$15,168	\$11,667	\$17,500	\$23,333	\$27,152	\$30,972
Desoto	\$4,264	\$5,386	\$6,508	\$8,948	\$11,388	\$13,750	\$19,375	\$25,000	\$31,250	\$37,500
Leslie	\$5,258	\$7,436	\$9,615	\$12,429	\$15,243	\$14,000	\$17,972	\$21,944	\$25,882	\$29,821
Plains	\$4,075	\$5,794	\$7,514	\$9,558	\$11,602	\$12,188	\$16,367	\$20,547	\$24,961	\$29,375

Source: U.S. Census, 1980, 1990, 2000
1985 and 1995 are straight-line estimates by Carol's Consulting

Table 12 shows that during the 1980-2000 period local income levels deteriorated in comparison with the state. In 1980 Sumter's per capita income was equivalent to 78% of the recorded state level. In 1990 and 2000 the per capita income was equivalent to 71% of the recorded state level. To maintain the same relative position Sumter County's per capita income needed to be \$1,000 higher than the documented level in 1990 and \$1,500 higher than the documented level in 2000. Americus, Andersonville, Desoto and Plains fall slightly below the County's per capita income. Leslie, however, is slightly above the County's documented levels. In 1980 and 1990, local median family income was equivalent to 85% and 77%, respectively, of state levels. To maintain the 85% level in 1990, the county's median family income needed to be \$2,800 higher than the documented level and to maintain the same level for 2000 the county's median family income needed to be \$6,500 more than the documented level. The 2000 Census reported the U.S. per capita income to be \$21,587; median family income - \$50,046. These incomes are 2% - 1.5% higher than state levels for the same period.

TABLE 13

HOUSEHOLD INCOME DISTRIBUTION
2000

INCOME	SUMTER		AMERICUS		ANDERSONVILLE		DESOTO		LESLIE		PLAINS		GEORGIA	
	Households	%	Households	%	Households	%	Households	%	Households	%	Households	%	Households	%
Income less than \$5000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Income \$5000 - \$9999	2,098	17.50%	1,408	22.12%	17	12.78%	15	18.07%	34	20.00%	36	18.46%	304,816	10.13%
Income \$10000 - \$14999	849	7.08%	489	7.68%	12	9.02%	6	7.23%	17	10.00%	26	13.33%	176,059	5.85%
Income \$15000 - \$19999	856	7.14%	454	7.13%	9	6.77%	19	22.89%	18	10.59%	12	6.15%	177,676	5.91%
Income \$20000 - \$29999	2,029	16.92%	1,105	17.36%	31	23.31%	13	13.66%	26	15.29%	43	22.05%	383,222	12.74%
Income \$30000 - \$34999	933	7.78%	533	8.37%	13	9.77%	2	2.41%	3	1.76%	16	8.21%	187,070	6.22%
Income \$35000 - \$39999	758	6.32%	370	5.81%	9	6.77%	0	0.00%	15	8.82%	5	2.56%	176,616	5.87%
Income \$40000 - \$49999	1,268	10.58%	612	9.62%	7	5.26%	10	12.05%	0	0.00%	17	8.72%	326,345	10.85%
Income \$50000 - \$59999	878	7.32%	308	4.84%	16	12.03%	7	8.43%	14	8.24%	11	5.64%	278,017	9.24%
Income \$60000 - \$74999	908	7.57%	471	7.40%	3	2.26%	7	8.43%	12	7.06%	6	3.08%	315,186	10.48%
Income \$75000 - \$99999	731	6.10%	337	5.29%	8	6.02%	2	2.41%	10	5.88%	13	6.67%	311,651	10.36%
Income \$100000 or more	682	5.69%	278	4.37%	8	6.02%	2	2.41%	21	12.35%	10	5.13%	371,020	12.34%

Source: U.S. Census

Table 13 reveals that Sumter County and all of the Cities within have a disproportionately large segment of households concentrated in the lowest of income levels. Sumter County as a whole shows that 17.5% of households make less than \$10,000 annually. Americus shows the highest number of household in this category with 22%. Leslie is not far behind with 20%, followed by Desoto and Plains with 18% in this category. Andersonville shows the least percentage in this category with 13%. The State of Georgia showed that 10% of households made less than \$10,000 annually. A household with \$10,000 annual cash income and 3.8 persons (the county's average in 2000 was 2.6, but low income households characteristically have more members) had approximately \$7.21 with which to provide daily need of each household member - food, shelter, clothing, utilities, etc. According to the 2000 Census, Sumter County had 2,098 households living at this level. Twenty four percent of Sumter County households had 2000 incomes less than \$15,000. Statewide, 16% fell into this income category.

HOUSING

An inventory and assessment of a community's housing stock provides a foundation upon which to base projections of future housing needs. The use of these projections can be used to help ensure an adequate supply of housing for all residents. This section examines the number, type, location and cost of the existing housing stock and provides an assessment of housing conditions and future housing needs.

HOUSING

The 2000 Census credited Sumter County, all-inclusive, with an increase of 3,634 (36%) housing units over the 1980 total. Single family housing accounted for 1%, multi-family 22% and Manufactured Housing 50% of the additional housing units. The increase in mobile homes has definitely been at the expense of "conventional" single family housing. While manufactured housing units increased in proportionate share of total housing units from 10% to 21%, single family housing decreased from 72% to 53% of total housing units during this twenty year period. Between 1990 and 2000 manufactured housing recorded similar rates of increase at the county (31%) and state (29%) levels, while there was only a 19% increase nationwide. Multi-family housing increased from 18% to 19% of the countywide total over the twenty year period.

TABLE 1

SUMTER COUNTY HOUSING INVENTORY 1980 - 2000

	1980	1990	2000	% CHANGE 1980-1990	% CHANGE 1990-2000	% CHANGE 1980-2000
Total Housing Units	10,066	11,726	13,700	16.49%	16.83%	36.10%
OCCUPANCY						
Occupied	9,465	10,484	12,025	10.76%	14.70%	27.05%
Owner	6,021	6,719	7,696	11.59%	14.54%	27.82%
Vacancy Rate Sumter Co.	-	-	3.39%	-	-	-
Vacancy Rate MF RDC area	-	-	2.31%	-	-	-
Vacancy Rate State	-	2.36%	2.24%	-	-	-
Renter	3,444	3,765	4,329	9.32%	14.98%	25.70%
Vacancy Rate Sumter Co.	-	-	9.76%	-	-	-
Vacancy Rate MF RDC area	-	-	7.78%	-	-	-
Vacancy Rate State	-	12.36%	8.46%	-	-	-
Vacant	601	1,242	1,675	106.65%	34.86%	178.70%
For Rent	194	388	394	100.00%	1.55%	103.09%
OWNER TO RENTER VACANCY RATES						
Owner to renter ratio of Vac.-Sumter	-	-	0.58%	-	-	-
Owner to renter ratio of Vac - MFRDC	-	-	0.896%	-	-	-
Owner to renter ratio of Vac - State	-	0.32%	0.51%	-	-	-
TYPES OF HOUSING						
Single Family	7,282	7,453	8,318	2.35%	11.00%	14.00%
Multi Family	1,773	2,126	2,563	19.90%	20.55%	44.55%
Manufactured Housing	1,011	2,147	2,819	112.36%	31.30%	178.83%
HOUSING CONDITIONS						
Lacking Complete Plumbing						
Sumter	9%	2%	1%	-	-	-
Georgia	4%	1%	1%	-	-	-
Middle Flint RDC region		0.27%	0.20%	-	-	-

Source: U.S. Census - Sumter County all-inclusive

Occupied housing for Sumter County increased by 2,560 (27%) with homeowners accounting for the majority (65%) of the increase. Local homeownership constituted 64% of occupied housing in 1980, 1990 and 2000. Statewide, homeownership was 65% in 1980 and 1990 and 67% in 2000.

The number of vacant units in Sumter County doubled from 1980 to 2000 from 6% to 12%, respectively. For 2000, Sumter County's owner vacancy rates were approximately 1% higher than the State and the Middle Flint Region. Sumter County's renter vacancy rates were 1.3% higher than the State vacancy rates and 2% higher than the Middle Flint Region vacancy rates. Owner to renter ratio of vacancy for Sumter County was equal to the State and .3% less than the Middle Flint Region.

Data presented in Table 1 reveals the local rate of units lacking complete plumbing facilities was approximately twice that of the State during 1980 and 1990. 2000 totals show the county to be equal with the State with 1% lacking complete plumbing. This is a considerable decrease from 905 units in 1980 to 137 units in 2000 lacking these facilities.

**TABLE 2
HOUSING INVENTORY
CITY OF AMERICUS
1980 - 2000**

	1980	1990	2000	% CHANGE 1980-1990	% CHANGE 1990-2000	% CHANGE 1980-2000
Total Housing Units	5,574	6,318	6,958	13.35%	10.13%	24.83%
OCCUPANCY						
Occupied	5,332	5,809	6,390	8.95%	10.00%	16.71%
Owner	3,011	3,093	3,211	2.72%	3.81%	6.64%
Vacancy Rate Americus			1.44%			
Vacancy Rate MF RDC area			2.31%			
Vacancy Rate State		2.36%	2.24%			
Renter	2,321	2,716	3,179	17.01%	17.04%	36.97%
Vacancy Rate Americus			9.97%			
Vacancy Rate MF RDC area			7.78%			
Vacancy Rate State		12.36%	8.46%			
Vacant	242	508	568	109.91%	11.81%	134.71%
For Rent	-	-	247	-	-	-
OWNER TO RENTER VACANCY RATES						
Owner to renter ratio of Vac - Americus			0.13%			
Owner to renter ratio of Vac - RDC			0.90%			
Owner to renter ratio of Vac - State		0.32%	0.51%			
TYPES OF HOUSING						
Single Family	3,721	3,999	4,440	7.47%	11.03%	19.32%
Multi Family	1,705	1,910	2,372	12.02%	24.19%	39.12%
Manufactured Housing	148	408	146	176.00%	-64.21%	-1.35%
HOUSING CONDITIONS						
Lacking Complete Plumbing						
Americus	13%	2%	< 1%	-	-	-
Georgia	4%	1%	1%	-	-	-
Middle Flint RDC region		0.27%	0.20%	-	-	-

Source: U.S. Census

The 2000 Census credited the City of Americus, with an increase of 1,384 (25%) housing units over the 1980 total. Single family housing accounted for 52%, multi-family 48% and Manufactured Housing 0% of the additional housing units. The City of Americus lost 2 mobile homes from 1980 to 2000. The lack of manufactured housing in the City is due to the fact that there are very few areas within the city limits that will allow manufactured housing. Zoning ordinances strictly prohibit mobile homes in most areas of the city.

Single family units increased by 19% and multi-family units increased by 39% during the twenty year period. Multi family units increased by 667 units from 1980 to 2000. The majority of these units were built in the 1990's. Increases in the single and multifamily housing during the 1980's and 1990's are attributed, in large part, to annexation of individual properties with single family housing and continued development of apartment complexes. The increase in the mobile homes during the 1980's was almost exclusively in response to the need for housing for low-income residents.

From 1980 to 2000 occupied housing increased by 1,058 (17%) with renters accounting for the majority (81%) of the increase. Owner occupied housing within the City of Americus has declined slightly, down from 56% in 1980 to 50% in 2000. Throughout Sumter County's unincorporated areas, owner occupied housing is on the rise. Owner occupied housing for rural Sumter County during 1980 was 74% and during 2000 was 81%. Homeownership in the City of Americus will continue to decline because of the absence of desirable building sites for single family housing.

Vacancy rates for the City of Americus doubled from 1980 to 2000 from 4% to 8%, respectively. For 2000, Americus owner vacancy rates were lower than the State and Middle Flint Region by approximately 1%. Americus renter vacancy rates were 1.5% higher than the State vacancy rates and 2% higher than the Middle Flint Region vacancy rates. Owner to renter ratio of vacancy for Americus were .38% lower than the State and .77% lower than the Middle Flint Region.

Data presented in **Table 2** reveals the local rate of units lacking complete plumbing facilities was approximately three times that of the State during 1980, twice that of the State in 1990 and virtually less than half a percent in 2000. This significant decrease can be attributed to the City's enforcement of building code and abatement ordinances.

**TABLE 3
HOUSING INVENTORY
CITY OF ANDERSONVILLE
1980 - 2000**

	1980	1990	2000	% CHANGE 1980-1990	% CHANGE 1990-2000	% CHANGE 1980-2000
Total Housing Units	104	122	150	17.51%	22.95%	44.23%
OCCUPANCY						
Occupied	93	103	125	9.70%	21.35%	34.40%
Owner	64	72	91	12.50%	26.39%	42.19%
Vacancy Rate Andersonville			2.15%			
Vacancy Rate MF RDC area			2.31%			
Vacancy Rate State		2.36%	2.24%			
Renter	29	31	34	6.89%	9.67%	17.24%
Vacancy Rate Andersonville			15%			
Vacancy Rate MF RDC area			7.78%			
Vacancy Rate State		12.36%	8.46%			
Vacant	11	19	25	72.72%	31.58%	127.27%
For Rent	11	12	3	9.09%	-75.00%	-72.72%
OWNER TO RENTER VACANCY RATES						
Owner to renter ratio of Vac. - Andersonville			0.33%			
Owner to renter ratio of Vac - RDC			0.896%			
Owner to renter ratio of Vac - State		0.32%	0.51%			
TYPES OF HOUSING						
Single Family	83	77	77	-7.22%	0.00%	-7.79%
Multi Family	14	9	6	-35.71%	-33.33%	-57.14%
Manufactured Housing	7	36	67	414.28%	86.11%	857.14%
HOUSING CONDITIONS						
Lacking Complete Plumbing						
Andersonville	14%	2%	5.3%	-	-	-
Georgia	4%	1%	1%	-	-	-
Middle Flint RDC region		0.27%	0.20%	-	-	-

Source: U.S. Census

The 2000 Census credited the City of Andersonville, with an increase of 46 (44%) housing units over the 1980 total. Single family housing decreased by 6 (7%) housing units between 1980 and 2000, multi-family units decreased by 8 (57%) and manufactured housing increased by 60 (857%) units. During this same time period the population increased by 66 persons. The increase in mobile homes has definitely been at the expense of "conventional" single family housing. While the level of increase in manufactured housing between 1990 and 2000 was 857% for Andersonville, manufactured housing recorded rates of increase at the county (31%) and state (29%) levels. There was only a 19% increase nationwide.

Despite the large increase in housing units for the twenty year period, vacancy rates remain relatively high at 17% compared to the County rate in 2000 of 12%. Rates at the beginning and end of the period differ by 6% from 1980 to 2000.

Local homeownership rates exceeded County and State rates. At the time of the 1980, 1990 and 2000 Censuses, local home ownership rates for Andersonville were 69%, 70% and 74%, respectively. Sumter County rates were 64% for

1980, 1990 and 2000; statewide rates were 65% in 1980 and 1990 and 67% in 2000. According to census data, local homeowners accounted for nearly all of the increase in occupied housing as the number of renter-occupied units increase slightly by 5 units.

For 2000, Andersonville's owner vacancy rate was virtually the same as the State and the Middle Flint Region. Andersonville's renter vacancy rates were nearly 7% higher than the State and Middle Flint Region's vacancy rates. Owner to renter ratio of vacancy for Andersonville was lower than the State and the Middle Flint Region.

Prior to the 1990 Census the percentage of units lacking complete plumbing facilities has been significantly higher than the countywide and statewide rates. In 1990 the rates among these three areas were very similar. In 2000, however, the rate increased by 3% over 1990.

**TABLE 4
HOUSING INVENTORY
CITY OF DESOTO
1980 - 2000**

	1980	1990	2000	% CHANGE 1980-1990	% CHANGE 1990-2000	% CHANGE 1980-2000
Total Housing Units	96	100	87	4.16%	-12.00%	-8.33%
OCCUPANCY						
Occupied	93	93	77	0.00%	-16.13%	-16.13%
Owner	67	74	58	10.45%	-18.92%	-10.45%
Vacancy Rate Desoto			0%			
Vacancy Rate MF RDC area			2.31%			
Vacancy Rate State		2.36%	2.24%			
Renter	26	19	19	-26.92%	-5.26%	-30.77%
Vacancy Rate Desoto			0%			
Vacancy Rate MF RDC area			7.78%			
Vacancy Rate State		12.36%	8.46%			
Vacant	3	7	10	133.33%	42.86%	233.33%
For Rent	0	2	3	200.00%	50.00%	300.00%
OWNER TO RENTER VACANCY RATES						
Owner to renter ratio of Vac. - Desoto			0%			
Owner to renter ratio of Vac - RDC			0.896%			
Owner to renter ratio of Vac - State		0.32%	0.51%			
TYPES OF HOUSING						
Single Family	80	61	61	-23.75%	0.00%	-23.75%
Multi Family	12	3	0	-75.00%	-300.00%	-1200.00%
Manufactured Housing	4	36	26	800.00%	-27.77%	550.00%
HOUSING CONDITIONS						
Lacking Complete Plumbing						
Desoto	17%	9%	2%	-	-	-
Georgia	4%	1%	1%	-	-	-
Middle Flint RDC region		0.27%	0.20%	-	-	-

Source: U.S. Census

Table 4 reveals that total housing units for the City of Desoto decreased by 9 units over the twenty year period 1980 - 2000. Single family housing decreased by 19 (24%) housing units between 1980 and 2000, multi-family units decreased

by 12 (100%) and manufactured housing increased by 22 (550%) units. During this same time period the population increased by 32 persons. While the level of increase in manufactured housing between 1990 and 2000 was 550% for Desoto, manufactured housing recorded rates of increase at the county (31%) and state (29%) levels. There was only a 19% increase nationwide.

The total occupied housing decreased by 16% and the total home ownership decreased by 10% during this period. Home ownership in 1980 for the City of Desoto was 72% of the total occupied units and 75% of the total occupied units for 2000. This exceeds the Sumter County rates of 64% for 1980, 1990 and 2000 and the statewide rates of 65% in 1980 and 1990 and 67% in 2000.

The number of vacant units in Desoto nearly quadrupled between 1980 and 2000 from 3% to 11.5%. For 2000, Desoto's owner vacancy rate was zero, where the State and Middle Flint Region's rates were 2.24% and 2.31%, respectively. Desoto's renter vacancy rates was also zero, where the State and Middle Flint Region's rate were 8.46% and 7.78%, respectively. Owner to renter ratio of vacancy for Desoto were also zero.

Data presented in Table 4 reveals the local incidence of units lacking complete plumbing facilities has been significantly higher than the countywide and statewide rates. However, this rate had decreased from 17% in 1980 to 2% in 2000.

**TABLE 5
HOUSING INVENTORY
CITY OF LESLIE
1980 - 2000**

	1980	1990	2000	% CHANGE 1980-1990	% CHANGE 1990-2000	% CHANGE 1980-2000
Total Housing Units	188	188	192	0.00%	2.12%	2.12%
OCCUPANCY						
Occupied	175	165	175	-5.71%	6.06%	0.00%
Owner	120	118	128	-1.67%	8.47%	6.67%
Vacancy Rate Leslie			7.19%			
Vacancy Rate MF RDC area			2.31%			
Vacancy Rate State		2.36%	2.24%			
Renter	55	47	47	-14.54%	0.00%	-14.54%
Vacancy Rate Leslie			6.38%			
Vacancy Rate MF RDC area			7.78%			
Vacancy Rate State		12.36%	8.46%			
Vacant	13	23	17	76.92%	-26.08%	30.77%
For Rent	0	5	2	500.00%	-60.00%	200.00%
OWNER TO RENTER VACANCY RATES						
Owner to renter ratio of Vac. - Leslie			3.33%			
Owner to renter ratio of Vac. - RDC			0.896%			
Owner to renter ratio of Vac. - State		0.32%	0.51%			
TYPES OF HOUSING						
Single Family	147	135	141	-8.16%	4.44%	-4.08%
Multi Family	29	24	14	-17.24%	-41.67%	-51.72%
Manufactured Housing	12	29	37	141.66%	27.58%	208.33%
HOUSING CONDITIONS						
Lacking Complete Plumbing						
Leslie	10%	7%	1.5%	-	-	-
Georgia	4%	1%	1%	-	-	-
Middle Flint RDC region		0.27%	0.20%	-	-	-

Source: U.S. Census

Table 5 reveals that total housing units for the City of Leslie increased 4 units over the twenty year period 1980 - 2000. Single family housing decreased by 6 (4%) housing units between 1980 and 2000, multi-family units decreased by 15 (52%) and manufactured housing increased by 25 (208%) units. During this same time period the population increased by 94 persons. While the level of increase in manufactured housing between 1990 and 2000 was 208% for Leslie, manufactured housing recorded rates of increase at the county (31%) and state (29%) levels. There was only a 19% increase nationwide.

The total occupied housing showed no change and the total home ownership increased by 7% during this period. Home ownership in 1980 for the City of Leslie was 69% of the total occupied units and 73% of the total occupied units for 2000. This exceeds the Sumter County rates of 64% for 1980, 1990 and 2000 and the statewide rates of 65% in 1980 and 1990 and 67% in 2000.

The number of vacant units in Leslie increased slightly between 1980 and 2000 from 7% to 10%. For 2000, Leslie's owner vacancy rates were nearly 5% higher than the State and the Middle Flint Region. Leslie's renter vacancy rate was 2% lower than the State vacancy rates and 1.4% lower than the Middle Flint Region vacancy rates. Owner to renter ratio of vacancy for Leslie were 2.8% higher than the State and 2.4% higher than the Middle Flint Region.

Data presented in Table 5 reveals the local incidence of units lacking complete plumbing facilities has been significantly higher than the countywide and statewide rates. However, this rate had decreased from 10% in 1980 to 1.5% in 2000.

**TABLE 6
HOUSING INVENTORY
CITY OF PLAINS
1980 - 2000**

	1980	1990	2000	% CHANGE 1980-1990	% CHANGE 1990-2000	% CHANGE 1980-2000
Total Housing Units	262	245	245	-6.48%	0.00%	-6.48%
OCCUPANCY						
Occupied	240	221	215	-7.92%	-2.71%	-10.42%
Owner	151	155	140	2.65%	-9.68%	-7.28%
Vacancy Rate Plains			2.11%			
Vacancy Rate MF RDC area			2.31%			
Vacancy Rate State		2.36%	2.24%			
Renter	89	66	75	-25.84%	13.64%	-15.73%
Vacancy Rate Plains			15%			
Vacancy Rate MF RDC area			7.78%			
Vacancy Rate State		12.36%	8.46%			
Vacant	22	24	29	9.09%	20.83%	31.82%
For Rent	-	-	8	-	-	-
OWNER TO RENTER VACANCY RATES						
Owner to renter ratio of Vac.- Plains			25%			
Owner to renter ratio of Vac - RDC			0.896%			
Owner to renter ratio of Vac - State		0.32%	0.51%			
TYPES OF HOUSING						
Single Family	205	184	186	-10.24%	10.87%	-9.27%
Multi Family	42	36	36	-14.28%	0.00%	-14.28%
Manufactured Housing	15	25	23	66.67%	-8.00%	53.33%
HOUSING CONDITIONS						
Lacking Complete Plumbing						
Plains	0	0	4%	-	-	-
Georgia	4%	1%	1%	-	-	-
Middle Flint RDC region		0.27%	0.20%	-	-	-

Source: U.S. Census

Table 6 reveals that total housing units for the City of Plains decreased 174 units over the twenty year period 1980 - 2000. Single family housing decreased by 19 (9%) housing units between 1980 and 2000, multi-family units decreased by 6 (14%) and manufactured housing increased by 8 (53%) units. During this same time period the population decreased by 801 (56%) persons. While the level of increase in manufactured housing between 1990 and 2000 was 53% for Plains, manufactured housing recorded rates of increase at the county (31%) and state (29%) levels. There was only a 19% increase nationwide.

The total occupied housing decreased by 10% and the total home ownership decreased by 7% during this twenty year period. Home ownership in 1980 for the City of Plains was 63% of the total occupied units and 65% of the total occupied units for 2000. These rates for homeownership are in-line with the Sumter County rates of 64% for 1980, 1990 and 2000 and the statewide rates of 65% in 1980 and 1990 and 67% in 2000.

The number of vacant units in Plains increased between 1980 and 2000 from 9% to 13%. For 2000, Plains owner vacancy rates were virtually equal to the State and the Middle Flint Region. Plains renter vacancy rates were nearly 7% higher than the State and Middle Flint Region's vacancy rates. Owner to renter ratio of vacancy for Plains was lower than both the State and the Middle Flint Region.

Data presented in Table 6 reveals the local incidence of units lacking complete plumbing facilities has been significantly lower than the countywide and statewide rates, revealing no units lacking these facilities.

**TABLE 7
HOUSING INVENTORY
RURAL SUMTER COUNTY
1980 - 2000**

	1980	1990	2000	% CHANGE 1980-1990	% CHANGE 1990-2000	% CHANGE 1980-2000
Total Housing Units	3,842	4,749	6,067	23.61%	27.75%	57.91%
OCCUPANCY						
Occupied	3,532	4,093	5,042	15.88%	23.18%	42.75%
Owner	2,608	3,207	4,066	22.97%	26.78%	55.90%
Renter	924	886	976	-4.11%	10.15%	5.62%
Vacant	310	508	1,026	63.87%	101.96%	230.96%
For Rent	-	-	131	-	-	-
TYPES OF HOUSING						
Single Family	3,046	2,997	3,413	-1.61%	13.88%	12.00%
Multi Family	0	144	135	144.00%	-6.25%	135.00%
Manufactured Housing	825	1,613	2,570	95.51%	59.33%	211.51%

Source: U.S. Census

Table 7 reveals that total housing units for Rural Sumter County increased 2,225 units over the twenty year period 1980 - 2000. Single family housing increased by 367 (12%) housing units between 1980 and 2000, multi-family units increased from zero to 135 units and manufactured housing increased by 1,745 (211%) units. During this same time period the rural population increased by 1,582 (12%) persons. While the level of increase in manufactured housing between 1990 and 2000 was 211% for rural Sumter County, manufactured housing recorded rates of increase at the county (31%) and state (29%) levels. There was only a 19% increase nationwide.

The total occupied housing increased by 43% and the total home ownership increased by 56% during this twenty year period. Home ownership in 1980 for the rural Sumter County was 74% of the total occupied units and 80% of the total occupied units for 2000. These rate for homeownership exceed statewide rates of 65% in 1980 and 1990 and 67% in 2000.

Vacancy rates increased significantly between 1980 and 2000 from 9% to 20%.

**TABLE 8
HOUSING COSTS
1990, 2000**

	MEDIAN CONTRACT RENT		MEDIAN VALUE OWNER OCCUPIED HOUSING	
	1990	2000	1990	2000
Sumter Co.	189	299	45,300	60,700
Americus	192	310	44,500	61,100
Andersonville	125	140	31,900	50,300
Desoto	142	225	33,100	42,500
Leslie	118	213	34,100	55,900
Plains	113	268	31,200	42,700
Georgia	344	505	71,278	100,600
RDC Region	196	253	42,030	55,755

Source: U.S. Census

MEDIAN CONTRACT RENT AND MEDIAN VALUE OF HOUSING

SUMTER COUNTY

Sumter County's median contract (cash) rent in 1990 was reportedly \$189, equivalent to 55% of the rent paid across the state. For the 2000 census local median rent was equivalent to 59%, of state level. Expressed as a percentage of annual median family income (see page 21, Table 12), annual cash rent increased approximately one percentage point at the county level and had no change for the state level. In 2000 36% of Sumter County's occupied housing units were renter occupied and 19% of Sumter's rural occupied housing units were renter occupied. (See Tables 1 and 7, respectively).

As Sumter County's median value of owner-occupied housing cost increased 34% from 1990 to 2000, local value decreased slightly as a percentage of statewide value from 64% to 60%. In 1990 the local median value of owner-occupied housing was equivalent to 176% of Sumter county's median family income; but, the 2000 Census recorded a value to income of 171%. The state also showed a decrease with a 212% ratio in 1990 and 204% in 2000.

Georgia reported a 50% increase in population from 1980 to 2000. This growth along with the trend toward smaller size households, has placed increasing demand on housing in metropolitan and suburban areas. This market demand has resulted in increasing construction costs and higher resale values causing a faster rate of appreciation in statewide housing values than has been experienced in rural communities such as Sumter.

CITY OF AMERICUS

The City of Americus median contract (cash) rent in 1990 was reportedly \$192, equivalent to 56% of the rent paid across the state. For the 2000 census local median rent was equivalent to 61%, of state level. Expressed as a percentage of annual median family income (see page 21, Table 12), annual cash rent increased approximately one percentage point at the City of Americus and Sumter County level and had no change for the state level. Fifty percent of Americus' occupied housing units were renter occupied in 2000 compared to 36% in the County as a whole. (See Tables 1 and 2, respectively).

As Americus' median value of owner-occupied housing cost increased 37% from 1990 to 2000, local value decreased slightly as a percentage of statewide value from 62% to 61%. In 1990 the local median value of owner-occupied housing was equivalent to 200% of Americus median family in income; but, the 2000 Census recorded a value to income of 190%. The state also showed a decrease with a 212% ratio in 1990 and 204% in 2000.

CITY OF ANDERSONVILLE

The City of Andersonville median contract (cash) rent in 1990 was reportedly \$125, equivalent to 36% of the rent paid across the state. For the 2000 census local median rent was equivalent to 28% of state level. Compared to the City of Americus, Andersonville's contract rent for 1990 is equivalent to 65% and for 2000 it is equivalent to 45%. Expressed as a percentage of annual median family income (see page 21, Table 12), annual cash rent there was less than 1% decrease at the City of Andersonville level and had no change for the state level. Twenty-seven percent of Andersonville's occupied housing units were renter occupied in 2000 compared to 36% in the County as a whole. (See Tables 1 and 3, respectively).

As Andersonville's median value of owner-occupied housing cost increased 58% from 1990 to 2000, local value also increased as a percentage of statewide value from 45% to 50%. In 1990 the local median value of owner-occupied housing was equivalent to 137% of Andersonville median family in income; but, the 2000 Census recorded a value to income of 162%. The state showed a decrease with a 212% ratio in 1990 and 204% in 2000.

CITY OF LESLIE

The City of Leslie median contract (cash) rent in 1990 was reportedly \$118, equivalent to 34% of the rent paid across the state. For the 2000 census local median rent was equivalent to 42% of state level. Compared to the City of Americus, Leslie's contract rent for 1990 is equivalent to 61% and for 2000 it is equivalent to 69%. Expressed as a percentage of annual median family income (see page 21, Table 12), annual cash rent increased two percentage points at the City of Leslie level and had no change for the state level. Twenty-seven percent of Leslie's occupied housing units were renter occupied in 2000 compared to 36% in the County as a whole. (See Tables 1 and 5, respectively).

As Leslie's median value of owner-occupied housing cost increased 64% from 1990 to 2000, local value also increased as a percentage of statewide value from 48% to 56%. In 1990 the local median value of owner-occupied housing was equivalent to 155% of Leslie's median family income; but, the 2000 Census recorded a value to income of 187%. The state showed a decrease with a 212% ratio in 1990 and 204% in 2000.

CITY OF DESOTO

The City of Desoto's median contract (cash) rent in 1990 was reportedly \$142, equivalent to 41% of the rent paid across the state. For the 2000 census local median rent was equivalent to 45%, of state level. Compared to the City of Americus, Desoto's contract rent for 1990 is equivalent to 74% and for 2000 it is equivalent to 73%. Expressed as a percentage of annual median family income (see page 21, Table 12), annual cash rent had virtually no change at the City of Desoto level and the state level. Twenty-five percent of Desoto's occupied housing units were renter occupied in 2000 compared to 36% in the County as a whole. (See Tables 1 and 4, respectively).

As Desoto's median value of owner-occupied housing cost increased 28% from 1990 to 2000, local value decreased as a percentage of statewide value from 46% to 42%. In 1990 the local median value of owner-occupied housing was equivalent to 132% of Desoto's median family income; but, the 2000 Census recorded a value to income of only 113%. The state showed a decrease with a 212% ratio in 1990 and 204% in 2000.

CITY OF PLAINS

The City of Plains's median contract (cash) rent in 1990 was reportedly \$113, equivalent to 33% of the rent paid across the state. For the 2000 census local median rent was equivalent to 53%, of state level. Compared to the City of Americus, Plain's contract rent for 1990 is equivalent to 59% and for 2000 it is equivalent to 86%. Expressed as a percentage of annual median family income (see page 21, Table 12), annual cash rent had virtually no change at the City of Plains level and the state level. Thirty-five percent of Plains occupied housing units were renter occupied in 2000 compared to 36% in the County as a whole. (See Tables 1 and 6, respectively).

As Plain's median value of owner-occupied housing cost increased 38% from 1990 to 2000, local value decreased as a percentage of statewide value from 44% to 42%. In 1990 the local median value of owner-occupied housing was equivalent to 152% of Plain's median family income; but, the 2000 Census recorded a value to income of only 145%. The state showed a decrease with a 212% ratio in 1990 and 204% in 2000.

Table 9 reveals the age of housing for Sumter County, the cities within, the state and the Middle Flint Region. The table shows that 84% of the housing countywide is between 1 and 50 years old. Eighty-nine percent of Sumter County's rural housing is at least 50 years old. Twenty-nine percent of the City of Americus Housing, 31% of Andersonvilles housing, 42% of Desoto's housing, 45% of Leslie's housing, 60% of Plains housing is 50 years or older. Statewide and regionally, only 19% and 23% of housing is 50 years and older. The City of Plains shows the largest number of houses built after 1939 at 44%. Desoto is second with 34% built before 1939. Rural Sumter County shows the largest number of homes built between 1995 and 2000 at 20% or 1,214 units. The state shows 17% of homes built during this period and the Middle Flint Region show only 13% built during this five year period.

COST BURDENED HOUSEHOLDS

SUMTER COUNTY

RENTER: For Sumter County the 2000 Census reported that approximately 1,376 (32%) households out of 4,246 specified renter-occupied housing units were cost burdened by paying gross rent of more than 30% of household income. 798 (18.8%) were reported to be severely cost burdened by paying gross rent of 50% or more of household income.

OWNER: For Sumter County the 2000 Census reported that approximately 807 (15.7%) households out of 5,128 specified owner-occupied housing units were cost burdened by paying a mortgage payment of more than 30% of household income. 345 (6.7%) were reported to be severely cost burdened by paying a mortgage amounting to 50% or more of household income.

CITY OF AMERICUS

RENTER: For the City of Americus the 2000 Census reported that approximately 1,040 (33.2%) households out of 3,126 specified renter-occupied housing units were cost burdened by paying gross rent of 30%-49% of household income. 618 (19.7%) were reported to be severely cost burdened by paying gross rent of 50% or more of household income.

OWNER: For the City of Americus the 2000 Census reported that approximately 476 (16.1%) households out of 2,941 specified owner-occupied housing units were cost burdened by paying a mortgage payment of more than 30% of household income. 212 (7.2%) were reported to be severely cost burdened by paying a mortgage amounting to 50% or more of household income.

CITY OF ANDERSONVILLE

RENTER: For the City of Andersonville the 2000 Census reported that approximately 2 (5.8%) households out of 34 specified renter-occupied housing units were cost burdened by paying gross rent of more than 30% of household income. No one was reported to be severely cost burdened by paying gross rent of 50% or more of household income.

OWNER: For the City of Andersonville the 2000 Census reported that approximately 4 (14.8%) households out of 27 specified owner-occupied housing units were cost burdened by paying a mortgage payment of more than 30% of household income. No one was reported to be severely cost burdened by paying a mortgage amounting to 50% or more of household income.

CITY OF LESLIE

RENTER: For the City of Leslie the 2000 Census reported that approximately 16 (38%) households out of 42 specified renter-occupied housing units were cost burdened by paying gross rent of more than 30% of household income. 11 (26%) were reported to be severely cost burdened by paying gross rent of 50% or more of household income.

OWNER: For the City of Leslie the 2000 Census reported that approximately 5 (5.6%) households out of 88 specified owner-occupied housing units were cost burdened by paying a mortgage payment of more than 30% of household income. 3 (3.4%) were reported to be severely cost burdened by paying a mortgage amounting to 50% or more of household income.

CITY OF DESOTO

RENTER: For the City of Desoto the 2000 Census reported that approximately 2 (10.5%) households out of 19 specified renter-occupied housing units were cost burdened by paying gross rent of more than 30% of household income. No one was reported to be severely cost burdened by paying gross rent of 50% or more of household

income.

OWNER: For the City of Desoto the 2000 Census reported that approximately 9 (26%) households out of 34 specified owner-occupied housing units were cost burdened by paying a mortgage payment of more than 30% of household income. 7 (20.5%) were reported to be severely cost burdened by paying a mortgage amounting to 50% or more of household income.

CITY OF PLAINS

RENTER: For the City of Plains the 2000 Census reported that approximately 26 (39%) households out of 66 specified renter-occupied housing units were cost burdened by paying gross rent of more than 30% of household income. 17 (25.7%) were reported to be severely cost burdened by paying gross rent of 50% or more of household income.

OWNER: For the City of Plains the 2000 Census reported that approximately 6 (5.7%) households out of 105 specified owner-occupied housing units were cost burdened by paying a mortgage payment of more than 30% of household income. 3 (2.8%) were reported to be severely cost burdened by paying a mortgage amounting to 50% or more of household income.

According to the 2000 Census Selected Housing Characteristics out of 12,025 housing units 11,118 units have no more than 1 occupant per room and 285 housing units have more than 1.50 occupants per room. There doesn't appear to be a very large number of households that are overcrowded. However, increased housing costs seem to be directly related to cost burdened and overcrowded households. Lower income, cost burdened families are more likely to take in family members in order to help with the household expenses or just help out a family member who can't afford housing cost. In some cases this creates overcrowding. For example, an elderly couple on a fixed income may take in their daughter and three grandchildren. Their daughter may have a job but can't afford housing with her small income. Therefore, she moves in with her parents so that she can afford to feed and cloth her children. The house that they live in may only have two bedrooms leaving the grandchildren to sleep on the couch or floor. Thus creating overcrowding in household.

**TABLE 9
AGE OF HOUSING
2000**

YEAR OF CONSTRUCTION	SUMTER COUNTY 13,700 HOUSING UNITS		RURAL SUMTER 6,067 HOUSING UNITS		AMERICUS 6,958 HOUSING UNITS		ANDERSONVILLE 150 HOUSING UNITS	
	#	%	#	%	#	%	#	%
1999 to March 2000	379	3%	248	4%	131	2%	0	0%
1995 to 1998	1,389	10%	966	16%	380	5%	17	11%
1990 to 1994	1,054	8%	640	11%	380	5%	17	11%
1980 to 1989	2,536	18%	1,239	20%	1,208	18%	33	22%
1970 to 1979	3,132	23%	1,525	25%	1,516	22%	22	15%
1960 to 1969	1,910	14%	506	8%	1,303	19%	15	10%
1950 to 1959	1,107	8%	273	5%	776	11%	2	1%
1940 to 1949	791	6%	246	4%	505	7%	11	8%
1939 to earlier	1,402	10%	424	7%	759	11%	33	22%
YEAR OF CONSTRUCTION	DESOTO 88 HOUSING UNITS		LESLIE 192 HOUSING UNITS		PLAINS 245 HOUSING UNITS		GEORGIA 3,281,737 HOUSING UNITS	
	#	%	#	%	#	%	#	%
1999 to March 2000	0	0%	0	0%	0	0%	130,695	4%
1995 to 1998	5	6%	12	6%	9	4%	413,557	13%
1990 to 1994	8	9%	8	4%	1	<1%	370,878	11%
1980 to 1989	5	6%	20	10%	31	13%	721,174	22%
1970 to 1979	15	17%	34	18%	20	8%	608,926	18%
1960 to 1969	18	20%	32	17%	36	15%	416,047	13%
1950 to 1959	2	2%	34	18%	20	8%	283,424	9%
1940 to 1949	5	6%	5	3%	19	8%	144,064	4%
1939 to earlier	30	34%	47	24%	109	44%	192,972	6%
YEAR OF CONSTRUCTION	Middle Flint RDC Region 43,088 HOUSING UNITS							
	#	%						
1999 to March 2000	1,340	3%						
1995 to 1998	4,495	10%						
1990 to 1994	3,697	9%						
1980 to 1989	8,120	19%						
1970 to 1979	9,285	22%						
1960 to 1969	5,845	14%						
1950 to 1959	3,619	8%						
1940 to 1949	2,332	5%						
1939 to earlier	4,355	10%						

Source: U.S. Census

FUTURE HOUSING DEMANDS

Presented in **Table 10 and 10-A** are the rural and city housing area's projected demand for total housing and Single/Multifamily housing through the year 2025. The demand countywide is not projected because any effort to impact housing in the incorporated areas will most probably be initiated by the appropriate city government. In addition, annexations by the City of Americus would effect rural housing demand.

RURAL SUMTER COUNTY

In **Table 10** Rural future housing demand was projected as follows: The projected rural population was reduced by 3% to account for the unincorporated population which does not reside in households. The Sumter County Correctional Institute and the Sumter County Youth Detention Center house approximately 3% (500) of the population for rural Sumter County. The adjusted population was divided by the projected average household size yielding an occupied housing sub-total. This sub-total was then increased by 12%, the historic vacancy rate for the rural area of the county. These projections indicate a 26% increase in housing units for the 25 year period. In **Table 10-A** Single and Multifamily future housing demand was projected by taking dividing the number of Single and Multifamily housing presented in Table 7 by the total housing units. This percentage was then used to project the future demand. The projections reveal a 1,467 single family housing unit increase from 2000 to 2025 and a 94 unit increase in multifamily units for this time period.

CITY OF AMERICUS

City of Americus future housing demand was projected as follows: The projected city population was reduced by 5% to account for the city population which does not reside in households. The 2000 Census revealed that 993 or 5% persons living in the city reside Nursing Homes or college dormitories. The adjusted population was divided by the projected average household size yielding an occupied housing sub-total. This sub-total was then increased by 7%, the historic vacancy rate for the city. These projections indicate a 13% increase in housing units for the 25 year period. It should be noted that the projected demand for additional housing cannot be met within the existing corporate limits of the city. Annexations will have to take place in order to met this demand. In **Table 10-A** Single and Multifamily future housing demand was projected by taking dividing the number of Single and Multifamily housing presented in Table 2 by the total housing units. This percentage was then used to project the future demand. The projections reveal a 609 single family housing unit increase from 2000 to 2025 and a 304 unit increase in multifamily units for this time period.

CITY OF ANDERSONVILLE

City of Andersonville future housing demand was projected as follows: The projected city population was dividing the projected average household size yielding an occupied housing sub-total. This sub-total was then increased by 14%, the historic vacancy rate for the city. These projections indicate a 13% increase in housing units for the 25 year period. The community is blessed with more than adequate developable land to accommodate the projected increase in demand. In **Table 10-A** Single and Multifamily future housing demand was projected by taking dividing the number of Single and Multifamily housing presented in Table 3 by the total housing units. This percentage was then used to project the future demand. The projections reveal a 20 single family housing unit increase from 2000

to 2025 and a zero unit increase in multifamily units for this time period.

CITY OF LESLIE

City of Leslie future housing demand was projected as follows: The projected city population was dividing the projected average household size yielding an occupied housing sub-total. This sub-total was then increased by 9%, the historic vacancy rate for the city. These projections indicate a 11% increase in housing units for the 25 year period. The community is blessed with more than adequate developable land to accommodate the projected increase in demand. In **Table 10-A** Single and Multifamily future housing demand was projected by taking dividing the number of Single and Multifamily housing presented in Table 5 by the total housing units. This percentage was then used to project the future demand. The projections reveal a 20 single family housing unit increase from 2000 to 2025 and a 2 unit increase in multifamily units for this time period.

CITY OF DESOTO

City of Desoto future housing demand was projected as follows: The projected city population was dividing the projected average household size yielding an occupied housing sub-total. This sub-total was then increased by 7%, the historic vacancy rate for the city. These projections indicate a 10% increase in housing units for the 25 year period. The community is blessed with more than adequate developable land to accommodate the projected increase in demand. In **Table 10-A** Single and Multifamily future housing demand was projected by taking dividing the number of Single and Multifamily housing presented in Table 4 by the total housing units. This percentage was then used to project the future demand. The projections reveal a 9 single family housing unit increase from 2000 to 2025 and a zero unit increase in multifamily units for this time period.

CITY OF PLAINS

City of Plains future housing demand was projected as follows: The projected city population was reduced by 12% to account for the city population which does not reside in households. Approximately 75 to 100 people live in the Plains Nursing Center. The adjusted population was divided by the projected average household size yielding an occupied housing sub-total. This sub-total was then increased by 10%, the historic vacancy rate for the city. These projections indicate a 0% increase in housing units for the 25 year period. Based on the projected decrease in population and household size there is no real demand for new housing units. In **Table 10-A** Single and Multifamily future housing demand was projected by taking dividing the number of Single and Multifamily housing presented in Table 6 by the total housing units. This percentage was then used to project the future demand. The projections reveal no increased demand for single family housing unit increase from 2000 to 2025 and a no increase in multifamily units for this time period.

TABLE 10

FUTURE HOUSING DEMAND

RURAL SUMTER COUNTY							
YEAR	PROJECTED POPULATION	%/# ADJUSTED POPULATION	ADJUSTED POPULATION	PROJECTED HOUSEHOLD SIZE	AVERAGE HOUSEHOLD SIZE	TOTAL HOUSING DEMAND	UNITS OF CHANGE
2000	14,572	-	-	-	-	6,067	-
2005	14,613	3% / 438	14,175	2.5	12%	6,350	283
2010	14,944	3% / 448	14,496	2.4	12%	6,765	415
2015	15,317	3% / 460	14,857	2.4	12%	6,933	168
2020	15,703	3% / 471	15,232	2.3	12%	7,418	485
2025	16,149	3% / 484	15,665	2.3	12%	7,628	210
CITY OF AMERICUS							
2000	17,013	-	-	-	-	6,958	-
2005	17,615	5% / 881	16,734	2.5	7%	7,163	205
2010	17,991	5% / 900	17,091	2.5	7%	7,315	152
2015	18,415	5% / 921	17,494	2.5	7%	7,488	173
2020	18,856	5% / 943	17,913	2.5	7%	7,667	179
2025	19,359	5% / 968	18,391	2.5	7%	7,871	204
CITY OF ANDERSONVILLE							
2000	331	-	-	-	-	150	-
2005	338	-	-	2.6	14%	150	0
2010	346	-	-	2.6	14%	152	4
2015	354	-	-	2.6	14%	155	3
2020	363	-	-	2.6	14%	165	10
2025	372	-	-	2.6	14%	170	5
CITY OF LESLIE							
2000	455	-	-	-	-	192	-
2005	463	-	-	2.6	9%	194	2
2010	473	-	-	2.6	9%	198	4
2015	484	-	-	2.6	9%	203	5
2020	496	-	-	2.6	9%	208	5
2025	509	-	-	2.6	9%	214	6
CITY OF DESOTO							
2000	214	-	-	-	-	87	-
2005	223	-	-	2.7	7%	87	0
2010	228	-	-	2.7	7%	90	3
2015	233	-	-	2.7	7%	92	2
2020	239	-	-	2.7	7%	95	3
2025	242	-	-	2.7	7%	96	1
CITY OF PLAINS							
2000	637	-	-	-	10%	245	-
2005	623	12% / 74	549	2.6	10%	245	0
2010	616	12% / 74	542	2.6	10%	245	0
2015	610	12% / 73	537	2.5	10%	245	0
2020	604	12% / 72	532	2.5	10%	245	0
2025	598	12% / 72	526	2.5	10%	245	0

TABLE 10-A

**SINGLE FAMILY/MULTIFAMILY HOUSING
FUTURE DEMAND**

RURAL SUMTER COUNTY				
YEAR	PROJECTED POPULATION	TOTAL PROJECTED HOUSING DEMAND	PROJECT SINGLE FAMILY HOUSING DEMAND	PROJECTED MULTI FAMILY HOUSING DEMAND
2000	14,572	6,067	5,932	135
2005	14,613	6,350	6,160	190
2010	14,944	6,765	6,562	203
2015	15,317	6,933	6,725	208
2020	15,703	7,418	7,209	209
2025	16,149	7,628	7,399	229
CITY OF AMERICUS				
2000	17,013	6,958	4586	2372
2005	17,615	7,163	4727	2436
2010	17,991	7,315	4828	2487
2015	18,415	7,488	4942	2546
2020	18,856	7,667	5060	2607
2025	19,359	7,871	5195	2676
CITY OF ANDERSONVILLE				
2000	331	150	144	6
2005	338	150	144	6
2010	346	152	146	6
2015	354	155	149	6
2020	363	165	159	6
2025	372	170	164	6
CITY OF LESLIE				
2000	455	192	178	14
2005	463	194	180	14
2010	473	198	184	14
2015	484	203	187	16
2020	496	208	192	16
2025	509	214	198	16
CITY OF DESOTO				
2000	214	87	87	0
2005	223	87	87	0
2010	228	90	90	0
2015	233	92	92	0
2020	239	95	95	0
2025	242	96	96	0
CITY OF PLAINS				
2000	637	245	209	36
2005	623	245	209	36
2010	616	245	209	36
2015	610	245	209	36
2020	604	245	209	36
2025	598	245	209	36

HOUSING CONDITIONS

PROBLEMS WITH THE LOCAL HOUSING MARKET

In Sumter County and the cities within there are no areas of under or over building and no residential areas that are underserved by infrastructure and community facilities. There are no residential areas that are poorly served by efficient transportation options. There are areas of substandard housing that are being addressed through housing grants through the Department of Community Affairs. Sumter County, Americus, Leslie, Desoto and Plains all have current ongoing housing grants to address the housing needs of the low and moderate income persons. Andersonville is the only city that has not taken advantage of these funds.

Tables 11 through 16 reflect individual windshield survey results for Sumter County and the cities within. Explanations for standard, deteriorated and dilapidated are as follows:

STANDARD: Dwelling units that have no deficiencies and require no repair. Housing units in this classification represent well maintained units.

DETERIORATED: Dwelling units that have minor or major deficiencies. Minor deficiencies being exterior repainting, repair of gutters and down spouts, and minor repair on windows, door, eaves and trim. Major deficiencies being structural deterioration of the roof, foundation, or porch; the repainting of exterior wall over raw wood; and the repair of walls, windows, and doors that are out-of-square due to structural problems.

DILAPIDATED: Dwelling units which have a combination of major deficiencies that make the dwelling unsafe and unfit for occupancy. Generally, the cost of repair is too high to make rehabilitation of the structure economically feasible.

TABLE 11

HOUSING CONDITIONS RURAL SUMTER COUNTY

	# OF UNITS	% OF UNITS
STANDARD	4,523	75.1%
DETERIORATED	998	16.5%
DILAPIDATED	506	8.4%
TOTAL	6,027	100%

A county-wide windshield survey of the rural area was performed in October of 2003. This survey revealed that only 25% of the housing in Rural Sumter County is substandard. However, this 25% amounts to 1,504 housing units. The County received Community Housing Investment Program (CHIP) grants in 1997, 2002 and 2003. When these three grants are completed, forty-two units will be in standard condition. However, forty-two is only a small portion of the total 1,504 substandard units.

Sumter County has plans to apply for future housing grants which, if funded, will continue to greatly benefit this community.

TABLE 12

**HOUSING CONDITIONS
CITY OF AMERICUS**

	# OF UNITS	% OF UNITS
STANDARD	3,266	71.5%
DETERIORATED	1,208	26.4%
DILAPIDATED	92	2.1%
TOTAL	4,566	100%

In September 2003 a city-wide windshield survey of the City of Americus was performed to determine the housing conditions within the city limits. During this survey 6,915 housing units were counted. This total includes apartment complexes and public housing, which are not included in **TABLE 12**. The housing units included in the table are stick built homes and mobile homes. Americus shows a very high percentage of standard housing compared to the other cities within the county. **In 1994 Americus passed an Unfit Dwellings Buildings and Structures Ordinance, which has allowed the city to abatement unfit dwellings in the city limits.** The City has eliminated some of its substandard housing through Community Development Block Grants and through the Community Housing Investment Program (CHIP).

TABLE 13

**HOUSING CONDITIONS
CITY OF ANDERSONVILLE**

	# OF UNITS	% OF UNITS
STANDARD	37	23.7%
DETERIORATED	65	41.7%
DILAPIDATED	54	34.6%
TOTAL	156	100%

In January 2003, a city-wide windshield survey of the City of Andersonville was performed to determine the housing conditions within the city limit. This survey revealed an extremely large amount of substandard housing in this city. A large majority of these substandard units are mobile homes that are beyond repair. To date, the City has not applied for funds to assist the local residents with their housing needs.

TABLE 14

**HOUSING CONDITIONS
CITY OF LESLIE**

	# OF UNITS	% OF UNITS
STANDARD	83	48.8%
DETERIORATED	52	30.6%
DILAPIDATED	35	20.6%
TOTAL	170	100%

In February 2002, a city-wide windshield survey of the City of Leslie was performed to determine the housing conditions with the city limits. This survey revealed that 51% of the housing in Leslie is substandard. Leslie received a Community Development Block Grant in 2002. This grant is slated to clear 6 dilapidated vacant units, rehabilitate 6 units and reconstruct 2 units. After this grant is completed the percentage of standard units will be brought up to 54%. This is only the beginning, however. Leslie has plans to apply for future housing grants which, if funded, will greatly benefit this community.

TABLE 15

**HOUSING CONDITIONS
CITY OF DESOTO**

	# OF UNITS	% OF UNITS
STANDARD	25	26.0%
DETERIORATED	33	34.4%
DILAPIDATED	38	39.6%
TOTAL	96	100%

In January 2001, a city-wide windshield survey of the City of Desoto was performed to determine the housing conditions with the city limits. This survey revealed that 74% of the housing in Desoto is substandard. Desoto received a Community Development Block Grant in 2001. By the time the grant is complete 10 homes will be made standard and 17 will be cleared. This will increase the standard housing to 36% and decrease the dilapidated housing to 22%. This is only the beginning, however. Desoto has plans to apply for future housing grants which, if funded, will hopefully eliminate substandard housing in this community.

TABLE 16

**HOUSING CONDITIONS
CITY OF PLAINS**

	# OF UNITS	% OF UNITS
STANDARD	120	54.8%
DETERIORATED	62	28.3%
DILAPIDATED	37	16.9%
TOTAL	219	100%

In February 2003, a city-wide windshield survey of the City of Plains was performed to determine the housing conditions with the city limits. This survey revealed that 45% of the housing in Plains is substandard. In 2001 Plains received a Community Development Block Grant to repair or reconstruct 25 units. In 2003 the City was awarded a Community Housing Improvement Program (CHIP) grant in order to rehabilitate and reconstruct 12 units. When these grants are completed the City should be left with approximately 62 (28%) substandard units. Plains has plans to apply for future housing grants which, if funded, will hopefully eliminate substandard housing in this community.

HOUSING FOR THE SPECIAL NEEDS POPULATION

The special needs residents include those people who require some assistance in their day-to-day living, such as the physically or mentally disable, victims of domestic violence, substance abusers, people living with AIDS, youth at risk and seniors citizens. The 2000 Census revealed that Countywide there were 1,512 persons living in group quarters. This was 4.5% of the total Sumter County population. 599 of these persons resided in a nursing home, 332 resided in correctional institutions, 534 resided in College dormitories, 46 resided in a group home for the mentally retarded and 1 resided in religious group quarters. There are currently no half way houses for substance abusers, no special living quarters for persons with AIDS and no place for victims of domestic violence to go for shelter. There are several houses in the City of Americus that have been converted into group homes for the handicapped/mentally retarded. There are many areas within the City of Americus where all of these types of housing facilities can be placed if the need arose. The City's zoning ordinance specifically permits these types of living quarters in many areas of the City. Currently there is no housing for the special needs population located in Andersonville, Desoto and Leslie. There is a one nursing home and one retirement village located in the City of Plains.

SUITABLE/AFFORDABLE HOUSING

There is no real lack of suitable or affordable housing in Sumter County or the cities within that prevents a significant proportion of the communities work force from residing in the jurisdictions. There are substandard housing units but the standard units out way the substandard units. The median contract rent for Sumter County and all the cities is well below the State contract rent and the median value is also well below the State's median value. Median family incomes are below the States income levels but they are well in range to afford certain rent or mortgage payments. For lower income families there are programs available through Americus Housing Authority to assist these families.

They offer three type of housing assistance programs. In addition to housing assistance they also offer several resident services.

Public Housing Program

The Public Housing Program provides housing to families with income below 80% of the local area median income. They have 642 apartments in their Public Housing Program consisting of efficiencies, 1 bedroom, 2 bedroom, 3 bedroom, 4 bedroom, and even 5 bedroom units. Most of their residents are responsible for paying their own utilities at the apartment. The rent that a family pays is based on their monthly income. Currently the rent is 30% of the families adjusted monthly income. Most of our Public Housing apartments are located in Americus, Georgia. But they also have several units located in Andersonville, Leslie, and Plains.

Housing Choice Voucher Program

The section 8 voucher program is also available. This program consists of 554 vouchers. An applicant on the waiting list would receive a Housing Choice voucher when their name reaches the top of the waiting list. When the families receives this voucher they then look for housing from local landlords. They may choose to lease the current apartment that they are living in or they may look for a new apartment. After the family locates the apartment or house that they would like to rent, the Housing Authority inspects the unit to make sure it meets HUDs requirements. The family then enters into a lease agreement with the landlord. The Housing Authority and the landlord enter into a Housing Assistance Contract. The family then pays rent based on 30% of their adjusted monthly income and the Housing Authority pays the landlord the balance.

Non-HUD Program

The Housing Authority of Americus currently operates a 107 unit locally owned program that is similar to the private rental market. Units are located in the City of Americus and range in size from 1 bedroom to 3 bedroom and are available to the general public for a market rate rent. Families on section 8 can rent these units. These units provide assistance to poor working families that might not be eligible for public housing due to income or other considerations. The rents range from approximately \$200 to \$400 per month. Some of these units have central air and heat. Some of these units are garden apartment style, meaning that they are two stories with one unit above another unit. These units do not have any income requirements and the rent is not based on total family income as the public housing and section 8 programs are. These units have a flat monthly rental rate.

COST OF HOUSING COMPARED TO INCOME

SUMTER COUNTY

The 2000 Census revealed the median family income for Sumter County to be \$35,379 and the median contract rent to be \$299 and Median value of owner occupied housing to be \$60,700. Affordable housing cost for a household making \$35,379 or above per year (\$2,948 per month) would be \$884. This reveals that housing is very affordable in Sumter County for households living within their means.

AMERICUS

The 2000 Census revealed the median family income for Americus to be \$32,132 and the median contract rent to be \$310 and Median value of owner occupied housing to be \$61,100. Affordable housing cost for a household making \$32,132 or above per year (\$2,677 per month) would be \$803. This reveals that housing is very affordable in Americus for households living within their means.

ANDERSONVILLE

The 2000 Census revealed the median family income for Andersonville to be \$30,972 and the median contract rent to be \$140 and Median value of owner occupied housing to be \$50,300. Affordable housing cost for a household making \$30,972 or above per year (\$2,581 per month) would be \$774. This reveals that housing is very affordable in Andersonville for households living within their means.

DESOTO

The 2000 Census revealed the median family income for Desoto to be \$37,500 and the median contract rent to be \$225 and Median value of owner occupied housing to be \$42,500. Affordable housing cost for a household making \$37,500 or above per year (\$3,125 per month) would be \$937. This reveals that housing is very affordable in Desoto for households living within their means.

LESLIE

The 2000 Census revealed the median family income for Leslie to be \$29,821 and the median contract rent to be \$213 and Median value of owner occupied housing to be \$55,900. Affordable housing cost for a household making \$29,821 or above per year (\$2,485 per month) would be \$745. This reveals that housing is very affordable in Leslie for households living within their means.

PLAINS

The 2000 Census revealed the median family income for Plains to be \$29,375 and the median contract rent to be \$268 and Median value of owner occupied housing to be \$42,700. Affordable housing cost for a household making \$29,375 or above per year (\$2,448 per month) would be \$734. This reveals that housing is very affordable in Plains for households living within their means.

**TABLE 17
AFFORDABILITY OF HOUSING (RENTAL/OWED)**

In 2000 the Department of Housing and Urban Development reported the following data on the affordability of housing for all households.

	RENTAL UNITS				OWNED UNITS			
	RENT ≤ 30%	RENT 30%-50%	RENT >50%-80%	RENT >80%	VALUE ≤ 30%	VALUE ≤ 50%	VALUE >50%-80%	VALUE >80%
SUMTER COUNTY								
# of occupied units	1,318	1,424	1,410	209	N/A	3,733	1,937	2,012
# vacant for rent/sale	140	195	135	0	N/A	195	10	69
AMERICUS								
# of occupied units	834	1,059	1,090	184	N/A	1,520	998	692
# vacant for rent/sale	79	130	135	0	N/A	30	4	15
ANDERSONVILLE								
# of occupied units	28	8	4	0	N/A	72	24	20
# vacant for rent/sale	8	0	0	0	N/A	4	0	0
LESLIE								
# of occupied units	28	16	12	0	N/A	73	30	42
# vacant for rent/sale	0	4	0	0	N/A	4	4	0
DESOTO								
# of occupied units	20	8	4	0	N/A	52	28	8
# vacant for rent/sale	0	0	0	0	N/A	0	0	0
PLAINS								
# of occupied units	28	28	24	4	N/A	106	22	32
# vacant for rent/sale	10	4	0	0	N/A	4	0	0

Source: Dept. Of Housing and Urban Development

Definitions:

- Rent 0-30% - These are units with a current gross rent (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.
- Rent 30-50% These are units with a current gross rent that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD Area Median Family Income.
- Rent 50-80% These are units with a current gross rent that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.
- Rent >80% These are units with a current gross rent that are affordable to households with incomes above 80% of HUD Area Median Family Income.
- Value 0-50% These are homes with values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income.
- Value 50-80% These are units with a current value that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.
- Value >80% These are units with a current value that are affordable to households with incomes above 80% of HUD Area Median Family Income.

SUMTER COUNTY

Rental Units

Table 17 reveals that in 2000 Sumter County had 4,831 rental units and 1,458 (30%) of these units were affordable to households with incomes at or below 30% of the HUD Area Median Family Income. 1,619 (34%) units were affordable to households with incomes between 30% and 50% of the HUD Area Median Family Income. 1,545 (32%) units were affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income. Only 209 (4%) units were affordable to households with incomes above 80% of HUD Area Median Family Income.

Owner Units

Table 17 reveals that in 2000 Sumter County had 7,956 owner units and 3,928 (49%) of these units were affordable to households with incomes at or below 50% of the HUD Area Median Family Income. 1,947 (25%) units were affordable to households with incomes between greater than 50% and less than or equal to 80% of HUD Area Median Family Income. 2,081 (26%) units were affordable to households with incomes above 80% of HUD Area Median Family Income.

AMERICUS

Rental Units

Table 17 reveals that in 2000 Americus had 3,511 rental units and 913 (26%) of these units were affordable to households with incomes at or below 30% of the HUD Area Median Family Income. 1,189 (34%) units were affordable to households with incomes between 30% and 50% of the HUD Area Median Family Income. 1,225 (35%) units were affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income. Only 184 (5%) units were affordable to households with incomes above 80% of HUD Area Median Family Income.

Owner Units

Table 17 reveals that in 2000 Americus had 3,259 owner units and 1,550 (48%) of these units were affordable to households with incomes at or below 50% of the HUD Area Median Family Income. 1,002 (30%) units were affordable to households with incomes between greater than 50% and less than or equal to 80% of HUD Area Median Family Income. 707 (22%) units were affordable to households with incomes above 80% of HUD Area Median Family Income.

ANDERSONVILLE

Rental Units

Table 17 reveals that in 2000 Andersonville had 48 rental units and 36 (75%) of these units were affordable to households with incomes at or below 30% of the HUD Area Median Family Income. 8 (17%) units were affordable to households with incomes between 30% and 50% of the HUD Area Median Family Income. 4 (8%) units were affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income. Zero units were affordable to households with incomes above 80% of HUD Area Median Family Income.

Owner Units

Table 17 reveals that in 2000 Andersonville had 120 owner units and 76 (63%) of these units were affordable to households with incomes at or below 50% of the HUD Area Median Family Income. 24 (20%) units were affordable to households with incomes between greater than 50% and less than or equal to 80% of HUD Area Median Family Income. 20 (17%) units were affordable to households with incomes above 80% of HUD Area Median Family Income.

LESLIE

Rental Units

Table 17 reveals that in 2000 Leslie had 60 rental units and 28 (47%) of these units were affordable to households with incomes at or below 30% of the HUD Area Median Family Income. 20 (33%) units were affordable to households with incomes between 30% and 50% of the HUD Area Median Family Income. 12 (20%) units were affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income. Zero units were affordable to households with incomes above 80% of HUD Area Median Family Income.

Owner Units

Table 17 reveals that in 2000 Leslie had 153 owner units and 77 (50%) of these units were affordable to households with incomes at or below 50% of the HUD Area Median Family Income. 34 (22%) units were affordable to households with incomes between greater than 50% and less than or equal to 80% of HUD Area Median Family Income. 42 (28%) units were affordable to households with incomes above 80% of HUD Area Median Family Income.

DESOTO

Rental Units

Table 17 reveals that in 2000 Desoto had 32 rental units and 20 (62%) of these units were affordable to households with incomes at or below 30% of the HUD Area Median Family Income. 8 (25%) units were affordable to households with incomes between 30% and 50% of the HUD Area Median Family Income. 4 (13%) units were affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income. Zero units were affordable to households with incomes above 80% of HUD Area Median Family Income.

Owner Units

Table 17 reveals that in 2000 Desoto had 88 owner units and 52 (59%) of these units were affordable to households with incomes at or below 50% of the HUD Area Median Family Income. 28 (32%) units were affordable to households with incomes between greater than 50% and less than or equal to 80% of HUD Area Median Family Income. 8 (9%) units were affordable to households with incomes above 80% of HUD Area Median Family Income.

PLAINS

Rental Units

Table 17 reveals that in 2000 Plains had 98 rental units and 38 (39%) of these units were affordable to households with incomes at or below 30% of the HUD Area Median Family Income. 32 (33%) units were affordable to households with incomes between 30% and 50% of the HUD Area Median Family Income. 24 (24%) units were affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income. Only 4 (4%) units were affordable to households with incomes above 80% of HUD Area Median Family Income.

Owner Units

Table 17 reveals that in 2000 Plains had 164 owner units and 110 (67%) of these units were affordable to households with incomes at or below 50% of the HUD Area Median Family Income. 22 (13%) units were affordable to households with incomes between greater than 50% and less than or equal to 80% of HUD Area Median Family Income. 32 (19%) units were affordable to households with incomes above 80% of HUD Area Median Family Income.

SPECIAL CIRCUMSTANCES THAT IMPACT THE COST OF HOUSING

There are no special circumstances that impact the cost of housing with in the County and the cities.

IMPACT OF DECISIONS ON HOUSING NEEDS

Sumter County and Americus both have zoning and subdivision ordinances that are strictly enforced. These ordinances give property owners the right to live in a safe and aesthetically pleasing environment and also protect farmland and urban sprawl.

A significant element of Sumter County and the City of Americus housing effort is enforcement of housing and building codes. Enforcement of these codes assures proper construction of new dwellings and additions to existing dwellings. The County and City diligently enforce the local housing code in order to prevent a reversion to the substandard housing conditions of the past. Building code enforcement is an essential, complementary activity intended to provide for the safety of residents and preservation of the future housing inventory. The City of Plains is the only city in Sumter County that contracts with the County to utilize code enforcement activities.

ECONOMIC DEVELOPMENT

The Economic Development Element provides an inventory and assessment of the economic base and labor force of the community. It provides the basis for setting policies about future economic development and for making informed decisions regarding maintenance and enhancement of a high quality of life for residents and the business community.

Table 1 reveals that in 1990, Sumter County's average weekly wage for all industries was equivalent to 78% of the wages paid statewide. By 2000, it had fallen to 68% of the statewide wage. The only sector in which local workers were reportedly paid higher weekly wages than their counterparts throughout the state was in 1990 and 1995 in the Federal Government sector. Local Federal Governments workers were paid weekly wages 4% higher in 1990 and 5.5% higher in 1995 than the average statewide.

Between 1990 and 2000 the greatest percentage increases in local wages were in Manufacturing (50%) and Federal Government (46%). Following very close behind were Finance (45%), Retail Trade (44%), Services (44%) and Construction (42%). Statewide greatest increases were recorded in Finance (78%) and Wholesale Trade (64%). Following close behind were Services (59%), Transportation (57%) and federal Government (56%). The lowest paid sector in both jurisdictions, Retail Trade, recorded wage increases at the local level of 44% and increases of 48% statewide. The average increase in weekly wage for all industries for the local level was reported at 35% and 55% statewide.

TABLE 1

**AVERAGE WEEKLY WAGES BY INDUSTRY
1990, 1995, 2000**

Industry	1990				1995				2000				Change in Avg. Weekly Wages 1990-2000	
	Sumter		Georgia		Sumter		Georgia		Sumter		Georgia		Sumter	Georgia
	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	%	%
Agriculture, Forestry, Fishing	\$252	6%	\$276	5%	\$263	6%	\$322	5%	\$338	6%	\$403	5%	34%	46%
Mining	\$577	13%	\$589	11%	**	0%	\$734	11%	**	0%	\$879	10%	**	49%
Construction	\$367	8%	\$434	8%	\$407	9%	\$508	8%	\$521	10%	\$655	8%	42%	51%
Manufacturing	\$358	8%	\$450	8%	\$438	10%	\$555	8%	\$538	10%	\$721	8%	50%	60%
Transportation, Comm, Util	\$476	11%	\$603	11%	\$557	12%	\$737	11%	\$600	11%	\$949	11%	26%	57%
Wholesale Trade	\$332	7%	\$603	11%	\$377	8%	\$729	11%	\$429	8%	\$988	12%	29%	64%
Retail Trade	\$190	4%	\$236	4%	\$218	5%	\$275	4%	\$273	5%	\$350	4%	44%	48%
Financial, Insurance, Real Estate	\$349	8%	\$544	10%	\$435	10%	\$693	10%	\$506	9%	\$967	11%	45%	78%
Services	\$290	6%	\$414	7%	\$333	7%	\$501	8%	\$419	8%	\$657	8%	44%	59%
Federal Gov	\$562	13%	\$543	10%	\$703	16%	\$666	10%	\$821	15%	\$847	10%	46%	56%
State Gov	\$398	9%	\$451	8%	\$417	9%	\$493	7%	\$508	9%	\$588	7%	28%	30%
Local Gov	\$327	7%	\$387	7%	\$337	8%	\$440	7%	\$399	7%	\$549	6%	22%	42%
All Industries	\$331	100%	\$425	100%	\$373	100%	\$506	100%	\$448	100%	\$658	100%	35%	55%

Source: U.S. Bureau of Labor Statistics

“**” Denotes confidential data relating to individual employers which cannot be released.

Analysis of the average of the percentages of persons employed by industry (**Table 2**) over the two most recent Census periods reveals few significant differences between state and local employment distributions. The 3 greatest differences are found in manufacturing, services and state and local government. These are the 3 largest employment sector for both Sumter County and Georgia.

Between 1990 and 2000 an average of 22% of local workers were employed in manufacturing compared to 14% statewide. Both jurisdictions recorded a decline in employment in this sector. By 2000 a significantly lower proportion of workers statewide (20% v 13%) were employed in manufacturing.

Between 1990 and 2000 an average of 21% of local workers were employed in the services sector, compared to 26% statewide. Both jurisdictions recorded an increase in employment in this sector. During this ten year period the employment increase in service occupations was offset by the job losses in the manufacturing sector. Local workers employed in the services sector increased 6% over this ten year period, while statewide there was a 5% increase. By 2000 the percent of workers locally and statewide employed in services was 23% and 29%, respectively. Over this 10 year period Sumter County's greatest positive change in employment distribution was in the services sector.

Between 1990 and 2000 an average of 16% of local workers were employed by state or local governments, compared to 11% statewide. Both jurisdictions recorded a decline in workers for this sector. Locally, the decrease for this ten year period was 2%, while statewide it was 1%.

Sumter County's services and agricultural sectors showed the greatest positive percent change in employment from 1990 to 2000. Table 2 shows agriculture with a 3.4% increase and services with a 6% increase. The state shows services and federal civilian government sectors to have the greatest positive percent change with 5% for services and 5% for federal civilian government.

Table 2 also shows the fluctuations of earnings by industry from 1990 to 2000. As with employment by industry, the greatest percentage of earnings are in the manufacturing, services and state and local government sections. In 1990 these three sectors together made up 59% of the total earnings in Sumter County and 52% statewide. 2000 shows that these sectors made up 61% of the total earnings for Sumter County and 52% statewide. The greatest positive percentage change in earnings from 1990 to 2000 was in the services sector for both Sumter County (6.41%) and Georgia (4.82%).

TABLE 2
EMPLOYMENT AND EARNINGS BY INDUSTRY
1990 - 2000

EMPLOYMENT BY INDUSTRY							% Chg 1990 - 2000	
Category	1990		1995		2000			
	Sumter	GA	Sumter	GA	Sumter	GA	Sumter	GA
Farm	4.64%	2.01%	3.75%	1.63%	3.75%	1.39%	-0.89%	-0.62%
Agricultural Services, Other	1.28%	0.85%	3.30%	1.06%	4.68%	1.13%	3.40%	0.28%
Mining	1.82%	0.29%	1.64%	0.22%	1.79%	0.20%	-0.03%	-0.09%
Construction	4.98%	5.75%	3.44%	5.58%	3.64%	6.10%	-1.34%	0.35%
Manufacturing	22.17%	15.51%	23.38%	14.27%	19.83%	12.63%	-2.34%	-2.88%
Trans, Comm, & Public Utilities	5.03%	5.86%	3.80%	5.72%	4.93%	6.10%	-0.10%	0.24%
Wholesale Trade	5.51%	6.18%	5.74%	5.73%	3.12%	5.69%	-2.39%	-0.49%
Retail Trade	14.75%	16.44%	14.73%	17.14%	15.35%	16.80%	0.60%	-0.36%
Finance, Insurance, & Real Estate	3.33%	6.64%	2.78%	6.36%	2.67%	7.12%	-0.66%	0.48%
Services	17.31%	23.75%	21.83%	26.61%	23.31%	28.63%	6.00%	5.00%
Federal Civilian Government	0.83%	2.79%	0.67%	2.33%	0.68%	1.90%	-0.15%	4.88%
Federal Military Government	0.86%	2.46%	0.68%	2.24%	0.63%	1.93%	-0.23%	-0.53%
State & Local Government	17.49%	11.46%	14.26%	11.11%	15.64%	10.39%	-1.85%	-1.07%
EARNINGS BY INDUSTRY							% Chg 1990 - 2000	
Category	1990		1995		2000			
	Sumter	GA	Sumter	GA	Sumter	GA	Sumter	GA
Farm	5.87%	1.36%	11.01%	1.40%	6.78%	0.98%	0.91%	-0.38%
Agricultural Services, Other	0.48%	0.46%	1.16%	0.53%	2.34%	0.59%	1.86%	0.13%
Mining	2.69%	0.36%	2.30%	0.29%	3.24%	0.27%	0.55%	-0.09%
Construction	5.22%	5.82%	3.29%	5.39%	3.12%	6.00%	-2.10%	0.18%
Manufacturing	25.14%	17.51%	27.38%	16.84%	24.61%	14.86%	-0.53%	-2.65%
Trans, Comm, & Public Utilities	7.56%	8.75%	5.40%	9.43%	6.79%	9.89%	-0.77%	1.14%
Wholesale Trade	6.43%	8.86%	5.83%	8.17%	3.63%	8.44%	-2.80%	-0.42%
Retail Trade	8.33%	9.17%	7.99%	9.08%	8.83%	8.99%	0.50%	-0.18%
Finance, Insurance, & Real Estate	2.36%	6.43%	2.27%	6.86%	1.64%	7.57%	-0.75%	1.14%
Services	13.67%	21.95%	17.01%	24.33%	20.08%	26.77%	6.41%	4.82%
Federal Civilian Government	1.80%	4.66%	1.50%	4.17%	1.67%	3.39%	-0.13%	-1.27%
Federal Military Government	0.42%	2.69%	0.32%	2.49%	0.32%	2.06%	-0.10%	-0.63%
State & Local Government	20.03%	11.97%	14.54%	11.01%	16.95%	10.18%	-3.08%	-1.79%

Source: Woods & Poole Economics, Inc.

Presented in **Table 3** is a twenty-five year projection of employment and earnings by industry. The greatest projected positive percentage changes in local employment distribution are a 6% increase in services and a 2% increase in agricultural services. The greatest negative percentage change was -3% in manufacturing. The state shows similar increases in services of 5% and decreases in manufacturing of -3%.

Table 4 shows that projections of income derived from wages and salaries will remain relatively the same from 1990 through 2025. Projections reveal that Sumter County will have a 1% increase between 2000 and 2025 and figures statewide show no changes for the twenty-five year period. The table also reveals that Sumter County is projected to have Proprietors Income of 2 to 3 percent higher than the state, Dividends, Interest and Rental income 2 to 3 percent higher than the state and transfer payments to persons is projected to fluctuate between 6 and 9 percentage points higher than the state.

**TABLE 3
PROJECTIONS OF EARNINGS AND EMPLOYMENT BY INDUSTRY
2000 - 2025**

PROJECTED EARNINGS													% Chg. 2000-2025	
Category	2000		2005		2010		2015		2020		2025		Sumter	GA
	Sumter	GA	Sumter	GA	Sumter	GA	Sumter	GA	Sumter	GA	Sumter	GA		
Farm	6.78%	0.98%	6.70%	0.93%	6.67%	0.89%	6.67%	0.85%	6.68%	0.82%	6.70%	0.79%	-0.08%	-0.19%
Agricultural Services, Other	2.34%	0.59%	2.70%	0.60%	3.01%	0.61%	3.27%	0.62%	3.45%	0.62%	3.56%	0.62%	1.22%	0.03%
Mining	3.24%	0.27%	2.83%	0.25%	2.54%	0.22%	2.34%	0.21%	2.20%	0.19%	2.10%	0.18%	-1.14%	-0.09%
Construction	3.12%	6.00%	3.19%	5.86%	3.14%	5.67%	3.04%	5.46%	2.93%	5.26%	2.79%	5.06%	-0.33%	-0.94%
Manufacturing	24.61%	14.86%	23.92%	14.45%	23.40%	14.05%	22.89%	13.59%	22.38%	13.08%	21.84%	12.53%	-2.77%	-2.33%
Trans, Comm, & Public Utilities	6.79%	9.89%	6.88%	9.99%	6.90%	10.01%	6.86%	9.96%	6.78%	9.84%	6.69%	9.63%	-0.10%	-0.26%
Wholesale Trade	3.63%	8.44%	3.07%	8.36%	2.66%	8.21%	2.33%	8.05%	2.05%	7.88%	1.81%	7.71%	-1.82%	-0.73%
Retail Trade	8.83%	8.99%	8.42%	8.97%	8.12%	8.93%	7.87%	8.87%	7.66%	8.80%	7.47%	8.71%	-1.36%	-0.28%
Finance, Insurance, & Real Estate	1.64%	7.57%	1.74%	7.66%	1.85%	7.73%	1.96%	7.78%	2.06%	7.81%	2.16%	7.82%	0.52%	0.25%
Services	20.08%	26.77%	21.64%	27.78%	23.04%	29.02%	24.46%	30.44%	25.96%	32.02%	27.55%	33.73%	7.47%	6.96%
Federal Civilian Government	1.67%	3.39%	1.60%	3.11%	1.54%	2.87%	1.48%	2.67%	1.43%	2.49%	1.37%	2.33%	-0.30%	-1.06%
Federal Military Government	0.32%	2.06%	0.31%	1.94%	0.31%	1.83%	0.30%	1.72%	0.29%	1.62%	0.28%	1.53%	-0.04%	-0.53%
State & Local Government	16.95%	10.18%	17.01%	10.10%	16.83%	9.95%	16.53%	9.78%	16.14%	9.58%	15.68%	9.37%	-1.27%	-0.81%
PROJECT EMPLOYMENT													% Chg. 2000-2025	
Category	2000		2005		2010		2015		2020		2025		Sumter	GA
	Sumter	GA	Sumter	GA	Sumter	GA	Sumter	GA	Sumter	GA	Sumter	GA		
Farm	3.75%	1.39%	3.41%	1.24%	3.13%	1.11%	2.90%	1.00%	2.69%	0.90%	2.50%	0.82%	-1.25%	-0.57%
Agricultural Services, Other	4.68%	1.13%	5.33%	1.15%	5.88%	1.16%	6.31%	1.17%	6.62%	1.17%	6.81%	1.16%	2.13%	0.03%
Mining	1.79%	0.20%	1.61%	0.18%	1.49%	0.17%	1.42%	0.17%	1.37%	0.16%	1.35%	0.15%	-0.44%	-0.05%
Construction	3.64%	6.10%	3.77%	6.05%	3.77%	5.94%	3.71%	5.80%	3.63%	5.66%	3.53%	5.52%	-0.11%	-0.58%
Manufacturing	19.83%	12.63%	18.94%	12.07%	18.26%	11.56%	17.66%	11.03%	17.10%	10.50%	16.57%	9.97%	-3.26%	-2.66%
Trans, Comm, & Public Utilities	4.93%	6.10%	5.03%	6.17%	5.08%	6.19%	5.08%	6.16%	5.06%	6.09%	5.02%	5.97%	0.09%	-0.13%
Wholesale Trade	3.12%	5.69%	2.68%	5.74%	2.36%	5.73%	2.09%	5.71%	1.87%	5.69%	1.68%	5.66%	-1.44%	-0.03%
Retail Trade	15.35%	16.80%	14.87%	17.08%	14.56%	17.32%	14.33%	17.51%	14.16%	17.65%	14.03%	17.76%	-1.32%	0.96%
Finance, Insurance, & Real Estate	2.67%	7.12%	2.77%	7.05%	2.89%	6.98%	3.03%	6.91%	3.16%	6.83%	3.27%	6.76%	0.06%	-0.36%
Services	23.31%	28.63%	24.52%	29.27%	25.59%	30.10%	26.67%	31.07%	27.82%	32.16%	29.08%	33.35%	5.77%	4.72%
Federal Civilian Government	0.68%	1.90%	0.65%	1.76%	0.63%	1.63%	0.61%	1.53%	0.59%	1.43%	0.57%	1.35%	-0.11%	-0.55%
Federal Military Government	0.63%	1.93%	0.61%	1.82%	0.59%	1.71%	0.57%	1.61%	0.55%	1.51%	0.53%	1.42%	-0.10%	-0.51%
State & Local Government	15.64%	10.39%	15.82%	10.44%	15.78%	10.40%	15.63%	10.33%	15.38%	10.22%	15.07%	10.10%	-0.57%	-0.29%

source Woods & Poole Economics, Inc.

TABLE 4

**INCOME PROJECTIONS BY TYPE
1990 - 2025**

Income Type	1990		1995		2000		2005		2010		2015		2020		2025	
	Sumter	GA	Sumter	GA	Sumter	GA	Sumter	GA	Sumter	GA	Sumter	GA	Sumter	GA	Sumter	GA
Earnings																
Wages & Salaries	55%	60%	54%	59%	53%	61%	53%	61%	54%	61%	54%	61%	54%	61%	54%	61%
Other Labor Income	9%	9%	8%	9%	6%	7%	6%	7%	6%	7%	6%	6%	6%	6%	6%	6%
Proprietors Income	8%	7%	12%	8%	12%	9%	11%	9%	11%	8%	11%	8%	11%	8%	11%	8%
Dividends, Interest, & Rent	19%	17%	16%	16%	20%	17%	19%	17%	19%	17%	19%	17%	19%	16%	19%	16%
Transfer Payments to Persons	19%	11%	19%	13%	19%	11%	19%	11%	19%	11%	20%	12%	20%	12%	21%	12%
Less: Social Ins. Contributions	4%	4%	4%	4%	4%	4%	4%	5%	4%	5%	4%	5%	4%	5%	4%	5%
Residence Adjustment	-5%	0%	-5%	0%	-5%	0%	-5%	0%	-6%	1%	-6%	1%	-6%	1%	-6%	1%

Source: Woods & Pool Economics, Inc.

TABLE 4 above reveals a slight decline of 1% in the reliance on Earnings Income for Sumter County from 1990 to 2000, but levels are projected to remain constant through 2025. State-wide there is a 1% increase in the reliance on this type of income. However, a 2% decrease is expected through 2025. All other income types are expected to remain constant locally and state-wide through 2025.

TABLE 5
EMPLOYMENT BY OCCUPATION
1990, 2000

OCCUPATION	1990							
	Sumter	Americus	Andersonville	Leslie	Desoto	Plains	GA	U.S
Executive, Administrative and Managerial (not Farm)	9%	10%	11%	10%	6%	7%	12%	12%
Professional and Technical Specialty	13%	15%	6%	17%	2%	16%	12%	14%
Technicians & Related Support	3%	4%	4%	4%	2%	1%	4%	4%
Sales	10%	10%	6%	3%	5%	9%	12%	12%
Clerical and Administrative Support	12%	13%	15%	13%	9%	11%	16%	16%
Private Household Services	1%	1%	0%	2%	0%	2%	1%	0%
Protective Services	2%	2%	0%	0%	0%	1%	2%	2%
Service Occupations (not Protective & Household)	10%	10%	11%	10%	14%	15%	10%	11%
Farming, Fishing and Forestry	5%	3%	6%	5%	3%	4%	2%	2%
Precision Production, Craft, and Repair	12%	10%	12%	10%	16%	12%	12%	11%
Machine Operators, Assemblers & Inspectors	12%	12%	15%	11%	23%	10%	9%	7%
Transportation & Material Moving	6%	5%	15%	8%	11%	6%	5%	4%
Handlers, Equipment Cleaners, helpers & Laborers	5%	5%	0%	8%	10%	5%	4%	4%
TOTAL All Occupations	100%	100%	100%	100%	100%	100%	100%	100%
OCCUPATION	2000							
	Sumter	Americus	Andersonville	Leslie	Desoto	Plains	GA	U.S
Executive, Administrative and Managerial (not Farm)	10%	9%	5%	12%	1%	9%	14%	13%
Professional and Technical Specialty	20%	23%	9%	22%	14%	18%	19%	20%
Technicians & Related Support	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sales	9%	9%	12%	7%	10%	8%	12%	11%
Clerical and Administrative Support	13%	12%	16%	14%	17%	10%	15%	15%
Private Household Services	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Protective Services	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Service Occupations (not Protective & Household)	11%	12%	13%	12%	5%	10%	12%	12%
Farming, Fishing and Forestry	2%	2%	0%	0%	6%	2%	1%	1%
Precision Production, Craft, and Repair	12%	11%	17%	10%	12%	15%	9%	8%
Machine Operators, Assemblers & Inspectors	10%	7%	13%	15%	17%	14%	11%	9%
Transportation & Material Moving	8%	8%	11%	7%	5%	7%	7%	6%
Handlers, Equipment Cleaners, helpers & Laborers	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL All Occupations	94%	93%	96%	99%	87%	92%	98%	97%

Source: U.S. Bureau of the Census

Occupational data is presented in **Table 5** and is as follows:

SUMTER COUNTY

In 1990 Sumter County documented a difference of 1% or less in eight of the thirteen occupational categories. The greatest differences were Sumter lagged behind Georgia's level of participation in higher skilled occupations (Executive, Administrative and Managerial; and Clerical and Administrative Support) and exceeded statewide participation in lower skilled occupations (Machine operators, Assemblers and Inspectors; and Farming, Forestry and Fishing).

In 2000 Sumter County documented a difference of 1% in 5 of the nine occupational categories studied. The greatest difference was that Sumter continued to lag behind the state in the higher skilled occupations. Between 1990 and 2000 the gap between Sumter County and Georgia Executive, Administrative and Managerial occupations was increased by 1% from a 3% difference in 1990 to 4% in 2000. On the other hand, Sumter County closed the gap with the state in Clerical and Administrative Support occupations by 2 percentage points between 1990 and 2000. Sumter showed a 4% difference with the state in 1990 in this category and a 2% difference in 2000. The greatest increase for Sumter County and the state was in Professional and Technical Specialty occupations increasing from 13% (Sumter) and 12% (Georgia) in 1990 to 20% (Sumter) and 19% (Georgia) in 2000. This shows a 7% increase for both jurisdictions during this 10 year period. The U.S. showed a 6% increase in this category during this time period.

AMERICUS

The 1990 and 2000 Censuses documented Americus and Sumter County with similar occupational distributions. In 1990 there were only three categories with distributions which differed by as much as 2 percentage points. Americus was credited with a higher level of participation in the Professional category, but lower participation levels in Farming, Forestry and Fishing, and Precision Production, Craft and Repair. Professional employment accounted for the largest share of employment in Americus with 15%. Much of the employment in the category can be accredited to the presence of Sumter Regional Hospital, South Georgia Technical College and Georgia Southwestern State University. Americus also recorded a higher participation rate than the state in the Machine Operators, Assemblers and Inspectors, but a lower rate than the state in the Administrative Support category.

The 2000 Census also documented Americus and Sumter County similar occupational distributions. However, in 2000 there were only 2 categories with distributions which differed by as much as 3 percentage points. These being Professional and Technical Specialty and Machine Operators, Assemblers and Inspectors. Americus documented an even higher percentage in the Professional and Technical Specialty occupation than in 1990. Table 5 shows that the amount of workers in this occupation increased eight percentage points between 1990 and 2000. In 2000, Americus lagged behind the County in the Machine Operators, Assemblers and Inspectors category by 3%. In 1990, Americus and Sumter County held an equal percentage of 12% in this category. Americus decreased

5% in this category over the decade. Between 1990 and 2000 Americus has held a higher percentage in Professional and Technical Specialty occupations. Americus widened the gap with the state in 2000 to 4% up from 3% in 1990. On the other hand, in 1990 Americus showed 3 percentage point higher than the state in Machine Operators, Assemblers and Inspectors and 4 percentage point lower than the state in 2000 in this category.

The greatest difference in occupational distribution between Americus and national economies in 2000 was in the Precision Production, Craft, and Repair and the Professional and Technical Specialty categories. Americus recorded a much high reliance (11% and 23%, respectively) on these occupations than the U.S. with 8% and 20%, respectively. The city's higher level of employment in these sectors is indicative of an economy with a strong base in manufacturing, health and educational services. The U.S. economy has higher participation levels in the Executive, Administrative and Managerial of 4%; and Clerical and Administrative Support of 3%.

ANDERSONVILLE

At the time of the 1990 Census, more local residents were employed in Clerical and Administrative Support, Machine Operators, Assemblers and Inspectors and Precision Production, Craft, and Repairs occupation with 15% each. These three occupation make up 45% of the labor force residing in Andersonville.

In 2000 the Precision Production, Craft and Repair category took the lead with 17% of the labor force of Andersonville employed in this sector. This was 8 percentage points higher than statewide and 9 percentage points higher than the U.S. The Clerical and Administrative support category came in second with 16%, which was 1% higher than the statewide and national percentage of fifteen.

Between 1990 and 2000 the Executive, Administrative and Managerial and the Farming, Fishing and Forestry employment levels decreased by 6% each, Professional and Technical employment increased by 3%, Sales increased by 6%, Clerical and Administrative Support edged up 1%, Services edges up 2%, Precision Production, Craft and Repair was increased by 5% and Transportation and Material Moving decreased by 4%.

In some occupational sectors the local distribution differs significantly from those of Sumter County. In 1990, the local distribution in Professional and Technical Specialty occupations was 8% below the county's; this gap was further increased to 11% in 2000 despite a local increase of 3% in this category. On the other hand, in 1990 the local distribution in Transportation and Materials Moving occupations was 9% higher than the county's; this gap was decreased to 3% in 2000.

Because all of these shifts in the local distribution involve a very small number of jobs, it would take data from a period longer than ten year to identify a clear trend. In those categories where city and county distributions differ the most in 2000, the spread between Andersonville and larger jurisdictions (Georgia and U.S.) were most often equal to or greater.

LESLIE

The Professional and Technical Specialty sector reported the greatest increase during the 1990s for the City of Leslie with an increase of 5%. This places Leslie at a higher employment level than the county, state and nation. The reader should note, however, that this increase usually amounts to 6 or 8 additional working residents due to the small population of the city. In 1990, the city lagged behind the county by 1% in the Machine Operators, Assemblers and Inspector category but by 2000 the county lagged behind the city 5 percentage points in this category. The Farming, Fishing and Forestry occupation category dropped to zero in 2000 from 5% in 1990. Local employment in Machine Operators, Assemblers and Inspectors increased by 4% between 1990 and 2000.

DESOTO

Occupational Employment can be used as a general measure of the skill level of the labor force. In essentially all occupational sectors which require at least some level of pre-employment formal education or training local participation has been several percentiles below the larger jurisdictions. Conversely, local employment in occupations generally requiring less in the form of formal education or training is several percentiles higher than in the larger jurisdictions. However, there were some significant increases and decreases in the different sectors from 1990 to 2000. The greatest increase came in the Professional and Technical Specialty occupations with a 12% increase over the ten year period. The greatest decrease came in the Precision Production, Craft and Repair category with a 9% decrease from 1990 to 2000.

PLAINS

In 1990 47% of Plains work force fell into the occupation categories that require specialized education. These are Executive, Administrative and Managerial, Professional and Technical Specialty, Technicians and Related Support, Clerical and Administrative Services and Farming, Fishing and Forestry. 46% of the state and 42% of the county's work force fell into these categories. This trends seems to have remained relatively constant through the year 2000.

The greatest positive percentage change from 1990 to 2000 was in the Machine Operators, Assemblers and Laborers with 4%. The greatest negative percentage change during this time period was in the Services Occupations with 5%. The tables shows that Precision Production, Craft, and Repair and Machine Operators, Assemblers and Inspectors occupation percentages for Plains are above county and state percentages.

TABLE 6
LABOR FORCE STATUS
SUMTER COUNTY

STATUS	1990																	
	SUMTER						GEORGIA						U.S					
	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%
Civilian Labor Force	7,078	72.0%	6,468	52.0%	13,547	30.9%	1,741,609	73.9%	1,538,705	59.6%	3,280,315	66.4%	66,897,041	72.8%	56,279,595	56.6%	123,176,637	64.4%
Employed	6,485	66.0%	5,890	47.4%	12,376	55.6%	1,652,016	70.1%	1,440,358	55.8%	3,092,375	62.6%	62,639,048	68.2%	52,792,388	53.1%	115,431,437	60.3%
Unemployed	593	6.0%	578	4.7%	1,171	5.3%	89,593	3.8%	98,347	3.8%	187,940	3.8%	4,257,993	4.6%	3,487,207	3.5%	7,745,200	4.1%
Rate	6.0%	6.0%	4.7%	4.7%	5.3%	5.3%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	4.6%	4.6%	3.5%	3.5%	4.1%	4.1%
Armed Forces	4	0.04%	13	0.1%	17	0.1%	65,444	2.8%	7,614	0.3%	73,058	1.5%	1,520,812	1.7%	184,961	0.2%	1,705,773	0.9%
Total Labor Force	7,082	72.0%	6,481	52.1%	13,564	60.9%	1,807,053	76.7%	1,546,319	59.9%	3,353,373	67.9%	68,417,853	74.5%	56,464,556	56.8%	124,882,410	65.3%
Not in Labor Force	2,750	28.0%	5,950	47.9%	8,700	39.1%	550,527	23.4%	1,035,875	40.1%	1,586,402	32.1%	23,448,976	25.5%	42,961,952	43.2%	66,410,928	34.7%
Persons 16 Yrs. or older	9,832	100%	12,431	100%	22,264	100%	2,357,580	100%	2,582,194	100%	4,939,775	100%	91,866,829	100%	99,426,508	100%	191,293,338	100%

STATUS	2000																	
	SUMTER						GEORGIA						U.S					
	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%
Civilian Labor Force	7,753	67.9%	7,458	55.2%	15,212	61.0%	2,159,175	71.2%	1,903,633	59.2%	4,062,809	65.0%	73,285,305	69.8%	64,383,493	57.4%	137,668,799	63.4%
Employed	7,356	64.5%	6,818	50.4%	14,175	56.9%	2,051,523	67.7%	1,788,233	55.6%	3,839,757	61.4%	69,091,443	65.8%	60,630,069	54.0%	129,721,513	59.7%
Unemployed	397	3.5%	640	4.7%	1,037	4.2%	107,652	3.6%	115,400	3.6%	223,052	3.6%	4,193,862	4.0%	3,753,424	3.4%	7,947,286	3.7%
Rate	3.5%	3.5%	4.7%	4.7%	4.2%	4.2%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	4.0%	4.0%	3.4%	3.4%	3.7%	3.7%
Armed Forces	3	0.04%	0	0.0%	3	0.01%	57,840	1.9%	9,018	0.3%	66,858	1.1%	987,898	0.9%	164,239	0.2%	1,152,137	0.5%
Total Labor Force	7,756	68.0%	7,458	55.2%	15,215	61.0%	2,217,015	73.1%	1,912,651	59.4%	4,129,667	66.1%	74,273,203	70.8%	64,547,732	57.5%	138,820,936	63.9%
Not in Labor Force	3,658	32.1%	6,062	44.8%	9,720	39.0%	815,427	26.9%	1,305,594	40.6%	2,121,021	33.9%	30,709,079	29.3%	47,638,063	42.5%	78,347,142	36.1%
Persons 16 Yrs. or older	11,414	100%	13,520	100%	24,935	100%	3,032,442	100%	3,218,245	100%	6,250,688	100%	104,982,282	100%	112,185,795	100%	217,168,078	100%

Source: U.S. Bureau of the Census

SUMTER COUNTY LABOR FORCE STATUS

Table 6 reveals the labor force data for Sumter County as a whole for 1990 and 2000. It reveals a 12% expansion of the civilian labor force. This particular expansion was a positive development because it was comprised of 1,799 additional workers and 134 less unemployed individuals who were looking for work. For every worker added to the labor force, there was less than 1 (.07) additional job seeker looking for work. The total unemployment rate decreased by 1.1% during the decade.

The female civilian labor force had the largest increase for the decade as the number working increasing by 928 (16%) and the number of unemployed females increased by 62 (11%). The number of working males in the civilian labor force increased by 871 (13%) and the number of unemployed males decreased by 196 (-33%) during this ten year period. In the local economy the number of females constituted 59% of the expanded civilian labor force. The census also recorded a 100% decrease in female participation in the armed forces from thirteen in 1990 to zero in 2000, although total participation decreased by 82%, the numbers were quite small.

Statewide, the civilian work force expanded by 24% with males accounting for 53% of this increase. The number of males and females employed both increased by 24%.

Nationally, the civilian work force expanded by only 12% with females accounting for 56% of this increase. The number of females employed increased by 15%, while the number of males employed increased by only 10%.

Between 1990 and 2000 the proportion of local females 16 years of age or older in the labor forced increased from 52% to 55%. The number of males in this category decreased from 72% to 68%. Statewide, the number of females in this category decreased slightly from 60% to 59% while the number of males showed a decrease from 77% to 73% for the ten year period. Nationally, the number of females increased slightly from 56.8% to 57.5% while the number of males decreased from 74.5% to 70.8%.

**TABLE 6-1
LABOR FORCE STATUS
CITY OF AMERICUS**

STATUS	1990																		
	AMERICUS						GEORGIA						U.S.						
	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%	
Civilian Labor Force	3,435	67.3%	3,591	50.0%	7,027	57.2%	1,741,609	73.9%	1,538,705	59.6%	3,280,315	66.4%	66,897,041	72.8%	56,279,595	56.6%	123,176,637	64.4%	
Employed	3,050	59.8%	3,228	45.0%	6,278	51.1%	1,652,016	70.1%	1,440,358	55.8%	3,092,375	62.6%	62,639,048	68.2%	52,792,388	53.1%	115,431,437	60.3%	
Unemployed	385	7.6%	363	5.1%	748	6.1%	89,593	3.8%	98,347	3.8%	187,940	3.8%	4,257,993	4.6%	3,487,207	3.5%	7,745,200	4.1%	
Rate	7.6%	7.6%	5.1%	5.1%	6.1%	6.1%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	4.6%	4.6%	3.5%	3.5%	4.1%	4.1%	
Armed Forces	4	0.1%	13	0.2%	17	0.1%	65,444	2.8%	7,614	0.3%	73,058	1.5%	1,520,812	1.7%	184,961	0.2%	1,705,773	0.9%	
Total Labor	3,439	67.4%	3,604	50.2%	7,044	57.3%	1,807,053	76.7%	1,546,319	59.9%	3,353,373	67.9%	68,417,853	74.5%	56,464,556	56.8%	124,882,410	65.3%	
Not in Labor Force	1,660	32.6%	3,573	49.8%	5,233	42.6%	550,527	23.4%	1,035,875	40.1%	1,586,402	32.1%	23,448,976	25.5%	42,961,952	43.2%	66,410,928	34.7%	
Persons 16 Yrs. or older	5,099	100%	7,177	100%	12,277	100%	2,357,580	100%	2,582,194	100%	4,939,775	100%	91,866,829	100%	99,426,508	100%	191,293,338	100%	

STATUS	2000																		
	AMERICUS						GEORGIA						U.S.						
	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%	
Civilian Labor Force	3,500	65.7%	3,797	52.6%	7,298	58.2%	2,159,175	71.2%	1,903,633	59.2%	4,062,809	65.0%	73,285,305	69.8%	64,383,493	57.4%	137,668,799	63.4%	
Employed	3,299	61.9%	3,384	46.9%	6,684	53.3%	2,051,523	67.7%	1,788,233	55.6%	3,839,757	61.4%	69,091,443	65.8%	60,630,069	54.0%	129,721,513	59.7%	
Unemployed	201	3.8%	413	5.7%	614	4.9%	107,652	3.6%	115,400	3.6%	223,052	3.6%	4,193,862	4.0%	3,753,424	3.4%	7,947,286	3.7%	
Rate	3.8%	3.8%	5.7%	5.7%	4.9%	4.9%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	4.0%	4.0%	3.4%	3.4%	3.7%	3.7%	
Armed Forces	0	0.0%	0	0.0%	0	0.0%	57,840	1.9%	9,018	0.3%	66,858	1.1%	987,898	0.9%	164,239	0.2%	1,152,137	0.5%	
Total Labor Force	3,500	65.7%	3,797	52.6%	7,298	58.2%	2,217,015	73.1%	1,912,651	59.4%	4,129,667	66.1%	74,273,203	70.8%	64,547,732	57.5%	138,820,936	63.9%	
Not in Labor Force	1,826	34.3%	3,423	47.4%	5,249	41.8%	815,427	26.9%	1,305,594	40.6%	2,121,021	33.9%	30,709,079	29.3%	47,638,063	42.5%	78,347,142	36.1%	
Persons 16 Yrs. or older	5,326	100%	7,220	100%	12,547	100%	3,032,442	100%	3,218,245	100%	6,250,688	100%	104,982,282	100%	112,185,795	100%	217,168,078	100%	

Source: U S Bureau of the Census

CITY OF AMERICUS LABOR FORCE STATUS

Table 6-1 reveals the labor force data for the City of Americus for 1990 and 2000. It reveals a 4% expansion of the civilian labor force. This particular expansion was a positive development because it was comprised of 406 additional workers and 134 less unemployed individuals who were looking for work. For every worker added to the labor force, there was less than 1 (.33) additional job seeker looking for work. The total unemployment rate decreased by 1.2% during the decade.

The male civilian labor force had the largest increase for the decade as the number working increased by 249 (8%) and the number of unemployed males decreased by 184 (-48%). The number of working females in the civilian labor force increased by 156 (5%) and the number of unemployed females increased by 50 (14%) during this ten year period. In the local economy the number of females constituted 76% of the expanded civilian labor force. The census also recorded a 100% decrease in female and male participation in the armed forces reveals zero persons in the armed forces for 2000.

Statewide, the civilian work force expanded by 24% with males accounting for 53% of this increase. The number of males and females employed both increased by 24%.

Nationally, the civilian work force expanded by only 12% with females accounting for 56% of this increase. The number of females employed increased by 15%, while the number of males employed increased by only 10%.

Between 1990 and 2000 the proportion of local females 16 years of age or older in the labor force increased from 50% to 53%. The number of males in this category decreased from 67% to 66%. Statewide, the number of females in this category decreased slightly from 60% to 59% while the number of males showed a decrease from 77% to 73% for the ten year period. Nationally, the number of females increased slightly from 56.8% to 57.5% while the number of males decreased from 74.5% to 70.8%.

TABLE 6-2
LABOR FORCE STATUS
CITY OF ANDERSONVILLE

STATUS	1990																	
	ANDERSONVILLE						GEORGIA						U.S.					
	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%
Civilian Labor Force	68	71.6%	48	44.4%	117	57.1%	1,741,609	73.9%	1,538,705	59.6%	3,280,315	66.4%	66,897,041	72.8%	56,279,595	56.6%	123,176,637	64.4%
Employed	64	67.4%	44	40.7%	109	53.2%	1,652,016	70.1%	1,440,358	55.8%	3,092,375	62.6%	62,639,048	68.2%	52,792,388	53.1%	115,431,437	60.3%
Unemployed	4	4.2%	4	3.7%	8	3.9%	89,593	3.8%	98,347	3.8%	187,940	3.8%	4,257,993	4.6%	3,487,207	3.5%	7,745,200	4.1%
Rate	4.2%	4.2%	3.7%	3.7%	3.9%	3.9%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	4.6%	4.6%	3.5%	3.5%	4.1%	4.1%
Armed Forces	0	0.0%	0	0.0%	0	0.0%	65,444	2.8%	7,614	0.3%	73,058	1.5%	1,520,812	1.7%	184,961	0.2%	1,705,773	0.9%
Total Labor Force	68	71.6%	48	44.4%	117	57.1%	1,807,053	76.7%	1,546,319	59.9%	3,353,373	67.9%	68,417,853	74.5%	56,464,556	56.8%	124,882,410	65.3%
Not in Labor Force	27	28.4%	60	55.6%	87	42.9%	550,527	23.4%	1,035,875	40.1%	1,586,402	32.1%	23,448,976	25.5%	42,961,952	43.2%	66,410,928	34.7%
Persons 16 Yrs. or older	95	100%	108	100%	204	100%	2,357,580	100%	2,582,194	100%	4,939,775	100%	91,866,829	100%	99,426,508	100%	191,293,338	100%

STATUS	2000																	
	ANDERSONVILLE						GEORGIA						U.S.					
	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%
Civilian Labor Force	97	67.4%	88	63.8%	186	65.6%	2,159,175	71.2%	1,903,633	59.2%	4,062,809	65.0%	73,285,305	69.8%	64,383,493	57.4%	137,668,799	63.4%
Employed	90	62.5%	76	55.1%	167	58.9%	2,051,523	67.7%	1,788,233	55.6%	3,839,757	61.4%	69,091,443	65.8%	60,630,069	54.0%	129,721,513	59.7%
Unemployed	7	4.9%	12	8.7%	19	6.7%	107,652	3.6%	115,400	3.6%	223,052	3.6%	4,193,862	4.0%	3,753,424	3.4%	7,947,286	3.7%
Rate	4.9%	4.9%	8.7%	8.7%	6.7%	6.7%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	4.0%	4.0%	3.4%	3.4%	3.7%	3.7%
Armed Forces	0	0.0%	0	0.0%	0	0.0%	57,840	1.9%	9,018	0.3%	66,858	1.1%	987,898	0.9%	164,239	0.2%	1,152,137	0.5%
Total Labor Force	97	67.4%	88	63.8%	186	65.6%	2,217,015	73.1%	1,912,651	59.4%	4,129,667	66.1%	74,273,203	70.8%	64,547,732	57.5%	138,820,936	63.9%
Not in Labor Force	47	32.6%	50	36.2%	97	34.4%	815,427	26.9%	1,305,594	40.6%	2,121,021	33.9%	30,709,079	29.3%	47,638,063	42.5%	78,347,142	36.1%
Persons 16 Yrs. or older	144	100%	138	100%	283	100%	3,032,442	100%	3,218,245	100%	6,250,688	100%	104,982,282	100%	112,185,795	100%	217,168,078	100%

Source: U.S. Bureau of the Census

CITY OF ANDERSONVILLE LABOR FORCE STATUS

Table 6-2 reveals the labor force data for the City of Andersonville for 1990 and 2000. It reveals a 59% expansion of the civilian labor force. This particular expansion was a negative development because it was comprised of 58 additional workers and 11 more unemployed individuals who were looking for work. For every worker added to the labor force, there was less than 1 (.19) additional job seeker looking for work. The total unemployment rate increased by 2.8% during the decade.

The female civilian labor force had the largest increase for the decade as the number working increasing by 32 (73%) and the number of unemployed females increased by 8 (200%). The number of working males in the civilian labor force increased by 26 (41%) and the number of unemployed males increased by 3 (75%) during this ten year period. In the local economy the number of females constituted 58% of the expanded civilian labor force. The census also recorded no change in female and male participation in the armed forces for 2000. These figures remained at zero.

Statewide, the civilian work force expanded by 24% with males accounting for 53% of this increase. The number of males and females employed both increased by 24%.

Nationally, the civilian work force expanded by only 12% with females accounting for 56% of this increase. The number of females employed increased by 15%, while the number of males employed increased by only 10%.

Between 1990 and 2000 the proportion of local females 16 years of age or older in the labor forced increased from 44% to 64%. The number of males in this category decreased from 72% to 67%. Statewide, the number of females in this category decreased slightly from 60% to 59% while the number of males showed a decrease from 77% to 73% for the ten year period. Nationally, the number of females increased slightly from 56.8% to 57.5% while the number of males decreased from 74.5% to 70.8%.

TAB6E 6-3
LABOR FORCE STATUS
CITY OF LESLIE

STATUS	1990																	
	LESLIE						GEORGIA						U.S					
	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%
Civilian Labor Force	84	56.8%	90	44.3%	175	49.6%	1,741,609	73.9%	1,538,705	59.6%	3,280,315	66.4%	66,897,041	72.8%	56,279,595	56.6%	123,176,637	64.4%
Employed	81	54.7%	86	42.4%	168	47.9%	1,652,016	70.1%	1,440,358	55.8%	3,092,375	62.6%	62,639,048	68.2%	52,792,388	53.1%	115,431,437	60.3%
Unemployed	3	2.0%	4	2.0%	7	2.0%	89,593	3.8%	98,347	3.8%	187,940	3.8%	4,257,993	4.6%	3,487,207	3.5%	7,745,200	4.1%
Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	4.6%	4.6%	3.5%	3.5%	4.1%	4.1%
Armed Forces	0	0.0%	0	0.0%	0	0.0%	65,444	2.8%	7,614	0.3%	73,058	1.5%	1,520,812	1.7%	184,961	0.2%	1,705,773	0.9%
Total Labor Force	84	56.8%	90	44.3%	175	49.6%	1,807,053	76.7%	1,546,319	59.9%	3,353,373	67.9%	68,417,853	74.5%	56,464,556	56.8%	124,882,410	65.3%
Not in Labor Force	64	43.2%	113	55.7%	177	50.4%	550,327	23.4%	1,035,875	40.1%	1,586,402	32.1%	23,448,976	25.5%	42,961,952	43.2%	66,410,928	34.7%
Persons 16 Yrs. or older	148	100%	203	100%	352	100%	2,357,580	100%	2,582,194	100%	4,939,775	100%	91,866,829	100%	99,426,508	100%	191,293,338	100%

STATUS	2000																	
	LESLIE						GEORGIA						U.S					
	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%
Civilian Labor Force	119	67.6%	116	62.0%	236	64.7%	2,159,175	71.2%	1,903,633	59.2%	4,062,809	65.0%	73,285,305	69.8%	64,383,493	57.4%	137,668,799	63.4%
Employed	106	60.2%	108	57.8%	215	59.0%	2,051,523	67.7%	1,788,233	55.6%	3,839,757	61.4%	69,091,443	65.8%	60,630,069	54.0%	129,721,513	59.7%
Unemployed	13	7.4%	8	4.3%	21	5.8%	107,652	3.6%	115,400	3.6%	223,052	3.6%	4,193,862	4.0%	3,753,424	3.4%	7,947,286	3.7%
Rate	7.4%	7.4%	4.3%	4.3%	5.8%	5.8%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	4.0%	4.0%	3.4%	3.4%	3.7%	3.7%
Armed Forces	0	0.0%	0	0.0%	0	0.0%	57,840	1.9%	9,018	0.3%	66,858	1.1%	987,898	0.9%	164,239	0.2%	1,152,137	0.5%
Total Labor Force	119	67.6%	116	62.0%	236	64.7%	2,217,015	73.1%	1,912,651	59.4%	4,129,667	66.1%	74,273,203	70.8%	64,547,732	57.5%	138,820,936	63.9%
Not in Labor Force	57	32.4%	71	38.0%	128	35.3%	815,427	26.9%	1,305,594	40.6%	2,121,021	33.9%	30,709,079	29.3%	47,638,063	42.5%	78,347,142	36.1%
Persons 16 Yrs. or older	176	100%	187	100%	364	100%	3,032,442	100%	3,218,245	100%	6,250,688	100%	104,982,282	100%	112,185,795	100%	217,168,078	100%

Source: U.S. Bureau of the Census

CITY OF LESLIE LABOR FORCE STATUS

Table 6-3 reveals the labor force data for the City of Leslie for 1990 and 2000. It reveals a 35% expansion of the civilian labor force. This particular expansion was a negative development because it was comprised of 47 additional workers and 14 more unemployed individuals who were looking for work. For every worker added to the labor force, there was less than 1 (.30) additional job seeker looking for work. The total unemployment rate increased by 3.8% during the decade.

The male civilian labor force had the largest increase for the decade as the number working increasing by 25 (31%) and the number of unemployed males increased by 10 (333%). The number of working females in the civilian labor force increased by 22 (26%) and the number of unemployed females increased by 4 (100%) during this ten year period. In the local economy the number of males constituted 57% of the expanded civilian labor force. The census also recorded no change in female and male participation in the armed forces for 2000. These figures remained at zero.

Statewide, the civilian work force expanded by 24% with males accounting for 53% of this increase. The number of males and females employed both increased by 24%.

Nationally, the civilian work force expanded by only 12% with females accounting for 56% of this increase. The number of females employed increased by 15%, while the number of males employed increased by only 10%.

Between 1990 and 2000 the proportion of local females 16 years of age or older in the labor force increased from 44% to 62%. The number of males in this category increased from 57% to 68%. Statewide, the number of females in this category decreased slightly from 60% to 59% while the number of males showed a decrease from 77% to 73% for the ten year period. Nationally, the number of females increased slightly from 56.8% to 57.5% while the number of males decreased from 74.5% to 70.8%.

**TABLE 6-4
LABOR FORCE STATUS
CITY OF DESOTO**

STATUS	1990																	
	DESOTO						GEORGIA						U.S.					
	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%
Civilian Labor Force	72	71.3%	52	48.2%	125	59.3%	1,741,609	73.9%	1,538,705	59.6%	3,280,315	66.4%	66,897,041	72.8%	56,279,595	56.6%	123,176,637	64.4%
Employed	63	62.4%	48	44.4%	112	53.1%	1,652,016	70.1%	1,440,358	55.8%	3,092,375	62.6%	62,639,048	68.2%	52,792,388	53.1%	115,431,437	60.3%
Unemployed	9	8.9%	4	3.7%	13	6.2%	89,593	3.8%	98,347	3.8%	187,940	3.8%	4,257,993	4.6%	3,487,207	3.5%	7,745,200	4.1%
Rate	8.9%	8.9%	3.7%	3.7%	6.2%	6.2%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	4.6%	4.6%	3.5%	3.5%	4.1%	4.1%
Armed Forces	0	0.0%	0	0.0%	0	0.0%	65,444	2.8%	7,614	0.3%	73,058	1.5%	1,520,812	1.7%	184,961	0.2%	1,705,773	0.9%
Total Labor Force	72	71.3%	52	48.2%	125	59.3%	1,807,053	76.7%	1,546,319	59.9%	3,353,373	67.9%	68,417,853	74.5%	56,464,556	56.8%	124,882,410	65.3%
Not in Labor Force	29	28.7%	56	51.9%	85	40.7%	550,527	23.4%	1,035,875	40.1%	1,586,402	32.1%	23,448,976	25.5%	42,961,952	43.2%	66,410,928	34.7%
Persons 16 Yrs. or older	101	100%	108	100%	210	100%	2,357,580	100%	2,582,194	100%	4,939,775	100%	91,866,829	100%	99,426,508	100%	191,293,338	100%

STATUS	2000																	
	DESOTO						GEORGIA						U.S.					
	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%
Civilian Labor Force	52	64.2%	39	40.6%	92	51.4%	2,159,175	71.2%	1,903,633	59.2%	4,062,809	65.0%	73,285,305	69.8%	64,383,493	57.4%	137,668,799	63.4%
Employed	45	55.6%	33	34.4%	79	44.1%	2,051,523	67.7%	1,788,233	55.6%	3,839,757	61.4%	69,091,443	65.8%	60,630,069	54.0%	129,721,513	59.7%
Unemployed	7	8.6%	6	6.3%	13	7.3%	107,652	3.6%	115,400	3.6%	223,052	3.6%	4,193,862	4.0%	3,753,424	3.4%	7,947,286	3.7%
Rate	8.6%	8.6%	6.3%	6.3%	7.3%	7.3%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	4.0%	4.0%	3.4%	3.4%	3.7%	3.7%
Armed Forces	0	0.0%	0	0.0%	0	0.0%	57,840	1.9%	9,018	0.3%	66,858	1.1%	987,898	0.9%	164,239	0.2%	1,152,137	0.5%
Total Labor Force	52	64.2%	39	40.6%	92	51.4%	2,217,015	73.1%	1,912,651	59.4%	4,129,667	66.1%	74,273,203	70.8%	64,547,732	57.5%	138,820,936	63.9%
Not in Labor Force	29	35.8%	57	59.4%	86	48.6%	815,427	26.9%	1,305,594	40.6%	2,121,021	33.9%	30,709,079	29.3%	47,638,063	42.5%	78,347,142	36.1%
Persons 16 Yrs. or older	81	100%	96	100%	178	100%	3,032,442	100%	3,218,245	100%	6,250,688	100%	104,982,282	100%	112,185,795	100%	217,168,078	100%

Source: U.S. Bureau of the Census

CITY OF DESOTO LABOR FORCE STATUS

Table 6-4 reveals the labor force data for the City of Desoto for 1990 and 2000. It reveals a 26% decrease in of the civilian labor force. This decrease could possibly reflect the number of persons that retired from work during the 1990's since Desoto showed that nearly 18% of the population in 2000 was over 65 years of age. The table also reveals no difference in the total number of unemployed persons. However, the total unemployment rate increased by 1.1% during the decade.

The female civilian labor force had the largest percentage decrease for the decade as the number working decreased by 15 (-31%) and the number of unemployed females increased by 2 (50%). The number of working males in the civilian labor force decreased by 18 (29%) and the number of unemployed males decreased by 2 (-22%) during this ten year period. In the local economy the number of males constituted 61% of the decrease in the civilian labor force. The census also recorded no change in female and male participation in the armed forces for 2000. These figures remained at zero.

Statewide, the civilian work force expanded by 24% with males accounting for 53% of this increase. The number of males and females employed both increased by 24%.

Nationally, the civilian work force expanded by only 12% with females accounting for 56% of this increase. The number of females employed increased by 15%, while the number of males employed increased by only 10%.

Between 1990 and 2000 the proportion of local females 16 years of age or older in the labor forced decreased from 48% to 41%. The number of males in this category decreased from 71% to 64%. Statewide, the number of females in this category decreased slightly from 60% to 59% while the number of males showed a decrease from 77% to 73% for the ten year period. Nationally, the number of females increased slightly from 56.8% to 57.5% while the number of males decreased from 74.5% to 70.8%.

**TABLE 6-5
LABOR FORCE STATUS
CITY OF PLAINS**

STATUS	1990																	
	PLAINS						GEORGIA						U.S					
	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%
Civilian Labor Force	119	61.0%	126	40.3%	246	48.3%	1,741,609	73.9%	1,538,705	59.6%	3,280,315	66.4%	66,897,041	72.8%	56,279,595	56.6%	123,176,637	64.4%
Employed	105	53.9%	116	37.1%	221	43.4%	1,652,016	70.1%	1,440,358	55.8%	3,092,375	62.6%	62,639,048	68.2%	52,792,388	53.1%	115,431,437	60.3%
Unemployed	14	7.2%	10	3.2%	24	4.7%	89,593	3.8%	98,347	3.8%	187,940	3.8%	4,257,993	4.6%	3,487,207	3.5%	7,745,200	4.1%
Rate	7.2%	7.2%	3.2%	3.2%	2.9%	4.7%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	4.6%	4.6%	3.5%	3.5%	4.1%	4.1%
Armed Forces	0	0.0%	0	0.0%	0	0.0%	65,444	2.8%	7,614	0.3%	73,058	1.5%	1,520,812	1.7%	184,961	0.2%	1,705,773	0.9%
Total Labor Force	119	61.0%	126	40.3%	246	48.4%	1,807,053	76.7%	1,546,319	59.9%	3,353,373	67.9%	68,417,853	74.5%	56,464,556	56.8%	124,882,410	65.3%
Not in Labor Force	76	39.0%	187	59.7%	263	51.6%	550,527	23.4%	1,035,875	40.1%	1,586,402	32.1%	23,448,976	25.5%	42,961,952	43.2%	66,410,928	34.7%
Persons 16 Yrs. or older	195	100%	313	100%	509	100%	2,357,580	100%	2,582,194	100%	4,939,775	100%	91,866,829	100%	99,426,508	100%	191,293,338	100%

STATUS	2000																	
	PLAINS						GEORGIA						U.S					
	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%	MALE	%	FEMALE	%	TOTAL	%
Civilian Labor Force	97	53.0%	99	32.6%	197	40.3%	2,159,175	71.2%	1,903,633	59.2%	4,062,809	65.0%	73,285,305	69.8%	64,383,493	57.4%	137,668,799	63.4%
Employed	86	47.0%	96	31.6%	182	37.4%	2,051,523	67.7%	1,788,233	55.6%	3,839,757	61.4%	69,091,443	65.8%	60,630,069	54.0%	129,721,513	59.7%
Unemployed	11	6.0%	3	1.0%	14	2.9%	107,652	3.6%	115,400	3.6%	223,052	3.6%	4,193,862	4.0%	3,753,424	3.4%	7,947,286	3.7%
Rate	6.0%	6.0%	1.0%	1.0%	2.9%	2.9%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	4.0%	4.0%	3.4%	3.4%	3.7%	3.7%
Armed Forces	3	1.6%	0	0.0%	3	0.6%	57,840	1.9%	9,018	0.3%	66,858	1.1%	987,898	0.9%	164,239	0.2%	1,152,137	0.5%
Total Labor Force	100	54.6%	99	32.6%	200	40.9%	2,217,015	73.1%	1,912,651	59.4%	4,129,667	66.1%	74,273,203	70.8%	64,547,732	57.5%	138,820,936	63.9%
Not in Labor Force	83	45.4%	205	67.4%	288	59.1%	815,427	26.9%	1,305,594	40.6%	2,121,021	33.9%	30,709,079	29.3%	47,638,063	42.5%	78,347,142	36.1%
Persons 16 Yrs. or older	183	100%	304	100%	488	100%	3,032,442	100%	3,218,245	100%	6,250,688	100%	104,982,282	100%	112,185,795	100%	217,168,078	100%

Source: U.S. Bureau of the Census

CITY OF PLAINS LABOR FORCE STATUS

Table 6-5 reveals the labor force data for the City of Plains for 1990 and 2000. It reveals a 20% decrease in the civilian labor force. This decrease could possibly reflect the number of persons that retired from work during the 1990's since Plains showed that 30% of the population in 2000 was over 65 years of age or the decrease could reflect the nearly 4% decrease in population during the 1990's. The table also reveals that the total number of unemployed persons decreased by 10 (42%) persons. However, the total unemployment rate remained unchanged from 1990 to 2000.

The male civilian labor force had the largest percentage decrease for the decade as the number working decreased by 19 (-18%) and the number of unemployed males decreased by 3 (21%). The number of working females in the civilian labor force decreased by 20 (17%) and the number of unemployed females decreased by 7 (-70%) during this ten year period. In the local economy the number of females constituted 55% of the decrease in the civilian labor force. The census also recorded no change in female and participation in the armed forces for 2000. These figures remained at zero. The male participation increased from 0 to 3 during the decade.

Statewide, the civilian work force expanded by 24% with males accounting for 53% of this increase. The number of males and females employed both increased by 24%.

Nationally, the civilian work force expanded by only 12% with females accounting for 56% of this increase. The number of females employed increased by 15%, while the number of males employed increased by only 10%.

Between 1990 and 2000 the proportion of local females 16 years of age or older in the labor force decreased from 40% to 33%. The number of males in this category decreased from 61% to 55%. Statewide, the number of females in this category decreased slightly from 60% to 59% while the number of males showed a decrease from 77% to 73% for the ten year period. Nationally, the number of females increased slightly from 56.8% to 57.5% while the number of males decreased from 74.5% to 70.8%.

TABLE 7
ANNUAL UNEMPLOYMENT RATES 1993 - 2003

Annual Rate	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Sumter	7.7%	6.6%	5.0%	6.3%	9.6%	7.9%	6.2%	5.0%	6.6%	6.9%	5.7%**
Crisp	7.0%	5.8%	5.2%	7.1%	7.2%	6.3%	5.9%	6.1%	6.2%	6.8%	5.9%**
Dooly	7.1%	7.5%	6.9%	8.3%	7.9%	6.7%	6.6%	6.5%	6.2%	6.4%	6.8%**
Macon	13.4%	14.5%	11.6%	11.8%	12.9%	10.6%	8.9%	9.6%	7.5%	8.8%	7.9%**
Marion	6.7%	6.1%	4.4%	4.8%	5.4%	4.7%	5.2%	4.5%	5.7%	5.5%	6.0%**
Schley	7.1%	5.7%	4.3%	6.4%	6.3%	5.3%	4.6%	4.5%	4.9%	4.5%	4.8%**
Taylor	10.0%	8.3%	7.8%	9.3%	7.5%	5.9%	6.2%	5.6%	5.5%	5.0%	4.5%**
Webster	4.9%	5.7%	4.2%	5.2%	5.8%	4.5%	5.2%	3.4%	4.6%	4.3%	4.4%**
Georgia	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%	4.0%	5.1%	4.7%**
United States	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%	4.8%	5.8%	5.7%**

Source: Georgia Department of Labor

** 2003 averages were calculated through November 2003.

Table 7 shows that from 1993 to 2003 Sumter County's unemployment rate remained 1% to 2% higher than the statewide rate with the exception of 1997, 1998 and 2001 where Sumter County's rates were 5%, 4% and 3% higher than the state's rates. All jurisdictions showed a decrease in unemployment from 1993 to 2003 with a few increases along the way. Nevertheless, the end result was lower unemployment.

As was seen in Table 5, Sumter County has an occupational mix similar to that of the state. Local and state unemployment trends suggest Sumter County is affected by many of the same economic factors as the larger state economy, and is perhaps more sensitive to economic influences because of a much smaller employment base. The entire Middle Flint RDC region shows a higher unemployment average rate than Sumter County and the State, due to the excessively high rates, especially in the earlier years, of two counties, Macon and Taylor.

TABLE 8
SUMTER COUNTY COMMUTING PATTERNS
1990, 2000

	1990	2000
EMPLOYED CIVILIAN WORK FORCE (16 years of age and older)	12,376	14,175
PLACE OF WORK REPORTED	12,111	13,881
WORKED INSIDE COUNTY OF RESIDENCE	10,431	11,652
WORKED OUTSIDE COUNTY OF RESIDENCE	1,680	2,229
PLACE OF WORK NOT REPORTED	265	294

Source: U.S. Census

According to the 1990 Census 14% (1680) of the civilian work force commuted to their place of employment outside the county. By the time of the 2000 Census 16% (2229) were commuting outside the county to work. Lower out-commuter rates are indicative of the community's position as a sub-regional employment and trade center.

Tables 8-1 represents the commuting patterns recorded for 1990. The 1990 Census reported out-commuting to 39 counties throughout the state. The majority (83%) of these commuters traveled within 60 minutes from home to work. These workers commuted out to 13 of the 39 counties. These 13 counties are shown in the shaded areas.

In 1990 in-commuters were coming from 45 counties, with 75% of these traveling within 60 minutes of their home. These workers commuted into Sumter from 13 of the 45 counties. These counties are shown in the shaded areas.

Table 8-2 represents the commuting patterns recorded for 2000. The 2000 Census reported out-commuting to 35 counties through the state. The majority (86%) of these commuters traveled within 60 minutes from home to work. These workers commuted from the same 13 counties as in 1990. These counties are shown in the shaded areas.

In 2000, in-commuters were coming from 46 counties, with 80% of these traveling within 60 minutes of their home. These workers commuted into Sumter from 14 of the 46 counties. These counties are shown in the shaded areas.

The number of out-commuters increased by 549 (33%) from 1990 to 2000. Sixty percent of this increase in out-commuters went to Schley County (190) and Dougherty County (142). The number of in-commuters increased by 576 (21%) from 1990 to 2000. Sixty-two percent of this increase in in-commuters came from Crisp County (160), Marion County (103) and Dooly County (94).

**TABLE 8-1
COMMUTING PATTERNS**

1990

COMMUTERS OUT OF SUMTER	
COUNTY	
Baldwin	8
Ben Hill	8
Bibb	41
Calhoun	3
Chatham	3
Chattahoochee	4
Clayton	2
Cobb	5
Coffee	3
Crisp	153
Dekalb	8
Dooly	85
Dougherty	316
Early	7
Fayette	2
Fulton	23
Gwinnett	5
Houston	56
Laurens	7
Lee	93
Lowndes	10
Macon	322
Marion	79
Meriwether	7
Montgomery	7
Muscogee	46
Oglethorpe	8
Peach	23
Pierce	4
Randolph	8
Schley	186
Seminole	7
Stewart	36
Talbot	6
Taylor	8
Terrell	32
Thomas	9
Turner	2
Webster	48
TOTALS	1680

COMMUTERS INTO SUMTER	
COUNTY	
Bacon	18
Bartow	2
Berrien	8
Cherokee	13
Cobb	180
Colquit	13
Cook	2
Cowetta	17
Crisp	72
Decatur	6
DeKalb	51
Dodge	8
Dooly	84
Dougherty	126
Douglas	8
Floyd	21
Fulton	32
Glynn	45
Habersham	2
Harris	13
Henry	9
Houston	37
Jefferson	2
Lamar	6
Lee	299
Macon	478
Marion	102
Mitchell	7
Muscogee	20
Newton	5
Paulding	25
Peach	3
Pulaski	16
Randolph	10
Rockdale	21
Schley	520
Stewart	107
Taylor	30
Terrell	87
Tift	27
Troup	27
Turner	33
Webster	184
Wilcox	10
Worth	8
TOTALS	2794

Source: U.S. Census, Population Div.
Journey to Work Migration Statistics Branch

**TABLE 8-2
COMMUTING PATTERNS**

2000

COMMUTERS OUT OF SUMTER	
COUNTY COMMUTED TO	TOTAL
Baldwin	3
Ben Hill	16
Bibb	17
Calhoun	5
Camden	20
Clay	14
Cobb	14
Colquit	29
Crisp	242
Dekalb	4
Dooly	52
Dougherty	458
Fulton	12
Greene	5
Hall	4
Lee	176
Macon	307
Marion	127
Monroe	18
Muscogee	36
Peach	14
Pulaski	1
Randolph.	15
Schley	376
Spalding	8
Stewart	37
Taylor	26
Terrell	18
Thomas	19
Tift	28
Troup	12
Upson	3
Washington	30
Webster	76
Worth	7
TOTALS	2229

COMMUTERS INTO SUMTER	
COUNTY COMMUTED FROM	TOTAL
Bartow	22
Burke	7
Calhoun	2
Carroll	14
Catoosa	7
Chattahoochee	3
Cherokee	36
Clayton	33
Cobb	140
Crawford	2
Crisp	232
Dekalb	81
Dooly	178
Dougherty	110
Effingham	9
Elbert	3
Fulton	49
Gwinnett	12
Harris	14
Hart	15
Houston	61
Jackson	9
Lee	384
Macon	530
Marion	205
Mitchell	14
Monroe	8
Montgomery	23
Muscogee	32
Paulding	22
Peach	36
Pulaski	10
Randolph	22
Schley	560
Seminole	1
Stewart	70
Talbot	3
Taylor	71
Terrell	105
Tift	19
Toombs	1
Truetlen	10
Wayne	5
Webster	185
Wilcox	7
Worth	8
TOTALS	3370

Source: U.S. Census, Population Div.
Journey to Work Migration Statistics Branch

TABLE 9
RETAIL SALES
1987, 1992, 1997

	1987			1992			1997		
	SUMTER	AMERICUS	GEORGIA	SUMTER	AMERICUS	GEORGIA	SUMTER	AMERICUS	GEORGIA
Retail Establishments (1)	221	186	39,782	212	178	40,934	162	135	44,037
Sales (\$1,000 current \$)	171,728	164,243	40 Billion	218,872	207,631	50 Billion	283,886	266,611	74 Billion
Annual Payroll (\$1,000)	19,743	18,866	4.8 Billion	22,758	21,533	5.8 Billion	28,057	26,147	8.5 Billion
Paid Employees	2,192	2,080	486,992	2,232	2,108	509,283	1,984	1,839	630,376
Sales Per Capita (2)	5,681	9,946	6,174	7,240	12,708	7,718	8,545	15,671	9,051
Building Materials & Garden Supplies	299	(D)	391	299	(D)	431	679	926	629
General Merchandise	(D)	(D)	760	(D)	(D)	1,021	(D)	(D)	1,136
Food Stores	1,192	1,991	1,190	1,305	2,189	1,440	1,186	2,150	1,462
Automotive dealers	646	1,088	1,453	808	(D)	1,690	1,530	2,738	2,304
Gasoline Service Stations	298	(D)	461	439	(D)	606	477	816	660
Apparel & Accessory	401	734	287	179	331	404	296	578	436
Furniture & Home Furnishing	144	(D)	312	392	726	375	(D)	(D)	530
Eating & Drinking Places	388	686	614	448	775	830	(D)	(D)	900
Drug & Proprietary	197	(D)	213	266	(D)	288	328	(D)	284
Miscellaneous Retail	(D)	(D)	492	(D)	3,926	624	(D)	(D)	710

Source: U.S. Census Bureau, Economic Census 1987, 1992 and 1997

- (1) With Payroll
- (2) 1987 and 1992 per capita determined by using 1990 Census of Population
1997 per capita determined by using 2000 Census of Population
- (D) Withheld to avoid disclosing data for individual companies

Despite a 27% loss in the number of retail establishments and a 9% loss of employees 1992-1997 (Table 9), Sumter County recorded increases in sales (65%) and annual payroll (42%). The City of Americus recorded a 27% loss in the number of retail establishments and an 11.5% loss of employees during this time period. Americus recorded a 62% increase in sales and a 39% increase in annual payroll. The growth that Sumter and Americus showed were significantly lower than the rates recorded statewide. On the other hand, compared to state level data, Americus' retail sales per capita are gradually increasing. In 1987, Americus' sales per capita were 61% higher than the state level; in 1992 and 1997, 65% and 73% higher, respectively.

Between 1992 and 1997 Sumter fell in rank from 39 to 40 in volume of sales among Georgia's 159 Counties, despite a 30% increase in sales (Table 10). It is worth noting that in 1997 out of the 42 counties located in a Metropolitan Statistical Area, 25 ranked above Sumter County's position of 40. The remaining 17 ranked from 41 to 159.

Recent data indicates local increases in retail activity have lagged behind increases recorded in collective rural Georgia (Non-MSA areas). Despite having a lose in establishments of 24% (2% higher than the MSA's and 9% higher than Non-MSA's) and a 30% increase in retail sales (10% lower than the MSA's and 12% lower than the Non-MSA's), Sumter County showed a higher percentage increase in Annual Payroll and less of a loss in employees than the 42 Metropolitan Statistical Area Counties and the 117 non-metropolitan counties.

TABLE 10

**PERCENTAGE CHANGE IN RETAIL ACTIVITY
1992 -1997**

	NUMBER OF ESTABLISHMENTS	RETAIL SALES	ANNUAL PAYROLL	NUMBER OF EMPLOYEES
SUMTER	-24%	30%	23%	-11%
AMERICUS	-24%	28%	21%	-13%
GEORGIA	8%	48%	47%	-24%
Non-MSA*	-15%	42%	20%	13%
MSA**	-22%	40%	18%	-19%

Source: Census of Retail Trade 1992 and 1997

Establishments with payroll

* None-MSA (Non Metropolitan Statistical Areas - 117 Counties)

**MSA (Metropolitan Statistical Areas - 42 Georgia Counties, data also includes five counties in neighboring states.

Despite retail decline, Table 11 reveals healthy per capita sales. The County has a per capita sales level in excess of the state non-metropolitan area, and the City of Americus has per capita sales significantly higher than the state and the state's metropolitan areas. The following per capita sales levels for 1997 are presented for comparison:

Albany	\$14,789	Dougherty County	\$12,019
Macon	\$16,762	Bibb County	\$12,849

TABLE 11

1997 PER CAPITA RETAIL SALES

SUMTER	AMERICUS	GEORGIA	MSA	NON-MSA
\$8,545	\$15,671	\$9,051	\$9,316	\$7,055

Source: U.S. Census of Retail Trade 1997

Establishments with payroll

* None-MSA (Non Metropolitan Statistical Areas - 117 Counties)

**MSA (Metropolitan Statistical Areas - 42 Georgia Counties, data also includes five counties in neighboring states.

**TABLE 12
SHOPPING CENTERS
CITY OF AMERICUS**

SHOPPING CENTER	YEAR OPENED	GROSS LEASABLE AREA IN SQ. FT.	NUMBER OF STORES	NAME & TYPE OF ANCHOR STORE(S)
Wheatley Plaza	1965	60,600	6	CVS Drugs Dollar General
Belair Plaza	1969	48,000	5	Save-A-Lot MaxWay
Perlis Plaza	1975	166,300	27	Belk , Harveys Hibbett Sports, Dollar General
Americus Village	1978	78,500	22	Theater Freds
Eastgate	1980	44,400	4	Goody's, Family Dollar, Auto Zone
Madison Square	1990	8,300	5	Dill's Florest & Gifts
Wal-Mart	1994	183,521	1	Discount
Market Place of Americus	1996	62,193	8	Winn Dixie, Cato & Public Service Cellular
TOTALS		651,814	78	

Since 1965 eight shopping center have been constructed in the City of Americus. Wal-Mart is technically not a shopping center but it plays a major role in local retail activity. It is also the seventh largest employer in Sumter County. One new shopping center has been constructed since 1994, The Market Place of Americus, which contains Winn Dixie and seven smaller businesses.

TABLE 13

AGRICULTURE
1987, 1992, 1997

	1987		1992		1997	
	SUMTER	GA	SUMTER	GA	SUMTER	GA
Number of Farms	314	43,552	314	40,759	314	40,334
Acreage in Farms	175,496	10,744,718	169,989	10,025,581	186,493	10,671,246
Average Size (acres)	559	247	541	246	594	265
Average Market Value of Sales	112,617	64,626	142,825	86,391	291,658	123,789
Average Value Land & Bldgs. - Per Acre	715	920	793	1,131	1,060	1,505
Operator's Principal Occupation:						
Farming	57%	43%	63%	46%	61%	45%

Source: U.S. Census of Agriculture 1987, 1992, 1997

Table 13 reveals that Sumter County had a 6% increase in farm land acreage between 1987 and 1997, while statewide there was a slight decrease (-.68%) in acreage. Sumter County's number of farms remained constant at 314 for the ten year period, the number of farms statewide decreased 7%. One of the strongest indicators of Sumter County's contribution to the state's agricultural economy is revealed in the average market value of sales per farm. During the ten year period these sales ranged from 74% higher (1987) to 136% higher (1997) than the state level. Because of this economic strength a greater proportion of local operators are able to claim farming as their principal occupation.

The gross value of Sumter County's agricultural commodities in 2001 was \$70.3 million and \$74.4 million in 2002. All commodities produced in Sumter County for 2001 and 2002 are listed in Table 14. The table reveals fluctuations in the value of crops. For 2001 the highest yielding crop was cotton and in 2002 the higher yielding crop was snap beans. From 2001 to 2002 Row and Forage Crop value decreased 26% and Vegetable values increased 95%.

TABLE 14
GROSS FARM VALUES
2001, 2002

COMMODITY	GROSS FARM VALUE	
	2001	2002
ROW AND FORAGE CROPS -TOTALS	\$ 31,175,027	\$22,888,222
Corn	\$1,828,680	\$2,438,000
Cotton	\$16,399,500	\$11,748,000
Hay	\$625,000	\$1,200,000
Oats	\$105,000	\$20,350
Peanuts	\$9,947,205	\$5,802,192
Rye	\$0	\$75,000
Sorghum	\$131,040	\$34,500
Soybeans	\$284,602	\$82,680
Wheat	\$1,584,000	\$1,487,500
FRUITS & NUTS TOTAL - TOTALS	\$ 2,250,000	\$ 1,382,250
Pecans	\$2,250,000	\$1,382,250
VEGETABLE - TOTALS	\$10,223,125	\$19,948,596
Cucumbers	\$2,128,000	\$1,800,063
Bell Peppers	\$1,410,000	\$430,000
Snap Beans	\$3,690,750	\$12,991,486
Squash	\$0	\$2,646,082
Zucchini	\$0	\$1,975,000
ORNAMENTAL HORT. - TOTALS	\$ 6,389,330	\$ 6,726,920
Container Nurser	\$287,000	\$295,400
Greenhouse	\$1,678,320	\$1,864,800
Turfgrass	\$4,424,010	\$4,566,720
FORESTRY - TOTALS	\$ 2,473,509	\$ 2,583,781
Pine Straw	\$8,750	\$13,500
Timber	\$2,464,759	\$2,570,281
LIVESTOCK - TOTALS	\$ 9,580,457	\$ 8,908,658
Beef Cows	\$1,176,152	\$1,028,619
Beef Stockers	\$397,800	\$378,000
Dairy	\$6,493,130	\$5,974,164
Goats	\$56,250	\$78,125
Horses, Raised	\$1,450,000	\$900,000
Pork, Feeder Pigs	\$0	\$69,750
Quail	\$7,125	\$0
POULTRY & EGGS - TOTALS	\$13,774,342	\$12,637,260
Breeder Pullet Unit	\$939,600	\$986,400
Broilers	\$12,834,742	\$11,650,860
TOTAL	\$72,601,415	\$74,489,722

Source: 2002 & 2003 Georgia County Guide, Center for Agribusiness & Economic Dev. University of Georgia

**TABLE 15
EXISTING MANUFACTURERS
SUMTER COUNTY
2003**

THE AMERICUS SHOPPER
Shopper's Guide
Employ 18

**AMERICUS BLOCK
COMPANY**
Concrete Blocks
Employ 1

**AMERICUS TIMES-
RECORDER**
Newspaper Printing/Commercial
Printing
Employ 27

AUSTIN URETHANE, INC.
Flexible Polyurethane Foam
Packaging, Auto & Seat Foam
Employ 49

AUTO MACHINE & PARTS
Machine Shop
Employ 3

BECTON, LTD
Cabinetry & Household Furniture
Employ 2

BELL VAULT CO.
Burial Vaults
Employ 12

DAN BERNECKER SIGNS
Signs
Employ 2

CANA, INC.
Cabinet Doors
Employ 89

C & J PALLET CO.
Hardwood Pallets

Employ 14

CORRFLEX PACKAGING
Corrugated boxes
Employ 25

CARAVELLE BOATS
Fiberglass Power Boats
Employ 120

THE CONCRETE CO.
Ready-Mixed Concrete
Employ 6

COOPER LIGHTING
Flourescent Lighting
Employ 715

DELL'S DRAPERY
Draperies, Curtains, Bedspreads
Employ 2

EASOM MFG. CORP.
Rings/Charms/Earrings
Employ 7

GAMMAGE PRINT SHOP, INC.
Offset Job Printing, Letterpress Job
Printing
Employ 10

**GERTRUDE DAVENPORT
D.B.A.: THE TOG SHOP**
Women's sportswear
Employ 250

GEORGIA FOREST PRODUCTS
Boards
Employ 45

**HERNANDEZ FABRICATED
PRODUCTS**

Galvanized Sheet Metal Products
Employ 9

**HICKORY SPRINGS MFGR.
CO.**
Polyurethane Foam, Furniture &
Bedding Springs
Employ 100

JAY & BEE OPTICAL
Wholesale Prescription Glasses
Employ 5

JD'S MANUFACTURING
Machine & Metal Fabrication
Employ 2

TABLE 15 Existing Manufacturers (Cont.)

GOOD IMAGE, INC.

Commercial Printing
Employ 3

INSUL WINDO CO.

Storm Windows & Doors
Mirrors & Glass
Employ 1

JOHNSON METAL PROD.

Machine & Welding Shop
Employ 5

**JONES AUTOMATIC
SPRINKLER, INC.**

Sprinkler System Pipe
Employ 71

KOINONIA PARTNERS

Peccans, Granola, Candy, Cakes
Employ 20

**LOCKHEED MARTIN
TECHNICAL SERVICES**

Electronic Test Equipment
Employ 156

ODUM SALES

Plumbing Pipes
Employ 14

OLD BISCAVNE DESIGNS

Iron Beds
Employ 45

PICKLE LOGGING, INC.

Wood Chips
Employ 32

ROYSTER CLARK, INC.

Fertilizer
Employ 80

ROYSTER CLARK

RAINBOW FARMARKET

N.P.K. Fertilizer
Employ 13

RUSH INDUSTRIES

Ready to assemble Furniture, Futons
Employ 6

SIMPLEX NAILS, INC.

Roofing Nails
Employ 25

STAR RACING

Motorcycle Exhaust Systems
Employ 10

TAPE SPECIALISTS OF GA.

Converted Adhesive Tape Distribution
Employ 30

COLLINS & AIKMAN COMPANY

Plastic Automotive Components
Employ 540

**TRI-WOOD CORP OF GEORGIA,
INC.**

Interior MDF Moldings
Employ 55

VALLEY WOOD, INC.

Forest Products
Employ 4

WILLIAMS FURNITURE, IND.

Office Chairs/Contact Chairs
Employ 1

ANDERSONVILLE

**C.E. MINERALS, MULCOA
OPERATIONS**

Refined Bauxite, Calcinated Kaolin
Employ 215

PLAINS

**THE CASTING COMPANY,
INC.**

Furniture
Employ 25

Until recently, there had been no new industries to locate to Americus. Ten years have passed since Lockheed Martin, formerly Martin Marietta, opened in 1993. Recently, there has been one major development that will enhance the community's economic growth. In 2003 STI KNOWLEDGE, INC., a business processing and help desk company announced plans to locate in the community with a long range workforce of 200. As of the January 2004, while awaiting the completion of the construction of their facility located in the Southerfield Industrial Park, this company had already employed 40 persons and was up and running at their temporary location at South Georgia Technical College. The main focus of this company is bill processing for hospitals and banks around the country.

The widening of U.S. 19 should be completed sometime between 2008 and 2009. Completion of this project is critical to the county's economic future. This project has been ongoing since the early 1990's. Highway 19 covers our state from the Florida State line near Thomasville and extends north to Albany and then through Americus and on to U.S. 41 at Griffin in Spalding County. This corridor is 194 miles in length. The remaining sections of this highway to be widened are from north of Leesburg through Smithville to Americus and north of Americus through Ellaville to Butler.

The Georgia Department of Transportation has announced long range plans to widen U.S. 280 from Columbus to Savannah, 240 miles. The length of the corridor from Cordele to Americus is approximately 32 miles. When this portion is widened, this will create a major corridor to Interstate 75. This will also contribute greatly to the County's economic future.

TABLE 16

**TOURISM EXPENDITURES
SUMTER COUNTY
1991,2002**

	1991		2002		% CHANGE
	TOTAL \$	PER CAPITA \$	TOTAL \$	PER CAPITA \$	
SUMTER	\$25,070,000	\$829	\$26,090,000	\$785	4%
GEORGIA	\$10,362,000,000	\$1,600	\$13,900,000,000	\$1,698	34%

Source: GDIT

Tourism expenditures in Sumter County during 2002 amounted to \$26.09 million. This was up by only 4% from 1991 expenditures, while the state expenditures were up 34%. Tourist come from all over the United States to visit Sumter County's attractions and neighboring Macon County's Andersonville Historic Site and Prisoner of War Museum. Sumter County's main attraction is the Jimmy Carter National Historic Site in Plains. TABLE 17 reveals the number of visitors to the site since 1996.

TABLE 17

**JIMMY CARTER NATIONAL HISTORIC SITE
NUMBER OF VISITORS**

2001

YEAR	NUMBER OF VISITORS
1996	39,766
1997	44,548
1998	49,629
1999	49,097
2000	52,103
2001	59,716
TOTAL	294,859

Source: National Park Service

TABLES 18 and 19 reveal the impact that the Jimmy Carter National Historic Sites has on Sumter County's economy. This one site alone generated \$1.8 million in total visitor spending in 2001. On average, visitors spent \$62 dollars per day in the local area.

The \$1.8 million spent by visitors to the Jimmy Carter NHS had a direct economic impact of nearly \$1.5 million in direct sales, \$.51 million in personal income (wages and salaries), and 43 jobs. As visitor spending circulates through the local economy, secondary effects created additional \$.16 million person income and 8 jobs.

To sum it up, visitors to the Jimmy Carter NHS spent \$1.8 million dollars in 2001 which supported a total of \$1.9 million in sales, \$.67 million in personal income, 51 jobs and \$1.06 million in value added. (Value added is the sum of employee compensation, proprietary income and indirect business tax) It should also be noted that these visitors brought in \$.79 million in local sales tax revenue during 2001.

TABLE 18

**VISITATION AND SPENDING BY VISITOR SEGMENTS
JIMMY CARTER NATIONAL HISTORIC SITE**

2001

	Local Day Visitors	Non-local Day Visitors	Hotel Visitors	Camp Visitors	Total
Recreation Visits	11,944	32,844	11,944	2,986	59,716
Sement shares in Rec. Visits	20%	55%	20%	5%	100%
Party Days	4,778	13,138	9,555	2,393	29,862
Avg. Spending Per Party Day	\$25	\$38	\$114	\$59	\$62
Total Spending	\$120,000	\$490,000	\$1,090,000	\$140,000	\$1,830,000

Source: National Park Service

TABLE 19
ECONOMIC IMPACTS OF VISITOR SPENDING BY SECTORS
JIMMY CARTER NATIONAL HISTORIC SITE
2001
BASED ON 59,716 VISITORS

SECTORS	SALES	PERSONAL INCOME	JOBS CREATED	VALUE ADDED
Motel, Hotel, B&B & Cabins	\$510,000	\$150,000	14	\$230,000
Campsites	\$30,000	\$10,000	1	\$10,000
Restaurants & Bars	\$420,000	\$130,000	14	\$190,000
Admissions & Fees	\$200,000	\$70,000	6	\$110,000
Retail	\$220,000	\$110,000	8	\$170,000
Other	\$90,000	\$40,000	2	\$50,000
Total	\$1,470,000	\$510,000	43	\$760,000
Secondary Effects	\$480,000	\$160,000	8	\$300,000
Total Effects	\$1,950,000	\$670,000	51	\$1,060,000

Source: National Park Service

Sumter County has a variety of festivals and community events that are held annually. Lindbergh Days, sponsored by the Exchange Club is an annual air-show usually held in the Spring at Souther Field. This event attracts many people from all over the Southeast. A Taste of Sumter which is sponsored by the Downtown Business Organization also draws a big crowd. Every year the City of Americus holds a 4th of July celebration at Southerfield Airport. This event draws many people from neighboring counties to enjoy the music, food, fun and fireworks. The City of Andersonville hosts the Andersonville Fair and the City of Plains hosts the Plains Peanut Festival. The City of Leslie along with the Town and Country Garden Club host an annual Dogwood Days Antique Show and Sale.

Sumter County has numerous resources available for use in developing its economic potential. Included among these resources are the following:

DEVELOPMENT AGENCIES

1. **AMERICUS-SUMTER COUNTY CHAMBER OF COMMERCE** serves the Americus/Sumter County area. The Chamber provides economic, business, and tourist information.
2. **AMERICUS SUMTER PAYROLL DEVELOPMENT AUTHORITY** is responsible for helping to expand and develop industry in Sumter County.
3. **AMERICUS DOWNTOWN DEVELOPMENT AUTHORITY** is responsible for development and revitalization of the Central Business District. Assistance is available to prospective businesses, existing businesses and property owners. Design assistance, low interest loans and facade grants are handled by the Executive Director of the Main Street Program.

4. **MIDDLE FLINT REGIONAL CENTER** is available to assist local governments with the following:
- preparation of local comprehensive plans, solid waste plans, service delivery strategies, and updates of these plans or strategies.
 - review of local government plans prepared in its region for possible intergovernmental implications.
 - review of any proposed action by a local government in the Center's region that would further a Development of Regional Impact (DRI) or affect a Regionally Important Resource.
 - assisting member governments in the mediation of certain inter-governmental conflicts,
 - maintenance of a statewide geographic information system to support planning efforts.
 - assisting local governments with specific plan implementation activities, such as developing a new zoning ordinance, or putting a local geographic information system in place.
 - innovative programs or activities that promote multi-county or regional development, such as a study for a water treatment plant to serve several local governments in the region.
 - activities that will enhance designated regionally important resources, such as a tourism development study.

PROGRAMS, TOOLS AND RESOURCES

1. **SPECIAL PURPOSE LOCAL OPTION SALES TAX (SPLOST):** Previously SPLOST funds were used mainly to build a new jail. Currently, SPLOST funds are being collected for various projects one of which will be the construction of a new court house.
2. **LOCAL OPTION SALES TAX (LOST):** This sales tax helps to significantly lower property taxes for Sumter County residents.
3. **AMERICUS MAIN STREET PROGRAM** - Americus was designated a Georgia Main Street City in 1983, their an on-going revitalization program maintains the vibrance of the central business district. Between 2001-2003 192 jobs were created and 73 new business opened downtown. As of December 2003, there were 150 businesses located downtown. Between 1990 and 2000 many buildings downtown were rehabilitated and brought back to their original grandeur. These renovations totaled in excess of \$30,000,000.00. They are as follows:
 - a. The Americus Hardware building was renovated throughout and a upscale furniture store "The Home Place" occupies it at present. The upstairs of this building houses several apartments.
 - b. The old Citizens Bank Building, which had been sitting vacant for many years, was purchased by a local business man who renovated the first floor completely. The building now houses Dingus McGee's, a restaurant and bar.
 - c. The Thornton-Wheatley building was also purchased and renovated by another local business man. This building now houses office space. The upstairs of this building houses several apartments as well.
 - d. The Pinkston Building was also renovated by a local business man. It now houses a restaurant and bar called "The Station. There are 4 apartments on the second floor of this building.
 - e. The Stein Building on Cotton Avenue was renovated by the Downtown Development Authority and now offers literacy classes through South Georgia Technical College.
 - f. In the later 1990's the Downtown Development Authority acquired another building downtown, the old Jason's Building. This building was very dilapidated and it was questioned if it could even be rehabilitated. The Authority did not want to see this historic structure demolished leaving a large gap in the downtown district. In January 2004 renovation on this building began and there are plans for it to again become retail space.
 - g. The Rylander Theater that had been closed for over 40 years was renovated through the efforts of the City of Americus and private individuals. It has now been brought back to its original grandeur. It is one of the most extraordinary theater restorations in the country. It has state of the art technology to support live production, corporate presentations and conference activity. This theater opened in October 1999.
 - h. The Rylander Building was acquired and renovated by Habitat for Humanity and serves as its

current headquarters.

From 2001 to 2003 thirty more smaller downtown buildings were rehabilitated with total rehabilitation costs in excess of \$277,000.00.

4. **THREE INDUSTRIAL PARKS** - 1) Southerfield Industrial Park contains 6 businesses and a speculative building. 2) Americus Industrial Park currently has no businesses located there. 3) East Industrial Park currently contains 8 businesses.
5. **REVOLVING LOAN FUNDS:** This program is designed to assist small service, commercial and industrial businesses within the City of Americus by providing gap financing. This financial assistance must result in the meeting of the overall program objectives, as required by the policies of the Georgia Department of Community Affairs, and in the creation or retention of permanent jobs for low and moderate income persons. In order to qualify for this program, a business must have a net worth of less than \$6 million and a net profit after taxes of less than \$2 million annually. Loans will not be considered if the proposed jobs retained or created are less than the ratio of one job per \$10,000 of loan funds. At least 51% of the jobs created or retained must be for low to moderate income persons. Loans are available up to \$100,000. Interest rates offered are one-half of the prime interest rate as established at a local bank and shall not be less than 5% or more than 10%. Loans are available only as funds are available to the City of Americus from the economic development fund allocated for such loans.

EDUCATION/TRAINING OPPORTUNITIES

1. **GED PREPARATION CLASSES-BASIC SKILLS CLASSES**

These classes are offered at the South Georgia Technical College Stein Center on Monday through Friday from 8:00 AM to 12:00 PM, and 1:00 PM to 4:00 PM. Orientation is held every Monday starting at 1:00 PM. (Stein Center). Evening classes are held at the McLain Center on the campus of South Georgia Technical College on Monday and Wednesday evenings from 6:30 PM to 8:30 PM.

2. **CERTIFIED LITERATE PROGRAM (LEAP)**

LEAP was formed in December 1992 and is a part of the statewide Certified Literate Community Program. Each community sets a 10-year goal to serve 50% of the illiterate population plus one person. Sumter County's goal was to serve 3,865 people by June 2003. They met and exceeded that goal by serving over 4,100 people in increasing their basic skills and/or obtaining their GED diploma.

3. **THE SUMTER COUNTY MENTOR PROGRAM**

The Sumter County Mentor Program started in 1997 as a collaboration between the Sumter County Schools, The Methodist Home, and Learning for Everyone, Inc. (LEAP). Since that time this program has served over 600 students and their families in providing a caring adult to be matched with a student at Sumter Elementary, Sarah Cobb Elementary, Staley Middle, and Sumter County Middle School. Studies have shown that visits made to a student in the school setting tend to show progress in the student's attendance, behavior, and grades. This program currently serves 75 students, mentors, and parents.

4. **COMMUNITIES IN SCHOOLS PERFORMANCE LEARNING CENTER**

Sumter County will open this center in July 2004. Currently, Sumter County Schools, LEAP-Communities In Schools of Sumter County, and Communities In Schools of Georgia are collaboratively working together to identify 75 10th through 12th grade students to be served at this center. It will be housed at the Americus-Sumter County High School North Campus.

The Performance Learning Center provides a business-like environment for academic innovation where students undertake and complete assignments with assistance from a learning facilitator(s). The PLC is located in an off-campus (or detached) center. The purpose of the PLC is to enable students, whose academic success may be threatened, to become successful students who are prepared to move to the next

level educationally, vocationally and as citizens of Georgia.

5. **SOUTH GEORGIA TECHNICAL COLLEGE:** South Georgia Tech's Economic Development Programs Division provides high-quality training to industry in their service area. This is accomplished through the following programs.
 - a. **Quick-Start:** Through this program South Georgia Tech enhances opportunities by attracting new businesses to our area or expanding existing businesses by developing strategies to achieve success. SGTC will conduct a Training Need Analysis, develop a Training Plan, and conduct training to ensure that a company is ready with a trained workforce on the first day of its operation. This service is free of charge to a new or expanding company. Since 1999 this program has served 24 companies, providing 273 training programs for these companies and provided training to 4,670 students.
 - b. **Tech-prep:** This program is offered through Americus High School and it gives high school students an opportunity to begin taking college classes while they are still in high school. Participating High School students are placed on a fast track to earning a diploma in Automated Manufacturing Technology, or an Associate of Applied Science degree, and existing and future industries will have access to a qualified workforce supported by local training programs.
6. **AUTOMATED MANUFACTURING TECHNOLOGY PROGRAM:** This program is a joint effort between Georgia Southwestern State University and South Georgia Technical College. This high tech program emphasizes the application of science, mathematics and computer technology and prepares graduates to operate, maintain, service and diagnose the robotics manufacturing equipment found in today's modern plants. Students participating in this program receive hands on training in modern facilities with state-of-the-art manufacturing equipment including robotics and computer guided machinery.
7. **GEORGIA SOUTHWESTERN UNIVERSITY**
 - a. **Center for Business and Economic Development:** The Center for Business and Economic Development at GSW, housed in the School of Business Administration, provides support services to existing and potential business, economic development agencies, and local governments in the area served by Georgia Southwestern. These services and assistance include the conduct and dissemination of business and economic research, consultancy services, and development and conduct of staff development and training programs.
 - b. **The Regional Economic Development Partnership** is a cooperative effort by several institutions of the University System of Georgia to "leverage" limited resources available in rural Georgia, making available to these communities the facilities, support, and intellectual capital of local and other participating units of the University System. The REDP includes the University of Georgia, Georgia Southwestern State University, Albany State University, Darton College, Abraham Baldwin College, Valdosta State University, and Bainbridge College, with official representation by the Georgia Department of Industry, Trade, and Tourism and the Georgia Department of Community Affairs.

COMMUNITY FACILITIES AND SERVICES

The purpose of this section is to evaluate the availability of community facilities and services that are critical to attracting and maintaining residential, commercial and industrial development. This section shall provide a description of existing community facilities and services and the adequacy of the services provided to the population of the participants of this plan.

1. Transportation
2. Water Supply & Treatment
3. Sewerage System and Wastewater Treatment
4. Solid Waste Management
5. Natural Gas Systems
6. Cable Television System
7. General Government
8. Public Safety
9. Recreation Facilities
10. Hospitals & Other Public Health Facilities
11. Educational Facilities
12. Libraries & Other Cultural Facilities

TRANSPORTATION

SUMTER COUNTY

Sumter County is crisscrossed by 787 miles of roads. Of these 787 miles, 168 miles remain un paved. An inventory of roads is presented below in three categories: state routes, county roads, and city streets.

TYPE ROUTE	PAVED MILEAGE	UNPAVED MILEAGE	TOTAL MILEAGE
State Route	168.94	0	168.94
County Route	359.23	167.42	526.65
City Street	90.16	1.0	91.16
TOTAL	618.33	168.42	786.75

The Public Works Department of Sumter County has 17 full time employees. Primary responsibility of these employees is to maintain the 526 miles of county rights-of-way, some of which extend into the Cities of Andersonville, Desoto, Leslie and Plains.

AMERICUS

The City of Americus has 113 miles of road. All of the City streets are paved.

TYPE ROUTE	PAVED MILEAGE	UNPAVED MILEAGE	TOTAL MILEAGE
City Streets	92.80	0	92.80
County Roads	9.71	0	9.71
State Roads	10.49	0	10.49
TOTAL	113	0	113

Americus has eight (8) full time employees in the street department. This department is responsible for minor street repair, maintenance of sidewalks, signage, city and county rights-of-way within the incorporated limits.

ANDERSONVILLE

The City of Andersonville has 7.7 miles of road, of which 6.98 are paved and .72 remain unpaved.

TYPE ROUTE	PAVED MILEAGE	UNPAVED MILEAGE	TOTAL MILEAGE
City Streets	1.92	.39	2.31
County Roads	1.79	.33	2.12
State Roads	3.23	0	3.23
TOTAL	6.94	.72	7.66

The City of Andersonville has three (3) full time employees that are responsible to maintain the network of streets. They are also responsible for maintenance of the sewer, natural gas and cable television systems.

DESOTO

The City of Desoto has 4.3 miles of road and rights-of-way. Of these 4.3 miles, .12 miles remain unpaved.

TYPE ROUTE	PAVED MILEAGE	UNPAVED MILEAGE	TOTAL MILEAGE
City Streets	2.63	.12	1.75
County Roads	1.18	0	1.18
State Roads	.40	0	.40
TOTAL	4.21	.12	4.33

The City of Desoto has one (1) part-time employee. This employee performs such tasks as trenching and burying water lines and mowing the rights-of-way.

LESLIE

The City of Leslie has 9.5 miles of public roads, of which .15 miles remain unpaved.

TYPE ROUTE	PAVED MILEAGE	UNPAVED MILEAGE	TOTAL MILEAGE
City Streets	3.57	.15	3.72
County Roads	2.53	0	2.53
State Roads	3.22	0	3.22
TOTAL	9.32	.15	9.47

The City of Leslie has one (1) full time employee that maintains the water system. The City does not have personnel to perform street maintenance; however, the city does use inmate labor.

PLAINS

The City of Plains has 6.61 miles of roads. Of this 6.61 miles, .01 miles of road remains unpaved.

TYPE ROUTE	PAVED MILEAGE	UNPAVED MILEAGE	TOTAL MILEAGE
City Streets	3.9	.01	3.91
County Roads	.85	0	.85
State Roads	1.85	0	1.85
TOTAL	6.60	.01	6.61

The City of Plains utilizes inmate labor to perform minor street maintenance.

The Cities of Americus, Andersonville, Desoto, Leslie and Plains have sidewalk systems.

The City of Americus recently replaced all of the downtown sidewalks along West Lamar and East Forsyth Streets. The Residential Historic District that reaches down South Lee Street has sidewalks down both sides of the street. The sidewalks on South Lee Street are disjointed, broken, uneven and in need of repair. Also, there have been requests by the citizens that the sidewalks be extended past the Country Club on Lee Street to the Downtown District. The City did recently extend the sidewalk on the opposite side of the Country Club on Lee Street further down to connect Magnolia Manor (a retirement village) to the downtown and shopping areas located outside the downtown area on West Lamar and East Forsyth Streets. Citizens that requested sidewalks be extended past the country club need only to cross Lee Street to gain access to sidewalk that connects to the downtown and shopping districts.

The Cities of Andersonville and Desoto have sidewalk systems in the Downtown Districts only.

The City of Leslie has sidewalks in the Downtown District that connect the residential areas of Bailey, West Allen and East Allen Streets. The City is currently in the process of upgrading the city sidewalks.

The City of Plains has a very good sidewalk system, sidewalks in the downtown district are connected to the residential districts. These sidewalks run down main street past the local bank, drugstore and to the Post Office. The sidewalk system also connects to the residential area down Hudson Street and into the MLK Subdivision. Sidewalks also run west ward on Hwy 280 and connect to the downtown district.

There are many bridges throughout Sumter County and the cities within the county. According to the Department of Transportation Standard Bridge Posting, only one (1) bridge within the county needs improvements. This bridge is located within incorporated Americus on Hwy 377. The City of Americus is currently working with DOT to make the necessary improvements to the bridge.

The City of Americus is the only government in Sumter County that provides public transportation. Americus Transit provides bus service within the incorporated areas of Americus only. There are three (3) vehicles that serve the city. Two (2) of which are 2001 and 2002 mini busses. The third vehicle is to be replaced by the Summer of 2004. The new vehicle will also be a mini bus and will have wheelchair access.

Greyhound Bus Service provides Inter-City bus service from the City of Americus. There are six (6) buses that travel through Sumter County and stop at the bus terminal located in the City of Americus every 24 hours. Three of the buses travel north to Atlanta and three of the buses travel south through the City of Albany and into Florida. The bus terminal located in the City of Americus also provides express package service and Western Union wire transfer services.

There are two (2) railroad systems that run throughout Sumter County. The Georgia Southwestern Railroad (GSR) is an independent rail line established in 1989. GSR purchased abandoned track from CSX Railroad. There is 34 miles of track that traverse the county. This track runs from the county line at Lake Blackshear, through Desoto, Leslie, to Americus then on to the City of Plains. The Norfolk Southern Railroad owns and operates 28 miles of track in Sumter County. This track located in Americus branches into two routes. One route runs through the City of Andersonville north toward the City of Macon. The other route runs west toward the City of Columbus.

Souther Field Airport is a 279 acre general aviation airport located northeast of the City of Americus. This facility, a publicly-owned State of Georgia airport is governed by a six (6) member board. The facility has two (2) runways, one of which is 3,787 lf and the other which has been increased to 6,000 lf. There are hangers for two corporate aircraft and ten small aircraft. In addition, there are 31 tie down spaces. General aviation and jet fuel are available. Flight lessons are also offered. A 4,000 sq ft terminal was constructed in 1991. Take-offs and landings average 30,000 annually. Taxiway improvements near the terminal were completed in 1993 and Souther Field is the site of Charles

Lindbergh's first solo flight in 1923.

TRANSPORTATION ASSESSMENT

Sumter County has a good system of roads that are well maintained by the county. 78% of all Sumter County roads are paved, an impressive statistic. Sumter County maintains a very good working relationship with the Georgia Department of Transportation, thus making it possible to achieve such a highly developed transportation network. Sumter County continues to work with DOT, the DCA CDBG program and local resources to pave unpaved roads and perform re-surfacing of existing paved roads. The Sumter County Public Works Director is comfortable with the quality and quantity of equipment and the road system in the department's inventory. Labor in the Public Works department is supplemented with inmates of the correctional facility.

A complete by-pass is needed to direct truck traffic around the City of Americus' perimeter. A north bypass has been completed; however Sumter County is installing additional signage to properly route heavy truck traffic to the bypass.

Currently, heavy truck traffic must travel through the Americus downtown district. The Windsor Hotel, Americus' largest tourist attraction is located between the two one-way thoroughfares in the downtown district. Also located two blocks down from the Hotel is the Habitat for Humanity International Headquarter in which, 500 employees and volunteers work. Approximately 10,000 vehicles pass each way daily and thousands of tourists and local shoppers cross these congested streets. Heavy truck and pedestrian traffic can be a deadly combination.

Sumter County is actively working on a plan to utilize existing roads to complete a section of the south by-pass. This southern section of the by-pass would connect Hwy 280 West to Highway 19 South. Also, Sumter County continues to work with DOT pursue the construction of a complete By-pass around the City of Americus.

With the exception of continuing maintenance and the necessity of a complete southern by-pass, the Sumter County existing road system is adequate to meet in-fill projected growth of the county through 2025. Additional side street networks may be necessary as existing residential subdivisions grow.

Since rail usage is light in Sumter County, it is vital that the community pursue appropriate actions to maintain at a minimum, the current level of rail service. Americus and Sumter County, along with the Sumter-Americus Chamber of Commerce are diligent in their quest to expand the manufacturing base and east west rail usage.

With the increase of one run way to 6,000 lf at Souther Field Airport, the airport can now accommodate the take off and landing of corporate jets. Sumter County currently limits any physical development adjacent to the airport in an effort to prevent a negative impact should the introduction of commercial services become available.

The City of Americus has a well developed transportation network with no unpaved roads remaining. The City continues to do a commendable job maintaining grassed areas and repairing pot holes. There are 14 grade level railroad crossings in the City of Americus. Railroad bridges at

have heavier traffic patterns would facilitate traffic flow and the response time of emergency vehicles; however there are many different routes within the city that will allow these railroad sites to be by-passed by the public. Also, budget constraints and the exorbitant cost to construct such bridges will not allow the City of Americus to perform such undertakings.

The existing road system is adequate to meet in-fill projected growth of the city through 2025. Additional side street networks may be necessary as existing and proposed residential subdivisions grow.

Portions of sidewalk around the city are broken, uneven or disjointed. While all of the downtown sidewalks have been replaced, the city actively maintains a sidewalk repair program for sidewalks located outside the downtown area.

Public transit provided by the City of Americus is a valuable and convenient service for the elderly, low income families and persons without transportation living within the city limits. The City does not have scheduled routes, but instead fields calls and travels to individual residences for transit. Costs are \$2.00 one-way per person and \$1.00 each way for senior citizens.

At present, there does not seem to be a need to establish scheduled routes and the City of Americus does not have plans to introduce scheduled routes, unless demand on the system increases to the point that scheduled routes become a necessity.

The City of Andersonville local transportation network is in fair to good condition. There are however, numerous streets that need to be either paved or re-surfaced. Drainage problems also need to be addressed throughout the community. In addition, sidewalk is needed along East Church Street and West Church Street needs to be widened. The City should also replace equipment more frequently, however budget constraints limit the city's ability to do any of the above stated. The City will establish a working relationship with the Georgia Department of Transportation and utilize DOT's Larp Program to begin the re-surfacing of city streets. The current road system located within the City limits, if maintained properly is adequate to sustain projected in-fill growth patterns through the year 2025. Additional residential growth projected to occur will require an additional side street to be constructed.

The City of Desoto street system in fair to good condition, but many of the streets are narrow due to the close proximity of the residences. The current road system located within the City limits, if maintained properly is adequate to sustain projected in-fill growth patterns through the year 2025. Additional residential growth projected to occur in the central northern section of town may require additional side street network.

There are no sidewalks in the community with the exception of Main Street in the downtown district. Sidewalks at a very minimum, should be placed on Bagely Street from the residential areas to the Post Office due to the fact that it is a major local traffic artery.

The city can not afford to install the necessary sidewalks due to budget constraints; however if funds become available, the city will install the sidewalks. Major drainage problems throughout the city have been addressed via a Community Development Block Grant awarded to the City from the Georgia Department of Community Affairs.

The City of Leslie streets are in good condition. All city equipment used for rights-of-way maintenance is in good condition. All railroad crossings, one with cross arms, are well maintained. Several sidewalks located in the city are uneven, disjointed and in need of repair. The city does

perform sidewalk repairs as they can afford to do so. Due to budget constraints, the City of Leslie can not afford to make all of the repairs; however, if funds become available for the sidewalk repairs, the City of Leslie will do so.

The current road system located within the City limits, if maintained properly is adequate to sustain projected growth patterns through the year 2025.

A developer which owns 90+ acres within the City of Leslie is attempting to sell 1 acre lots for residential use. This 90+ acres is currently categorized as Agriculture/Forest land, soil surveys have been completed and there will be no negative impact on natural resources and will be an asset to future land use of the city. The City of Leslie is in favor of the development and would like to provide paved roads and water service as the development grows. The city intends to accomplish this with the assistance of DOT, DCA CDBG Program, Sumter County and local funds.

Concern from residents continues regarding narrow local streets; however due to the narrow rights-of-way and close proximity of the residences nothing can be done by the city to alleviate this problem.

The City of Plains streets are in good condition. Several streets in the northwestern section of town lack drainage facilities. In turn, during moderate to heavy rains drainage become a severe problem. All streets with the exception of one are paved. The street is too narrow to request DOT assistance and budget constraints will not allow the City of Plains to provide paving of this street. The City of Plains has installed Crusher Run (a form of gravel) to the street surface.

While Plains has a good inter connected sidewalk system, many of the sidewalks are in immediate need of repair. To date, it is known that at least one elderly resident tripped on the sidewalk and suffered injury. While additional sidewalks are not necessary and will accommodate any project growth increases through 2025, the City of Plains is actively seeking funds to begin improvements to their existing sidewalks.

PUBLIC SERVICES

WATER SUPPLY & TREATMENT

Sumter County does not operate a county-wide water system. Residents must rely on individually dug wells. Each of the cities participating in the plan do have city water systems.

The City of Americus has eight (8) deep wells with a collective pumping capacity of 7.0 million gallons per day. The oldest wells range from 700 to 900 feet deep and are located on Bay Street, Church Street and Oak Avenue. One well is located on Railroad Street and is 1,800 feet deep and has a 2 million gallons per day pumping capacity. There is a well located on Brady Road. Wells are also located on Elm Street and Harrold Avenue. All of the city's water is routed to two separate treatment plants which are located on Oak Avenue (1973) and Railroad Street (1993). There is another well located on Oak Avenue at the water treatment plant. While the Oak Avenue plant is older (1973) renovations were performed and in 1993, this plant was recognized by the Georgia

Water and Pollution Control Association for outstanding operation of a ground water system serving a population of over 10,000.

The City has the capacity to store 3.1 million gallons of water in five (5) separate elevated tanks. These tanks range in size from 150,000 to 400,000 gallons. Americus can store 1.45 million gallons of water above ground and another 1.6 million below ground. All of the tanks are well maintained by a utility contractor which provides turn-key maintenance service. There are approximately 125 miles of water lines ranging in size from 4" to 12" in diameter. However, the majority of the 4" lines have been replaced with larger lines.

The City of Americus is constantly upgrading and replacing equipment pertaining to the water system and treatment facilities. As equipment is replaced, it is given a 50 year life expectancy.

The City of Andersonville has one main water well and one reserve water well. Both wells are 400 feet deep. The main well is located under the 100,000 gallon storage tank on Oglethorpe Avenue. No water shortages have occurred in the city; however, when the reserve well, located behind town hall on E. Church Street is in service, the water is discolored by iron ore. This is due to the fact that the reserve well is located in an iron pocket.

The City does not contract for maintenance of the elevated storage tank; however, the city did have the interior of the tank cleaned and sanitized in 2000.

The water treatment plant is located behind Town Hall on E. Church Street. Raw water is treated with lime and chloride. The plant is in excess of 20 years old and is in need of repair. As for the useful life of the existing water distribution and treatment systems, life expectancy is less than five years. The city has seven miles of water distribution lines. These distribution lines include old galvanized pipe with significantly constricted interior diameters due to chemical deposits. These pipes are concentrated in the older sections of town. The presence of these constricted mains result in low water pressure at the residences they front and further down line. The City of Andersonville can not afford to make the necessary improvements, therefore the city is actively seeking grants to make improvements to the plant.

The City of Desoto has a water system that was constructed in 1971. This system consists of one (1) deep well, a treatment plant, one (1) elevated storage tank and distribution main, all located on Main Street. The well is 200 feet deep and has a pumping capacity of 300+ gallons per minute. Raw water is pumped to a small well house for treatment with chlorine and stored in the 60,000 gallon elevated storage tank. Treated water is distributed throughout the community via 15,400 linear feet of predominantly PVC water mains. Through grant funds provided by the Georgia Department of Community Affairs Community Development Block Grant Program in 1996, the City of Desoto's water system is now interconnected with the City of Leslie's water system. The two cities essentially use each other as back-up systems. CDBG funds also provided much needed restoration of the City of Desoto's elevated water storage tank and improvements to the small treatment facility. With the exception of routine maintenance to the elevated storage tank, the City of Desoto's useful life the existing distribution system is anticipated to be not less than 25 years.

The City of Leslie has a water system that was constructed in 1981. This system is comprised of one (1) well located on Commerce Street, has a depth of 350 feet and a pumping capacity of 250 gallons

per minute. There is an elevated storage tank that has a holding capacity of 65,000 gallons at the same site along with the water treatment plant. The exterior of the tank was painted and the interior was re-coated in 2001 and the tank is routinely inspected by a specialized utility contractor. The water treatment apparatus was replaced in 1995 and is in excellent condition. There are no known water pressure problems. As stated above, the City of Leslie and the City of Desoto water systems are interconnected and act as back-up water sources for each city. With the exception of routine maintenance to the elevated storage tank, the City of Leslie's useful life the existing distribution system is anticipated to be not less than 25 years.

The City of Plains has four (4) wells, two (2) of which are strictly for back-up purposes. The back-up wells are located on Hwy 280 and Hospital Street and are very shallow. The wells in use by the city are located on Paskel Street and have depths of 250 feet. The elevated storage tank has a capacity of 200,000 gallons. In 2003, the tank was equipped with a new liner and in 2002, the exterior of the tank was painted. Plains also has ground storage facilities that hold 200,000 gallons. The treatment plant is located outside the city limits on Thrasher Road. The plant is in excess of 25 years old and is in need of repairs and replacement. There is approximately four mile of water lines and mains. The size of these lines range from 1" to 6" in diameter. The City is in the process of changing out old water meters and individual residence lines.

WATER SUPPLY & TREATMENT ASSESSMENT

While small private water systems exist throughout **Sumter County**, Sumter County does not operate a county-wide system. There is interest by the County to access the need and usage of such a system and have included funds within the five year work plan to perform studies as to the benefits of a county wide system.

All of the **City of Americus** municipal wells are in good condition as are all of the water storage tanks. Average daily water consumption is 3.2 million gallons, approximately 100,000 gallons more than current storage capacity. The City of Americus is in the process of correcting the water storage deficiencies. In June 2004, a contract was let for the installation of three additional wells along with three additional 500,000 gallon elevated storage tanks. Upon completion, the city will have a surplus water storage of approximately 1.4 million gallons of water per day with no negative impacts to any natural resources.

According to population increase projections, the City of Americus will have adequate water and storage capacity to meet demand through 2025.

While the **City of Andersonville** is not dependent on the reserve well on a regular basis, the high iron ore content of the water that it pumps makes the well an unsatisfactory water source. The only way to counter the high iron content is to install an expensive filtering system. Sand pumped by the main well is causing extra wear on the system's internal operating parts. Also, the city system continues to utilize deteriorated galvanized water mains.

These mains need to be replaced as soon as possible; however budget constraints preclude the city from being able to perform any costly improvements or expansions to the water system. The City is actively seeking grant funds and other resources to perform improvements and replacement of the

galvanized water mains. If funds become available improvements will be performed and the lines will be replaced.

The **Cities of Desoto and Leslie's** water systems are over all in good condition. To date, there are no known pressure problems with either system and no known leaks. In the late 1990's, these city systems were tied together with grant funds. Now the systems work as back-up system and additional water storage for either city.

The City of Desoto has a current water capacity of 60,000 gallons and the residents use approximately 25,000 gallons per day. According to population increase projections, the City of Desoto has adequate water and storage capacity to meet demand through 2025.

The City of Leslie has a current water capacity of 65,000 gallons and the residents use approximately 42,000 gallons per day. According to population increase projections, the City of Leslie has adequate water and storage capacity to meet demand through 2025.

The **City of Plains** is making improvements to the water system. The City is aggressively seeking financial assistance to continue the improvements and begin renovations of the current water treatment plant. Unfortunately, budget constraints preclude the city from being able to afford renovations without outside financial assistance. When funds become available, the city will make the necessary improvements.

The City of Plains has a current water storage capacity of 400,000 gallons and usage is approximately 130,000 gallons per day. According to population increase projections, the City of Plains has adequate water and storage capacity to meet demand through 2025.

SEWERAGE SYSTEM & WASTEWATER TREATMENT FACILITIES

Sumter County, the Cities of Desoto and Leslie do not operate waste water treatment facilities, nor have any plans to provide this service within the next 10 years. Residents must rely on individual septic systems. The Cities of Americus, Andersonville and Plains do operate wastewater treatment facilities.

The **City of Americus** Mill Creek Wastewater Treatment Plant is a 7 million dollar facility located near the city's southern corporate limit. The plant, still relatively new, was constructed in 1990 and has a treatment capacity of 4.4 million gallons per day. Presently, the plant is treating only 2/3 of its permitted capacity and all industrial customers **MUST** pre-treat their industrial waste before discharging the waste into the municipal collection lines.

The collection system consists of 100 miles of gravity flow sewer line which includes force main that is serviced by 15 lift stations. The system is managed by a 10 person staff. Treatment capacity is considered to be sufficient to handle anticipated growth through 2015. Also, the city has sufficient acreage at the Mill Creek site to accommodate a significant physical expansion if needed.

Deficiencies are noted however; sections of the collection lines have deteriorated from the chemical

content of untreated wastewater and/or acidic soils which exist in certain areas of the city. Moisture in the soil surrounding these lines penetrate the corroded pipe, or flows into the waste stream unimpeded where sewer lines have collapsed from the corrosion. The City currently has plans and funds set aside to perform inflow and infiltration studies of the waste water treatment system. As deteriorated collection lines are found, the city actively replaces the lines as an on-going maintenance program.

The City of Andersonville Wastewater Treatment Facility was constructed in 1976 and is located on E. Church Street. While the City has a permit to treat 34,000 gallons of wastewater a day, Andersonville currently averages daily treatment of 20,000 gallons per day. An engineering survey performed in 1991 yielded a report that the system was in basically good condition. Portions of the 4.5 miles of collection lines experience infiltration during heavy rains. Age of the pipe and chemical content of the surrounding soils contribute to deterioration of the lines. Moisture penetrates these lines and introduces increased volumes of wastewater into the system.

There are two (2) lift stations which pump the raw sewerage to the treatment facility. They are located at the intersection of Oglethorpe and Johnson Streets, and E. Church Street. The lift station located at the intersection of Oglethorpe and Johnson Streets operates a vacuum pump which is a constant maintenance problem.

The City of Plains has operated a wastewater treatment facility since 1975. The treatment facility, located on Thrasher Road, is in poor condition and in need of repair. In 2003, the city was awarded a Community Development Block Grant from the Georgia Department of Community Affairs to perform major renovations to the facility. While not all problems will be addressed with these funds, a secondary clarifier will be installed. Also to be installed is a larger aerobic digester and a sludge filter press. The collection system is made up of 8" to 10" gravity sewer mains and two lift stations. As with other collection systems, the City of Plains experiences infiltration problems with the deteriorated lines during moderate to heavy rainfalls.

SEWERAGE SYSTEM & WASTEWATER TREATMENT ASSESSMENTS

At least 3/4 of **Sumter County's** land area is well suited for a properly constructed and functioning individual septic tank. The County has no plans of developing a county-wide sewer system.

The City of Americus Mill Creek wastewater treatment plant has recorded very high levels of performance. Treatment capacity is considered to be sufficient to handle the anticipated growth to the year 2025. Segments of deteriorated collection lines that allow infiltration of storm water during heavy rains need to be replaced. At times the rate of infiltration and inflow is so high that it greatly reduces the plants efficiency and negates the excess treatment capacity designed into the system.

The City of Andersonville sanitary sewer system is performing well. Since the Andersonville National Historic Site has been connected to the system, excess treatment capacity has diminished. However, the system continues to have a enough surplus capacity to meet the needs of increased growth projections through the year 2025. Treatment facility equipment needs to be replaced. Collection lines need to be surveyed to better determine the extent of deterioration of existing lines and take action. Finally the lift stations should be scheduled for replacement. Budget constraints preclude the city from being able to afford to replace lift stations or perform a survey to determine the

extent of deterioration of service collection lines. The city is actively seeking funds to perform improvements and if funds become available, the city will perform the lift station replacements and improvements to the waste water treatment facility equipment and collection lines.

The **City of Plains** is currently taking immediate action of the sanitary sewer facility. The City received grant funds and will be installing a secondary clarifier, a larger aerobic digester and a sludge press. Additional items that need to be addressed and action taken are to replace the motor control center at the existing influent pump station, add a back-up chlorine contact chamber, replace the flow-measurement system at the existing chlorine contact chamber, etc. The city is actively seeking additional funds to make the above stated improvements, however the city budget will not allow such an undertaking without financial assistance from outside sources.

The facility has a 120,000 gal capacity and currently treats 90,000 to 100,000 gallons per day. If the above stated improvements are completed, and EPD continues to allow the City of Plains to utilize the nearby creek to discharge treated water, the waste water treatment facility has enough surplus capacity to meet the needs of projected growth patterns through the year 2025.

SOLID WASTE MANAGEMENT

Solid waste management is provided via curbside pick-up throughout the unincorporated and incorporated areas of Sumter County. Sumter County nor any of the cities own or operate a landfill. Sumter County, and the Cities of Americus, Desoto and Leslie contract with Trans Waste to provide curb side pick-up. Solid waste is then transported to the transfer station located on McMath Mill Road in Sumter County. The solid waste is then transported out of the county. The City of Andersonville also provides curbside pick-up to the residents within the limits of the city. Solid waste from the Cities of Americus and Andersonville is also transported to the Sumter County transfer station which again is then transported out of the county. The City of Plains contracts with Optech for solid waste curbside pick-up and removal. Plains solid waste is not deposited at the Sumter County transfer station, but is immediately transported out of the county.

SOLID WASTE MANAGEMENT ASSESSMENT

Sumter County does not own or operate any type of land fill. Sumter County nor any of the cities located within, have any plans to investigate the feasibility of constructing and operating a Sub Title "D" land fill, nor is there any one site of land with enough acreage to support the construction and existence of a Sub Title "D" landfill within in Sumter County.

NATURAL GAS SYSTEMS

Two (2) cities provide Natural Gas services to their residents in Sumter County. The City of Americus Utility Commission was created in 1955 by legislative act. The City is in charge of the natural gas system via a three (3) person committee. This system operates approximately 80 miles of

main line and 95 miles of service lines. Currently, 95% of the city residents have access to natural gas. Equipment includes eight (8) vehicles, and one (1) trencher, air compressor, welder, back hoe and trailer.

The City of Andersonville has been providing natural gas services to the residents since 1964. Approximately 112 customers are tied on to the 5.8 mile gas line system, which includes one (1) industrial customer and the Prisoner of War Museum located just past the Sumter County boundary in Macon County.

NATURAL GAS SYSTEM ASSESSMENTS

The availability of an inexpensive natural gas service for virtually all the **City of Americus** residents is of great benefit to the community. In 1998 the city service line replacement program was completed and natural gas lines are in good shape. The existing system is adequate to meet the needs of the current population and all projected growth of the city through the year 2025. The City of Americus' has the capability and will extend gas lines as the incorporated limits of the city grows. The city has an unlimited industrial gas capacity, a valuable asset in industrial recruitment.

The **City of Andersonville** system is believed to be in good condition since the city addressed the loss of their low current problem. With the exception of routine maintenance, the gas system is adequate to meet the needs of projected growth through the year 2025.

CABLE TELEVISION SYSTEM

The City of Andersonville is the only government entity to provide cable TV services. In 1982, the city installed four and a half (4 ½) miles of cable. Two (2) antenna dishes are located off Oglethorpe Street near the main well.

CABLE TELEVISION ASSESSMENT

The **City of Andersonville** cable system is in need of major system improvements. While the quality of reception is good, to date there are approximately 50 customers. Due to improvements that need to be made, the city is gradually losing subscribers to the system and the city can not make the necessary improvements due to budget constraints. If funds become available, the city will make the improvements. If funds do not become available, in all likelihood, the city will be forced to cease this service.

GENERAL GOVERNMENT

Sumter County has a full time chief administrative officer that works at the pleasure of the 5 member Board of Commissioners. The County operates a 15 Million dollar budget and has 245 employees.

The Sumter County Courthouse is located on West Lamar Street. The facility was constructed in 1959 and has had additions constructed through the years. The current courthouse is ill designed and at capacity. In addition to normal services located in the courthouse, such as payment of taxes, clerk of the court, paying of sheriff fines, jury trials, judges chambers, condemnation hearings, law library, tax assessors; the additional services provided by the county located in the courthouse include Veteran Services, Code Enforcement, Keep Sumter Beautiful, voter registration, etc. With the exception of code enforcement, services provided at the courthouse are for all Sumter County residents.

The Sumter County Board of Commissioners Office is no longer located in the courthouse but is on Spring Street, directly behind the courthouse.

More recently, Sumter County purchased a two (2) story brick building located behind the courthouse at 510 West Lamar Street. This building will serve as a Sumter County Courthouse annex and is anticipated to house such services as the district attorneys offices and juvenile services.

The City of Americus has a three story historic building with a basement that serves as city hall. The city has a full time chief administrative officer that works at the pleasure of the seven (7) member council. The city has an 24.5 million dollar operating budget and, not including the seven (7) elected officials, the city has 183 full and part-time employees. This building serves all of the incorporated City of Americus. With the exception of council meetings, all general government services are handled at City Hall. Council Meetings are held at the Russell Thomas Jr. Public Safety Building on South Lee Street.

The City of Andersonville City Hall is located on E. Church Street in a 1904 train depot that was relocated to the City of Andersonville in 1975. While the facility has 2,050 square feet, only 550 square feet is used for city business. The remaining square footage is used by the Andersonville Guild as a welcome center and office. City Council meetings are held in a separate building located on the opposite side of the street across the railroad tracks. This building is also too small to accommodate larger public meetings. The City does own a 1,700 square foot gazebo adjacent to City Hall; however holding meetings there would not be possible year round because the facility is open to the elements. The city has six (6) employees and has an operating budget of \$400,000 dollars annually. The city is governed by a six member council. Level of services provided at city hall are utility billing and collection services of water, trash, sewer, natural gas, and cable.

The City of Desoto City Hall is located on the corner of Luke and Bagley Streets. The building is a 625 square foot block facility. The city is governed by a five (5) member town council. The town has one part-time employee and an annual operating budget of \$25,000. This amount includes an annual water fund budget. Services provided by the city are water billing and water and solid waste collections.

The City of Leslie City Hall consist of a 800+ square foot block building near the center of town. This facility houses city hall and the police department. The mayors office and meeting chambers are located across the street. The city is governed by a five (5) member council board. The City has three (3) full-time employees and nine (9) part-time employees. The operating budget for the city is \$285,000 annually. Services provided are utility billings collection of water and solid waste.

The City of Plains City Hall consist of a 2,000 square foot renovated historic facility. This facility

houses city hall, better hometown office, welcome center and the council chambers. The city is governed by a seven (7) member council board. The city has 5 employees and an annual operating budget of \$315,500. Services provided are utility billings and collection that include, water, sewer, and solid waste collections. The city has land use regulations and zoning. The city also has a contract with Sumter County to provide code enforcement.

GENERAL GOVERNMENT FACILITIES ASSESSMENTS

The current Sumter County Courthouse is ill designed and stretched beyond capacity, thus hindering the general performance of the existing facility. In an effort to alleviate the overcrowding, the Sumter County Board of Commissioners office moved out of the Courthouse.

In 2003, the citizens of **Sumter County** passed a SPLOST tax. The bulk of these SPLOST funds have been earmarked to construct a new courthouse facility. The facility will be constructed in the parking area of the existing facility. The new facility is being constructed to accommodate the growing needs and services of increased population and growth projections of Sumter County through 2025.

Once completed, the Sumter County Board of Commissioners office will relocate to the new courthouse. The current facility will then be demolished and a new parking area will be constructed to accommodate the new facility.

The **City of Americus** City Hall is in need of additional office and employee parking. Unfortunately, the congestion of the downtown precludes additional parking to be constructed near City Hall. There is adequate parking at the public safety building, employees park at the public safety building and walk one (1) short block to work. Currently, the city is in the process of renovating the entire first floor of city hall. This renovation will provide additional office space and it is anticipated that renovations and services available will meet the needs of projected population increases through 2025.

The **City of Andersonville** is aware that City Hall is cramped as is the council meeting room; however the facilities are meeting current needs of the city and budget constraints will not allow the city to expand or enlarge the facilities at this time. The City is actively seeking financial resources to assist in the cost and if funds become available, the city will enlarge the facilities.

The **City of Desoto** City Hall is located outside the center of town. The building is small, but is more than adequate to meet the current needs of the small community it serves. In fact, the city has a surplus of space within the facility, as there are two unoccupied rooms within the facility. According to projected growth patterns, the current facility is large enough to meet the needs and/or addition of services of the projected growth increase through 2025.

The city would like to relocate city hall downtown and is considering two options if funds become available. Option one is to locate the hall on Main Street and provide a council meeting chambers. Option two is to restore the train depot and locate city hall in the depot. By restoring and relocating to one of the vacant buildings located on Main Street or the train depot, the City of Desoto will be utilizing an existing building, assisting to restore the historic integrity of the downtown area and creating a spacious new facility that will include offices and a meeting chambers to meet the needs of the projected growth increase through 2025.

The **City of Leslie** City Hall shares it's facility with the police department. City hall was recently renovated. This renovation included the construction of an additional office which serves as the police chiefs office and separate interrogation room. The city also recently renovated a downtown building in which council meetings are now held. Through the above stated renovations, it is anticipated that the city's governmental facilities will meet the needs of the projected growth through 2025.

The **City of Plains** recently completed renovations to city hall. The facility is large and spacious and should accommodate any substantial growth or growing need for additional services of the community through 2025.

PUBLIC SAFETY

Sumter County provides public safety services via the Sumter County Sheriff's Department. These services are provided throughout the unincorporated areas of the county. **The Cities of Plains, Desoto and Andersonville** do not have public safety services, Sumter County Sheriff Department provides safety services to these cities. The Sheriff's Department is located at the Sumter County Correctional Complex and has a 280 bed holding facility (jail). The correctional complex is a facility that was constructed in the late 1980's. The facility has 351 beds. All of these beds are reserved for state prisoners, for which the state pays Sumter County \$10. per day per prisoner. The average daily census of county and state prisoners located in the facility is 345 or 98% capacity.

The Sheriff's Department has an inventory of 55 vehicles. Of these 55 vehicles, 43 are Ford Crown Victoria's, four (4) of these vehicles are pick-up trucks, one of which is a 4x4. The Sheriff's Department also has one (1) Chevrolet Caprice Classic, four (4) vans, one of which is a step side, one (1) Ford Expedition, one (1) Chevrolet Blazer and one (1) bus. The oldest vehicle owned by the Sheriff's Department is the 1984 step van and with the exception of five (5) of the 43 Ford Crown Victorias, none are older than 1994.

The Sumter County Correctional facility has 11 vehicles. Six (6) of which are Ford Crown Victorias. Three (3) are pick-up trucks, one (1) is a club wagon and one (1) is a XL Van.

The Georgia Department of Juvenile Justice operates the Sumter County Youth Development Campus (YDC). This center is a 150 bed facility that is at capacity and services all areas in Georgia including Sumter County.

Fire Protection for Sumter County is provided via three (3) volunteer fire departments, one (1) paid fire department that serves the 27th voting district of Sumter County, with the City of Americus providing coverage for areas of the county without volunteer fire departments (as shown on fire district map as #582). Sumter County owns four (4) tanker trucks, two (2) pumper trucks and two (2) pumper/tanker combo trucks. The county has purchased a 2004 fire truck that is currently being built. Once completed the new truck will be transported to the county. The Southwest district department handles approximately 25 fire calls annually and averages 28 volunteer fire fighters. (as shown on fire district map as #588). The station is equipped with two (2) fire trucks and a third truck is located near Sumter City. Additional equipment is 12 pagers and eight (8) air packs. The Desoto district department is located within the city limits of the City of Desoto. (as shown on fire district map as #584). The new fire station was constructed on Main Street near the elevated storage

tank. There are approximately 12 volunteer firefighters. Equipment located at the Desoto facility consists of two fire trucks, four (4) air packs with two (2) extra bottles, a fire nozzle, large flashlights, a ladder and hoses. A third volunteer fire department is located at Lake Blackshear. (as shown on fire district map as #585). This department is a heated facility located on Pecan Road very near Highway 280. Two (2) fire trucks are housed at this facility. Additional equipment consist of four (4) air packs and 10 pagers available for use by the 18 volunteer firefighters. The Lake Blackshear Fire Department responds to approximately 20 fire calls annually.

In addition to the pumper and tanker trucks owned by the county, dry hydrants are being placed throughout the fire service areas.

See Fire Service Districts Map located in map section.

Emergency medical services are provided by Sumter Regional Hospital located in the City of Americus. The Emergency Medical Service is currently provided by a 20 member Sumter Regional Hospital staff. Eight (8) full time and six (6) part-time are paramedics, four (4) full time intermediate EMT's and two (2) part time intermediate EMT's. The EMS currently has four (4) ambulances that are rotated out of service every 100,000 miles. The EMS Facility is housed at 137 Thomas Drive and services are provided county-wide, including the Cities of Americus, Andersonville, Leslie, Desoto, and Plains.

The City Americus has a 69 person police department that serves the entire city limits with the exception of the Georgia Southwestern College Campus. The department is headquartered in the Russell Thomas, Jr. Public Safety Building on South Lee Street. There are two (2) sub stations located in the City of Americus. One is located on the northside of the city and the other is located in an eastside community center. The Americus Police department has 57 vehicles. 49 of which are Ford Crown Victorias. The remaining vehicles are one (1) Chevrolet Suburban, one (1) Chev Blazer, one (1) Chev 4x4 pick-up, one (1) Ford Explorer, two (2) Ford F-150 Pick-ups, one (1) Ford Superwagon and one (1) Chevrolet Van. This Public Safety Building is at capacity; however the City of Americus has plans to construct additions to the existing facility.

The fire department of the City of Americus currently employs 54 full time staff and line personnel. The main fire station is located at the Russell Thomas, Jr. Public Safety Building, sub-stations completely equipped and manned full time are located on Oglethorpe Avenue and Old Andersonville Road. Equipment owned by the Americus Fire Department consist of four (4) Class A Pumpers, two (2) tankers, one (1) 65ft Platform Snorkel, one (1) E-195 foot Ladder, one (1) back-up pumper, two (2) command vehicles and three (3) staff vehicles. All of the city's pumpers are equipped with Hurst (jaws-of-life) and AMKUS extrication tools. The department has earned a fire insurance classification of 3 from the Insurance Services Organization.

On average, the City of Americus responds to 2,300 fire and emergency calls annually. The City also responds to 100-110 calls annually for emergency rescue, usually automobile accidents. These figures include calls outside the City limits of Americus.

Emergency Management facilities are provided for the entire county including the cities at the Russell Thomas, Jr. Public Safety Building in the City of Americus. Housed at this facility is a Hazard

ordered by the City of Americus; however, these vehicles have not arrived as of this writing. As with the Hazard Material vehicles, the City of Americus responds and provides emergency services county wide. The City has 12 paramedics on staff to provide life support and trauma services.

The City of Andersonville does not provide police services, this service is provided by the Sumter County Sheriff's Department. Currently, this service is adequate and the city cannot afford to create a police force.

Andersonville maintains a state certified, 12 member volunteer fire department. The 1,750 square foot heated fire station is equipped with a double bay, office and storage areas. The station is located near the geographic center of the city. The presence of a state highway bridge spanning railroad tracks and rights-of-way gives the department complete access to virtually any developed area of the city at any time. The department operates two (2) vehicles which are a pumper truck and a knocker truck. Other equipment consist of eight (8) complete sets of turn-out gear, five oxygen tanks with eight spare bottles and three hand held radios. The department responds to fire calls within a five (5) mile radius of the city. The City also has mutual aid agreements with both Sumter County and Macon County fire departments. On average the city responds to 10 calls annually in and outside the city limits.

The City of Desoto does not provide police services, this service is provided by the Sumter County Sheriff's Department.

While the City of Desoto does not maintain a fire department, Sumter County has a volunteer fire department located within the city limits. For additional information, please see Fire Protection under Sumter County.

The City of Leslie has a 10 man police force, nine (9) of these employees are part-time. The police station is located in the same building as city hall and space is very limited. The Leslie Police Department has police cruisers. One vehicle is a 1996 and the other is a 1997. The police force provides public safety for the incorporated limits of the City of Leslie. The city does not have any jail facilities, therefore prisoners are transported to the Sumter County jail facility.

The City has a volunteer fire department located at the rear of city hall. The facility is 1,000 square foot and houses a 2002 pumper truck with a 1,700 gallon pumping capacity and a 1966 Ford truck with a 500 gallon pumping capacity. There are 15 volunteer firefighters, all with turn-out gear. The City also has breathing apparatus'. With the new truck and several improvements made by the volunteer fire department, the City of Leslie now has a fire rating of 7. As with the City of Andersonville's department, the City of Leslie volunteer fire department responds to calls within a five (5) mile radius outside the city limits. Leslie averages 20-25 fire calls annually.

The City of Plains no longer has police services. The City relies on the Sumter County Sheriff's Department for police protection.

The City of Plains has a volunteer fire department. The facility is located on Highway 280 across from city hall. It houses two (2) fire trucks, one of which is owned by the National Park Service. 18

volunteers make-up the manpower. The fire truck owned by the city is a 1978 model and the city owns turn-out gear and breathing apparatus', all of which need to updated. The City of Plains responds to approximately 35-40 fire calls annually in the city limits and in a five mile radius outside the city.

PUBLIC SAFETY ASSESSMENTS

The **Sumter County Sheriff's Department** has relatively new facilities located at the Sumter County Correctional Institute. The jail facility located adjacent to the SCCI is a 5.8 million dollar facility that was constructed in 1994. Equipment is kept in good condition with older equipment being rotated out of service. The Sumter County Correctional Facility is relatively new and well maintained. While near capacity, the facility is currently meeting the needs of the county. If necessary, Sumter County does own enough land that should additional space be necessary, the county can construct additions to either facility. Any additions will be constructed in such a fashion as to provide enough capacity to meet projected growth patterns for a period of not less than 10 years.

Sumter County is currently developing a dry hydrant system throughout the county. Voters of the 27th voting district enjoy reduced fire insurance costs because additional taxes are paid to ensure fire protection. Sumter County pays the City of Americus a monthly fee to provide fire protection service throughout the county. Sumter County should actively pursue funds to create and operate volunteer fire stations to cover the areas of the county that are further from the City of Americus to reduce response times. SPLOST tax funds will purchase new equipment including trucks for several of the volunteer stations throughout the county including the Cities of Andersonville and Plains

Sumter County is well pleased with the amount and condition of the equipment and level of services provided by the local Emergency Medical Services.

While the **City of Americus** has adequate, well maintained equipment and personnel to serve the public safety (police and fire protection) of the population, additional office space is needed for the police and fire department at the public safety building. The City of Americus is aware of the need and currently has plans to construct an addition to the facility. Plans show that the addition will be constructed in a way to accommodate projected growth patterns though 2025.

The **City of Americus** is doing a commendable job meeting the emergency health care needs of the city and county. All fire equipment is outfitted with paramedics and life saving tools. Emergency Management facilities are provided for the entire **County including the Cities** at the Russell Thomas, Jr. Public Safety Building in the City of Americus. Housed at this facility is a Hazard Material vehicle that is operated by Americus Fire Department personnel. This vehicle and personnel will respond to emergency calls county-wide. Two additional Hazard Material vehicles have been ordered by the City of Americus; however, these vehicles have not arrived as of this writing.

The **City of Andersonville** volunteer fire department has earned a very good ISO rating for the city; however several improvements are necessary. The fire station is located in a poor location. The northern exit is a steep uphill drive and can significantly delay response time. The southern exit is

narrow and used by non-emergency traffic. Minor repairs are needed on both vehicles and replacement of the pumper valves. Fire hoses need to be replaced along with nozzles and hand tools. Plans are underway and funds have been allocated to relocate the fire station. Also, the city is now budgeting funds to cover routine maintenance and the replacement of hoses, nozzles, pumper valves and hand tools. With the maintenance program, the City of Andersonville is well pleased with the level of fire protection services and feel these services will be adequate to meet the needs of projected growth patterns through the year 2025.

The **City of Desoto** is the location of one of the county's volunteer fire departments. Desoto constructed a new facility to house all of the fire equipment in the same location. Of all of the volunteer departments, this department is the best equipped and with routine maintenance, services will be adequate to meet the needs of projected growth patterns through the year 2025.

The **City of Leslie** police department enjoys very little employee turnover. Departmental housing located in the same building as city hall. Recent renovations to Leslie City hall have provided additional administrative space and adequate space where criminal victims, witnesses or suspects can be questioned in confidence. With the renovations, the city will be able to meet the needs of projected growth patterns through 2025.

The volunteer fire department in the **City of Leslie** is to be commended at the fact that the city has lowered the ISO rating to seven (7). The city has two fire trucks, one of which is a 2002. All volunteer fire fighters now have their own turn-out gear and equipment owned by the city is well maintained and in good condition. The City of Leslie is well pleased with the level of fire protection services and feel these services, with routine maintenance will be adequate to meet the needs of projected growth patterns through the year 2025.

The **City of Plains** biggest need in fire protection is a new updated and equipped fire truck. Equipment such as breathing apparatus' and turn-out gear need to be replaced. The City of Plains will be receiving a new fire truck due to the SPLOST tax now being collected by Sumter County. It is anticipated that the new truck will be in service by 2006. The city does not have enough funds in the budget to purchase breathing apparatus' and turn-out gear, but are actively seeking funds to replace such equipment. With routine maintenance and new equipment, this service will be adequate to meet the needs of projected growth patterns through the year 2025.

RECREATION FACILITIES

Sumter County is responsible for the parks and recreation facilities for the incorporated and unincorporated areas of the county, with the exception of seven (7). Three (3) of these parks owned, located and maintained by the City of Americus were constructed with Transportation Enhancement funds. Two (2) of these include playground equipment. The City of Andersonville owns, maintains and operates three (3) parks within their corporate boundaries. The City of Leslie owns and maintains playground equipment near the Leslie Civic Center on Bagley Street. The County operates and maintains 20 separate recreation facilities and parks throughout the county and cities. Programs

maintains playground equipment near the Leslie Civic Center on Bagley Street. The County operates and maintains 20 separate recreation facilities and parks throughout the county and cities. Programs offered by Sumter County Recreation are as follows:

- | | |
|-------------------------------|-----------------------------|
| a) Youth and Adult Basketball | b) Youth and Adult Baseball |
| c) Youth and Adult Softball | d) Swimming Lessons |
| e) Youth Golf Tournament | f) Soccer and Football |

Additional recreation activities provided at Sumter County parks and facilities are:

- | | |
|---------------------|--------------------------|
| a) Tennis Courts | b) Nature Trails |
| c) Horse Arena | d) Picnic Areas |
| e) Swimming | f) Lighted Walking Track |
| g) Pond for Fishing | h) Outdoor Classroom |

There are two (2) golf courses located in Sumter County, both of which are semi-public and privately operated. Also, located adjacent to Sumter County is one (1) State park operated by the National Park Service. Georgia Veterans Memorial State Park, located in Crisp County on Lake Blackshear offers swimming, camping, golfing, picnicking, and open spaces.

The **City of Andersonville** owns and maintains three (3) recreation sites. Andersonville City Park, located on East Church Street has a full length basketball court that is lighted. This site also has playground equipment and a picnic table. A lighted tennis court and large adjoining field available for baseball, football, etc is located at the intersection of Ellaville and Oglethorpe Streets. Playground equipment, picnic tables and a half court basketball court is located on West Johnson Street.

The City of Leslie owns and operates the Leslie Civic Center. The City makes this facility available to it's citizens for purposes such as family reunions, soft ball games, etc. Included with this civic center is playground equipment for small children.

RECREATION ASSESSMENTS

Sumter County has a well rounded recreation program that include 20 separate park and recreation sites. With the latest addition being the Thelma Gray Barnum Senior Citizens Park which boasts an existing pond for fishing, nature trails, picnic tables, restrooms and an outdoor classroom. SPLOST tax revenues will be constructing new pools, one of which to be placed in the City of Leslie, and rehabilitating several existing pools located in the City of Americus. Current levels of recreational services are more than adequate to meet current needs. Sumter County projects to increase parks/recreation as growth patterns dictate through 2025. There are no identified needs to be addressed.

The **City of Americus** owns and operates three (3) new and well maintained parks, two (2) of which have playground equipment. One of these parks is located adjacent to the Muckalee Creek. A protected area pron to flooding, the recreation site provides residents a natural area that can be enjoyed within the confines of urban living. All other recreational needs are provided by Sumter

County.

The **City of Andersonville** has sufficient acreage dedicated to recreational facilities. Improvements are needed at each location. The East Church basketball court needs to be re-painted, sections of fencing need to be replaced and vines need to be removed off other sections of the fence. The adjoining playground equipment needs repair and replacement of lumber. The tennis court needs to be re-surfaced and fencing improvements are needed. Finally, playground equipment at the Johnson Street location needs minor repairs. Budget constraints preclude the city from making any repairs to their recreational facilities. Should funds become available, the city will make the improvements.

The **City of Leslie** civic center and playground equipment are well maintained and in good condition. With the addition of the planned swimming pool, recreation services will far exceed the needs of the projected growth through 2025.

HOSPITALS AND OTHER PUBLIC HEALTH FACILITIES

Sumter Regional Hospital located at the corner of Mayo and East Forsyth Streets is a full service hospital. Responsible parties for the not-for-profit facility is a nine (9) member board, of which five (5) are appointed by the Sumter County Board of Commissioners and four (4) members being appointed by the Mayor and City Council of the City of Americus. The hospital serves all of Sumter County and the cities within the county. The hospital is a 143 bed facility that operates at a 100 bed level. Services include but are not limited to, emergency services, in patient surgery, oncology, doctors offices, birthing, radiological and imaging services, hospitalization, out patient surgery, hospice, rehabilitation center, pharmacy, nursing services, chapel services, etc.

Sumter County owns and operates the Sumter County Health Department located at 208 Rucker Street. The Board of Health that governs the health facility is made up of a seven (7) member board, five (5) of which are appointed by the Sumter County Board of Commissioners and two (2) are appointed by the City of Americus. The health department is available to all residents of the county, incorporated and unincorporated areas. The facility is an old school and poorly designed to serve as a health department. The facility has problems such as a leaky roof system and inadequate parking. Services provided by the facility include, but are not limited to environmental health services, immunizations, family planning, premarital blood testing, sickle cell screening, HIV testing, vision, hearing & dental exams and treatment, scoliosis screening, well baby clinic, blood pressure checks, breast and pelvic exams, flu shots, AIDS antibody testing, etc.

HOSPITAL & OTHER PUBLIC HEALTH FACILITIES ASSESSMENT

Sumter County and the Cities within enjoy a high level of health care with Sumter Regional Hospital. This service is an invaluable resource to the residents of the community. Besides the health services the hospital is a major contributor to the economy and is essential to the continued growth of the county. In fact, the hospital recently completed a major addition which houses doctor's offices and an oncology department that provides chemotherapy services for cancer patients residing in or near the City of Americus. Current levels of services and surplus of space are adequate to meet the

needs and projected growth patterns of the county through 2015.

Sumter County should actively pursue funds to construct a new up-to-date and modern health facility. While the current health facility is in a good location, the actual facility, a vacated school is ill suited, in poor condition and lacks adequate parking. Due to budget constraints, Sumter County can not afford to construct new health facility.

Sumter County is currently seeking funds to construct a new facility. If funds become available, a new facility will be constructed that will provide adequate services and meet the needs of projected growth patterns through 2025.

EDUCATIONAL FACILITIES

There are eight (8) schools in the Sumter County School System. All eight (8) schools serve all school age children located in the unincorporated and incorporated areas of the county. An elected six (6) member board is accountable to the citizens for the operation of the eight (8) schools. Two (2) schools serve PK through second grade. Two (2) schools serve third grade through fifth grade. Two schools serve sixth grade through eighth grade and two (2) schools serve ninth grade through twelfth grade. There is a total of 440 persons employed by the Sumter County School system and 5,430 students. Student to teacher ratio is currently 14 students to one teacher. All of the public schools located in the Sumter County system are either fairly new facilities or recently renovated. All facilities are in excellent condition.

There is one (1) private education school located in the City of Americus. Southland Academy is the largest. The eight building 55 acre campus is located in the eastern section of the City of Americus. Over 1,000 children attend this private school that provides K4 - 12 grade education. Southland Academy has a staff of 85 persons. Children attending this facility commute from neighboring counties as well as Sumter County. No bus system is provided at this school. A college preparatory high school curriculum is offered.

Kings Academy is a Christian school that operates out of a previously vacated county school in east-central Sumter County.

Georgia Southwestern University, a unit of the University of Georgia System is located in the City of Americus. The university offers 40 different academic programs and 25 departments. The University also offers several International Programs. The University offers five (5) undergraduate degrees in 40 fields of study, two (2) graduate degrees in 20 fields of study and one (1) specialist degree in education. There are 35 buildings distributed across a 200 acre campus. The University is open to all students living in or out of the State of Georgia.

South Georgia Technical College, located off Souther field Road offers a school curriculum that is designed to meet the demands of business and industry. This is done by preparing the students to enter jobs in technical, skilled, business, health and related occupations. 32 separate fields of study are presently offered at the campus which includes 16 separate buildings. Most popular courses are Criminal Justice, Medical and Business fields. South Georgia Technical College has dormitories. Currently, the college is at maximum capacity of their 200 bed spaces. The college also offers

evening classes and adult literacy classes and has a satellite facility in the City of Cordele located in Crisp County.

EDUCATIONAL FACILITIES ASSESSMENT

The Sumter County Public Schools are modern and up-to-date facilities which, at present are not at capacity. Teacher to student ratio is good at 14 to 1. The Public School system serves all of the residents of the county and cities within. The current facilities are more than adequate to meet the existing needs of the Sumter County residents and have been designed to meet the needs of projected growth patterns through 2015. Sumter County does not provide any adult literacy classes; however classes are available through the Technical College. Sumter County is also blessed with two post-secondary education complexes. Both complexes provide important educational opportunities to the community, region and state.

LIBRARIES & OTHER CULTURAL FACILITIES

The City of Americus is the headquarters of the Lake Blackshear Regional Library System, part of the organizational structure through which the Georgia Department of Education dispenses state funds for public library development and operations. A twelve member board is responsible for operations of the facility.

The facility was constructed in 1976 and had a \$782,000 renovation in 1993. The facility is 24,500 square feet, designed well and provides separate meeting rooms. The facility offers services to Magnolia Manor and the Plains Nursing Home. The bookmobile serves the area twice a week on a rotating basis. Library programs are available to civic groups on request.

The James Earl Carter Library located on Georgia Southwestern University's Campus is open to the public and is a federally designated depository of U.S. census data.

The City of Americus had a Senior Center located in the Windsor Hotel, unfortunately after the Windsor Hotel was sold, the seniors had to vacate. The seniors were relocated to a building owned by the city. This building is small and currently beyond capacity.

The Rylander Theater located on West Lamar Street in Americus was originally constructed in 1920. The City of Americus began rehabilitation of the theater 1995. In the year 1999, the Rylander Theater hosted Jimmy Carter's Birthday Celebration which "kicked off" the opening of the newly renovated facility. Since that time, the Rylander has hosted many events such as plays, visits from celebrities, and musicals.

Community theater has been provided by the Sumter Players Inc. for 40 years. This non-profit corporation has a membership that is open to the public. The Mary McCall Theater, housed in the former Reese Park School Building is the venue for three to four adult stage productions and one children's stage production annually.

The Habitat for Humanity headquarters is located in the City of Americus. Habitat recently

completed the Global Village which has a welcome center and samples of full scale housing structures that are located around the world.

The Andersonville Welcome Center and Museum is located in the 1904 railroad depot which was relocated to the City of Andersonville and renovated in 1975. The facility offers literature explaining the roles of Andersonville and the Andersonville National Historic Site. A hostess welcomes tourists to the community, assists them with souvenir and literature purchases and provides other information. Also located in the facility is a museum. This museum offers 350 artifacts ranging in age from the early 1860's to early twentieth century, All of the artifacts were donated. While the facility is owned by the city, the welcome center and museum are operated and maintained by the Andersonville Guild, a non-profit organization.

The Drummer Boy Museum is also located in the City of Andersonville. The facility, located on Main Street has in excess of 500 artifacts of the Civil War. This is one of the largest collections of civil war period memorabilia in private ownership.

The Georgia Telephone Museum, located near the center of the City of Leslie has the "largest collection of telephones and telephone memorabilia in the world". The local owner of a telephone company purchased and converted a vacated warehouse into an educational, nonprofit museum open to the public.

The National Park Service renovated the City of Plains High school which now serves as a museum and auditorium. Also located in the City of Plains is the historic railroad depot that has been recently renovated and served as Jimmy Carter's Campaign Headquarters. Located just outside the City of Plains is the Jimmy Carter Boyhood Home that host tourists.

LIBRARIES & OTHER CULTURAL FACILITIES ASSESSMENT

Sumter County and the Cities within are pleased with the library facility and the quality and level of services. An addition to the facility is planned. Once complete the Library will meet the projected growth through 2015

Sumter County and/or the City of Americus should aggressively seek funds to construct a new modern senior center. The current facility is beyond capacity, does not provide sufficient parking and not centrally located. Sumter County requested funds through the Georgia Department of Community Affairs CDBG program to construct a new senior facility. If approved, the facility will be designed in a manner to meet the needs of Sumter County Seniors through 2024.

The **City of Americus** has done a commendable job in rehabilitating several historic structures including the Rylander Theater. Also, the recent completion of the rehabilitation of sidewalks and installation of period street lighting in the downtown district along with the downtown building facade renovations has given the city a "fresh look in an old way". The City continues to move forward with the preservation of their cultural facilities and resources.

The Drummer Boy Museum Located in the **City of Andersonville** recently received grant funds through the one Georgia Program. The facility will undergo rehabilitation and modernization.

NATURAL AND CULTURAL RESOURCES

The purpose of this section is to address, examine and assess the natural and historic resources. This section will provide an inventory of natural, historic and environmentally sensitive resources.

Specifically, this section will address the following:

1. Water Supply Watersheds
 - a. Groundwater Recharge Areas
 - b. Wetlands
 - c. Floodplains
2. Protected River Corridors
3. Soil Types
4. Steep Slopes
5. Prime Agricultural and Forest Lands
6. Plant and Animal Habitats
7. Parks, Recreation and Conservation Areas
8. Scenic Views and Sites
9. Cultural Resources
 - a. Residential
 - b. Commercial
 - c. Industrial
 - d. Institutional
 - e. Transportation
 - f. Rural
 - g. Other Historic, Archaeological and Cultural Resources

WATER SUPPLY WATERSHEDS

Water Supply watersheds are defined by DNR as the areas of land upstream of a governmentally owned public drinking water intake. No water supply watersheds are located in Sumter County. Neither is the county located in a water supply watershed.

Approximately 13,000 square miles or 23% of Georgia's land surface have been identified as area where the most significant recharge to aquifers occur. Aquifers are soils or rocks which will yield water to drilled wells. Recharge is the process by which precipitation, primarily in the form of rain, infiltrates soil and rock to add to the amount of water stored in pores and other openings within these pores. With the exception of approximately 9,600 acres near the City of Andersonville, approximately 90% of Sumter County is a significant recharge area. The natural hydrology of the 9,600 acres is that precipitation flows into a nearby creek, thereby not assisting in the recharge of the aquifer.

Assessment: While the Cities of Americus, Andersonville, Desoto, Leslie and Plains provide water to their residents via City-wide water systems, persons residing in the unincorporated area of Sumter County install individual drilled wells. As with the City wells, these smaller individual wells are drilled into the aquifer systems. The aquifer systems utilized by Sumter County and the Cities within the county are the Clairborne, Clayton, Cretaceous and the Floridan/Jacksonian.

GROUNDWATER RECHARGE AREAS

A groundwater recharge area is the land where rainfall that infiltrates an aquifer first seeps through the ground. Groundwater recharge areas are among those regions most susceptible to pollution of groundwater due to surface and near surface activities of man.

In addition, groundwater pollution susceptibility mapping is a composite of several factors. These factors include depth of water, net recharge, aquifer media, soils, slopes and hydraulic conductivity. With this in mind, areas in Sumter County likely to have a higher susceptibility to pollution of groundwater due to denser population and activities of man are the Cities of Americus, Andersonville, Desoto, Leslie and Plains.

Assessment: Since residents residing in the unincorporated areas of Sumter County and the Cities of Desoto and Leslie rely on individual septic systems, it seems that these tanks would be the single most potential threat of contamination to the aquifer system. This potential threat, plus the fact that 90% of the county is a significant groundwater recharge area, compliance with chapter 391-3-16-.02, Rules for Environmental Planning Criteria of the Georgia Department of Natural resources are enforced by the Sumter County Health Department. The criteria includes minimum lot sizes for installation of septic tank/drain field systems serving new homes and mobile home parks. Minimum lot sizes are based on the site's pollution susceptibility.

Since agriculture is the county's predominant use, underground fuel storage tanks are regulated by the Georgia Underground Storage Act.

Irrigation systems which draw 100,000 gallons of water or more a day are already regulated to prevent negative system pressure from introducing agriculture chemicals into the aquifer.

There are no industrial wastewater generators in the unincorporated areas of the county. The only known wastewater flow is classified as domestic and is treated by septic tank system. Any industrial wastewater generators locating in the unincorporated areas of Sumter County will be regulated by Environmental Planning Criteria.

See Groundwater Pollution Susceptibility Maps located in the map section

WETLANDS

Wetlands are defined as areas that are inundated or saturated by surface and/or groundwater at a frequency and duration sufficient to support, and under normal circumstances do in fact support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands range from lakes, ponds, streams, rivers, creeks, swamps, marshes and water bodies that are flooded year round; to those occasionally throughout a year, such as intermittent springs, bogs, springs, bottomland forests, pine flatwoods, wet meadows and sinkholes.

Sumter County: Wetlands are common along the Flint and Kinchafoonee rivers. Through the National Wetland Inventory maps and mean sea level elevations, it has been determined that approximately 14 miles or 56% of the river corridors are considered wetlands on the Flint River while 7.5 miles on the Kinchafoonee Creek are considered to be wetlands.

Americus: The National Wetlands Inventory maps were used to prepare the map showing areas to be considered wetland within the City of Americus. This map located in the exhibit section should be considered a general guide to wetland location.

Andersonville: The only identified wetland in the city is on industrial property. The largest portion consisting of 7+ acres is part of an 8 acre industrial waste pond which is located on the southeast city limit.

Desoto: Approximately 10% of the city's total area meets the federal definition of wetland. While most of these areas are concentrated near the incorporated boundrys, several medium to small size patches are located to the west side of the center of town.

Leslie: Approximately 11% or 125 acres of the City of Leslie's total area meets the federal definition of wetland, most of which is seasonally flooded land supporting broad-leaved, deciduous vegetation. Most of the local wetland is located along the bank of Chokee Creek near the northern and northeastern incorporated limits. There is also an unnamed smaller creek with wetland that branches off Chokee Creek and runs southwest through the city.

Plains: Currently, wetlands identified by the National Wetlands Inventory are located partially within the Martin Luther King Subdivision. The subdivision is developed and the housing units are owned primarily by low & moderate income families. While no structures are located in the wetland, one housing unit adjacent to the wetland has reported drainage problems during heavy

rainfalls. There are no additional plans to build near the wetland.

Assessment: Development in wetlands is strictly regulated by federal law. Sumter County and the participating cities of this plan along with the State of Georgia and the federal government have determined that wetlands play a vital role in maintaining water quality as well as providing habitat for plants and animals. Section 404 of the Federal Clean Water Act prohibits the discharge of dredged or fill materials into the waters of the United States, including wetlands, without a permit. In order for anyone interested in dredging and/or filling any wetlands, a permit must be secured for the proposed action from the U.S. Army Corps of Engineers.

FLOODPLAINS

According to the Flood Insurance Rate Map, while no base elevations have been determined, floodplains have been officially designated and are located adjacent along the Flint River to Lake Blackshear on the eastern border of Sumter County.

Assessment: Sumter County and all the cities within the county have been mapped for floodplains. Floodplains are located and protected within the in the city limits of Americus, Andersonville and Leslie. No floodplains are recognized within the city limits of Desoto and Plains. All of Sumter County and the Cities within the county participate in the National Flood Insurance Program. In order to participate, all of the local governments have adopted and enforce a flood protection ordinance in conformance with federal standards.

See Flood Hazard Boundary Maps located in the map section

PROTECTED RIVER CORRIDORS

There are 25 miles of protected river corridors along Sumter County's corporate boundary. A 14 mile segment of the Flint river runs along Sumter County's northeast side. Along Sumter County's southwest boundary, there is an 11 mile segment of Kinchafoonee Creek. Under the current state definition, there are approximately 300 acres of river corridor in Sumter County, of which 170 acres is adjacent to the Flint River and 130 acres are adjacent to the Kinchafoonee Creek. These protected areas are exclusive to the area between the water's edge and the uppermost part of the river bank.

Assessment: In accordance with the Georgia Mountain and River Corridor Protection Act of 1991, Sumter County has adopted and enforces the minimum protective criteria as set forth by the Act for buffer areas located along the 25 miles of protected river corridors. There are no protected river corridors within any incorporated areas of the county.

SOIL TYPES

Most common soils in Sumter County in descending order are Tifton, Orangeburg, Greenville, Kinston/Bibb, Faceville and Red Bay. Collectively, these soils account for 79% of the county's

land area. Sandy loam is the predominant soil type comprising 74% of the aggregate acreage of these six different types of soil.

Tifton, Orangeburg, Greenville, Faceville and Red Bay soils are well drained, level to sloping soils. These soils have sandy surface layers over loamy brownish or reddish subsoils; on uplands.

Kinston/Bibb soils are poorly drained, level, acid loamy soils that are mainly grey below the surface layer; on flood plains. Use of these soils are severely limited for community development, including housing development sites and recreation facilities such as campsites and play areas due to flooding. Approximately 24,000 acres of these types of soil are present in Sumter County.

The predominant soils located within the cities of Americus, Andersonville, Desoto, Leslie and Plains are sandy loam soils with varying ratios of loam and sand.

Assessment: The above stated soils, with the exception of Kinston/Bibb have slight to moderate limitations for development. With careful planning along with design and use of mitigative measures, these soils can accommodate most kinds of physical development.

Soils are protected through the State of Georgia's Erosion and Sediment Act which is enforced by the Sumter County Code Enforcement Office for the entire county. Sumter County and the cities within have adopted soil erosion ordinances. In addition, Sumter County, City of Americus' and the City of Plains have adopted subdivision ordinances which address protection of the soils during plan review. All subdivision plans are reviewed and must be approved by the State Soil Conservation Commission before Sumter County, City of Americus and the City of Plains will give approval.

STEEP SLOPES

Sumter County is located in the Southern Coastal Plain Province. It has been determined that 92% of the county's land area has a slope of 8% or less. The remaining 8% of the land area has slopes with grades less than 18%. Steep slopes are non-existent within any of the cities located within Sumter County. Infact, the City of Andersonville has slopes that do not range any higher than 15%, while the City of Americus has a few small areas with slopes that reach as much as 12%. The Cities of Desoto, Leslie and Plains record slopes no higher than 8%.

Assessment: For general planning purposes the threshold for steep slopes is considered to be 25%. Therefore, no steep slopes exist within Sumter County or the Cities that would constitute any significant hindrance for development.

PRIME AGRICULTURAL AND FOREST LANDS

Sumter County: Approximately 51% or 159,210 acres of the county is considered and classified as prime farmland. This natural resource is evenly distributed throughout the county with the exception of the north section of the Andersonville census division.

41% or 128,000 acres of Sumter County are used for commercial timber production. Of this 41%, 45% or 57,600 acres are planted pine, 42% or 53,700 acres is hardwood, and 13% or 16,600 acres is Oak-Pine mix. Of these 128,000 acres, 81% or 103,700 acres are owned by private individuals.

Americus: Approximately 45% of the incorporated areas of Americus are considered to be prime farmland. This acreage includes much of the downtown area, almost all of the area around MLK, Jr., Boulevard North, almost all of the area directly west of So. Lee Street, and the area around Georgia Southwestern Collage.

Tree-shaded drives and treed residential lots are prevalent throughout the City of Americus. During the committee meetings for the creation of this document, it was suggested that the City consider and evaluate the necessity of a municipal ordinance regulating the removal and replacement with like species of the aging shade trees throughout the City. The city has taken this suggestion and is in the process of evaluating the need for such an ordinance.

Andersonville: Approximately 50% of the incorporated areas of Andersonville meets the federal definition of prime farmland. This land is bordered by Jackson Street and the Prison Branch tributary on the south, Freeman Avenue on the west, Confederate Drive on the north, and an unnamed branch to the east. There are also pockets around Cyanamid Lane and along North Oglethorpe Street. Finally, there is a pocket of prime Orangeburg soil extending from mid-point of Jackson Street to the south city limit.

Desoto & Leslie: The vast majority of these two cities incorporated area meets the federal definition of prime farmland.

Plains: Almost 80% of the land located within the incorporated area is classified as prime farmland according to the federal definition. Plains has zoning and land use regulations in place. In addition, the city is evaluating the adequacy of the existing regulations that

Assessment: Prime agricultural land is not defined by land use, but by the soil's characteristics and capabilities. The soil characteristics which are so conducive to efficient food and fiber production are the same features that make this resource attractive for residential, commercial, industrial and other land uses. Consequently, there is competition among the various economic sectors for prime agricultural land.

In an effort to preserve prime agricultural and forest land in the unincorporated areas of Sumter County. Zoning ordinances were adopted in 2000. These ordinances were adopted and are strictly enforced to prevent further urban sprawl and preserve agriculture and forest land.

The Cities of Americus and Plains also have zoning ordinances which are also strictly enforced.

The Cities of Andersonville, Desoto and Leslie do not have zoning ordinances in place; however growth patterns over the next 25 years show less than a 15% increase in population. It is recommended that these three cities at a minimum begin plans for zoning.

PLANT & ANIMAL HABITATS

The National Heritage Inventory currently includes 11 plants and 17 animal species classified as threatened or endangered with habitats in, or migratory ranges through Sumter County. Locations of only two (2) of the forgoing plants are known. There are at least five (5) known natural habitats where these rare and endangered plants could grow and be located. Known plant habitats are:

White Trumpet or Whitetop Pitcherplant
Canby Dropwort

Additional threatened or endangered plants with unknown habitats in the county are:

Harper Fimbry
Sedge
Sweet Pitcherplant
Awned Meadowbeauty
Parrot Pitcher Plant
Harper Heartleaf
Bog St. Johnswort
Harper Grooved Flax
Swamp Buckthorn

Occurrences of the following wildlife have not been documented in Sumter County, however; based on their migratory patterns it is believed likely that each species does at a minimum travel through the area.

Spotted Turtle	Delicate Spike
Inflated Spike	Purple Bankclimber
Brown Darter	Coal Skink
Southern Brook Lamprey	Shinyrayed Pocketbook
Gulf Moccasinshell	Gulf Coast Waterdog
Redeye Chub	Oval Pigtoe
Sailfin Shiner	Sculptured Pigtoe
Downy Rainbow	Florida Floater
Southern Creekmussel	

According to information made available by the State, there are no habitats of threatened, protected, or endangered plants or animals or other rare element occurrences known to have been documented within the Cities of Andersonville, Americus, Desoto, Leslie or Plains.

Assessment: Sumter County has developed and instituted a zoning ordinance for the unincorporated areas of the county. By doing so, a mechanism has been put in place to monitor land use/development and help preserve habitats of threatened plant and animal species. These regulations also reduce civil liability of owners/developers who might otherwise damage these habitats.

PARKS, RECREATION AND CONSERVATION AREAS

Georgia Veterans Memorial State Park is located in Crisp County and is adjacent to the eastern boundary of Sumter County at Lake Blackshear. This park provides swimming, camping, golfing,

picnicking, etc.

While the City of Andersonville is located in Sumter County, with the exception of 400 feet, the 500+ acre Andersonville confederate prison site is located in Macon County and therefore will not be addressed in this plan.

There is a park of national significance that encompasses the City of Plains and the unincorporated surrounding area.

The Jimmy Carter National Historic Site and Preservation District was established and extends northeast of the City of Plains to include the welcome center located to the east of Plains. This district also includes Jimmy Carter's Boyhood home just northwest of the city limits.

There are no federal, state and regional parks, major recreation and conservation areas located in or near the Cities of Americus, Leslie or Desoto.

NOTE: Parks and recreational areas that are owned, run and maintained by Sumter County and the cities located within, are addressed in the community facilities section of this plan.

Assessment: The residents of Sumter County can enjoy several major parks, recreation and conservation areas in or near the county. Sumter County supports the City of Plains and the City of Andersonville to preserve the local properties and sites which are points of interest for locals and tourism alike.

SCENIC VIEWS AND SITES

Sumter County and the cities within are blessed with an aesthetically pleasing environment which include such diversity as productive farmlands, Lake Blackshear, historic homes and commercial properties, etc.

Assessment: Though perhaps not of a nature in and of themselves to constitute the foundation for local tourism, these natural resources do contribute positively to the tourism base and to the local quality of life. None of these resources are believed to warrant protection solely for their scenic beauty and value.

CULTURAL RESOURCES

In 1991 a preliminary survey of historic resources was performed. This survey commissioned by the Georgia Department of Natural Resources showed that 2,603 potential historic resources have been identified throughout Sumter County and the Cities located within. 1,804 are located in the incorporated areas of the cities and 799 are located in the rural areas of the county.

Residential: A variety of architecturally significant house types were identified. These types and styles range from the single pen, double pen, saddlebags, central hallways, dogtrots, shotgun (single & double) housing units to the larger Georgians such as the Queen Anne Cottage Gabled

Ell Cottages and pyramid cottages. A small number of extended hall-parlors and bungalows were found but mainly in the small incorporated areas of the county. In fact, the incorporated Cities located in Sumter County retain the more ornate house styles and a greater variation in house types.

The City of Americus in particular has identified as many as 1,508 structures that have architectural and/or potentially historic significance. A large number of these structures have been maintained and are in good to excellent condition. Americus is listed as a National Register District of Historic Places and the city is currently working on another district. The new district would encompass residential neighborhoods which, collectively, constitute an African American culture. The core of the listed district runs down both sides of South Lee Street. The residential portion of this district is comprised of areas of transformational expansion from Victorian (High & Folk) to the Revival, and Craftsman styles of housing.

The City of Americus has six (6) individual residential structures on the National Register of Historic Places. They are as follows:

Ashby Street Shotgun Row-Three (3) of the six (6) residences are shotgun structures fully restored and located at 207, 209 & 211 Ashby Street.

Guerry-Mitchell House-Located at 723 McGarrah Street.

Lustron House-Located at 547 Oak Avenue.

Styles range from Second Empire, Queen Anne, High Victorian Eclectic, to Neoclassical Revival, Folk Victorian and Craftsman, with the latter two being the most affordable, thereby being the most common.

A few structures do date back to the antebellum period; however the majority of these type are located in the incorporated areas and are well maintained. Very few of the smaller antebellum structures such as single pens, shotguns and log structures survive.

There are currently 6 properties located in Sumter County that are listed on the State and National Registers of Historic Places. Three (3) of these properties are located in the unincorporated areas of the county and are considered to be residential structures. They are as follows:

Liberty Hall located on U.S. 19 South

McBain-Newman House located on U.S. 19 South

Jimmy Carter Boyhood Home located out 280 West past Plains

There are two additional residences located in unincorporated Sumter County that meet eligibility requirements for individual nomination to the State and Federal Registers of Historic Places. They are as follows:

Webb Family Farm located on U.S. 19 South

Bagley House located on State Highway 195

Survey results indicate a large number of potentially historic structures have been retained in both the incorporated and unincorporated areas of Sumter County. The majority of these structures have been maintained in fair to good condition. The incorporated area structures that have been retained seem to be in good to excellent condition.

Commercial: The City of Americus (largest City in Sumter County) has a historically rich central business district, with the Windsor Hotel being the most notable example. There are additional structures in the vicinity which have made positive contributions to the legacy of the city. These buildings are the Rylander Theater, Citizens Bank Building, Thornton-Wheatley Building, Allied Store, Fair Store, Americus Hardware, Home Place Furniture Store and the Old Americus Fire Hall. The City of Americus has worked and continues to work diligently restoring and renovating these historic structures. The city is commended for their continuing efforts through the Downtown Development Authority, Main Street and Revolving loan funds and facade grants to continue to work on the restoration of the downtown district.

Americus City Hall is located downtown next to the Windsor Hotel. City Hall was originally the Americus Federal Building which housed the Post Office and court rooms. The structure, built in 1910, with the third floor being added in 1933, is a historic three story building with a basement that is in very good shape and well maintained by the city.

The Dismuke Storehouse located at 505 N. Lee Street in the City of Americus is listed on the National Register of Historic Places.

Andersonville's downtown area is a collection of buildings from the civil war era. Some of the structures are original to Andersonville, while other structures have been moved into the downtown area from other sites. Most of the structures have no academic style, two Craftsman, and one each of Colonial Revival, Greek Revival and Queen Anne have been recorded. These structures play a vital role in the tourism trade that visits the City of Andersonville.

Desoto's Downtown is in disrepair. The train depot has historic significance; however the structure is in a deteriorated state. The City does desire to renovate and restore the depot but do not have the funds to perform such a task. One commercial building has historic significance but has been altered and is in poor condition.

Leslie's downtown area displays a variety of commercial buildings. The most common type of commercial structure is the one-part commercial block. Most of the structures were listed to be in good condition. In fact Leslie recently completed renovation of one of the commercial buildings and holds city council meetings within the structure. In addition, the City of Leslie is currently attempting to secure funds to restore a "turn of the century" structure that housed the first bank that located in the City.

Plain's downtown consist of one strip of buildings. These buildings are in good shape and are kept well by the store owners. In the recent past, the City of Plains organized a "painting" of the town. Many volunteers traveled to the City of Plains to participate in the painting of the facades of the downtown. Plains has also installed benches and trash receptacles that are pleasing to the eye in the downtown area. Plains downtown plays a vital role in their tourism trade and is visited

by many travelers. This in large part due to the 39th president, Mr. Jimmy Carter which was born, raised and continues to be a resident of the city. Mr. Billy Carter's Gas Station is still in existence; however the structure is in a deteriorated condition. The owners of the station wash cars.

Plains City Hall is located on the corner of Hwy 280 and Hudson Street. The structure was originally a corner car repair garage. The structure has been restored, renovated and put back into use by the city.

Industrial: The City of Plains has noted Historic Industrial Buildings. The Carter Peanut complex is still in operation and is now owned by Goldkist Corporation. Other historic industrial buildings include O.A. Williams & Sons Cotton Warehouse building which is still owned by the Williams family. The Williams warehouses are the oldest industrial buildings in the City of Plains.

Institutional: Sumter County has Churches located throughout the unincorporated areas that are known as historic resources. They are as follows:

Friendship Baptist Church-This church, located on Highway 30 West is considered to be the oldest church building in the county. The original church was constructed in December, 1839. The existing structure was built in or near the year 1855 on the original church grounds and has been the site of weekly church services for the past 125 years. A complete copy of the minutes of Friendship Baptist Church from 1839 through 1872 are on microfilm at the Lake Blackshear Regional Library in the City of Americus. The Friendship Baptist Association Campgrounds are located adjacent to the Church.

St. Marks Lutheran Church-Located on Highway 45 South in the Bottsford Community.

Shiloh Baptist Church-Located on Shiloh and Lasco Harvey Roads.

Salem Methodist Church-Constructed in 1895, this church is located on Upper River Road near CR 64.

New Corinth Baptist Church-Located at 1178 Hooks Mill Road is listed on the National Register of Historic Places.

The City of Americus has many potentially historic institutional structures. The City is currently working to secure funds to restore Furlow Grammar School. One additional structure that is being considered and evaluated by the City for renovation is the Reese Park School.

The City of Plains has restored the Plains Highschool. This structure is now open to the public as a museum. The auditorium has also been restored down to the wooden fold chairs. The City has used the auditorium for public meetings and such. The Wise Sanitarium is located in Plains and is privately owned by the Lillian G. Carter Nursing Center. This structure has both Italianate and Neoclassical styles.

The City of Desoto has two churches located within the City that are considered to have historic significance and are in good shape.

Transportation: The City of Americus had the first chartered electric streetcar company in the state. The system functioned till calendar year 1890 in December. The line briefly reactivated for the Windsor Hotel Grand Opening in June of 1892. In February 1894, the final tracks of the line were removed. During it's operation, the streetcar line covered the central business district, traveled south down Lee Street then through the present Georgia Southwestern University Campus, back up Felder Street on Reese Park and Taylor Streets back to Lee Street. One street car is still in existence and is located inside the Lake Blackshear Public Library located on West Lamar Street in the City of Americus.

The City of Andersonville's City Hall is a restored old train depot. The City of Mauk donated the structure to the City of Andersonville in the 1970's. While not the original train depot for the City of Andersonville, it is the original train depot for the City of Mauk.

The City of Desoto's train depot is in a deteriorated condition. The city would like to rehabilitate the depot; however lack of funds prevents the city from any restoration project.

The City of Plains train depot has been restored and is in good condition. The train depot served as the Jimmy Carter campaign headquarters during his run for president. Recent improvements include replacement of deteriorated lumber and painting of the entire structure.

There is an Excursion Train that runs from Crisp County into Sumter County through Desoto. This train is for tourists and locals alike. The train stops in the City of Leslie for one hour once a week. Leslie has requested that the train stop more than one time per week. The train then moves on the City of Americus, where tourists can disembark and visit the Habitat for Humanity Global Village and/or walk to downtown Americus and enjoy the downtown shopping. The Train then moves on to the City Plains. As in Americus, tourists can disembark and visit the city. Lastly, the train stops at the Jimmy Carter Boyhood home located in Archery.

Rural: Sumter County has several notable historic resources in this area. They are as follows:

New Era Community is located at the crossroads of New Era and Neil Hodges Roads. In it's heyday New Era was a prosperous, agriculturally oriented community. Houses, barns, outbuildings, stores that are now vacant, and the school are all intact. Many of the original families descendants are still residents with the school adaptively rehabilitated into a residence.

The Council Farm-This farm is located between Lamar Road and U.S. Highway 280 East.

Brown's Mill-Brown's Mill with related house and structures is located on State Highway 27 East.

Fair Oaks Plantation (Gaston Farm)-Located on Highway 30 between Concord and Friendship.

Jimmy Carter Boyhood Home-Located off Highway 280 West just past the City of Plains.

Sumter City-Located on 19 South and Croxton Cross Road was established in June, 1856.

Other Historic, Archaeological and Cultural Resources: Sumter County: There are three (3) airplane hangers located on South Georgia Technical Collage grounds. These three (3) hangers were originally part of Souther Field Airport. In addition to these hangers, Sumter County hosts the site of Charles Lindbergh's first solo flight also located at Souther Field Airport. Historic markers have been placed in Sumter County at three(3) sites by Worker's Progress Administration. These historic markers are located and commemorate the following:

Camp Sumter-Marker is located just north on Highway 49 above the City of Andersonville.

First Solar Battery-Marker located on Upper River Road.

Luther Story Bridge-Marker located on Highway 27 East at the Sumter County/Dooly County border.

Another point of interest is located along Highway 19 North just above the City of Americus. Memorial Mile commemorates Sumter County natives that lost their lives in World War One. Along this mile are small concrete posts, many of which still have a metal plaque attached stating the soldiers names.

Americus: There are historic markers that have been placed in the City by the Georgia Department of Natural Resources. These markers are located and commemorate the following:

Charles Frederick Crisp Residence - located at 139 Taylor Street-This is a private residence that was built by a local native (1843-1896) in the 1880's. Mr. Crisp served as Speaker of the U.S. House of Representatives and died before being sworn in as a U.S. Senator from Georgia.

Sumter County Courthouse located on West Lamar Street - Although the original courthouse has long since been gone, this marker commemorates the creation of Sumter County on December 6, 1831. The county was named in honor of General Thomas Sumter of South Carolina who fought in the French, Indian and Revolutionary wars.

Portion of Oakgrove Cemetery at the east end of Church Street - This is the final resting place of 129 Confederate soldiers (45 unknown), many of whom were prison guards in Andersonville at Camp Sumter.

Confederate Hospitals located at 118 Jackson Street - Foard Hospital, at this location and Bragg Hospital located at the present site of Furlow School, 407 Jackson Street; Confederate Soldiers were cared for at both facilities.

Federal Headquarters located at 436 South Lee Street - On this site once stood a Greek Revival house that was built in 1855 by Willis Hawkins, associate justice of the Georgia Supreme Court, and used as Federal Headquarters.

One of the most important structures located in the City of Leslie is the Georgia Rural Telephone Museum. This historic building houses a significant collection of important telephones and is open to the public. Also, while the church no longer exists, the City of Leslie has a historic cemetery located on South Bass Street. This site is a significant and contributing historic factor to the community.

The City of Americus has one historic district which was established in 1975. The district follows an irregular pattern along Lee Street with extensions to Dudley Street, railroad tracks, Reese Park, and Glessner Street. This district was formally amended in 1979 to include East Church Street and Oak Grove Cemetery.

The entire city limits of Plains has been designated a historic district by city ordinance. Located within the Plains designated district, is the Jimmy Carter National Historic Site. The Jimmy Carter Historic Site is listed on the National Register of Historic Places.

Mr. Will Redding was lynched at the Northeast corner of Cotton & Lamer Streets. Mr. Redding was lynched for shooting Police Chief William C. Barrow in June, 1913.

See map showing Historical and Archaeological Resources located in the map section.

Assessment: Americus has a wealth of architecturally/historically significant structures stretching in a generally north-south direction through the heart of the city. In recognition of these resources, significant efforts have been exerted to preserve this legacy. Americus has an active historic preservation commission. Significant construction to be performed within any of Americus' designated historic district requires approval in writing from the Preservation commission to assure construction will not have a negative impact on the historic integrity of the district.

The City of Andersonville is rich with history. The City of Andersonville does have a historic preservation society, however the society is not active. The City needs to push the society to become active.

The Sumter County Historic Preservation Society, founded in 1973, applies membership dues to preservation activities and related education projects; an example of the latter being a driving tour of the current historic district on cassette tape.

The City of Desoto should continue to attempt to secure funds to preserve the railroad depot. Another local resource is the possibility that Don Hernando DeSoto, Spanish explorer, dug a surface well less than ½ mile east of the city limits.

The City of Leslie should consider the creation of a local historic preservation commission. This will ensure that the historic integrity of the city will be maintained.

The City of Plains residents and elected officials recognize that in their particular situation historic resources are an integral part of all of the planning elements. The citizens have chosen to work hard to preserve their historic city.

The city has a historic preservation committee and as such, any construction work of existing structures or the introduction of new structures within the Plains historic district must be approved by the committee in writing before construction can begin. If the construction will have a negative impact on the historic district, construction will not be approved.

Existing & Future Land Use

The purpose of this section is to inventory existing land use patterns and trends; to guide/direct future patterns of growth, based on community needs and desires.

Specifically, this section will address the existing & future of the following:

1. Residential
2. Commercial
3. Industrial
4. Public/Institutional
5. Transportation/Communication/Utilities
6. Park/Recreation/Conservation
7. Agriculture/Forestry
8. Assessment of Current Needs
9. Projection of Future Land Use Needs

**EXISTING LAND USE
RURAL SUMTER COUNTY
2004**

<i>Land Use</i>	<i>Acreage</i>	<i>Percentage of Total Area</i>
Agriculture/Forest	221,995	84.0%
Commercial	1,264	.50%
Industrial	2,125	.22%
Park/Recreation/Conservation	885	.16%
Residential	22,382	2.0%
Public/Institutional	410	.18%
Transportation/Communication/Utilities	1,502	.34%
Undeveloped/Unused	49,956	12.4%
Total Unincorporated Acreage	300,519	99.8%

Source: Sumter County Comp Plan 1992-2014; City of Americus Annexations 1993-2003
Georgia DOT shows that Sumter County totals 485 square miles or 310,400 acres

NOTE: The reader will notice that while figures show 2% of Rural Sumter County being used as residential, the existing Land Use map attached to this document shows a much larger percentage by color. This discrepancy is due to the fact that the County Land Use map distinguishes uses of land by parcel. The computer program used by the Middle Flint Regional Development Center to develop the map cannot install two different colors within one parcel of land. As such, farmsteads that include the families residence shows the entire parcel as residential. For example: Lets say, that Ms & Mrs. John Q. Public have a 300 acre parcel of land that they farm. Because the farmhouse is located on this 300 acre parcel, the program shows the entire parcel as residential.

With the above note in mind, the residential land use table above bases actual residential use figure of 6,253 acres on the estimate that an average of 1.0 acre is dedicated to each of the 3,413 single family housing units of conventional construction. An average of 1.5 acres is dedicated to each of the 135 Multi-family housing units and an average of 1.0 acre is dedicated to each of the 2,570 manufactured housing units.

**EXISTING LAND USE
CITY OF AMERICUS
2004**

<i>Land Use</i>	<i>Acreage</i>	<i>Percentage of Total Area</i>
Agriculture/Forest	70	1.0%
Commercial	510	7.0%
Industrial	390	5.5%
Park/Recreation/Conservation	155	2%
Residential	3,002	43.0%
Public/Institutional	440	7.5%
Transportation/Communication/Utilities	1,095	16.0%
Undeveloped/Unused	1,335	19.1%
Total Incorporated Acreage	6,997	100%

Source: City of Americus Comp Plan 1994-2014; City of Americus Annexations 1993-2003

**EXISTING LAND USE
CITY OF ANDERSONVILLE
2004**

<i>Land Use</i>	<i>Acreage</i>	<i>Percentage of Total Area</i>
Agriculture/Forest	355	43.0%
Commercial	3	.30%
Industrial	60	7.2%
Park/Recreation/Conservation	4	.40%
Residential	92	11.2%
Public/Institutional	13	1.6%
Transportation/Communication/Utilities	57	6.9%
Undeveloped/Unused	241	29.2%
Total Incorporated Acreage	825	99.8%

Source: City of Andersonville Comp Plan 1997-2017

**EXISTING LAND USE
CITY OF DESOTO
2004**

<i>Land Use</i>	<i>Acreage</i>	<i>Percentage of Total Area</i>
Agriculture/Forest	331	64.0%
Commercial	6	1.1%
Industrial	27	5.2%
Park/Recreation/Conservation	1	0.2%
Residential	47	9.1%
Public/Institutional	7	1.3%
Transportation/Communication/Utilities	38	7.3%
Undeveloped/Unused	60	11.6%
Total Incorporated Acreage	517	99.8%

Source: City of Desoto Comp Plan 1997-2017

**EXISTING LAND USE
CITY OF LESLIE
2004**

<i>Land Use</i>	<i>Acreage</i>	<i>Percentage of Total Area</i>
Agriculture/Forest	824	72.8%
Commercial	8	0.7%
Industrial	21	1.8%
Park/Recreation/Conservation	<1	.00%
Residential	84	7.4%
Public/Institutional	15	1.3%
Transportation/Communication/Utilities	86	7.6%
Undeveloped/Unused	93	8.2%
Total Incorporated Acreage	1,131	99.8%

Source: City of Leslie Comp Plan 1997-2017,

**EXISTING LAND USE
CITY OF PLAINS
2004**

<i>Land Use</i>	<i>Acreage</i>	<i>Percentage of Total Area</i>
Agriculture/Forest	145	28.9%
Commercial	40	7.8%
Industrial	19	3.7%
Park/Recreation/Conservation	2	0.4%
Residential	161	32.1%
Public/Institutional	42	8.3%
Transportation/Communication/Utilities	49	9.76%
Undeveloped/Unused	44	8.76%
Total Incorporated Acreage	502	99.7%

Source: City of Plains Comp Plan 1994-2014;

Residential: Sumter County's previous comprehensive plan, there were 5,880 acres devoted to residential 1992. Since that time, developers have purchased 250+ agricultural and forestry lands and converted these lands into residential acreage. The residential acreage is spread throughout the county.

The increase in residential lands within the City of Americus is due to the fact that the city has annexed 198 county acres for residential use. By doing so, 43% of the city's incorporated land area is dedicated to housing. The three largest concentrations are located in the north-northwest, northeast and southern sections of the city.

Residential is the third largest land use in the City of Andersonville. This type of development, and the acreage most topographically friendly to construction, are both concentrated around the geographic center of the city.

Residential development accounts for the largest portion of developed land within the city of Desoto. The residential is most heavily concentrated in the west central portion of town.

The City of Leslie has 84 acres dedicated to residential use. There are two primary concentrations, the larger of which is located on the south side of the east-west axis. This area has large, wood frame construction on large lots. The smaller concentration is in the northwest quadrant where smaller wood-frame and manufactured housing is common.

Residential development accounts for the largest portion of developed land within the city of Plains. The residential concentration located in the northwestern section of the city has larger wood-frame and brick housing units on medium to large lots. The concentration of housing located in the southwestern section of the city is smaller wood-frame housing on medium to small lots and a minimal amount of manufactured housing (mobile homes).

Commercial: There are 87 commercial establishments distributed throughout the rural area. Almost half of which are within one mile of the City of Americus. Commercial land use has lost 4.5 acres to the City of Americus.

The City of Americus has gained 30.3 acres of commercial acreage to increase total commercial acreage to 509. This gain is contributed to annexation taking place on U.S. 280 migrating

eastward and includes a new Wal-mart Super Center, Ryans Steak House and Sumter Ford.

The City of Andersonville greatest number of commercial properties are concentrated in the central business district. Each development is on a very small lot. There are three additional commercial sites located elsewhere in the city. These establishments are on larger sites and are a bed & breakfast, a restaurant and a convenience store.

The City of Desoto has only three commercial establishments left. One of which is a drinking establishment located in the original central business district. There is one restaurant and one garage located on U.S. 280. While still considered commercial property, the Desoto Nut House and Beauty Shop have closed.

The City of Leslie's commercial district is located geographically in the center of town. This district consists of buildings with zero lot lines. While businesses still exist in the downtown business district, all recent commercial development has taken place along U.S. 280.

The City of Plains downtown commercial center uses approximately 40 acres of land. The downtown commercial district consists of small town main street, with all but one of the buildings being occupied. There is also one small convenience store located on Hwy 308 in the southeast section of the city. A gas station, restaurant and convenience store are located on U.S. 280 and one additional gas station/convenience store is located on Hwy 45 North.

Industrial: The Mulcoa Corporation near the City of Andersonville on the county's north border accounts for 79% of the total industrial acreage. Several small industries are located on or near Crisp Drive off Southerfield Road east of the industrial park. Cooper Lighting, Hickory Springs and the old Georgia Cold Storage facility occupy approximately 80 acres. Peterson Field, a facility where small aircraft are refurbished and is located north of the City of Plains on Hwy 45 and occupies 33 acres. Con-Art located on U.S. 280 near the unincorporated city of Cobb, occupies seven (7) acres. Sumter County no longer has a landfill site. The County has a transfer station and a contract with Crisp County to dispose of waste.

About 6% of the City of Americus is devoted to Industrial use. There are two industrial parks, the older of which is located on Brady Road in the southeast quadrant of the city and houses 13 separate industries. The Southerfield Industrial Park located in the northeast quadrant of the city has five (5) separate industries. There are approximately 6 additional industries located throughout the city, including the Tog Shop Factory located on Hwy 19 North.

There are three (3) industrial sites located in the City of Andersonville. These sites, located in the southwest quadrant of the city make up 7.2% of the city's acreage. The largest of the three industries is a mining and mineral processing facility which actually extends beyond the city limits. Also located in Andersonville is a seasonal vegetable processing plant. Finally the City of Andersonville owns an inert landfill; however the landfill is no longer open.

There are three (3) industrial sites located in or near the City of Desoto. A one (1) acre parking lot of a machine shop is located on the west boundary; however the actual shop is located outside the city limits. A peanut buying and processing facility is located on two (2) sites. The main office includes 11 acres and is located in the east-central portion of town. The second site includes 15 acres and is located on the eastern boundary of the City of Desoto.

The City of Plains has 18.5 acres of land dedicated to industry. The Plains Industrial Park houses five (5) separate industries and is located in the eastern quadrant of the city.

Public/Institutional: There are approximately 410 acres dedicated to Public/Institutional land use scattered across unincorporated Sumter County. The above figure consists of sixty-two separate sites; of which almost half are churches and cemeteries. Sumter County has 175 developed acres dedicated to the public works offices and maintenance barn, correctional institute, juvenile detention center, and land fill. The land fill has since been closed; however the Sumter County Solid Waste Transfer Station is located on the site. The South Georgia Technical College physical plant includes approximately 85 acres. The University of Georgia has a 16 acre tract on U.S. 280 near the eastern boundary of the City of Plains. This acreage consists of an agricultural experiment station run by the university. Also located on this land is an office, meeting hall and a small residential complex. Finally, the university has developed two (2) acres of its plant material center adjacent to Lake Collins.

The City of Americus has had an increase in Public/Institutional land use since the previous comprehensive plan was submitted. 7.5% of the city's acreage is devoted to public and institutional use. The largest blocks of acreage in this category are devoted to the Sumter County Educational complex and Georgia Southwestern College and more recently Southland Academy which in 1999 the City of Americus annexed. This annexation included 55 acres. Finally, approximately 83 acres of the city are dedicated to cemeteries.

The City of Andersonville has thirteen (13) separate sites dedicated to Public/Institutional use. These include City Hall, City Hall meeting building, the U.S. Post Office, water tower, public area, wastewater treatment facility, parking site and six (6) churches and cemeteries.

The City of Desoto has eight (8) sites. These sites include, Town Hall, water tank and building, post office and cemetery. The remaining three (3) sites are churches.

The City of Plains has 42 acres dedicated to institutional/public use. This land includes, Town Hall, police & fire station, two small parks, one of which has public restrooms. Other sites include the old Plains High School which has been restored and is used as a museum, the old westside elementary school on Bind Street, and two nursing homes.

Transportation/Communication/Utilities: Land use totals 1,502 acres. Railroad Right-of-way, road surface right-of-way and Southerfield Airport account for 85% of this land use. The balance consist of three trucking firms and utilities facilities which include radio towers. With the exception of the railroad and roads these uses are concentrated around the City of Americus.

The City of Americus land use in this category account for 16% of the incorporated area. Of the 1,095 acres of land, approximately 80% consists of street rights-of-way and 12% account for railroad rights-of-way. Additional locations dedicated to land use are J&M, Schilli National Lease and Underwood Trucking Company's. Also included are a radio tower, radio station, electric utility sub-stations, Grey Hound Bus Station, Southern Bell Sumter EMC and the Georgia Southwestern Railroad office located on Elm Street. Total acreage of these specific sites is approximately 90 acres.

The City of Andersonville has approximately 7% of the city land devoted to this category. There are two trucking companies located in the City. Total land dedicated to these companies is four

(4) acres. Railroad right-of-way constitutes approximately six (6) acres and street and highway rights-of-way make-up approximately 47 acres. Total acreage dedicated to this category is 57 acres.

The City of Desoto has approximately 38 acres of land that is dedicated to transportation/communication/ utilities. 28 acres are used for street and highway rights-of-way, while 10 acres are railroad right-of-way.

Transportation/communication/utilities is the second largest land use category accounting for 86 acres of the City of Leslie. 70 acres are dedicated to Streets and 14 acres belonging to the railroad constitute the majority of the TCU acreage. The remaining two (2) acres consist of the city well house, local telephone company and an electrical substation located on Highway 280.

The City of Plains has 75 acres dedicated to this category. This acreage includes streets and highway rights-of-way. Also, the railroad owns an 85 foot strip of property which includes railroad tracks that runs one mile through the City of Plains.

Parks/Recreation/Conservation: Sumter County has two (2) golf courses located in the county. Collectively, these courses consist of 400+ acres. Sumter County also has a recreation complex located on Highway 19 South which consists of 228 acres of which 82 are developed. A five (5) acre recreation field is located off Hwy 30 near Hidden Lakes Subdivision and there is a four (4) acre ballfield and play equipment site located between the Cities of Leslie and Desoto. Finally, there is a horse arena and a five (5) acre shooting range which is located off McMath Mill Road.

The City of Americus has 88 acres that fall under this category. There are approximately 16 separate recreation sites, two of which have swimming pools and 14 have playground equipment.

Andersonville has three (3) sites that total four (4) acres of land dedicated to Parks/Recreation/Conservation. They are the Andersonville City Park on Church Street, a tennis and basketball court with open space at the intersection of Oglethorpe and Ellaville Streets and, on West Johnson Street there is a basketball court and a playground.

The City of Desoto has approximately one (1) acre dedicated to this category. One park is located on the main thoroughfare and includes a gazebo. This was developed to identify the city and present an attractive entry to the traveling public. The city has also purchased a lot that will be used as a "tot" lot; however, the city has not yet purchased playground equipment.

There is a recreational area in the City of Leslie that consist of a 3,000+ square foot park on the west boundary of City Hall. Also, the City has acreage around the civic center. This acreage is used for softball, family reunions, etc. There is also playground equipment located at this site.

The City of Plains has several sites dedicated to Parks/Recreation/Conservation. There is a strip of property between the railroad right-of-way and Main Street that has park benches. There is also public restrooms located on U.S 280 that include picnic tables and parking. Also, there is a recreational center that includes playground equipment, a rec building and a swimming pool.

Agricultural/Forestry: This category is by far the predominant land use in Sumter County, accounting for 75% of the total land area.

Not surprisingly, the City of Americus has less acreage dedicated to agriculture/forestry. The acreage is a wooded floodplain/wetland and an irrigated hayfield on the city's southern corporate limit.

43% of the incorporated land area of the City of Andersonville is used for agriculture/forestry. Farm crop activity is concentrated in the southwest corner of the city, while much of the northern half is comprised of pine woodland.

The vast majority of incorporated acreage is in agriculture/forestry land use in the City of Leslie. This consists of cultivated fields, some commercial timber and pecan groves. Forested acreage and managed orchards are concentrated in the city's northeast and southwest quadrants.

145 acres of land in the City of Plains is devoted to agriculture/forestry, most of which is used for farming.

CURRENT LAND USE ASSESSMENTS

Sumter County Assessment

In 1832, shortly after the Georgia General Assembly created Sumter County from lands previously part of Lee County, a settlement was established slightly northwest of the new county's geographic center. Growth here was sufficient to attract, by mid-century, one railroad line running north-south, and before the turn of the century, a second line running east-west. This intersection of transportation routes, including the complementary road and highway system, became the center of commerce for the community.

Development continues to be attracted to this historic population center. With this concentration of development the vast majority of the unincorporated area is available to support the county's agricultural and timber industries. However, much of this "urban" development, particularly residential, has expanded beyond the City of Americus into the rural area. Since the early 1970s the majority of Sumter County's population increase has occurred in the area adjacent to the Americus city limit for two primary reasons; (1) personal preference of residents, including the effect place-of-residence had earlier on public school attendance and (2) the relative absence of construction sites for single-family housing in Americus. This is creating a land use pattern (predominantly residential) significantly different from the rest of the rural area and will make it difficult to retrofit the public infrastructure needs after private water and wastewater systems have been installed. The county does not provide public water or wastewater treatment. The City of Americus does however, have more available treatment capacity than the projected population within the current municipal boundary will need. Future incorporation and extension of municipal services into these developed areas at municipal service levels comparable to those elsewhere in the city would be virtually cost prohibitive. In the absence of public systems servicing these areas the county will experience increasing concentrations of private wells and septic systems.

Until 1992, there were no county regulatory provisions governing mobile home parks in rural Sumter County. Numerous residential park developments were built proximate to Americus along the southeast and southwest entrances to the city. These areas now comprise the most blighted areas in the county. Strict enforcement of the mobile home park ordinance adopted in 1992, and additional subdivision ordinance prevents any substandard housing developments from being added to the housing inventory.

There are relatively few areas in rural Sumter County with contiguous, developed, incompatible land uses. The vast majority of conflicts which do exist are in the developed area around the City of Americus. With the Land Use Regulations that include land development regulations which were adopted by Sumter County in 2000 and strictly enforced, no significant future development pattern problems will exist. All land use conflicts prior to the passing of the regulations had to be "grandfathered" and protected indefinitely.

Sumter County does not currently provide public utilities to residents of the rural area, however there is interest and funds budgeted to perform in depth studies to determine the benefits of a county wide water system and ultimately installing such a system. By installing a water system, Sumter County will become a much more attractive location for prospective industry and commercial facilities.

No vacant or abandon industrial sites exist within the county.

City of Americus Assessment

Physical growth and development in Americus has been similar to that experienced in other cities. Once high ground was selected for the city square, this area developed into the center of local commercial activity. The population base needed to sustain the developing business community established residence in areas around the central business district. The transportation system and geography were the major factors influencing subsequent physical development.

The central business district (CBD) developed around south Cotton Avenue and expanded as the city grew to become a trade center for surrounding counties. City growth continued to be focused around this commercial core into the 1950s when two developments occurred which ultimately established a new trend for future commercial investment.

In 1952, Manhattan Shirt Company relocated from cramped facilities in the CBD to its current Tripp Street location, and while the building still exists, Manhattan Shirt Company has since closed. This building does not have any environmental issues and is currently for sale by the owners. The following year Sumter Regional Hospital (then the Americus-Sumter County Hospital) relocated from a Dodson Street address, south of the CBD, to east Forsyth Street. Collectively, these two major traffic generators set the stage for a second concentration of commercial activity east of the original commercial core. Although the city's first two shopping centers (Wheatly Plaza - 1965, and Belair Plaza - 1969) were constructed before 1970 as extensions to the CBD, all shopping centers constructed since have contributed to the commercial development distributed broadly around the intersection of Forsyth and Crawford Streets (Macon highway). The 1970s and 80s were decades of significant eastward expansion of commercial development.

The City continues to encourage in-fill development and actively participates in the restoration of CBD structures. As such, the city enjoys a high level of occupied retail buildings. Services that continue to be available in the CBD are five restaurants and a coffee shop, pet store, mens clothing, shoe repair, jewelry shops, the Windsor Hotel, Rylander theater, Barber shop, flower shops, vegetable market, cosmetic shop, woman's clothing, Christian book store, children's clothing, furniture shops, antique shops, banks, the Middle Flint Regional Development Center, Habitat for Humanity International, a Welcome Center, Chamber of Commerce, Chevrolet dealership, office supply stores, attorney's offices etc. Adjacent to the CBD, additional retail services are available. These services include, but are not limited to two grocery stores, a drug store, additional furniture stores, feed store, building supply, cleaning services, hair salons, max-way dollar, rent-way, video store, Chinese restaurant, additional banks, office supply and furniture store, habitat for humanity building supply, etc.

During the city's earliest history, residential development spread generally north, south, and east of the CBD. Land features south of the CBD were more conducive to residential development. Consequently, and in general, the more wealthy of Americus' early residents established residence in the south part of the city. Because the current incorporated area is essentially devoid of sites for single family housing, more recent (since 1970) residential development has been concentrated near the periphery of the current city limit in northwest, northeast, east and southeast directions. There is very little incorporated acreage available for westward extension of residential, or any other land use. Muckalee Creek continues to be an effective natural barrier to municipal growth in this direction.

Blighted residential areas are predominately located in the north-western section of the city.

In an effort to reduce the blighted conditions, the city, through code enforcement ordinances is very active in removing dilapidated structures and requiring that improvements be made throughout the blighted areas. The city however, is well aware of the financial constraints of low & moderate income families to perform improvements and continues to be very active in securing federal and state grants for housing improvements in the blighted areas of the city. The city also provides (through federal and state grants) low interest and no interest loans to low & moderate income homeowners and investor-owners seeking rehabilitation and renovation assistance.

Habitat for Humanity is also very active in providing assistance and improvements to blighted residences in the city. Habitat also purchases vacant lots within the city and constructs new housing on the lots in an effort to standard housing in existing neighborhoods for low & moderate income families.

Public/Institutional land uses are distributed throughout the city. Many of these consist of large acreages, e.g. six local school sites, and the Georgia Southwestern College campus. In the future some city school facilities may be converted to other uses as the municipal schools since the city system has been absorbed by the countywide school system.

Industrial land use is generally confined to one of three industrial parks. These industrial parks have all the necessary infrastructure to attract industry to the community. The original Industrial Park, located off Hwy 280 west in the eastern section of the city, has 11 functioning industries and several warehouses that are also functioning. One industry has closed. The site has no environmental issues and is for sale by the owners. Southerfield Industrial Park, located in the north-east section of the city has vacant sites in which interested industries can build to suit. There is also one spec building, ready for immediate occupancy, located within this park. The third Industrial Park is completely vacant and has no structures.

Industries not in these facilities pre-date the industrial parks, and of these the IMC plant on Oak Avenue poses the single greatest land use conflict/traffic hazard. Semi-trucks transporting bulk fertilizers must travel through the central business district, residential neighborhoods, and the city's recreation complex to gain access to IMC. This constitutes the greatest land use conflict in the City of Americus. It is also associated with heavy truck traffic in the central business district. Both problems are increasing as the result of recent and anticipated developments downtown, e.g., reopening of the Windsor Hotel, relocation of Habitat for Humanity International Headquarters, completed renovations of the Rylander Theater, etc. Finding solutions to the problems of truck access to IMC and truck traffic through the CBD must be given high priority. Industrial facilities not in the industrial parks are generally located along the railroad or major traffic corridors and do not pose significant conflicts with adjoining land uses.

There are numerous recreation areas located in the City of Americus, most of which have playgrounds for young children. However, the heaviest concentration of these are found in the south-central area of the city. Sumter County owns parks located within or near these areas. There is one park, owned by Sumter County located adjacent to the health facility in the north-western section of the city. This park has playground equipment and two ball fields along with restroom facilities.

Two additional parks with playground equipment are located further north and are adjacent to/or within the Tom Hall Circle and Easter Morning subdivisions constructed by Habitat for Humanity. These parks are also owned and maintained by Habitat for Humanity.

Americus strictly enforces any activities to take place in or near wetlands and floodplains. Also, in an effort to preserve the environment of Muckalee Creek, the city constructed a park which includes a parking area, playground equipment, barbeque grills, picnic tables, natural open area and a walking trail. Also, another natural environment being preserved is located at the Thelma Barnum Park. This park provides a nature trail and fishing. Through strict enforcement and preservation activities, residents can enjoy several natural environments within the city limits.

Transportation/Communication/Utilities has recorded several increases in recent years (1983- 1993); most notably, Georgia Power Company's construction of maintenance headquarters on Souther Field Road, and construction of a peak shaving plant in Industrial Park No.1. This infrastructure is believed to be sufficient to meet the needs of the community for the foreseeable future. Little additional acreage needs are anticipated. If annexation occurs to any significant degree, the transportation network will have to be expanded. Sumter EMC needs additional acreage and has long-range plans to relocate out of the city.

Since the mid 1970's the City of Americus has had Land Use Regulations that include zoning and land development regulations. Through the strict enforcement of these regulations, no significant development pattern problems exist. All land use conflicts prior to the passing of the regulations had to be "grandfathered" and protected indefinitely.

The community can accommodate and promotes in-fill development at the majority of undeveloped sites because of the availability of water, sanitary sewer and natural gas service. None of the environmentally sensitive areas (wetlands) mapped are the site of any development. There is acreage in the community that can be developed. These areas are outside known wetland areas.

City of Andersonville Assessment

Andersonville is located in land lots 179-182 of Sumter County's northeast corner. Essentially rectangular in shape, the north-south dimension is one mile, the east-west dimension is 6600 linear feet, yielding an area of approximately 800 acres.

Any development which preceded the city's founding in 1852 either occurred or migrated to a location proximate to the rail line constructed one year following the city's founding. Commercial activity centered around the railroad depot in east-central Andersonville; primarily on the track's west side because of favorable grade and elevation. From this location the more desirable topography extends west along the east-west axis, facilitating thoroughfare development which, in turn, promoted residential development.

Andersonville's central business district has no vacant shops. However, most of the shops located in the district are geared toward the sale of trinkets and antiques. This is due to tourism that the Andersonville civil war prison generates. The drummer boy museum is in deteriorated condition; however a recent One Georgia grant will rehabilitate the structure to standard condition.

Municipal utilities presently serve all "dense" developments, although sanitary sewerage is not available in the sparsely developed southwest and east-central residential regions, and water lines are undersized in some areas. Consequently, there are some service enhancements needed, but these are not related to growth/development pressures and budget constraints preclude the city from making the improvements without financial assistance. No significant shifts in predominant land use projected throughout the next 10 years.

The community can accommodate and promotes in-fill development at the majority of undeveloped sites because of the availability of water, sanitary sewerage and natural gas service. None of the environmentally sensitive areas (wetlands) mapped are the site of any development. There is an abundance of acreage in the community that can be developed. These areas are outside known wetland areas.

Although there are not any areas of significant size in the community which meet the local definition of blight, there are individual residences located throughout the city that are in deteriorated and some cases dilapidated condition. In order to correct this problem, the city should reaffirm and provide stricter building code enforcement. The city does have health and sanitation ordinances which include unclean lots, burning of refuse, littering, noise, and derelict cars.

One minor exception is a seasonal industry which operates across the street from a public housing residential development. The industry is not visually obtrusive because of a deep set-back.

Because of weak growth over the last ten years and small projected growth patterns within the next 20 years, problems with existing development patterns do not exist for the city; however the city should consider, institute and enforce Land Use Regulations that include zoning and land development regulations in order to ensure possible development pattern problems will not become a factor in the city.

At this writing there are not any significant land use conflicts. Also no vacant or abandon industrial sites exist within the City limits of Andersonville

City of Desoto Assessment

The railroad was servicing the community before DeSoto incorporated in 1889. The central business district naturally developed in the center of town proximate to the railroad depot. Bagley Street was originally DeSoto's main east-west thoroughfare, connecting it with neighboring Leslie. Because it was a small town this route became valued as a site for residential development. Less desirable (and less expensive) residential lots developed north of Bagley Street near the railroad track.

As time passed, the community recorded little growth in population, and because it had an agriculturally based economy there was nothing unusual about a grain elevator being built adjacent to the central business district. A subsequent expansion of this agribusiness required a larger tract which was available only near the outer limits of the incorporated area.

There are not any development pressures confronting the community, and municipal utility service (water) is available at all developed sites. There are not any areas of DeSoto experiencing changes in land use; there are areas of blight and decay, however the city is attempting to remove the blight. The most obvious blight is the original central business district. The area is all but vacant and the blight is the result of neglect.

Blight and decay also exist along a portion of Railroad Street, a low income residential neighborhood. The City began receiving grant funds 1999 to begin drainage and housing improvements along with correcting septic deficiencies. The City does have health and sanitation ordinances. These ordinances include unclean lots, burning of refuse, littering, noise, and derelict cars; however in the absence of any building code enforcement activities and annual budget constraints, the city can not afford the high cost of condemnation and demolition of vacant structures

of the cost to clean-up lots that have been neglected by the owners.

The community can accommodate and promotes in-fill development at the majority of undeveloped sites because of the availability of water service. None of the environmentally sensitive areas (wetlands) mapped are the site of any development. There is an abundance of acreage in the community that can be developed. These areas are outside known wetland areas.

Because of weak growth over the last ten years and small projected growth patterns within the next 20 years, problems with existing development patterns do not exist for the city; however the city should consider, institute and enforce Land Use Regulations that include zoning and land development regulations in order to ensure possible development pattern problems will not become a factor in the city.

There are no vacant or abandoned industrial sites located within the city limits.

City of Leslie Assessment

The city's original central business district developed on the south side of the rail in the geographic center of the community. Wealthier settlers built residences on large lots on the south side of the railroad proximate to the commercial district, while those of lesser financial means more often developed smaller residential lots north of the railroad in the northwest quadrant. In recent decades commercial development has been migrating northward, across the tracks to the city's major transportation corridor, U.S. 280. Industry/agri-businesses, although now much less dependent on the railroad, are still located trackside in west-central and east-central Leslie. With very rare exception (near the city's extremities) all developed sites are served with the only municipal utility, water. Hence, water service is available in virtually all areas where future development is projected to occur.

Generally speaking, there are not any areas of concentrated blight in the community. Much of the original central business district is vacant, and the buildings do need improvement, but their collective appearance is not offensive from the standpoint of structural collapse. One of the buildings on this strip is no more than a facade. The building debris behind this front wall has been removed from the site and there is now a park name "Floyd Park" located behind this facade. There are blighted lots at scattered locations throughout the city, however. Perhaps the most offensive are residential lots fronting West Wilson Street nearest North Bailey Avenue and the Still Quarters neighborhood. The City does have health and sanitation ordinances in place that eliminate some of the blighted conditions of West Wilson and North Bailey; however in the absence of any building code enforcement activities and annual budget constraints, the city can not afford the high cost of condemnation and demolition of vacant structures.

The city does have a CDBG housing improvement grant in process in the Still Quarters neighborhood. Once complete, blight will no longer exist within the neighborhood. Leslie will continue to seek grant assistance to provide housing improvements to the low & moderate income families which are currently residing in substandard housing.

There are presently no land use regulations in the city, and there are a limited number of land use conflicts, virtually all of which could be resolved retroactively with placement of vegetative buffers. There are also wetland areas and floodplains. The city is investigating the feasibility of developing land use regulations to prevent future conflicts, protect natural resources and ensure possible

development patterns will not become a factor for the city in the future.

Leslie has undeveloped acreage which fronts existing municipal water service, especially in the residential area south of the railroad. The existing infrastructure will support any in-fill development. However, since the city does not have a municipal wastewater treatment plant, it may be preferable to maintain larger lot developments. Municipal water service is available to facilitate residential development in virtually all areas of the city.

None of the environmentally sensitive areas (wetlands) mapped are the site of any development. There is an abundance of acreage in the community that can be developed. These areas are outside known wetland areas.

There are not presently any development pressures or shifts in predominant land use occurring in Leslie.

There are no vacant or abandoned industrial sites located within the city.

City of Plains Assessment

Land use was initially dictated by the railroad and the commercial and residential district that subsequently developed around it. Traditionally agricultural activity took place on the outskirts of the developed areas. Water and sewer lines serve all neighborhoods, commercial and industrial districts. Plains' has Land Use regulations in place that include zoning and land development regulations. Because of the regulations which are strictly enforced, development pattern problems do not exist within the city.

Agricultural areas within the city limits are becoming less active. Some of this land was reclassified to accommodate the Martin Luther King Subdivision in 1983.

While scattered blight can be located within the city limits, Concentrations of neighborhood blight no longer exist in the community. Since 1994, the city has successfully secured grant funds to improve housing conditions of neighborhoods and remove blight. In addition, city contracts with Sumter County to strictly enforce activities which concern the Land Use Regulations and building codes.

Plains has undeveloped acreage which fronts existing municipal water and sanitary sewer service. The existing infrastructure will support any in-fill development.

None of the environmentally sensitive areas (wetlands) mapped are the site of any development. There is an abundance of acreage in the community that can be developed. These areas are outside known wetland areas.

There are not presently any development pressures or shifts in predominant land use occurring in the City of Plains, nor or there any vacant or abandoned industrial sites located within the city. In fact, the city recently enlarged and installed proper infrastructure including paved roads to accommodate industry that may be interested in locating in the city.

There is no threat of rapid development which would threaten to outpace infrastructure capacity in Sumter County or the incorporated cities within the county.

Projection of Future Land Use Needs

Sumter County

Residential: Projected growth rates as stated in the population element of this document show that by the year 2025, rural Sumter County population will increase by 11% or 1,577 persons. In order to create a reasonable assumption of additional acreage needed to accommodate the projected increase in residential land use, current residential land use acreage in the amount of 6,253 was divided into current population. This showed a net density of .43 acre per person. The projection of 1,577 persons was then multiplied by .43, showing that a minimum of 678 additional acreage will be necessary to accommodate the increase of the total population.

Commercial and Industrial: According to the Economic Development element of this document show that the work force residing in Rural Sumter County as of 1990 was 8,712 or 71% of the total population as of 1990 in Sumter County. Total workforce residing in Rural Sumter County as of 2000, 11,075 persons or 75% of the population. As the reader can see, as the population increases, the percentage of persons in the work force remains relatively the same. In order to retrieve a figure of land use intensity, the rural number of the workforce which is 11,075 was divided by the current total acreage which is 1,264. Current employees per acre is .11. Population projections show that by the year 2025, an additional 714 persons will be added to the workforce. Thereby, creating the need for a minimum increase in commercial and industrial land use by a total of 79 acres.

Recreation/Conservation: Currently, there is a total of 885 rural acres dedicated to this category. Rural population figures were divided into rural acreage. Figures show that Sumter County provides .06 acres per person. Population projections show an increase of 1,577 persons by the year 2025. The projection of 1,577 persons was multiplied by .06, showing that a minimum of 95 additional acres will be necessary to meet the needs of the growing population.

Transportation: As of 2000, Rural Sumter County has a total of 1,502 acres dedicated to transportation land use. The number of acres was then divided by the rural population. What this showed was that .10 acres per person is currently dedicated to transportation. This figure was then multiplied by the projected population increase of 1,577 by the year 2025. Figures show that an additional 158 acres will be required to meet the needs of the population by the year 2025.

Public/Institutional: As of 2000, Rural Sumter County has a total of 410 acres dedicated to this land use category. The number of acres was then divided by the total population. What this showed was that .03 acres per person is currently dedicated to Public/Institutional use. This figure was then multiplied by the projected population increase of 1,577 by the year 2025. Figures show that an additional 48 acres will be required to meet the needs of the population by the year 2025.

City of Americus

The reader is advised that the following projections are based on current population residing within the city limits of Americus. These projections do not take into account annexations of

existing residential neighborhoods located in the unincorporated Sumter County.

Residential: Projected growth rates as stated in the population element of this document show that by the year 2025, the City of Americus population will increase by 14% or 2,346 persons. In order to create a reasonable assumption of additional acreage needed to accommodate the projected increase in residential land use, current land use acreage in the amount of 3,002 was divided into current population. This showed a net density of .18 acre per person. The projection of 2,346 persons was then multiplied by .18, showing that a minimum of 422 additional acreage will be necessary to accommodate the increase of the total population.

Commercial and Industrial: According to the Economic Development element of this document show that the total work force residing in the City of Americus as of 1990 was 12,277 or 75% of the total population as of 1990. Total workforce residing in the city as of 2000 is 12,547 persons or 74% of the population. As the reader can see, as the population increases, the percentage of persons in the work force remains relatively the same. In order to retrieve a figure of land use intensity, the total number of the workforce which is 12,547 was divided by the current total acreage which is 900. Current employees per acre is .07. Population projections show that by the year 2025, an additional 1,759 persons will be added to the workforce. Thereby, creating the need for a minimum increase in commercial and industrial land use by a total of 123 acres.

Recreation/Conservation: Currently, there is a total of 240 acres dedicated to this category. Approximately 85 acres of this land is defined and protected as wetland. Total population figures were divided into total acreage. Figures show that the City of Americus provides .01 acres per person. Population projections show an increase of 2,346 persons by the year 2025. The projection of 2,346 persons was multiplied by .01, showing that a minimum of 25 additional acres will be necessary to meet the needs of the growing population.

Transportation: As of 2000, the City of Americus has a total of 1,095 acres dedicated to transportation land use. The number of acres was then divided by the total population. What this showed was that .06 acres per person are currently dedicated to transportation. This figure was then multiplied by the projected population increase of 2,346 by the year 2025. Figures show that an additional 141 acres will be required to meet the needs of the population by the year 2025.

Public/Institutional: As of 2000, Americus has a total of 440 acres dedicated to this land use category. The number of acres was then divided by the total population. What this showed was that .03 acres per person are currently dedicated to Public/Institutional use. This figure was then multiplied by the projected population increase of 2,346 by the year 2025. Figures show that a minimum of additional 71 acres will be required to meet the needs of the population by the year 2025.

City of Andersonville

Residential: Projected growth rates as stated in the population element of this document show that by the year 2025, the City of Andersonville population will increase by 12% or 41 persons. In order to create a reasonable assumption of minimum additional acreage needed to accommodate the projected increase in residential land use, current land use acreage in the amount of 92 was divided into current population. This showed a net density of .35 acre per person. The projection of 41 persons was then multiplied by .35, showing that a minimum of 15 additional acreage will be necessary to accommodate the increase of the total population.

Commercial and Industrial: According to the Economic Development element of this document show that the total work force residing in the City of Andersonville as of 1990 was 204 or 72% of the total population as of 1990. Total workforce residing in the city as of 2000 is 283 persons or 85% of the population. While a dramatic increased percentage rate in the work force population has been recorded by the city, a dramatic increase in total population is not reported. The workforce percentage figure is largely in part due to the fact that the children of 1990 have reached workforce age. For example, as shown on table 5-2 located on page 13 of this document age distribution shows that in 1990, 10 persons within the city were between the ages of 18-20. The year 2000 shows an increase in this age group by 55%; however, younger age groups are not displaying the same rate of growth. In fact, persons between the ages of 5-17 actually fell from 24% to 20% of the population. Also, the age group 65 and over increased by only 15% between 1990 and 2000. By the year 2025, the largest age group in the city will persons age 65 and over, showing a 27% increase between 2000 and 2025. The percentage of persons under the age of 17 continue decrease. By comparing 2000 age group figures with 2025 projected age group figures, a reasonable assumption is that the workforce percentage will actually be 71% of the total population. In order to retrieve a figure of land use intensity, the total number of the workforce which is 283 was divided by the current total acreage which is 69. Current employees per acre is .24. Population projections show that by the year 2025, an additional 29 persons will be added to the workforce. Thereby, creating the need for a minimum increase in commercial and industrial land use by a total of 7 acres.

NOTE: 7+ acres included in this land use category are defined as a wetland. This wetland is part of an 8 acre industrial waste pond located within the industrial acreage.

Recreation/Conservation: Currently, there is a total of 4 acres dedicated to this category. Total population figures were divided into total acreage. Figures show that the City of Andersonville provides .01 acres per person. Population projections show an increase of 41 persons by the year 2025. The projection of 41 persons was multiplied by .01, showing that a minimum of .41 additional acres will be necessary to meet the needs of the growing population.

Transportation: As of 2000, the City of Andersonville has a total of 57 acres dedicated to transportation land use. The number of acres was then divided by the total population. What this showed was that .17 acres per person is currently dedicated to transportation. This figure was then multiplied by the projected population increase of 41 by the year 2025. Figures show that an additional 7 acres will be required to meet the needs of the population by the year 2025.

Public/Institutional: As of 2000, Andersonville has a total of 13 acres dedicated to this land use category. The number of acres was then divided by the total population. What this showed was that .04 acres per person are currently dedicated to Public/Institutional use. This figure was then multiplied by the projected population increase of 41 by the year 2025. Figures show that a minimum of additional 2 acres will be required to meet the needs of the population by the year 2025.

City of Desoto

Residential: Projected growth rates as stated in the population element of this document show that by the year 2025, the City of Desoto population will increase by 13% or 28 persons. In order to create a reasonable assumption of additional acreage needed to accommodate the projected increase in residential land use, current land use acreage in the amount of 47 was divided into current

population. This showed a net density of .22 acre per person. The projection of 28 persons was then multiplied by .22, showing that a minimum of 7 additional acreage will be necessary to accommodate the increase of the total population.

Commercial and Industrial: The Economic Development element of this document shows that the total work force residing in the City of Desoto as of 1990 was 210 or 95% of the total population as of 1990. Total workforce residing in the city as of 2000 has decreased to 178 persons or 83% of the population. According to table 5-2 located on page 13 of this document age distribution shows that by the year 2025, it is projected that the workforce number will decrease. This is largely due to the fact that by the year 2025, the largest age group in the city will be persons age 65 and over, showing a 36% increase between 2000 and 2025, while the percentage of persons under the age of 17 decrease by 24%. By comparing 2000 age group figures with 2025 projected age group figures, a reasonable assumption is that the workforce percentage will actually be 60% of the total population. In order to retrieve a figure of land use intensity, the total number of the workforce which is 178 was divided by the current total acreage which is 33. Current employees per acre is .19. Population projections show that by the year 2025, the workforce will decrease to 146. Thereby, creating no need for additional acreage in this category.

Recreation/Conservation: Currently, there is a total of 1 acre dedicated Park/Recreation, an additional 50+ acres is defined as wetland and as such protected. Total population figures were divided into total acreage. Figures show that the City of Desoto provides .004 acres per person. Population projections show an increase of 28 persons by the year 2025. The projection of 28 persons was multiplied by .004, showing that a minimum of .11 additional acres will be necessary to meet the needs of the growing population.

Transportation: As of 2000, the City of Desoto has a total of 38 acres dedicated to transportation land use. The number of acres was then divided by the total population. What this showed was that .18 acres per person are currently dedicated to transportation per person. This figure was then multiplied by the projected population increase of by the year 2025. Figures show that an additional 5 acres will be required to meet the needs of the population by the year 2025.

Public/Institutional: As of 2000, Desoto has a total of 7 acres dedicated to this land use category. The number of acres was then divided by the total population. What this showed was that .03 acres per person are currently dedicated to Public/Institutional use. This figure was then multiplied by the projected population increase of 28 persons by the year 2025. Figures show that a minimum of an additional 1 acre will be required to meet the needs of the population by the year 2025.

City of Leslie

Residential: Projected growth rates as stated in the population element of this document show that by the year 2025, the City of Leslie's population will increase by 12% or 54 persons. In order to create a reasonable assumption of additional acreage needed to accommodate the projected increase in residential land use, current land use acreage in the amount of 84 was divided into current 455 population. This showed a net density of .18 acre per person. The projection of 54 persons was then multiplied by .18, showing that a minimum of 10 acres will be necessary to accommodate the increase of the total population.

Commercial and Industrial: According to the Economic Development element of this document show that the total work force residing in the City of Leslie as of 1990 was 332 or 80% of the total

population as of 1990. Total workforce residing in the city as of 2000 is 364 persons or 80% of the population. As the reader can see, as the population increases, the percentage of persons in the work force remains the same. In order to retrieve a figure of land use intensity, the total number of the workforce which is 364 was divided by the current total acreage dedicated to this category which is 29. Current employees per acre is .08. Population projections show that by the year 2025, an additional 48 persons will be added to the workforce. Thereby, creating the need for a minimum increase in commercial and industrial land use by a total of 4 acres.

Recreation/Conservation: Currently, there is less than 1 acre dedicated to Park/Recreation in this category. Total population figures were divided into total acreage. Figures show that the City of Leslie provides .002 acres per person. Population projections show an increase of 54 persons by the year 2025. The projection of 54 persons was multiplied by .002, showing that a minimum of .11 additional acre will be necessary to meet the needs of the growing population. An additional 125 acres now classified as Agriculture/Forest meet the federal definition of wetland.

Transportation: As of 2000, the City of Leslie has a total of 86 acres dedicated to transportation land use. The number of acres was then divided by the total population. What this showed was that .11 acre per person is currently dedicated to transportation. This figure was then multiplied by the projected population increase of 54 persons by the year 2025. Figures show that an additional 6 acres will be required to meet the needs of the population by the year 2025.

Public/Institutional: As of 2000, Leslie has a total of 11 acres dedicated to this land use category. The number of acres was then divided by the total population. What this showed was that .02 acres per person are currently dedicated to Public/Institutional use. This figure was then multiplied by the projected population increase of 54 by the year 2025. Figures show that a minimum of an additional 1 acre will be required to meet the needs of the population by the year 2025.

City of Plains

Residential: Projected growth rates as stated in the population element of this document show that by the year 2025, the City of Plains population will decrease by 2% or 39 persons. With the projected decrease in population, current land use figures are projected to also decrease proportionally.

Commercial and Industrial: According to the Economic Development element of this document show that the total work force residing in the City of Plains as of 1990 was 509 or 75% of the total population as of 1990. Total workforce residing in the city as of 2000 is 488 persons or 77% of the population. As the reader can see, as the population increases, the percentage of persons in the work force remains relatively the same. In order to retrieve a figure of land use intensity, the total number of the workforce which is 488 was divided by the current total acreage which is 59. Current employees per acre is .12. Population projections show that by the year 2025, the population is expected to decrease to 598. The total number of workforce will decrease to 454. Thereby, creating a decrease of 1 acre in the commercial category.

Recreation/Conservation: Currently, there is a total of 2 acres dedicated to this category. Total population figures were divided into total acreage. Figures show that the City of Plains provides .003 acres per person. Population projections show a decrease of 39 persons by the year 2025, thereby increasing of acreage per person to .004. The amount of acreage dedicated to this category will not experience any change.

Transportation: As of 2000, the City of Plains has a total of 49 acres dedicated to transportation land use. The number of acres was then divided by the total population. What this showed was that .08 acres of land is currently dedicated to this category. Population projections show a decrease of 39 persons by the year 2025, thereby creating no change in acreage per person. The amount of acreage dedicated to this category will not experience any change.

Public/Institutional: As of 2000, Plains has a total of 42 acres dedicated to this land use category. The number of acres was then divided by the total population. What this showed was that .07 acres per person are currently dedicated to Public/Institutional use. Population projections show a decrease of 39 persons by the year 2025, thereby creating no change in acreage per person. The amount of acreage dedicated to this category will not experience any change.

**FUTURE LAND USE
SUMTER COUNTY**

A ratio methodology has been used as a general guide to determine future acreage needs of the county. The developed acreage currently devoted to each land use was divided by the total resident population (2000 Census). The resulting ratio was then applied to the population projected for the year 2025 to estimate future acreage needs for each land use. The differences between current estimated acreage and those projected for the year 2025 approximate the amount by which each respective land use may reasonably be expected to increase over the duration of the study period. Acreage presented in the following Table represent adjustments to these raw calculations. The adjustments are explained in the accompanying narrative.

	ACREAGE		CHANGE	2025 PERCENTAGE OF TOTAL
	2004	2025		
Agriculture/Forest	221,995	221,667	-328	74%
Commercial	1,264	1,290	26	.50%
Industrial	2,125	2,178	53	1.0%
Park/Recreation/Conservation	885	980	95	.33%
Public/Institutional	410	458	48	.15%
Residential	6,253	6,931	678	2.0%
Transportation/Communication/Utilities	1,502	1,660	158	.50%
Undeveloped/Unused	49,956	49,226	-730	16%
Total	300,519	300,519		95%

Source: Middle Flint Regional Development Center/Carol's Consulting & Grant Management, Inc.

Data derived from the methodology suggests a 26 acre increase in commercial acreage. Sumter County is anticipating a larger increase in commercial acreage than the methodology suggests. This is due to anticipated growth of Southerfield Airport. Also, if future commercial development displays a spatial resemblance to that which has occurred to date, economic activity will take place on acreage adjacent to the Corporate Boundaries of Americus. Commercial growth will be at the expense of Agriculture/Forest land.

The projection formula suggested a 53 acre increase in industrial acreage. It is anticipated that two areas will experience industrial growth. One area to experience growth is anticipated to be adjacent to the City of Americus Industrial Park. One additional increase in industrial acreage will be adjacent to the Mulcoa Plant located in the northern section of Sumter County. Industrial growth will be at the expense Agriculture/Forest land use and unused/undeveloped land

The raw data suggests a 95 acre increase would be necessary to meet projected growth increase in Parks/Recreation/Conservation acreage. Two additional recreation areas are anticipated to be created by Sumter County. One area will be located adjacent to Muckalee Creek and will serve as a recreation/conservation area. The other recreation area will be located on the banks of Lake Blackshear. This area will also serve as recreation/conservation area. These two areas are currently unused/undeveloped land. The final increase in parks/recreation/conservation will be additional acreage to serve as an extension of Brickyard Plantation Golf Course, located on Hwy 280 east of

the City of Americus. This increase of land will be at the expense of Forest/Agriculture land use.

Local leaders agree with the projection formula which indicates the need for the 48 additional acres in the public/institutional land use category. This acreage is expected to accommodate land necessary to provide additional volunteer fire stations. Additional acreage located adjacent to the current Sumter County Correctional Complex on McMath Mill Road is anticipated to convert from Agriculture/Forest Land to Public/Institutional land.

The projection formula indicated the need for 678 additional residential acres. This additional residential acreage is projected to occur within existing residential areas. The Hidden Lakes residential Subdivision, located out Hwy 30 west of the corporate boundaries of Americus is projected to sustain the largest increase in land. Sumter County also projects increased residential land use along Hwy 19 South, directly south of the corporate boundaries of Americus. Lake Blackshear located on the eastern boundary of Sumter County is projected to have additional residential growth.

158 additional acres in the transportation/communication/utilities category. Most of which will include additional land surrounding Southerfield Airport in order to enlarge the facility and landing strips. This expansion will be at the expense of approximately 12 acres currently being used as residential. The bulk of the expansion will convert Agriculture/Forest Land surrounding the existing airport. The remaining acreage will consist of street construction to accommodate projected residential/commercial development.

Alternative Use Patterns: County Leaders feel that due to the relatively small increase in population projected to occur. The County feels that with the current zoning and land use ordinances, enough policies are in place. If a significant transition of land use from existing future projections arise, it will have to be presented to the zoning committee and public hearings must be held to receive citizen input. County Leaders will consider the transition at that point in time.

The only significant transition of land use projected to occur will be 300+ acres of land currently designated as Agricultural/Forest to Residential land use, with the largest change taking place adjacent to existing industrial land along Hwy 49 North.

Additional infrastructure (Street Construction) will be installed as growth occurs.

Agricultural/Forest land use will continue to be the predominant land use of the county.

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FUTURE LAND USE CITY OF AMERICUS

A ratio methodology has been used as a general guide to determine future acreage needs of the city. The developed acreage currently devoted to each land use was divided by the total resident population (2000 Census). The resulting ratio was then applied to the population projected for the year 2025 to estimate future acreage needs for each land use. The differences between current estimated acreages and those projected for the year 2025 approximate the amount by which each respective land use may reasonably be expected to increase over the duration of the study period. Acreages presented in the following Table represent adjustments to these raw calculations. The adjustments are explained in the accompanying narrative.

The City of Americus is projecting that by the year 2025, approximately 576 acres of rural Sumter County will be annexed by the city.

	ACREAGE		CHANGE	2025 PERCENTAGE OF TOTAL
	2004	2025		
Agriculture/Forest	70	53	-17	<1%
Commercial	510	739	229	10%
Industrial	390	647	257	9%
Park/Recreation/Conservation	286	215	-71	3%
Public/Institutional	440	590	150	8%
Residential	3,002	3,605	603	48%
Transportation/Communication/Utilities	1,095	1,155	60	15%
Undeveloped/Unused	1,204	569	-635	7%
Total	6,997	7,573	576	100%

Source: City of Americus/Carol's Consulting & Grant Management Inc.

Agriculture/Forest is expected to decrease by 17 acres in favor of residential development. This conversion of acreage will take place in the upper western section of the city.

Commercial: By using the ratio methodology stated above the table, a minimum of 86 acres will be necessary to accommodate the increased population in the commercial land use category. However, the City Leaders work very closely with the Chamber of Commerce to business establishments to the city. As such, City Leaders feel that an additional 86 acres dedicated to commercial land use needs will not be sufficient to meet future needs.

The city feels that by making additional large acreage commercial tracts of land available, they will be able to attract developers seeking larger commercial tracts to establish businesses such as Hotels, Department Stores, Strip Malls, etc.

With the above statement in mind, the future land use map as prepared and submitted by the City of Americus, shows a much higher amount of acreage that will be dedicated to commercial land use. In fact City Leaders feel that an additional 229 acres will be necessary to accommodate the growing commercial needs of the community.

The largest increase of commercial land will be established along Hwy 280 East past the current

eastern corporate boundary. In order to accomplish this increase, annexation will be necessary. The City of Americus has water, sanitary sewer and gas lines that currently extend to the corporate boundary on Hwy 280 East. All utilities will be extended by the city into the projected commercial area as needed. All of the City utilities have the capacity to service this area.

Another substantial increase in commercial land use is anticipated to occur in the eastern section of the city along Hwy 30. The City of Americus has water, sanitary sewer and gas lines that currently extend to the corporate boundary at Hwy 30. All utilities will be extended by the city into the projected commercial area as needed. All of the city utilities have the capacity to service this area.

Smaller commercial increases are expected east of the downtown district between West Lamar and East Forsyth Streets, at the expense of residential. This smaller commercial increase will also perform in-fill development. Presently, several of the small commercial business's located in this area have utilized existing structures, the city encourages and promotes this trend. The city anticipates this trend to continue and the historic integrity will remain intact.

Commercial growth is also expected on 19 North at the expense of residential and will also perform in-fill development on undeveloped/unused land. These changes will not require annexation of unincorporated land.

Reasoning behind the above stated future commercial land use projections are due to the fact that the City Leaders feel that placing commercial areas along the main corridors will provide convenience, easy access and improved levels of service to all future growth, especially residential projected growth in the northwest quadrant of the city..

Industrial: By using the ratio methodology stated above the table, a minimum of 37 acres will be necessary to accommodate the increased population in the industrial land use category. According to the future land use map as prepared and submitted by the City of Americus, industrial land use is expected to increase by 257 acres. This higher figure, is due to the fact that land currently listed as unused/underdeveloped is located within two (2) of the city's industrial parks, conveniently located in the further most northeastern section of the city. These industrial parks are connected to the city via a main transportation artery known as Southerfield Road. It is anticipated that land within the parks will become occupied and re-designated industrial use. Annexation of additional land to convert to Industrial is not projected by the city.

All potential industrial development will be directed to the existing industrial sites and will therefore limit land use conflicts.

Current parcels used as industrial directly west of the CBD and further east of the CBD will be converted recreational uses. The plan is to remove the industrial sites from the commercial areas. It is thought by the City leaders that by doing so, the CBD district will become more attractive and ascetically pleasing to commercial business and residents alike.

Park/Recreation/Conservation land use is expected to decrease. While additional park/recreation areas are expected to be developed within existing corporate boundaries, 93 acres containing cemeteries which are currently listed in this land use category will be re-designated as public/institutional land use.

Plans to construct 2 parks will be placed within existing residential areas, one of which will be located in the northeastern section of the city on Wanda Way. A smaller park to include playground equipment has already been placed on a site once considered commercial, and is directly below the above stated park located on State Route 49. Parking is available at this playground.

An existing park area, located in the southeastern section of the city adjacent to Georgia Southwestern University will be enlarged which will provide conservation and green space around an existing pond.

One additional parcel of undeveloped/unused land adjacent to the Mill Creek sanitary sewer plant will be left in a natural state. These conservation measures are planned and will act as a natural buffer between proposed residential development and the existing plant.

Muckalee Creek continues to be a natural barrier to any south westward expansion of the corporate boundaries. The City of Americus has designated the area surrounding the creek as a sensitive area that is subject to flooding and therefor is protected and preserved by the city as greenspace not subject to development. Residents can enjoy this area. The city has placed playground equipment, barbeque grills, park benches and a parking area at the site. Also located in the area is a walking trail. This site provides residents a natural area that can be enjoyed within the confines of urban living.

Residential: By using the ratio methodology stated above the table, a minimum of 422 acres will be necessary to accommodate the increased population in the Residential land use category. According to the future land use map as prepared and submitted by the City of Americus, residential land use is expected to increase by 603 acres. This is largely in part due to the fact that the City of Americus anticipates the annexation of 4 existing residential areas which currently abut the corporate boundaries. The land annexation of these 4 neighborhoods, and population within where not included in the ratio methodology to determine projected needs.

These annexations will include 130 residential acres known as Sylvan Springs. This residential area is located adjacent to the eastern boundary of the city on Hwy 27 East. The city currently provides water and gas services. Sanitary Sewer Service is not provided, however lines run past the entrance to the area on Hwy 27. The City of Americus will extend sewer service once annexation is complete. The city's sanitary sewer system has the capacity to accommodate this area.

The future Land Use map shows that approximately 135 acres currently designated as unused/undeveloped land will convert to residential land use, much of which will be in-fill development within existing residential areas. All utilities currently exist within the city and have the capacity to accommodate the increase that will result.

All additional residential acreage anticipated to be annexed, will be at the expense of forest/agriculture lands and undeveloped/unused lands. Projected annexation to create residential land is proposed to take place on the north and northwest corporate boundaries, adjacent to existing residential land. Upon development, the city is prepared and has the capacity to provide all necessary infrastructure and utilities.

Transportation: By using the ratio methodology stated above the table, a minimum of 141 acres will be necessary to accommodate the increased population in the Transportation/Communication/Utilities land use category. According to the future land use map as prepared and submitted by the City of Americus, Transportation/Communications/Utilities land use is anticipated to expand by approximately 60 acres. It is felt by the city leaders that the city has a strong existing transportation/communication/utilities network and with the exception of rights-of-ways for utilities and streets to be installed to accommodate the projected residential, additional acreage is not necessary.

The largest increase of land use in this category will occur in currently unincorporated areas projected to become annexed and marked for residential land use. While not plotted on the Future Land Use map. The vast majority of this acreage is believed to consist of street rights-of-way. While a lesser amount acreage within the current corporate boundaries, currently designated as unused/undeveloped is also believed to consist of utility and street right-of-way.

Alternative Land Use Patterns: As stated above Mucalee Creek continues to be a natural barrier to anticipated growth. In addition, beyond this floodplain & wetland area, topographic and soil features are not as conducive to residential development as the areas to the north, east and south. With the above in mind, an expansion of residential land is projected to create in-fill development of land currently designated as unused/undeveloped and surrounded by existing residential land. Also new traditional neighborhood developments will be created on land adjacent to existing residential land within current corporate boundaries.

As shown on the Future Land Use map submitted with this document, with the exception of increased growth southwestward, residential growth is anticipated to occur south, east and north-northwest.

With the above growth, a transition of approximately 70 parcels of residential land will be converted to commercial land use. The bulk of residential parcels anticipated to be converted are parcels being less than 3,000 square feet in size. These parcels are located east of the central business district, between East Forsyth and West Lamar Streets. Additional parcels are located adjacent to Hwy 19 North.

Another significant transition of land use is expected to occur in regards to the increase of industrial land use. It is projected that 257 acres currently designated as undeveloped/unused located within the industrial parks will be re-designated industrial land use by 2025.

Future plans as shown by the Futures Land Use map are showing plans to prepare approximately 100 acres for new residential development. Approximately 80 acres is located in the eastern section of the city between State Route 49 and Hwy 280 and will be created within the current corporate limits. Plans have also been made to create an additional 20 acre residential development at the intersection of Mill Creek Road and South Lee Street located in the southern section of the city. These plans will re-designate approximately 100 acres of unused/undeveloped land to residential land use. To accommodate the needs of both new residential developments, 20 acres of unused/undeveloped land will be re-designated as Transportation/Communications/Utilities land use.

The future land use map is a preferred projection by the City of Americus. There are local

development policies in place to allow alternative development patterns. For example: Persons seeking to construct a commercial development on undeveloped land surrounded by residential land can seek a variance from the city.

Also, as the reader will notice on the future land use map, rights-of-way have not been plotted on future residential development. This is due to the fact that flexible street standards are in place. With the exception of the historic district, while permits and blueprints are required, types of construction and exterior features are left to the prospective homeowner or land developer.

No additional manufactured housing units are being allowed within the city limits. This ordinance is strictly enforced and no variances to install a manufactured home within the city limits will be considered.

**FUTURE LAND USE
CITY OF ANDERSONVILLE**

A ratio methodology has been employed here as a general guide to determine future land use and acreage needs of the community. The developed acreage currently devoted to each land use (2004) was divided by the total resident population (2000 Census). The resulting ratio was then applied to the population projected for the year 2025 to estimate future acreage needs for each land use. The difference between the current estimated acreages and those projected for the year 2025 approximates the amount by which each respective land use may reasonably be expected to increase over the duration of the study period. Acreages presented in the following Table represent adjustments to these raw calculations. The adjustments are explained in the accompanying narrative.

The City of Andersonville does not anticipate any annexation of rural Sumter County.

	ACREAGE		CHANGE	2025 PERCENTAGE OF TOTAL
	2004	2025		
Agriculture/Forest	355	346	-9	42%
Commercial	3	6	+3	1%
Industrial	60	64	+4	8%
Park/Recreation/Conservation	4	4	0	< 1%
Public/Institutional	13	15	+2	2%
Residential	92	107	+15	13%
Transportation/Communication/Utilities	57	64	+7	8%
Undeveloped/Unused	241	225	-16	27%
Total	825	825	0	100%

Source: Middle Flint Regional Development Center/ Carol's Consulting

The raw data suggests a 3 acre increase in commercial acreage. If future commercial development displays a spatial resemblance to that which has occurred to date, much economic activity can take place on very limited acreage. Most of the stores on the city's central business district are on narrow lots with very small distance between buildings. 2 acres of the increase is projected to be at the expense of, what is currently showing as residential use. 1 acre of the increase is projected to be at the expense of land currently designated as undeveloped/unused .

The projection formula suggested a 4 acre increase in industrial acreage. Although the community would welcome a good industrial citizen, there is insufficient local desire to launch and maintain the kind of industrial recruitment campaign necessary to attract development(s) of such size.

In previous years attempts were made Andersonville City Leaders to encourage industrial development in the vicinity of Jackson Street. Since that time residential development has occurred in that area (some of which is beyond the southern corporate limits) making it less attractive as industrial acreage. The northeast and northwest corners of the incorporated area now appear to be the most attractive for industrial development.

It is anticipated that the 4 acre increase will take place in the Northwestern section of the city and will be at the expense of agricultural/forest land.

The raw data suggests a ½ acre increase would be necessary to meet projected growth increase in Parks/Recreation/Conservation acreage. However, for a community this size, residents and City Leaders feel sufficient acreage is devoted to park/recreation usage for both current and anticipated future needs. An additional 7+ acres is defined as wetlands within the city; however because this wetland area is part of an 8 acre industrial waste pond, the 7 acres is included in the industrial land use category.

Local leaders agree with the projection formula which indicates the need for the 2 additional acres in the public/institutional land use category. This acreage is expected to accommodate the space needs of a relocated fire station and city hall/museum complex. Sites for such development have not yet been identified and are not depicted on the accompanying map. The 2 acre projection will be in the undeveloped/unused land use category.

The projection formula indicated the need for 15 additional residential acres. Residents are of the opinion that based on both historic and current inquiries into housing availability, if owners of land in the community will sell parts of their holdings 17 additional acres will be developed over the next twenty years. 12 acres to be converted to residential land use will take place at the expense of land currently classified as agricultural/forest. The 5 acre balance will be in-fill development located within existing neighborhoods. These 5 acres will decrease the current amount unused/undeveloped land and are currently serviced by city infrastructure. Because 2 acres currently in residential use are projected for conversion to commercial use, the net residential increase is projected to be 15 acres.

6 additional acres in the transportation/communication/utilities category are projected in the form of street construction in north-central Andersonville to accommodate projected residential development and additional sidewalk network to connect residential areas to the CBD.

Alternative Use Patterns: City Leaders feel that due to the small size of the community, alternative use patterns are currently not being considered and no policies are in place. If a significant transition of land use from existing future projections arise, City Leaders will consider the transition at that point in time.

The only significant transition of land use projected to occur will be 12 acres of land currently designated as Agricultural/Forest to Residential land use, the largest change taking place adjacent to existing residential land along Johnson Street.

The city has the water and sewer and natural gas system capacity to accommodate projected future growth.

Additional infrastructure will be installed as growth occurs.

Agricultural/Forest land use will continue to be the predominant land use of the city. Most of which is located to the north of State Route 271. One additional area is located in the southwestern section of the city.

**FUTURE LAND USE
CITY OF LESLIE**

A ratio methodology has been used as a general guide to determine future acreage needs of the city. The developed acreage currently devoted to each land use was divided by the total resident population (2000 Census). The resulting ratio was then applied to the population projected for the year 2025 to estimate future acreage needs for each land use. The differences between current estimated acreages and those projected for the year 2025 approximate the amount by which each respective land use may reasonably be expected to increase over the duration of the study period. Acreages presented in the following Table represent adjustments to these raw calculations. The adjustments are explained in the accompanying narrative.

No annexation is anticipated by the City of Leslie.

	ACREAGE		CHANGE	2025 PERCENTAGE OF TOTAL
	2004	2025		
Agriculture/Forest	699	678	-21	60%
Commercial	8	8	0	0%
Industrial	21	21	0	2%
Park/Recreation/Conservation	129	129	0	<1%
Public/Institutional	15	19	+4	<1%
Residential	84	114	+30	10%
Transportation/Communication/Utilities	86	92	+6	8%
Undeveloped/Unused	89	70	-19	6%
Total	1,131	1,131	0	100%

Source: Middle Flint Regional Development Center

Since such a large proportion of the incorporated area is in agriculture/forest or undeveloped/unused land uses, future development and land use conversions are expected to occur in these areas because development costs are usually less. The most probable exceptions to this will be instances where change of land use would entail little more than a change of occupancy.

The projection methodology yielded no increase in commercial acreage. The community agreed with this projection and no increase is projected. Because of the city's small population base and proximity to larger communities with significant retail selection, the consensus is that additional investment which may occur will likely involve limited acreage. Residents recognize the possibility that additional commercial ventures of some kind may locate in the community, as well as the likelihood that such developments may be counterbalanced by the loss of an existing business.

The community has and will continue to be a cooperative partner in activities of the Americus/Sumter County Chamber of Commerce. However, industrial development is not a high local priority and no additional acreage in this land use category is projected. The likelihood that additional industrial development will occur is considered remote, but the city does express interest in assisting industrial prospects with development plans in the community.

According to data derived from the above stated ratio methodology, a minimum of 1 additional acre will be necessary to meet the needs of the projected growth. City Leaders feel that additional park/recreation acreage will not be necessary due to the fact that improvements being made at the Leslie Civic center which is classified as public/institutional land and has recreational activities.

A minor increase of 1 acre will be necessary to meet the needs of the projected population growth in the public/institutional land use category. However, an additional 4 acres of acreage is projected by the City Leaders of the community. This increase is projected on land surrounding the Leslie Civic Center which is located on the north side of Allen Street in the eastern section of the city and is currently classified as unused/undeveloped land. This property, owned by the city already provides outside area for picnicking, family reunions, etc. Playground equipment is located on site and a public swimming pool is projected to be installed. The property is classified as public/institutional due to the Leslie Civic Center.

Residential is the only land use category projected to increase. The 30 acre increase presented in Table 2 is an adjustment to the mathematical projection which suggested only a 10 acre change in acreage. This adjustment is based on investors' current interest in local residential development, and resident belief that Leslie will become increasingly popular as a bedroom community for surrounding employment centers. In-fill development is projected on land currently categorized as undeveloped/unused. Additional infrastructure will not be necessary in these areas and the city has the capacity to meet projected growth.

The only potential increase in transportation/communication/utilities acreage is believed to be rights-of-ways for streets and water service. All current housing development prospects front existing streets. Public utilities provided by the City of Leslie have the capacity to meet projected growth patterns. Such utilities will be installed as growth dictates the installation.

Alternative Use Patterns: City Leaders feel that due to the small size of the community, alternative use patterns are currently not being considered and no policies are in place. If a significant transition of land use from existing future projections arise, City Leaders will consider the transition at that point in time.

The largest transition of land use projected to occur will be 30 acres of land, most of which is currently designated as Agricultural/Forest to Residential land use. This growth is projected to occur along Holman Road. City water service currently exist in this area, so improvements to infrastructure will not be necessary.

The city has the water system capacity to accommodate projected future growth.

Additional infrastructure will be installed as growth occurs.

Agricultural/Forest land use will continue to be the predominant land use of the city. As shown on the future land use map attached to this document, Agricultural/Forest land surrounds the city.

**FUTURE LAND USE
CITY OF DESOTO**

A ratio methodology has been used as a general guide to determine future acreage needs of the community. The developed acreage currently devoted to each land use (2004) was divided by the total resident population (2000 census). The resulting ratio was then applied to the population projected for the year 2025 to estimate future acreage needs for each land use. The difference between the current estimated acreages and those projected for the year 2025 approximates the amount by which each respective land use may reasonably be expected to increase over the duration of the study period. Acreages presented in the following Table represent adjustments to these raw calculations. The adjustments are explained in the accompanying narrative.

No annexation is anticipated by the City of Desoto

	ACREAGE		CHANGE	2025 PERCENTAGE OF TOTAL
	2004	2025		
Agriculture/Forest	287	277	-11	54%
Commercial	6	10	+4	2%
Industrial	27	31	+4	6%
Park/Recreation/Conservation	52	52	0	10%
Public/Institutional	7	8	+1	2%
Residential	47	62	+15	12%
Transportation/Communication/Utilities	38	43	+5	8%
Undeveloped/Unused	53	34	-18	10%
Total	517	517		100%

Source: Middle Flint Regional Development Center/Carol's Consulting

The raw projection yielded no additional acreage is necessary commercial land use inside the city of Desoto. Existing, unused lots in the central business district are very small; however, proposed CBD redevelopment in conjunction with other retail investment which may occur unilaterally, perhaps on U.S. 280, would require larger acreage. Therefore, the community projects four additional acres which will decrease the amount of unused land in the city.

The raw projection yielded no additional acreage is necessary industrial land use inside the city of Desoto. The City leaders of Desoto do however project that an additional 4 acres will be necessary. This 4 acres will be at the expense of Agriculture/Forest land and are projected to have frontage on U.S. 280 adjacent to an existing industrial land use.

Raw data suggest that a minimum of 1 additional acre of land will be necessary to meet the projected population growth. However, residents and City Leaders feel sufficient acreage is devoted to park/recreation usage for both current and anticipated future needs. No increase in acreage is reflected in the accompanying table. This is largely due to the fact that Sumter County provides recreational facilities adjacent to the industrial land shown in the extreme east corner of the city. This park has a ball field, playground equipment and parking area. At a meeting held by the city for the purpose of receiving comment from the community pertaining to this document, residents of the City of Desoto stated an interest to have a walking track installed. If a track is in fact constructed, it will be located at the above stated recreational facility and therefore located

outside the city limits.

While the current city hall currently has a surplus of space, it is located outside the CBD. The Desoto City Leaders would like to relocate city hall to Main Street in the CBD, however current budget constraints will not allow the city to do so at present. A 1 acre increase producing in-fill in the public/institutional land use category is projected to accommodate the move should funds become available.

The raw projection indicated an 7 acre increase in residential land use. Residents are of the opinion that revitalization of the central business district will stimulate growth and therefore are predicting a 15 acre increase in this land use category. Some of the land use growth will take place on land that is currently categorized as undeveloped/unused and adjacent to current residential land use parcels producing in-fill. A larger tract of land to be converted to residential use is projected for west Bagley Street. This land is currently classified as agricultural/forest land.

The projection formula indicated 5 additional acres in the transportation/communication/utilities category. This is projected to be a side-street network to serve a possible residential development and sidewalks.

Collectively, developed land uses are expected to reduce agriculture/forest land area by approximately 11 acres, and the undeveloped/unused area by approximately 18 acres.

Alternative Use Patterns: City Leaders feel that due to the small size of the community, alternative use patterns are currently not being considered and no policies are in place. If a significant transition of land use from existing future projections arise, City Leaders will consider the transition at that point in time.

The only significant transition of land use projected to occur will be 7 acres of land currently designated as Agricultural/Forest to Residential land use. This change is projected to occur in the western section of the city along Bagley Street.

The city has the water system capacity to accommodate projected future growth.

Additional infrastructure will be installed as growth occurs.

Agricultural/Forest land use will continue to be the predominant land use of the city. As shown on the future land use map attached to this document, Agricultural/Forest land surrounds the developed land in the city.

**FUTURE LAND USE
CITY OF PLAINS**

As shown in the population element of this document, due to the City of Plains population decrease since 1990, and a further decrease of 11% from 1990 to 2000. Existing Land Use is expected to experience an over all decrease of acreage being utilized. 3 acres of residential land is projected to convert to unused/undeveloped category, while 1 acre is projected to convert to the unused/undeveloped category that is currently used for commercial purposes. As shown on the table below an overall 4 acre increase is projected in the unused/undeveloped land use category.

No annexation is anticipated by the city leaders of Plains.

	ACREAGE		CHANGE	2025 PERCENTAGE OF TOTAL
	2004	2025		
Agriculture/Forest	145	145	0	29%
Commercial	40	390	-1	8%
Industrial	19	19	0	4%
Park/Recreation/Conservation	2	2	0	.4%
Public/Institutional	42	42	0	8%
Residential	161	158	-3	32%
Transportation/Communication/Utilities	49	49	0	10%
Undeveloped/Unused	44	48	4	9%
Total	502	502	0	100%

Source: Middle Flint Regional Development Center/Carol's Consulting

While raw projections show the figures depicted in the above table, City Leaders do not agree with the decrease in population over the years and feel that future land use will not decrease in any category.

Existing and Future Land Use Maps can be located in the Map Section.

The City of Plains currently protects one area within the City limits that is considered wetland

Alternative Use Patterns: City Leaders feel that due to the small size of the community, alternative use patterns are currently not being considered and no policies are in place. If a significant transition of land use from existing future projections arise, City Leaders will consider the transition at that point in time.

The only significant transition of land use projected to occur will be 12 acres of land currently designated as Agricultural/Forest to Residential land use, the largest change taking place adjacent to existing residential land along Johnson Street.

The city has the water and sewer and natural gas system capacity to accommodate projected future growth.

Additional infrastructure will be installed as growth occurs.

Agricultural/Forest land use will continue to be the predominant land use of the city. Most of which is located to the north of State Route 271. One additional area is located in the southwestern section of the city.

Transportation

The purpose of this section is to inventory components of the local transportation network; assess their adequacy for serving the current and future needs of the population of the participants of this plan.

1. **Streets, Roads, Highways and Bridges**
2. **Bicycle and Pedestrian Ways**
3. **Parking Facilities**
4. **Public Transportation**
5. **Railroads and Airports**
6. **Assessment of Current and Future Needs**

STREETS, ROADS, HIGHWAYS AND BRIDGES

SUMTER COUNTY

Sumter County is crisscrossed by 787 miles of roads. Of these 787 miles, 168 miles remain unpaved. An inventory of roads is presented below in three categories: state routes, county roads, and city streets.

TYPE ROUTE	PAVED MILEAGE	UNPAVED MILEAGE	TOTAL MILEAGE
State Route	168.94	0	168.94
County Route	359.23	167.42	526.65
City Street	90.16	1.0	91.16
TOTAL	618.33	168.42	786.75

The Public Works Department of Sumter County has 17 full time employees. Primary responsibility of these employees is to maintain the 526 miles of county rights-of-way, some of which extend into the Cities of Andersonville, Desoto, Leslie and Plains.

CITY OF AMERICUS

The City of Americus has 113 miles of road. All of the City streets are paved.

TYPE ROUTE	PAVED MILEAGE	UNPAVED MILEAGE	TOTAL MILEAGE
City Streets	92.80	0	92.80
County Roads	9.71	0	9.71
State Roads	10.49	0	10.49
TOTAL	113	0	113

Americus has eight (8) full time employees in the street department. This department is responsible for minor street repair, maintenance of sidewalks, signage, city and county rights-of-way within the incorporated limits.

CITY OF ANDERSONVILLE

The City of Andersonville has 7.7 miles of road, of which 6.98 are paved and .72 remain unpaved.

TYPE ROUTE	PAVED MILEAGE	UNPAVED MILEAGE	TOTAL MILEAGE
City Streets	1.92	.39	2.31
County Roads	1.79	.33	2.12
State Roads	3.23	0	3.23
TOTAL	6.94	.72	7.66

The City of Andersonville has three (3) full time employees that are responsible to maintain the network of streets. They are also responsible for maintenance of the sewer, natural gas and cable television systems.

CITY OF DESOTO

The City of Desoto has 4.3 miles of road and rights-of-way. Of these 4.3 miles, .12 miles remain unpaved.

TYPE ROUTE	PAVED MILEAGE	UNPAVED MILEAGE	TOTAL MILEAGE
City Streets	2.63	.12	1.75
County Roads	1.18	0	1.18
State Roads	.40	0	.40
TOTAL	4.21	.12	4.33

The City of Desoto has one (1) part-time employee. This employee performs such tasks as trenching and burying water lines and mowing the rights-of-way.

CITY OF LESLIE

The City of Leslie has 9.5 miles of public roads, of which .15 miles remain unpaved.

TYPE ROUTE	PAVED MILEAGE	UNPAVED MILEAGE	TOTAL MILEAGE
City Streets	3.57	.15	3.72
County Roads	2.53	0	2.53
State Roads	3.22	0	3.22
TOTAL	9.32	.15	9.47

The City of Leslie has one (1) full time employee that maintains the water system. The City does not have personnel to perform street maintenance; however, the city does use inmate labor.

CITY OF PLAINS

The City of Plains has 6.61 miles of roads. Of this 6.61 mile, .01 miles of road remains unpaved.

TYPE ROUTE	PAVED MILEAGE	UNPAVED MILEAGE	TOTAL MILEAGE
City Streets	3.9	.01	3.91
County Roads	.85	0	.85
State Roads	1.85	0	1.85
TOTAL	6.60	.01	6.61

The City of Plains utilizes inmate labor to perform minor street maintenance.

There are 79 bridges throughout Sumter County and the cities within the county. According to the Department of Transportation Standard Bridge Posting, only one (1) bridge within the county needs improvements. This bridge is located within incorporated Americus on Hwy 377. Sumter County and the City of Americus act as an evacuation destination in case of natural disaster. Evacuation shelters located in Americus are at Georgia Southwestern University. See exhibit 1, Listing of all Bridges including their locations

BICYCLE AND PEDESTRIAN WAYS

The Cities of Americus, Andersonville, Desoto, Leslie and Plains have sidewalk systems. The City of Americus recently replaced all of the downtown sidewalks along West Lamar and East Forsyth Streets. The Residential Historic District that reaches down South Lee Street has sidewalks down both sides of the street. Some of the sidewalks on South Lee Street are disjointed, broken, uneven and in need of repair. Also, there have been requests by the citizens that the sidewalks be extended past the Country Club to the Downtown District.

The Cities of Andersonville and Desoto have sidewalk systems in the Downtown Districts only. The City of Leslie has sidewalks in the Downtown District that connect the residential areas of Bailey, West Allen and East Allen Streets. The City is currently in the process of upgrading the city sidewalks.

The City of Plains has sidewalks in the downtown district. These sidewalks run down main Street past the Drugstore and to the Post Office. The sidewalk system also connects to the residential area down Hudson Street and into the MLK Subdivision. Sidewalks run westward on Hwy 280 and connect to the downtown district. The City of Plains is currently seeking funds to begin improvements to their sidewalks.

The City of Americus is the only community involved in this plan that has one walking trail located at Muckalee Park on MLK Street (Highway 19), one nature trail is located at Thelma Gray Barnum Senior Citizens Park at the corner of Mayo and Railroad Streets. There is also an exercise walking path that is located at Georgia Southwestern University campus on Wheatley Street and is open to the public.

There are no bikeways located in Sumter County or the cities within.

PARKING FACILITIES

Sumter County owns one (1) parking lot located on Spring Street to the rear of the Courthouse building. This parking facility has a capacity of 52 vehicles.

The City of Americus provides public parking at four (4) separate locations in the downtown district. All of the parking locations are single level. The combined capacity of these four (4) parking locations are 296 parking places.

The City of Leslie owns one public parking area located adjacent to City Hall/Police Department. Approximately 20 vehicles can be parked in this area.

The City of Plains owns public restroom facilities with public parking to accommodate approximately 50 vehicles. An additional parking area owned by the city is located near the Jimmy Carter Campaign headquarters facility. Approximately 30 vehicles can be parked there; however the area is un paved.

None of the government entities impose duration limitations and all parking is free to the public.

PUBLIC TRANSPORTATION

The City of Americus is the only government in Sumter County that provides public transportation. Americus Transit provides bus service within the incorporated areas of Americus only. There are three (3) vehicles that serve the city. Two (2) of which are 2001 and 2002 mini busses. The third vehicle is to be replaced by the Summer of 2004. The new vehicle will also be a mini bus and will have wheelchair access.

Greyhound Bus Service provides Inter-City bus service from the City of Americus. There are six (6) buses that travel through Sumter County and stop at the bus terminal located in the City of Americus every 24 hours. Three of the buses travel north to Atlanta and three of the buses travel south through the City of Albany and into Florida. The bus terminal located in the City of Americus also provides express package service and Western Union wire transfer services.

While the City of Americus provides public transportation, there are no set routes, service areas, rights-of-way or exclusive public transit corridors located in the city limits.

RAILROADS AND AIRPORTS

There are two (2) railroad systems that run throughout Sumter County. The Georgia Southwestern Railroad (GSWR) is an independent rail line established in 1989. GSWR purchased abandoned track from CSX Railroad. There is 34 miles of track that traverse the county. This track runs from the county line at Lake Blackshear, through Desoto, Leslie, to Americus then on to the City of Plains. The Norfolk Southern Railroad owns and operates 28 miles of track in Sumter County. This track located in Americus branches into two routes. One route runs through the City of Andersonville north toward the City of Macon. The other route runs west toward the City of Columbus.

Souther Field Airport is a 279 acre general aviation airport located northeast of the City of Americus. This facility, a publicly-owned State of Georgia airport is governed by a six (6) member board. The facility has two (2) runways, one of which is 3,787 linear feet and the other which has been increased to 6,000 linear feet. There are hangers for two corporate aircraft and ten small aircraft. In addition, there are 31 tie down spaces. General aviation and jet fuel are available. Flight lessons are also offered. A 4,000 sq ft terminal was constructed in 1991. Take-offs and landings average 30,000 annually. Taxiway improvements near the terminal were completed in 1993 and Souther Field is the site of Charles Lindbergh's first solo flight in 1923.

Transportation Assessment

Sumter County has a good system of roads. 78% of all Sumter County roads are paved, an impressive statistic. Sumter County maintains a very good working relationship with the Georgia Department of Transportation, thus making it possible to achieve such a highly developed transportation network. The Public Works Director is comfortable with the quality and quantity of equipment in the department's inventory. Labor in the Public Works department is supplemented with inmates of the correctional facility.

A complete by-pass is needed to direct truck traffic around the City of Americus' perimeter. Currently, heavy truck traffic must travel through the Americus downtown district. The Windsor Hotel, Americus' largest tourist attraction is located between the two one-way thoroughfares in the downtown district. Also located two blocks down from the Hotel is the Habitat for Humanity International Headquarter in which, 500 employees and volunteers work. Approximately 10,000 vehicles pass each way daily and thousands of tourists and local shoppers cross these congested streets. Heavy truck and pedestrian traffic can be a deadly combination.

Sumter County should consider installing additional signage at the northern by-pass located on Highway 19 north. Also, with addition of signage and road improvements, Mask Road could be converted to a by-pass connecting Highway 280 and Highway 19 south.

With the exception of continuing maintenance and the necessity to construct a complete bypass to direct truck traffic away from the Americus CBD, the Sumter County rural road system is adequate to meet projected growth of the rural county through 2025. It is anticipated that all future rights-of-way will be located in new residential developments. Due to the subdivision and zoning ordinances in place by the county, private developers planing any residential development in the rural county must first provide detailed plans. These plans must include a minimum of 60 foot right-of-way for street and utility infrastructure.

Since rail usage is light in Sumter County, it is vital that the community pursue appropriate actions to maintain at a minimum, the current level of rail service. Americus and Sumter County must maintain diligence in expanding the manufacturing base and east west rail usage.

With the increase of one run way to 6,000 lf at Souther Field Airport, the airport can now accommodate the take off and landing of corporate jets. Sumter County should continue to limit physical development adjacent to the airport in an effort to prevent a negative impact should the introduction of commercial services become available.

The City of Americus has a well developed transportation network with no unpaved roads remaining. The City continues to do a commendable job maintaining grassed areas and repairing pot holes. There are 14 grade level railroad crossings in the City of Americus. Railroad bridges at several of the sites that have heavier traffic patterns would facilitate traffic flow and the response time of emergency vehicles. The city have no plans to construct railroad bridges due to the very high cost and budget constraints. While not as convenient, the street system is adequate to provide by-pass of these sites with the heavier traffic flow. The existing road system is adequate to meet existing needs of the community.

The existing transportation system is adequate to meet projected in-fill development. All additions to the transportation network will consist of side street/utility rights-of-way and will be located in projected residential areas. The city will provide all necessary roads, with proper signage as needed.

The City of Americus has an extensive sidewalk system. Portions of sidewalk around the city are broken, uneven or disjointed. While all of the downtown sidewalks have been replaced, it is critical that the city actively maintain their sidewalk repair program for sidewalks located outside the downtown area. Comments made by the public show a desire that the City of Americus extend the sidewalk system past the country club on South Lee Street.

The City of Americus is interested in designating bike paths along paved rights-of-way and installing bike paths along unpaved rights-of-way. This bike path will connect residential areas to the downtown district and several of the parks located within the city limits.

The City entertained plans to construct a two story parking facility at the Americus municipal building, but a study was performed and it was determined that there was adequate parking available to accommodate existing and future needs.

Public transit provided by the City of Americus is a valuable service for the elderly, low income families and persons without transportation living within the city limits. The City does not have scheduled routes, but instead fields calls and travels to individual residences for transit. Cost are \$2.50 one-way per person and \$1.25 each way for senior citizens. At present, there does not seem to be a need to establish scheduled routes and the system is adequate to serve present needs. As in the past, as the need grows for public transit, the City will adjust to accommodate the demand.

The City of Andersonville local transportation network is in fair to good condition. There are however, numerous streets that need to be either paved or re-surfaced. Drainage problems also need to be addressed throughout the community. In addition, sidewalk is needed along East Church Street and West Church Street needs to be widened. The City should also replace equipment more frequently, however budget constraints limit the city's ability to do so.

The existing network of streets is adequate to meet existing and future needs. While much of the projected development is projected to occur on existing rights-of-way, the city will provide additional right-of-way as it becomes necessary.

The City of Desoto street system in fair to good condition, but many of the streets are narrow due to the close proximity of the residences. There are no sidewalks in the community with the exception of Main Street in the downtown district. Sidewalks at a very minimum, should be placed on Bagely Street from the residential areas to the Post Office due to the fact that it is a major local traffic artery. The city knows the need for sidewalks, however budget constraints preclude the city from being able to install such a system.

Drainage problems are currently being addressed via a Community Development Block Grant awarded to the City from the Georgia Department of Community Affairs.

The city is currently active in the DOT LARP program which provides re-surfacing of existing streets.

The existing network of streets is adequate to meet existing and future needs. While much of the projected development is projected to occur on existing rights-of-way, the city will provide additional right-of-way as it becomes necessary.

At a meeting held by the city for the purpose of receiving comment from the community pertaining to this document, residents of the City of Desoto stated an interest to have a walking track installed.

Sumter County provides recreational facilities adjacent to the industrial land shown in the extreme east corner of the city. This park has a ball field, playground equipment, restroom facilities and parking area. If a track is in fact constructed, it will be located at the above stated recreational facility and therefore located outside the city limits.

The City of Leslie streets are in good condition. All city equipment used for right-of-way maintenance is in good condition. All railroad crossings, one with cross arms, are well maintained. Several sidewalks located in the city are uneven, disjointed and in need of repair. The city performs sidewalk repairs as funds become available. Concern from residents continues about narrow local streets; however this is a difficult situation due to the narrow rights-of-way and close proximity of the residences.

The existing transportation system is adequate to meet current and projected future in-fill development needs.

While much of the projected development is projected to occur on existing rights-of-way, the city will provide additional right-of-way as it becomes necessary.

The City of Plains streets are in good condition. Several streets in the northwestern section of town lack drainage facilities. In turn, during moderate to heavy rains drainage becomes a severe problem. All streets with the exception of one are paved. There are residents living on this street and the city should actively seek funds to pave the road. While Plains has a good inter connected sidewalk system, many of the sidewalks are in need of immediate repair. To date, it is known that at least one elderly resident tripped on the sidewalk and suffered injury.

The existing transportation net work is adequate to meet current needs of the community. No increase in the transportation network is projected to be necessary.

SUMTER COUNTY BRIDGES

Location ID	Bridge Serial Num	FC1	FG	FI	Location
261-00003D-000 91N	261-0052-0	SR00003	US 19	MUCKALOOCHEE CREEK	1.5 MI N OF SMITHVILLE
261-00003D-004 31N	261-0002-0	SR00003	US 19	BEAR BRANCH	8 MI S OF AMERICUS
261-00003C-010 27N	261-0003-0	SR00003	US 19 JOHN GORDON	CSX RAILROAD	.5 MI S OF AMERICUS
261-00003D-010 99N	261-0004-0	SR00003	MARTIN L. KING RD.	MUCKALEE CREEK	IN SW AMERICUS
261-00003D-013 80N	261-0005-0	SR00003	US 19	ANGELICO CREEK	2 MI N OF AMERICUS
261-00005X-004 96S	261-5002-0	CR00005	HOOKS MILL ROAD	PHILEMA CREEK	7.5 MI SE OF AMERICUS
261-00005X-006 81S	261-5003-0	CR00005	HOOKS MILL ROAD	BOGGY CREEK	4.4 MI W OF LESLIE
261-00015X-002 41N	261-5024-0	CR00015	OLD STAGE ROAD	SWEETWATER CREEK	3 MI E OF ANDERSONVILLE
261-00021X-001 38E	261-5005-0	CR00021	YOUNGS MILL ROAD	CHOCTAHATCHEE CREEK	4.2 MI N OF PLAINS
261-00027D-006 72E	261-0006-0	SR00027	US 280	MUCKALOOCHEE CREEK	6 MI W OF AMERICUS
261-00027D-012 92E	261-0050-0	SR00027	FORSYTH ST WBL	TOWN CREEK	IN W AMERICUS
261-00027D-012 93E	261-0007-0	SR00027	LAMAR STREET EBL	NORFOLK R/R	IN W AMERICUS
261-00027D-012 94E	261-0051-0	SR00027	FORSYTH ST WBL	NORFOLK RAILROAD	IN W AMERICUS
261-00027D-014 71E	261-0049-0	SR00027	E LAMAR STREET	MURPHY'S MILL CREEK TRIB	CITY LIMITS AMERICUS GA
261-00027D-019 18E	261-0009-0	SR00027	SR 27	WALKER BRANCH	4 MI E OF AMERICUS
261-00027D-021 72E	261-0010-0	SR00027	SR 27	LIME CREEK	6 MI E OF AMERICUS
261-00027D-029 16E	261-0011-0	SR00027	SR 27	FLINT RIVER- CR 301	13.6 MI E OF AMERICUS
261-00029X-001 71S	261-5007-0	CR00029	NEW POINT CH RD	MUCKALOOCHEE CREEK	4.5 MI E OF PLAINS
261-00030D-005 56E	261-0012-0	SR00030	SR 30	NINE MILE BRANCH	7 MI W OF AMERICUS
261-00030D-011 78E	261-0013-0	SR00030	SR 30	MUCKALEE CREEK	.5 MI W OF AMERICUS
261-00030D-017 45E	261-0014-0	SR00030	US 280	MURPHY'S MILL CREEK	2 MI E OF AMERICUS
261-00030D-026 35E	261-0015-0	SR00030	US 280	CHOCHEE CREEK	LESLIE GA. CITY LIMITS
261-00030D-029 06E	261-0016-0	SR00030	US 280	CHOCHEE CREEK	0.7 MI E OF DESOTO
261-00030D-035 65E	261-0017-0	SR00030	US 280	FLINT RIVER	7.5 MI E OF LESLIE
261-00044X-001 41E	261-5012-0	CR00044	McLITTLE BRIDGE RD	MUCKALEE	4 MI S OF

INTERGOVERNMENTAL COORDINATION

The purpose of this section is to provide an inventory of existing governmental entities and to assess the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community.

1. **Adjacent Local Government Coordination**
2. **School Boards**
3. **Authorities**
4. **Other Units of Local Government Providing Services**
5. **Utility Companies Which Possess Condemnation Powers**
6. **Assessment/Findings and Recommendations**
7. **Goals & Implementation Schedule**

ADJACENT LOCAL GOVERNMENT COORDINATION

Sumter and Macon Counties have a written Mutual Aid Agreement that covers the Sumter/Macon County line. This agreement states that either county will provide assistance to the other, if necessary, in cases of emergencies such as fire and rescue.

Sumter, Macon, Dooly, Webster, Schley, Taylor and Marion Counties have a written agreement to implement an E911 system for the region. The actual facility is to be located in Schley County and will serve all seven counties.

Crisp County owns and operates the Crisp County water works system which is located at Lake Blackshear. Sumter County residents that live at Lake Blackshear can be served by this system. When Lake Blackshear residents residing on the Sumter County side of the lake contact Sumter County, they are told to contact Crisp County to inquire about service and if they can be served.

Schley County owns and operates a water system that serves Sumter County residents in the North western section of the county. Sumter County is currently has funds earmarked to begin formal studies of the need for a county-wide water system.

An agreement between Sumter and Schley county is in place that should Sumter install a county-wide water system, Schley County will allow Sumter County to purchase Schley County's existing water lines located in Sumter County.

Sumter County provides construction code enforcement services through a written contract with the City of Plains.

Sumter County and all the cities within the county have a "city/county" luncheon every month for the purpose of coordination between the governmental bodies. Primary responsibility for the coordination of these monthly meeting is split between the City of Americus and Sumter County.

SCHOOL BOARD COORDINATION

While no written agreements are in place, the Sumter County School Board works with Sumter County and the City of Americus to coordinate the best locations for new school sites. This coordination includes soil suitability for construction, the availability of utilities that would be necessary and current land use restrictions.

There are no Independent Special Districts or any Water and Sewer Districts located in Sumter County.

AUTHORITIES COORDINATION

Sumter County and the City of Americus have six (6) authorities in place. They are as follows:

- 1) Americus & Sumter County Airport Authority - coordinates with both city and county to minimize development of land surrounding the airport as not to impeded potential growth of the airport.

- 2) Americus & Sumter County Hospital Authority - coordinates with the City of Americus before constructing any additions to the current facility to ensure zoning regulations are met and additional utilities are available as not to compromise the city's existing systems.
- 3) Americus & Sumter County Parks and Recreation Authority - created by special legislation for the purpose of acquiring, constructing, equipping, maintaining and operating athletic and recreational facilities. Before any acquisition of property for the purpose of recreation, this authority coordinates with the government entity to ensure the property in question meets with all land use regulations and zoning ordinances.
- 4) Americus & Sumter County Payroll Development Authority - is for the purpose of financing economic development projects that will assist in the creation of jobs and additional services for the county. The authority can and has purchased existing developed property in the industrial park for the enticement of industry.
- 5) Excursion Train Authority - created by special legislation. This authority provides a "local voice" for Sumter County with the Department of Natural Resources which actually owns and operates the train.
- 6) Housing Authority - cooperating agreements with the Cities of Americus, Andersonville, Desoto, Leslie and Plains. These agreements state that the cities will provide all city services to the public housing residents as they would any other city resident. Also, should the housing authority construct new housing, they coordinate with the local government to ensure all zoning regulations and building codes are met.

The following listed authorities are not currently registered with DCA, and are prohibited under state law from incurring any debt or credit obligations until their registration is updated.

- 1) Americus Theater and Cultural Center Authority
- 2) Development Authority of the City of Americus
- 3) Sumter County Livestock Authority
- 4) Schley-Sumter-Macon Counties Joint Development Authority

OTHER UNITS OF LOCAL GOVERNMENT PROVIDING SERVICES

The Sumter County Sheriff's Department provides policing services for the unincorporated areas of the county and, the Cities of Andersonville, Desoto, and Plains.

While the City of Leslie provides police protection to the residents, the Sumter County Sheriff's Department provides Jail services to the City of Leslie.

The Sumter County Tax Assessors Office provides the property assessments for the county and all of the cities within.

The Sumter County Code Enforcement Department provides code enforcement activities to the City of Plains.

Sumter County provides Superior, State, Magistrate, Probate, and Juvenile Court Services for the municipalities and the unincorporated areas of the county.

Sumter County provides all court services for law violations committed within the incorporated limits of the Cities of Andersonville and Desoto, and Plains.

UTILITY COMPANIES WHICH POSSESS CONDEMNATION POWERS

Georgia Power provides electric service to Sumter County and the Cities within. Georgia Power does possess condemnation authority. The power company is careful to notify and coordinate with the governmental bodies to ensure adverse impact to any natural and cultural resources or land use regulations will be kept to a minimum.

Assessment-Findings & Recommendations

The existing coordination mechanisms and/or agreements that are in place are adequate to serve the community's current needs.

Until recently, the City/County luncheon was attended by Sumter County and the City of Americus only; however beginning in February 2004, all cities located within the county are invited and encouraged to attend the monthly luncheon. By all government entities attending the luncheon, there will no longer be a lack of information about plans, policies etc. between the County and the Cities within the County.

Because of the Service Delivery Strategy, there are no service provision conflicts or overlaps within the county.

While a mutual aid agreement is in place with neighboring Macon County. It is recommended Sumter County encourage the Schley-Sumter-Macon Counties Joint Development Authority to reactivate in order to minimize and eliminate land use conflicts at jurisdictional borders.

The City of Desoto, while presently serviced by the Sumter County Sheriff's Department. It is recommended that Desoto consider requesting assistance with police protection from neighboring City of Leslie.

The Cities of Andersonville, Desoto and Leslie should consider requesting Sumter County to provide code enforcement within the corporate limits.

Currently, there are no annexation issues between any of the cities located in Sumter County. When annexation requests are made by residents located in the county, the prospective city of which annexation is proposed to occur contacts Sumter County in writing. This written statement is accompanied with a plat showing the exact location of land to be annexed by the city. Sumter County then has five (5) days in which to respond. The City of Americus performs annexation more than any other city located within Sumter County. To date no issues or disputes have arisen concerning the annexation process.

Goals & Implementation Program

GOALS

1. Update the registration of the following listed authorities with DCA
 - 1) Americus Theater and Cultural Center Authority
 - 2) Development Authority of the City of Americus
 - 3) Sumter County Livestock Authority
 - 4) Schley-Sumter-Macon Counties Joint Development Authority
2. Re-activate the Schley-Sumter-Macon Counties Joint Development Authority in order to minimize and eliminate land use conflicts at jurisdictional borders.
3. City of Desoto to request law enforcement assistance from the City of Leslie.
4. Sumter County Commission to encourage Andersonville to implement Code Enforcement assistance from the county.
5. Sumter County to encourage the Cities of Desoto & Leslie to allow Sumter County to provide Code Enforcement Activities.

IMPLEMENTATION PROGRAM

- Goal #1 Sumter County to begin updating registrations of the Sumter County Livestock Authority and Schley-Sumter-Macon Counties Joint Development Authority to be completed by January 2005.
- City of Americus to begin updating registrations of the Americus Theater and Cultural Center Authority and the Development Authority of the City of Americus
- Goal #2 Hold regular Schley-Sumter-Macon Joint Development Authority Meetings beginning February 2005.
- Goal #3 City of Desoto to begin negotiations with the City of Leslie to provide Law enforcement and reach agreement January 2005.
- Goal #4 Sumter County to provide construction code enforcement activities to the City of Andersonville by the end of 2004.
- Goal #5 Sumter County to begin negotiations with Cities of Desoto and Leslie to provide construction code enforcement activities by June 2005.

**SHORT TERM WORK PLAN
REPORT OF ACCOMPLISHMENTS**

**SUMTER COUNTY
CITY OF AMERICUS
CITY OF ANDERSONVILLE
CITY OF LESLIE
CITY OF DESOTO
CITY OF PLAINS**

**SUMTER COUNTY
COMPREHENSIVE PLAN
FIVE YEAR WORK PLAN 1999-2003
REPORT OF ACCOMPLISHMENTS**

SUMTER COUNTY COMPREHENSIVE PLAN

**FIVE YEAR WORK PLAN 1999-2003
REPORT OF ACCOMPLISHMENTS**

PROJECT	ESTIMATED COST	FUNDING SOURCE	RESPONSIBLE PARTY	STATUS
1999				
Small Piece Road - 2.4 miles; acquire R/W and pave	360,000	State; Sumter	Board of Comm Co. Clerk, P W Dir	Delayed
Brady Road -1.5 miles; Holman Rd. To Highway 118, acquire R/W and pave	225,000	State, Sumter	Board of Comm Co. Clerk, P W Dir	Complete
Lower Five Points Road - complete R/W acquisition and pave	240,000	State; Sumter	Board of Comm Co. Clerk, P W Dir	Underway
Pave James Hart Road - 1.2 miles, Highway 30 to McMath Mill Road	180,000	State; Sumter	Board of Comm Co. Clerk, P W Dir	Delayed
Lane Subdivision -.2 miles, Middle River Rd. to dead-end	30,000	State; Sumter	Board of Comm Co. Clerk, P W Dir	Underway
Encourage faster development (4-lane) of U.S. 19 ('99-'03)	-	State	Board of Comm	Ongoing
Seek placement of third Superior court judge	-	State	Board of Comm	Complete
Purchase service truck for mechanic	21,000	Sumter	Board of Comm	Complete
Upgrade computer hardware and software to make Y2K compliant	38,250	Sumter	CAO	Complete
Encourage Board of Assessors to keep re-evaluation program ongoing (99-'03)	5,000	Sumter	Board of Comm	Complete
Acquire 5 vehicles for Sheriff's Dept. ('99, '01, '03) 4 for deputies; 1 for Law Enforcement Center	138,000	Sumter	Sheriff	Complete
Aviation enhancement at Souther Field ('99-'00)	114,288	State, Sumter	COA	Near Completion
Keep Sumter Beautiful ('99-'03)	8,200	Sumter	KSB	Ongoing

PROJECT	ESTIMATED COST	FUNDING SOURCE	RESPONSIBLE PARTY	STATUS
1999 (CONTINUED)				
Regional Grow-Out Station				Delayed
Maintain 11 groundwater and methane monitoring wells at landfill site ('99-'03)	54,000	Sumter	Board of Comm CAO	Ongoing
Americus North by-pass ('99-'00)	2.2 M	Federal, State	Board of Comm	Completed 2002
Study need for zoning ordinance	-	Sumter	Board of Comm, CAO	Completed
Study the feasibility of shared housing for government agencies	-	Sumter	CAO	Delayed
2000				
Watermelon Road - 1.4 miles; Highway 195 South to Stage Road, acquire R/W and pave	210,000	State, Sumter	Board of Comm Co Clerk, P W Dir	In process, R/W acquisition underway
Stage Road - 1.2 miles; Neil Hodges Road to Watermelon Rd., acquire R/W and pave	180,000	State, Sumter	Board of Comm, Co. Clerk, P W Dir	In Process
Begin Renovation of Courthouse ('00-'01)	500,000	Sumter	CAO	Delayed
Four additional jailors at Law Enforcement Center ('00-'01)	88,000	Sumter	Sheriff	Completed
Four additional dispatchers at Law Enforcement Center ('00-'01)	84,000	Sumter	Sheriff	Completed
Aviation enhancements at Souther Field ('00-'01)	115,000	Sumter	CAO	Near Completion
Contract with City of Americus for Fire Protection in the 28th voting district	-	Sumter	CAO	In process
Maintain 11 groundwater and methane monitoring wells at landfill site ('99-'03)	54,000 Sumter	Board of Comm CAO		Ongoing
Americus North By-pass ('99-'00)	2.2 M		Board of Comm	Complete

PROJECT	ESTIMATED COST	FUNDING SOURCE	RESPONSIBLE PARTY	STATUS
2000 (CONTINUED)				
Based on '99 study, develop and adopt zoning ordinance	6,000	Sumter	CAO	Complete
Two additional Corrections Officers at SCCI ('00 - '03)	100,000	Sumter	CAO Warden	Complete
Community Development Block Grant application: Housing and associated improvements	750,000	Sumter, Ga, DCA	CAO	Complete Road paving and drainage improvements Plum Hill
Encourage Board of Assessors to keep re-evaluation program ongoing ('99-'03)	5,000	Sumter	Board of Comm	Complete
Side-mount mower for road department	25,000	Sumter	Board of Comm CAO, P W Dir	Not Purchased
Referendum for rural road improvements (SPLOST)	-	Sumter	Board of Comm	SPLOST was approved by voters in November 2003
Keep Sumter Beautiful ('99-'03)	8,200	Sumter	CAO	Ongoing
Adopt environmental ordinances wetlands, groundwater recharge and river corridor)	500	Sumter	CAO	Complete
2001				
Finish Renovation of Courthouse ('00-'01)	500,000	Sumter	CAO	Have plans to build new CH
Two additional Corrections Officers at SCCI ('00-'03)	100,000	Sumter	CAO Warden	Delayed
Pursue Capital for Revolving Loan Fund '00-'01)	100,000	Federal, State, Sumter	CAO	Will not be done
Encourage faster development (four lane) of U.S. 19 ('99-'03)		State	Board of Comm	Ongoing
Acquire 5 vehicles for Sheriff's Department ('99, '01, '03)	115,000	Sumter	Sheriff	Complete
Four additional jailors at Law Enforcement Center ('00-'01)	88,000	Sumter	Sheriff	Delayed
Four additional dispatchers at Law Enforcement Center ('00-'01)	84,000	Sumter	Sheriff	Delayed

PROJECT	ESTIMATED COST	FUNDING SOURCE	RESPONSIBLE PARTY	STATUS
2001 (cont.)				
Keep Sumter Beautiful ('99-'03)	8,200	Sumter	CAO	Ongoing
Maintain 11 groundwater and methane monitoring wells at landfill ('99-'03)	54,000 Sumter	Board of Comm CAO		Ongoing
Encourage Board of Assessors to keep re-evaluation program ongoing ('99-'03)	5,000	Sumter	Board of Comm	Ongoing
Improvements to accessory buildings in Public Works Department	20,000	Sumter	Board of Comm CAO, P W Dir	Completed
2002				
Place additional dry hydrants	20,000	Sumter	Americus Fire Dept P W Dir	Ongoing
Encourage faster development (4-lane) of U.S. 19 ('99-'03)		State	Board of Comm	Ongoing
Maintain 11 Ground water and methane monitoring wells at landfill ('99-'03)	54,000	Sumter	Board of Comm CAO	Ongoing
Community Development application: Housing and associated improvements	750,000	Sumter, Ga. DCA	CAO	Received 2002 CDBG for Road and Drainage Improvements and 2002 CHIP Grant for housing improvements
Encourage Board of Assessors to keep re-evaluation program ongoing ('99 - '03)	5,000	Sumter	Board of Com	New property assessments started in 2003
Two additional Corrections Officers at SCCI ('00 - '03)	100,000	Sumter	CAO Warden	Complete
Pursue Development of South Bypass ('02-'03)		State, Sumter	Board of Comm	Ongoing
Keep Sumter Beautiful ('99-'03)	8,200	Sumter	CAO	Ongoing
2003				
Transport Van for SCCI	25,000	Sumter	CAO Warden	Complete

PROJECT	ESTIMATED COST	FUNDING SOURCE	RESPONSIBLE PARTY	STATUS
2003 (cont.)				
Maintain 11 groundwater and methane monitoring wells at landfill ('99 - '03)	54,000	Sumter	Board of Comm CAO	Ongoing
Encourage Board of Assessors to keep re-evaluation program ongoing ('99 - '03)	5,000	Sumter	Board of Comm	Property assessments starting in 2003
Encourage faster development (4-lane) of U.S. 19 ('99-'03)		State	Board of Comm	Ongoing
Acquire 5 vehicles for Sheriff's Department ('99, '01, '03)	115,000	Sumter	Sheriff	Complete
Two additional Corrections Officers at SCCI ('00 - '03)	100,000	Sumter	CAO Warden	Not Complete
Pursue Development of South Bypass ('02-'03)	-	State, Sumter	Board of Comm	Ongoing
Keep Sumter Beautiful ('99-'03)	8,200	Sumter	CAO	Ongoing

**CITY OF AMERICUS
SHORT TERM WORK PLAN
ACCOMPLISHMENTS
1999-2003**

**CITY OF AMERICUS
SHORT TERM WORK PLAN ACCOMPLISHMENTS**

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**CITY OF AMERICUS
SHORT TERM WORK PLAN ACCOMPLISHMENTS
1999-2003**

YEAR	DEPT .	PRO.JECT	ESTIMATED COST	FUNDING SOURCES	STATUS
1999	10	Banners/American Flags ('99-'03)	9,000	Local	Completed
		Christmas Banners	6,200	Local	Completed
		Victorian Christmas Decorations	6,000	Local	Completed
		Facade & Sign Grants	16,300	Local	Ongoing
		Benches & Sidewalk Furniture	4,500	Local	Completed
		Initiate Development of Business Incubator	450,000	Local	Not Accomplished
		Encourage faster development (four lane) - of U.S. 19 ('99-'03)		State	Ongoing
			Pursue South By-pass ('99-'03) -	State, Local	Ongoing
	12	Computer Equipment	18,500	Local	Completed
		Upgrade Telephone System	4,350	Local	Completed
		Lap Top Computers	2,200	Local	Completed
	14	Accounting Software	60,000	Local	Completed
		Design Consultant 1- Floor - Municipal Bldg.	7,500	Local	In Process 2004
		Bar coding for bills (additional study) -		Local	Not Accomplished
	16	1998 CDBG ('99-'00)	490,000	CDBG, GDOT, Local	Completed
		CHIP ('99-'03)	200,000	DCA	Ongoing
		207 & 211 Ashby Rehab	36,000	Local	Completed
		ISTEA Grant ('99-'00)	500,000	GDOT, Local	Completed
		Leonora Lambert Center Roof	5,500	CAC, Local	Completed
		Hazard Mitigation/Sun Valley	331,500	FEMA, Local	Not Accomplished

YEAR	DEPT .	PROJECT	ESTIMATED COST	FUNDING SOURCES	STATUS
1999 (cont)	17	Replace Elevator - Municipal Bldg.	63,000	Local	Completed
	18	Copy Machine	12,000	Local	Completed
		GIS ('99-'01)	55,000	Local	Completed
		Heating Sys. 3rd Floor - Municipal Bldg.	20,000	Local	Completed
	19	Finish Renovation of Rylander Theater	1.5M	Local	Completed
	20	Fire Station #3-Furniture and Equipment	22,340	Local	Completed
		Fire Marshall-Replacement Vehicle	28,000	Local	Completed
		Thermal Imaging Devices	51,000	Local	Not Accomplished
		Portable Computer Project	2,750	Local	Completed
		Fire Ground Radio Communication	16,224	Local	Completed
		Protective Clothing ('99-'03)	8,500	Local	Completed
		Hose Replacement ('99-'03)	4,500	Local	Completed
		Self Contained Breathing ('99-'02) Apparatus	24,000	Local	Completed
		Automatic Defribillator	9,450	Local	Completed
		Physical Fitness Equipment	5,005	Local	Completed
		Purified Air System	23,707	Local	Completed
		Advanced Extrication	16,800	Local	Completed
		Updated Rescue Equipment	19,425	Local	Completed
		Miscellaneous Tools/Eqpt. ('99-'03)	3,100	Local	Completed
	21	Speed Commander Alert Trailer	14,000	Local	Completed
		Impound Lot Resurfacing	6,000	Local	Not Accomplished
		CID Investigative Package	4,210	Local	Completed
		Wet Gear Equipment/Fall Out Gear	2,600	Local	Not Accomplished

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YEAR	DEPT .	PROJECT	ESTIMATED COST	FUNDING SOURCES	STATUS		
1999 (cont)	21	Varda Equipment/Access. ('99-'03)	5,218	Local	Completed		
		Video Camera, TV, VCR, tripod, cart	2,500	Local	Completed		
		Camera and Accessories	3,544	Local	Completed		
		Evidence Processing Facility	54,000	Local	Completed		
		Building Expansion for CID and Records	135,000	Local	Not Accomplished		
		Vehicle Replacement for DST	80,000	Local	Completed		
		Interior Vehicle Package for DST	8,000	Local	Completed		
		Police Radar Units (2)	4,000	Local	Completed		
		Police Video Cameras (2)	7,200	Local	Completed		
		Twenty Portable Radios	17,500	Local	Completed		
		Transport Van	17,000	Local	Completed		
		Vehicle Replacement ('99-'03)	198,000	Local	Completed		
		Stop Sticks ('99-'00)	3,000	Local	Completed		
		Office Furniture	6,000	Local	Completed		
		Municipal Court Furniture/Equipment	3,808	Local	Completed		
		Parking Lot Resurfacing	12,000	Local	Completed		
		Nylon Gun Belt Gear ('99-'00)	5,000	Local	Completed		
		Winter Uniforms/Bike Patrol	2,500	Local	Completed		
		22		Radio Repeater System	5,269	Local	Not Accomplished
				Municipal Bldg. Roof Improvements	16,000	Local	Completed
Municipal Bldg. Standpipe System	6,300			Local	Completed		
30		Felder Street Widening	187,800	Local	In Process 2004		
31		Purchase of Property	10,000	Local	Completed		

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YEAR	DEPT .	PROJECT	ESTIMATED COST	FUNDING SOURCES	STATUS
1999 (cont)	32	Diagnostic Equipment	6,100	Local	Completed
		Tire Machine	4,400	Local	Completed
		Mig Welder	2,500	Local	Completed
		Transmission Pole Relocation	4,000	Local	Completed
34	34	King Cab Pickup Truck	18,000	Local	Completed
		Paving at Public Works	32,500	Local	Not Accomplished
35	35	Van Replacement	40,000	Local	Completed
36	36	Van ('99-'00)	2,000	Local	Completed
		Mowers and Equipment ('99-'03)	10,500	Local	Completed
40	40	Armory Drive Sewer	332,000	Local	Will Not be Done
		4" Water Line Replacement ('99-'02)	450,000	Local	Completed
		Manhole Rehabilitation ('99-'03)	10,000	Local	Completed
		Water Meter Replacement ('99-'03)	34,000	Local	Completed
		Montgomery Street Sewer	137,000	Local	Completed
		North By-Pass Sewer	60,000	Local	Completed
		Sewer Replacement-Mayo to Eastview Cemetery	22,500	Local	Completed
41	41	Flowchart Recorders	6,000	Local	Completed
		Raw Influent Water Meter	4,800	Local	Completed
		Filter #1 Media Replacement	40,000	Local	Completed
		Rebuild High Service Pump #3	15,000	Local	Completed

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YEAR	DEPT .	PROJECT	ESTIMATED COST	FUNDING SOURCES	STATUS
1999 (cont)	42	Dissolved Oxygen Meters	3,700	Local	Completed
		Automatic Laboratory Dishwasher	5,300	Local	Completed
		Sludge Fields	112,500	Local	Completed
		#2 RAS Variable Frequency Drive Replacement	6,000	Local	Completed
		Replace Aerator Disks ('99-'03)	8,500	Local	Completed
		Sludge Digester/Diffuser Replacement	9,500	Local	Completed
		Secondary Clarifiers	3,600	Local	Completed
	43	Pick Up Truck	20,000	Local	Completed
	81	Service Extension to Sumter YDC	20,000	Local	Completed
		Vehicle for Director	22,000	Local	Completed
		Carter Street and 1" Montgomery Improvements	150,000	Local	Completed
		Mayo Street Regulator Station	22,000	Local	Completed
		Main Addition Upgrade-Station # One-Textron	20,000	Local	Completed
Gas Leak Survey Vehicle		10,000	Local	Completed	
Air Compressor		12,000	Local	Completed	
Flame Ionization Unit	3,400	Local	Completed		
2000	10	Council Chamber Furniture	8,300	Local	Completed
		Christmas Banners ('99-'03)	750	Local	Completed
		Facade & Sign Grants	15,300	Local	Ongoing
		Benches & Sidewalk Furniture	5,250	Local	Completed
		Maintain Business Incubator ('00-'03) -		Local	Not Accomplished
		Encourage faster development (four lane) - of U.S. 19 ('99-'03)		State	Ongoing
		Pursue South By-pass ('99-'03) -		State, Local	Ongoing

YEAR	DEPT .	PROJECT	ESTIMATED COST	FUNDING SOURCES	STATUS
2000 (cont)	14	Optical Imaging Equipment	40,000	Local	Not Accomplished
		Copy Machine Replacement	12,000	Local	Completed
16		1998 CDBG ('99-'00)	420,000	CDBG, Local	Completed
		CHIP ('99-'03)	200,000	DCA	Ongoing
		IS TEA Grant ('99-'00)	750,000	GDOT, Local	Completed
		Expand Existing and/or Develop Second - (North) Historic District ('00-'01)		Local	Not Accomplished
18		Vehicle Conversion to Natural Gas	350,000	Local	Not Accomplished
		GIS ('99-'01)	50,000	Local	Completed
		Physical Inventory of all Depts. ('00,'02) -		Local	Completed
		Student Government Day ('00, '02)	1,000	Local	Completed
20		Training Officer - Vehicle replacement	24,000	Local	Completed
		Protective Clothing ('99-'03)	8,500	Local	Completed
		Computer and Desktop Project	8,999	Local	Completed
		Hose Replacement ('99-'03)	4,500	Local	Completed
		Self Contained Breathing ('99-'02) Apparatus	24,000	Local	Completed
		Miscellaneous Tools/Eqpt. ('99-'03)	3,100	Local	Completed
		Portable Weather Station	8,335	Local	Not Accomplished
		Environmental Protection Ordinances (groundwater recharge & wetlands)	500	Local	Not Accomplished

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YEAR	DEPT .	PROJECT	ESTIMATED COST	FUNDING SOURCES	STATUS
2000 (cont)	21	Varda Equipment/Access. ('99-'03)	5,218	Local	Completed
		Vehicle Replacement ('99-'03)	154,000	Local	Completed
		Stop Sticks ('99-'00)	3,000	Local	Completed
		Nylon Gun Belt Gear ('99-'00)	5,000	Local	Completed
30	30	Davenport Street Widening	150,000	GDOT, Local	Completed
		Taylor Street Resurfacing	62,500	GDOT, Local	Completed
32	32	Freon 134A Recycler	3,000	Local	Not Accomplished
		Service Manuals	3,000	Local	Not Accomplished
35	35	Van Replacement	30,000	Local	Completed
36	36	Van ('99-'00)	4,000	Local	Completed
		Mowers and Equipment ('99-'03)	10,500	Local	Completed
40	40	4" Water Line Replacement ('99-'02)	450,000	Local	Completed
		Manhole Rehabilitation ('99-'03)	10,000	Local	Completed
		Water Meter Replacement ('99-'03)	34,000	Local	Completed
41	41	On Line Chlorine Monitor	2,500	Local	Completed
		Filter #2 Media Replacement	40,000	Local	Completed
42	42	Replace Aerator Disks ('99-'03)	7,500	Local	Completed
		Clarifier Drive Bearing Replacement	6,000	Local	Completed
		Rebuild Sludge Digester Blower #1	4,000	Local	Completed
43	43	Pick Up Truck	20,000	Local	Completed

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YEAR	DEPT .	PROJECT	ESTIMATED COST	FUNDING SOURCES	STATUS
2000 (cont.)	81	High Pressure Line Addition	300,000	Local	Completed
		Pick Up Truck	20,000	Local	Completed
		Vacuum Excavator	20,000	Local	Completed
		Decision on Main Replacement at - Davidson-Textron		Local	Completed
2001	10	Christmas Banners	1,000	Local	Completed
		Facade & Sign Grants	15,300	Local	Completed
		Benches & Sidewalk Furniture	5,250	Local	Completed
		Maintain Business Incubator ('00-'03) - Encourage faster development (four lane) - of U.S. 19 ('99-'03)		Local	Not Accomplished
		Pursue South By-pass ('99-'03) -		State	Ongoing
			State, Local	Ongoing	
	14	Microfilm/Optical Disk Equipment	40,000	Local	Not Accomplished
	16	CHIP ('99-'03)	200,000	DCA	Ongoing
		Expand Existing and/or Develop Second - (North) Historic District ('00-'01)		Local	Not Accomplished
		Develop Recreation Master Plan! - Neighborhood Parks ('01-'02)		Local	Not Accomplished
18	GIS ('99-'01)	9,000	Local	Completed	
	Open House	1,000	Local	Completed	

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YEAR	DEPT .	PROJECT	ESTIMATED COST	FUNDING SOURCES	STATUS
2001 (cont)	20	Protective Clothing ('99-'03)	8,500	Local	Completed
		Hose Replacement ('99-'03)	4,500	Local	Completed
		Self Contained Breathing ('99-'02) Apparatus	24,000	Local	Completed
		Miscellaneous Tools/Eqpt. ('99-'03)	3,100	Local	Completed
	21	Varda Equipment/Access. ('99-'03)	5,218	Local	Completed
		Vehicle Replacement ('99-'03)	154,000	Local	Completed
		Computer Voice Stress Analyzer	8,970	Local	Completed
		Alternative Light Source	6,538	Local	Completed
	31	Map Eastview Cemetery	7,000	Local	Completed
	35	Van Replacement	31,000	Local	Completed
	36	Mowers and Equipment ('99-'03)	10,500	Local	Completed
	40	4" Water Line Replacement ('99-'02)	450,000	Local	Completed
		Manhole Rehabilitation ('99-'03)	10,000	Local	Completed
		Water Meter Replacement ('99-'03)	34,000	Local	Completed
	41	Rebuild Well #9 Drive Motor	4,000	Local	Completed
	42	Replace Aerator Disks ('99-'03)	7,500	Local	Completed
		Replace Digester Drive Bearing	4,000	Local	Completed
		Rebuild Sludge Digester Blower #2	4,000	Local	Completed
	81	Pick Up Truck (replace 1994)	20,000	Local	Completed
		Brookdale and Burton Circle Replacmt	50,000	Local	Completed

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YEAR	DEPT.	PROJECT	ESTIMATED COST	FUNDING SOURCES	STATUS
2002	10	Christmas Banners	1,500	Local	Completed
		Facade & Sign Grants	15,300	Local	Completed
		Benches & Sidewalk Furniture	6,000	Local	Completed
		Maintain Business Incubator ('00-'03) -		Local	Not Accomplished
		Encourage faster development (four lane) - of U.S. 19 ('99-'03)		State	Ongoing
		Pursue South By-pass ('99-'03) -		State, Local	Ongoing
	16	CHIP ('99-'03)	200,000	DCA	Ongoing
		2001 CDBG ('02-'03)	845,000	DCA, Local	Ongoing
		Develop Recreation Master Plan! - Neighborhood Parks ('01-'02)		Local	Not Accomplished
	18	Physical Inventory of all Depts. ('00, '02) -		Local	Completed
		Student Government Day ('00, '02)	1,000	Local	Completed
	20	Protective Clothing ('99-'03)	8,500	Local	Completed
		Hose Replacement ('99-'03)	4,500	Local	Completed
		Self Contained Breathing ('99-'02) Apparatus	24,000	Local	Completed
Miscellaneous Tools/Eqpt. ('99-'03)		3,100	Local	Completed	
21	Varda Equipment/Access. ('99-'03)	5,218	Local	Not Accomplished	
21	Riot Helmets with Face Shield	6,800	Local	Not Accomplished	
	Vehicle Replacement ('99-'03)	154,000	Local	Completed	
30	Backhoe	55,000	Local	Not Accomplished	
	Dump Truck	35,000	Local	Completed	

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YEAR	DEPT .	PROJECT	ESTIMATED COST	FUNDING SOURCES	STATUS
2002(cont.)	32	Truck and Chassis	20,000	Local	Completed
	36	Mowers and Equipment ('99-'03)	10,500	Local	Completed
	40	Lake Collins Sewer	620,000	Local	Not Accomplished
		4" Water Line Replacement ('99-'02)	450,000	Local	Completed
		Manhole Rehabilitation ('99-'03)	10,000	Local	Completed
		Flat Bed Dump Truck	25,000	Local	Completed
		Water Meter Replacement ('99-'03)	34,000	Local	Completed
	41	Rebuild Well #10 Drive Motor	4,000	Local	Completed
	42	Replace Aerator Disks ('99-'03)	7,500	Local	Completed
	81	Pick Up Truck (replace 1995)	21,000	Local	Completed
2003	10	Christmas Banners	2,000	Local	Completed
		Facade & Sign Grants	15,300	Local	Completed
		Benches & Sidewalk Furniture	6,000	Local	Completed
		Maintain Business Incubator - Encourage faster development (four lane) - of U. S. 19 ('99-'03)		Local State	Not Accomplished Ongoing
		Pursue South By-pass ('99-'03) -		State, Local	Ongoing
	16	CHIP	200,000	DCA	Ongoing

YEAR	DEPT.	PROJECT	ESTIMATED COST	FUNDING SOURCES	STATUS
2003 (cont)	20	Rescue Vehicle	490,000	Local	Not Accomplished
		Protective Clothing ('99-'03)	8,500	Local	Completed
		Hose Replacement ('99-'03)	4,500	Local	Completed
		Miscellaneous Tools/Eqpt. ('99-'03)	3,100	Local	Completed
	21	Varda Equipment! Access. ('99-'03)	5,218	Local	Completed
		Vehicle Replacement	200,000	Local	Completed
	36	Mowers and Equipment ('99-'03)	10,500	Local	Completed
	40	Manhole Rehabilitation ('99-'03)	10,000	Local	Completed
		Water Meter Replacement ('99-'03)	34,000	Local	Completed
	42	Replace Aerator Disks ('99-'03)	7,500	Local	Completed
	81	Pick Up Truck (replace 1996)	22,000	Local	Completed

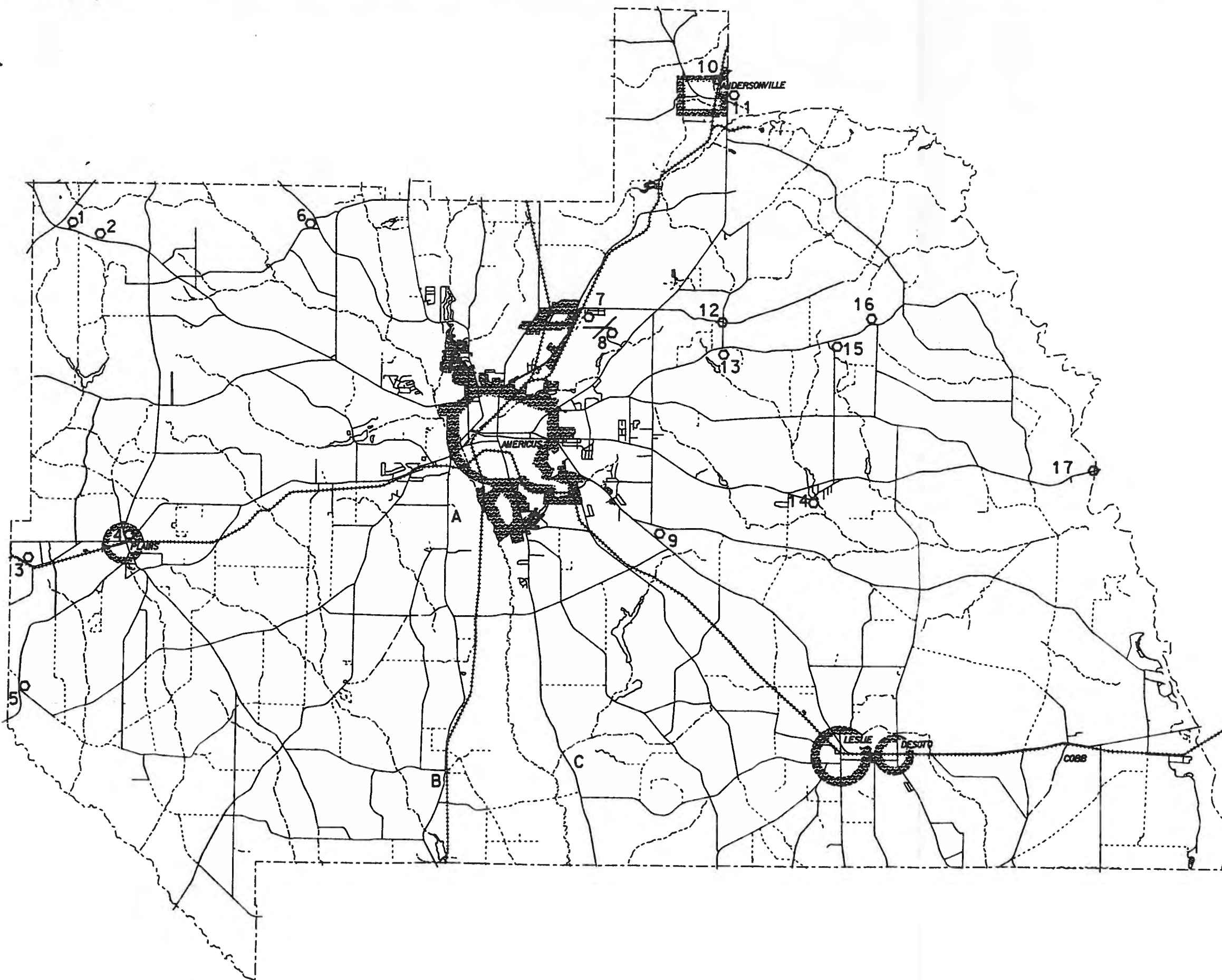
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**CITY OF ANDERSONVILLE
SHORT TERM WORK PROGRAM
ACCOMPLISHMENTS
2002-2003**

CITY OF ANDERSONVILLE
SHORT TERM WORK PROGRAM ACCOMPLISHMENTS
2002-2003

<u>YEAR</u>	<u>PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDING SOURCE</u>	<u>RESPONSIBLE PARTY</u>	<u>STATUS</u>
2002	Investigate local adult Program	-	Tech. School	City Council	Not Accomplished
	Begin enforcing City's Code Enforcement programs	-		City Council	Not Accomplished
	Drainage Improv. To Johnson St. Shoulder & Ditch Improv.	\$250,000	CDBG/City	Public Wks.	Not Accomplished
	Storm Sewer needs flushing	\$2,500	City	Public Wks.	Not Accomplished
	Pursue funds for a formal study of options available to provide Law enforcement in the city	\$5,000	DCA/LDF/City LGEG	Public Wks.	Not Accomplished
	Fire Gear improvements	\$1,000	City	Fire Dept.	Completed
	Establish reserve fund for replacement of fire apparatus	-	City	City Council	Not Accomplished
	Contract with County for Code Enforcement	\$5,000	City	City Council	Not Accomplished
	Recreation Facility Improve.	\$1,500	City	Public Wks.	Completed
2003	Street resurfacing Johnson St.	\$20,000	City/DOT	Public Wks.	Not Accomplished
	Replacement of Water mains W. Ellaville, W. Church & Winder Street	\$10,000	City	Public Wks.	Not Accomplished
	Service Exterior of water tank	\$10,000	City	Public Wks	Not Accomplished
	Fire Gear Improvements	\$1,000	City	Fire Dept.	Complete
	Recreation facility improv.	\$1,500	City	Public Wks	Complete
	Pave N. Oglethorpe & Jackson	\$40,000	City/County	Public Wks.	Not Accomplished
	Enlarge water treatment plant	\$100,000	City/CDBG	Public Wks.	Not Accomplished
	Replace Old Pumper Station	\$40,000	City/CDBG	Public Wks	Not Accomplished

SUMTER COUNTY
 BETTER KNOWN
 HISTORIC RESOURCES



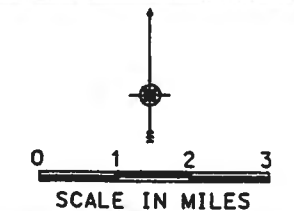
LEGEND

- 1 Friendship Baptist Church & Association Campground
- 2 Fair Oaks Plantation (Gaston Farm)
- 3 Jimmy Carter Boyhood Home
- 4 Jimmy Carter National Historic Site
- 5 St. Mark's Lutheran Church
- 6 Shiloh Baptist Church
- 7 Airport Hangars at South Georgia Technical Institute
- 8 Site of Charles Lindbergh's First Solo Flight
- 9 Council Farm
- 10 Camp Sumter *
- 11 Andersonville National Historic Site
- 12 New Era Community
- 13 Salem Methodist Church
- 14 Brown's Mill
- 15 First Solar Battery*
- 16 Bagley House
- 17 Luther Story Bridge*

* Historic Marker Placed On-Site
 By Worker's Progress Administration

Properties listed on the State
 and National Registers of
 Historic Places:

- A. McBain-Newman House
- B. Webb Family Farm
- C. Liberty Hall



**CITY OF LESLIE
SHORT TERM WORK PROGRAM
ACCOMPLISHMENTS
2002-2003**

SHORT TERM WORK PROGRAM ACCOMPLISHMENTS

2002-2003

<u>YEAR</u>	<u>PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDING SOURCE</u>	<u>RESPONSIBLE PARTY</u>	<u>STATUS</u>
2002	Relocate City Hall	\$35K	Gen. Fund/ State Approp.	City Council	Not Accomplished
	HVAC for Police Station	\$2K	Gen Fund	Police Chief	Not Accomplished
	Depot for Excursion Train	\$300K	OneGeorgia Authority	City Council	Complete
	Establish election districts	\$2.5K	Gen Fund	City Council	Not complete
	Tennis Court #1 at Civic Center	\$3K	Gen Fund	City Council	Complete
	Improve Drainage in flooded Areas	\$420K	CDBG/Gen Fund	Water Super.	In progress 2003-2004
	Continue efforts to get county rec. - Dept. To offer rec. programs at nearby county site.	-	County Rec Dept.	City Council	Ongoing
	Adopt environmental ord. (Wetlands & Ground Water)	\$500	Gen Fund	City Council	Not accomplished
	Street Maintenance	\$2.5K	Gen Fund	Water Super.	Ongoing (as needed)
	Purchase equipment for Fire Department	\$5K	Gen Fund	Fire Chief	Complete
2003	Support Job retention/creation	-	CDBG/EIP	City Council	Ongoing
	HVAC small meeting room at civic center	\$3K	Gen. Fund	City Council	Not accomplished
	Purchase computer for city Hall	\$4K	Gen Fund	City Council	Complete
	Tennis court #2 at civic center	\$3K	Gen Fund	City Council	Complete
	Replace police car	\$24K	Gen. Fund	Police Chief	Complete
	Housing rehab. Assistance	\$250K	CDBG/CHIP	City Council	In progress 2002 CDBG
	Purchase equipment for fire dept.	\$5K	Gen. Fund	Fire Chief	Complete
	Correct sidewalk damage as Needed	\$600	Gen Fund	Water Super.	Complete
	Street Maintenance	\$2.5K	Gen Fund	Water Super.	Ongoing (as needed)
	Street resurfacing	\$5K	LARP	Water Super	Complete
	Support Job retention/creation	-	CDBG/EIP	City Council	Ongoing

**CITY OF DESOTO
SHORT TERM WORK PROGRAM
ACCOMPLISHMENTS
2002-2003**

CITY OF DESOTO
SHORT TERM WORK PROGRAM ACCOMPLISHMENTS
2002-2004

<u>YEAR</u>	<u>PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDING SOURCE</u>	<u>RESPONSIBLE PARTY</u>	<u>STATUS</u>
2002	Complete development of Neighborhood Watch Prog.	N/A	Sheriffs Office	Residents	Complete
	Complete storm drainage improvements in Railroad Street neighborhood	\$300K	CDBG Mayor Gen. Fund		Underway
	Complete storm drainage improvements southwest Bagley Street	\$100K	CDBG Gen. Fund	Mayor	Underway
	Construct fire hall appropriation	\$50K	state	Mayor	Complete
	Beautification efforts	\$50K	TEA/KSB	City Council	Not accomplished
	Support job retention/creation	as needed	CDBG/EIP	City Council	Ongoing
	Adopt environmental ordinances (wetlands and groundwater recharge area)	\$500	general fund	City Council	Not Complete
2003	Acquire storage facility for municipal equipment	\$5K	general fund	City Council	Complete
	Acquire downtown site for city hall/downtown restoration	-0-	state donation	City Council	Not Accomplished
	Improve rail crossing at Luke Street	N/A	state owned railroad	Mayor	Complete
	Develop tot lot	\$1K	general fund	City Council	Underway
	Support job retention/creation	as needed	CDBG,et.al	City Council	Ongoing
	Pursue housing rehabilitation assistance	\$200K	CDBG/CHIP	City Council	Underway
	Pave eastern extension of Bagley Street	\$30K	DOT / Gen. Fund	City Council	Complete

**CITY OF PLAINS
SHORT TERM WORK PROGRAM
ACCOMPLISHMENTS
1999-2003**

**CITY OF PLAINS
SHORT TERM WORK PROGRAM ACCOMPLISHMENTS
1999-2003**

<u>YEAR</u>	<u>PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDING SOURCE</u>	<u>RESPONSIBLE PARTY</u>	<u>STATUS</u>
1998-1999	New City Wells	\$500K	GEFA/DCA/ City	Council	Complete
	Sidewalk Replacement & Streetscape	\$300K	ISTEA/City	Council	No Accomplished
	City Hall Interior Renovation	\$7.5K	City	Council	Complete
	Update Solid Waste Mng Plan	\$500	City	Council	Not Accomplished
	Adopt Environmental Planning Criteria	in-kind	City	Council	Not Accomplished
	Revise Personnel Policy (99-00) & procedural manual	in-kind	City	Council	Began in 1999
	Revise City ordinances (99-00)	in-kind	City	Council	Ongoing
	Train Police Officers to be Fireman	in-kind	City	Council	Complete
	Implementation of Maintenance Plan	\$10K	City	Council	Complete
	Implementation of Tourism Plan	\$20K	City	Council	Complete
	Road Improvement & paving	\$100K	DOT/City	Council	Complete
	Housing Rehab, South Hudson	\$500K	CDBG/CHIP	Council	In progress 2001 CDBG
	Recreation & Community Center	\$40K	Governor/ In-kind	Council	Complete
2000	Addition to Fire & Police Station	\$100K	City/Gov/inkind	Council	Not Accomplished
	City Hall Parking Lot Paving	\$6K	City	Council	Complete
	Police Vehicle	\$6K	City	Council	Complete
	Revise Personnel Policy (99-00) & procedural Manual	in-kind	City	Council	Completed 2000
	Revise City Ordinances	in-kind	City	Council	Ongoing
	Road Improvement and Paving	\$100K	City	Council	Complete
	Housing Rehabilitation	\$200K	City	Council	No new grant (ongoing 2001 CDBG)

CITY OF PLAINS (CONT)

<u>YEAR</u>	<u>PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDING SOURCE</u>	<u>RESPONSIBLE PARTY</u>	<u>STATUS</u>
2001	Public Work Vehicle	\$3K	City	Council	Complete
	Water & Sewage System Imp.	\$500K	GEFA/USDA/ DCA/city	Council	Not Accomplished 2001 Rec. 2003 CDBG (sewer improvements)
	Road Improvement and Paving	\$100K	DOT/City	Council	Complete
	Housing Rehabilitation	\$500K	CHIP/CDBG	Council	Not Accomplished 2001 Ongoing 2001 CDBG
2002	City Park Facilities Improv.	\$2K	City	Council	Complete
	Road Improvement & Paving	\$100K	DOT/CDBG/ City	Council	Complete
	Housing rehabilitation	\$200K	CHIP/City	Council	Not Accomplished 2002 Ongoing 2001 CDBG
2003	Historic District Facade Rev. Fund	\$50K	NTHP/DNR/City	Council	Complete
	Water & Sewage System Impr.	\$500K	DEFA/USDA/ DCA/City	Council	Rec. 2003 CDBG for Sewer Improvements
	Road Improvements and Paving	\$100K	DOT/City	Council	Complete
	Housing Rehabilitation	\$500K	CHIP/CDBG	Council	Not Accomplished 2002 Ongoing 2001 CDBG
	Animal Control Vehicle	\$3K	City	Council	Not accomplished

SHORT TERM WORK PLANS

Included in this section is a detailed listing of various programs and projects recommended for implementation during the first five years (2004- 2008) of the comprehensive plan.

**SUMTER COUNTY
SHORT TERM WORK PLAN
2004-2008**

	<u>Activity</u>	<u>Estimated Cost</u>	<u>Funding Source</u>	<u>Responsible Party</u>
2004	Construct Building and Spectator Seating @ Regional Recreational Park	\$100,000	County	Recreation Dept
	Re-surface Library Parking Lot	\$20,000	County	County Commission
	Regional Recreational Park Maintenance Equipment Purchase	\$70,000	County	Recreation Dept
	Barlow Street Pool Improvements	\$580,000	County	Recreation Dept
	Construction of Pool Control Facility	\$386,000	County	Recreation Dept
	Construct Southeast Pool & Bathhouse	\$516,000	County	Recreation Dept
	Renovate Tennis Courts	\$32,000	County	Recreation Dept
	Purchase Fire Equipment for 27 th Fire District	\$16,000	County	County Commission
	Construct New Humane Society Facility	\$420,000	County	County Commission
	Construct New Extension Office	\$1.4 Million	County	County Commission
	Construction of Senior Center	\$540,000	County/DCA	County Commission
	Pursue Development of Business Incubator	\$N/A	County	County Commission ChamberofCommerce
	Install additional signage around North By-Pass	\$500	County	County Commission
2005	Perform County Water and/or Storm System Studies	\$172,000	County	County Commission
	Perform Cultural Arts Facility Improvements	\$52,000	County	County Commission
	Housing Improvements	\$300,000	DCA/CHIP	County Commission

2005 Cont.	Install Sumter-Americus Tourism Signage	\$116,000	County	County Commission
	Begin Construction of New Courthouse	\$4.5 Million	County	County Commission
	Install additional Groundwater Monitoring wells at Land Fill Site	\$25,000	County	County Commission
	Install Signage to direct truck from Hwy 280 West to Hwy 19 South	\$500	County	County Commission
	Purchase Fire Equipment	\$16,000	County	County Commission
	Replace Lighting at Thomas Bell Stadium	\$305,000	County	Recreation Dept
	Renovate Library Multi-Purpose Room	\$155,000	County	County Commission
	Hire four additional Jailers at Law Enforcement Facility	\$88,000	County	Sheriff Dept
	Hire four additional Dispatchers at Law Enforcement Facility	\$84,000	County	Sheriff Dept.
6	Housing Improvements	\$300,000	DCA/CHIP	County Commission
	Continue Construction of Courthouse	\$4.5 Million	County	County Commission
	Perform County Water and/or Storm System Studies	\$172,000	County	County Commission
	Purchase Fire Equipment	\$16,000	County	County Commission
	Pursue Funds to Construct New Health Department	\$530,000	County/DCA	County Commission
2007	Housing Improvements	\$300,000	DCA/CHIP	County Commission
	Continue Construction of Courthouse	\$4.5 Million	County	County Commission
	Pursue funds to Pave Dirt Roads throughout County	\$500,000	County/DOT	County Commission
	Install additional Groundwater Monitoring wells at Land Fill Site	\$25,000	County	County Commission

2008	Pursue funds to Pave Dirt Roads throughout County	\$500,000	County/DOT	County Commission
	Complete Construction of Courthouse	\$4.5 Million	County	County Commission
	Public Safety Vehicle Replacement	\$1. Million	County	Sheriff's Dept
	Begin Re-Surfacing of Roads Throughout County	\$800,000	County/DOT	County Commission
	Construct County Maintenance Equipment Facility	\$100,000	County	Public Works Dept
	Begin Upgrade Sumter County Bridge	\$1 Million	County	Public Works Dept
	Housing Improvements	\$300,000	DCA/CHIP	County Commission
	Construct Battered Women's Shelter	\$500,000	DCA/County	County Commission
	Replacement of Public Works Vehicles & Equipment	\$350,000	County	Public Works Dept

**CITY OF AMERICUS
SHORT TERM WORKPLAN
(2004-2008)**

2004			
RESPONSIBLE PARTY	PROJECT	ESTIMATED COST	FUNDING SOURCE
Mayor and Council	Facade and Sign Grants	\$5,450.00	DDA Funds & Gen. Funds
“	Pkging & Promotion of Historic District	\$115,525.00	SPLOST Funds
“	Christmas Decorations	\$10,250.00	DDA funds & Gen. Funds
“	Trolley for Excursion Train	\$60,000.00	Grants
“	Jason’s Building Roof	\$50,000.00	DDA Funds
“	Benches & Sidewalk Furniture	\$7,765.00	DDA Funds & Gen. Funds
IS Purchasing	Computer Systems Upgrades	\$8,000.00	Gen Funds.
“	Wireless Connections to city	\$12,000.00	Gen Funds and Gas Rev.
Clerk & Treasurer	Document Imaging Project	\$37,000.00	Gen Fund & Grants
“	Business License & Tax Software	\$10,500.00	General Fund
Community Dev.	TEA Grant	\$360,000.00	Grant Funds & Gen Funds
“	Rees Park School Repairs	\$53,000.00	SPLOST and Gen. Funds
Chief Administrator	Master Facilities Upgrade	\$200,000.00	Gen. Funds
Fire Department	Protective Clothing	\$18,306.00	General Fund
“	Thermal Imaging Devices	\$42,000.00	SPLOST
“	Hazardous Material Unit Equipment	\$24,972.00	LEPC Grant funds
“	Vehicle Replacement for Chief	\$22,000.00	Lease Poole
Police Department	Vehicle Replacement	\$158,300.00	General Fund/Lease Poole
“	GCIC TCP/IP	\$7,974.00	Gen. Funds
“	Intoxilyzer 5000EN	\$5,495.00	Gen Funds
Street Department	Tree Replacement/Lamar Street	\$5,000.00	General Fund
“	Drain Pipe Replacement	\$18,400.00	Gen. Funds
“	Concrete Stamping	\$7,520.00	Gen Funds
“	Apple Street Drainage	\$95,000.00	SPLOST
“	Felder Street re-widening	\$802,111.00	Current Rev. & DOT
Maintenance Shop	Shop Cooling	\$3,000.00	General Funds
Public Works Dept.	GIS/GPS Software	\$5,408.00	General Funds
Transportation Dept	Van for Transportation	\$43,000.00	General/State/Federal Funds
“	Radio Equipment	\$8,001.00	Gen. Funds / Other
Grounds and Maint.	Pick up	\$24,000.00	Lease Poole
“	Mowers & Equipment	\$15,400.00	General Funds
Water and Sewer Dept.	Rehabilitate Manholes	\$5,000.00	General Funds
“	Inflow & Infiltration Study	\$20,000.00	General Funds
“	Water Distribution System Improv.	\$2,000,000.00	Other Loans

2004 (continued)

RESPONSIBLE PARTY	PROJECT	ESTIMATED COST	FUNDING SOURCE
Waste Water Treatment	Building Roof	\$12,000.00	General Fund
"	Aerator Disk	\$24,500.00	General Fund
"	Re-Use Pump	\$5,000.00	Gen Funds
"	Aerator Gearbox	\$7,000.00	Gen Funds
"	Wemco Pump	\$15,400.00	General Fund
Natural Gas Depart	Paving of Valley Drive Parking Lot	\$15,000.00	General Fund

2005			
RESPONSIBLE PARTY	PROJECT	ESTIMATED COST	FUNDING SOURCE
Mayor and Council	Facade and Sign Grants	\$5,450.00	DDA Funds
"	Benches and Sidewalk furniture	\$7,766.00	DDA Funds & Gen. Funds
IS Purchasing	Computer Systems Upgrades	\$20,000.00	Gen Funds.
Clerk & Treasurer	Document Imaging Project	\$24,000.00	Gen Fund & Grants
"	Copy Machine	\$20,000.00	Lease Poole
Community Dev.	2005 CDBG Grant Funds	\$544,252.00	CDBG Funds & Gen Funds
"	2005 CHIP Grant	\$250,000.00	Grants Funds
Chief Administrator	Copy Machine	\$20,000.00	Lease Poole
"	Master Facilities Upgrade	\$325,000.00	Gen. Funds
"	Administrative Vehicle	\$23,000.00	Lease Poole
Fire Department	Protective Clothing	\$18,306.00	General Funds
Police Department	Vehicle Replacement	\$153,036.00	Lease Poole/General Funds
"	Digital Voice Print	\$29,888.00	Gen. Funds
"	Copy Machine	\$12,000.00	Lease Poole
Building Risk Mgmt.	Vehicle Replacement	\$20,000.00	Lease Poole
Street Department	Drain Pipe Replacement	\$18,400.00	Gen Funds
"	Brush Chipper	\$11,500.00	Lease poole
Cemetery Dept.	Paving at Oak Grove Cemetery	\$12,000.00	General Funds
Maintenance Shop	Shop Cooling	\$3,000.00	General Funds
Public Works Dept.	GIS/GPS Software	\$5,600.00	General Funds
Grounds and Maintenance	Mowers & Equipment	\$15,000.00	General Funds
"	Vans	\$2,000.00	Gen. Funds
Water and Sewer Dept.	Rehabilitate Manholes	\$80,000.00	General Funds
"	Inflow & Infiltration Study	\$20,000.00	General Funds
"	Water Distribution System Improv.	\$2,000,000.00	Other Loans
"	Sewage washing Machine	\$33,500.00	Gen. Funds
"	Flatbed Dumptruck	\$45,000.00	Gen Funds
Waste Water Treatment P.	Wemco Pump	\$8,400.00	General Fund
"	Aerator Gearbox	\$7,250.00	Gen Funds
"	Riding Mower	\$8,000.00	Gen Funds
Utility Billing Depart.	New Truck/Meter Reader	\$22,000.00	General Fund
Natural Gas Department	Peak Shaving Plant	\$486,000.00	Gas Authority Loan
"	3/4 ton Pickup	\$24,000.00	General Fund
"	Air Compressor	\$12,000.00	General Fund
"	Replacement of 1998 GMC Truck	\$24,000.00	General Funds

2006			
RESPONSIBLE PARTY	PROJECT	ESTIMATED COST	FUNDING SOURCE
Mayor and Council	Facade and Sign Grants	\$5,450.00	DDA Funds
"	Benches & Sidewalk furniture	\$7,765.00	DDA Funds & Gen. Funds
IS Purchasing	Computer Systems Upgrades	\$20,000.00	Gen Funds.
Clerk & Treasurer	Document Imaging Project	\$24,000.00	Gen Fund & Grants
"			
Community Dev.	TEA Grant	\$360,000.00	Grant Funds & Gen. Fund
Chief Administrator	Master Facilities Upgrade	\$450,000.00	Gen. Funds
Fire Department	Protective Clothing	\$18,306.00	General Funds
"	Self contained breathing aparatus	\$30,140.00	General Funds
Police Department	Vehicle Replacement	\$162,378.00	Lease Poole/General Funds
Building Risk Mgmt.	Vehicle Replacement	\$20,000.00	Lease Poole
Street Department	Drain Pipe Replacement	\$18,400.00	Gen. Funds
"	Pickup	\$25,000.00	Lease Poole
"	Asphalt Stamping	\$48,000.00	Gen Funds
Maintenance Shop	Building Extension	\$20,672.00	General Funds
"	Shop Cooling	\$3,000.00	General Funds
Public Works Dept.	GIS/GPS Software	\$5,600.00	General Funds
Transportation Dept.	Van for Transportation	\$42,000.00	Gen. Funds /State Funds
Grounds and Maintenance	Mowers & Equipment	\$15,000.00	General Funds
"	Vans	\$2,000.00	Gen. Funds
Water and Sewer Dept.	Rehabilitate Manholes	\$5,000.00	General Funds
"	Inflow & Infiltration Study	\$20,000.00	General Funds
"	Water Distribution System Improv.	\$2,000,000.00	Other Loans
"	Pickup Truck	\$25,000.00	Lease Poole
Waste Water Treatment	Aerator Gearbox	\$7,250.00	General Fund
Natural Gas Department	High Pressure Line	\$310,000.00	MGAG Loan

City of Americus - Five Year Work Plan

2007			
RESPONSIBLE PARTY	PROJECT	ESTIMATED COST	FUNDING SOURCE
Mayor and Council	Facade and Sign Grants	\$5,450.00	DDA Funds
"	Benches & Sidewalk furniture	\$7,765.00	DDA Funds & Gen. Funds
IS Purchasing	Computer Systems Upgrades	\$20,000.00	Gen Funds.
Community Dev.	2007 CDBG Grant	\$840,000.00	CDBG Funds & Gen. Fund
"	2007 CHIP Grant	\$250,000.00	Grants Funds
Chief Administrator	Master Facilities Upgrade	\$450,000.00	Gen. Funds
Fire Department	Protective Clothing	\$18,306.00	General Funds
"	Fire Station #4	\$630,000.00	Capital Lease
"	Pumper Acquisition	\$312,000.00	Lease Poole
Police Department	Vehicle Replacement	\$183,084.00	Lease Poole/ Gen Funds
Street Department	Drain Pipe Replacement	\$18,400.00	Gen. Funds
Maintenance Shop	Shop Heater	\$10,000.00	General Funds
Public Works Dept.	GIS/GPS Software	\$5,600.00	General Funds
Transportation Dep.	Van for Transportation	\$42,000.00	Gen. Funds / State Funds
Grounds and Maintenance	Mowers & Equipment	\$15,000.00	General Funds
"	Vans	\$2,000.00	Gen. Funds
Water and Sewer Dept.	Rehabilitate Manholes	\$5,000.00	General Funds
Wastewater Treatment Pl	BOD Incubator for Lab	\$5,200.00	Gen Funds
ural Gas Dept.	1 ½ ton Dump Body Truck	\$28,000.00	General Fund
"	Replacement of 1999 Chev Lumina	\$24,000.00	Gen Funds

2008			
RESPONSIBLE PARTY	PROJECT	ESTIMATED COST	FUNDING SOURCE
Mayor and Council	Facade and Sign Grants	\$5,450.00	DDA Funds
"	Benches & Sidewalk furniture	\$7,765.00	DDA Funds & Gen. Funds
IS Purchasing	Computer Systems Upgrades	\$20,000.00	Gen Funds.
Community Development	TEA Grant	\$360,000.00	Grants Funds & Gen. Funds
Chief Administrator	Master Facilities Upgrade	\$75,000.00	Gen. Funds
Fire Department	Protective Clothing	\$18,306.00	General Funds
"	Self contained breathing aparatus	\$30,140.00	General Funds
Street Department	Drain Pipe Replacement	\$18,400.00	Gen. Funds
Maintenance Shop	GIS Hardware and Software	\$7,600.00	General Funds
Grounds and Maintenance	Mowers & Equipment	\$15,000.00	Gen Funds
"	Vans	\$2,000.00	Gen. Funds
Water and Sewer Dept	Rehabilitate Manholes	\$5,000.00	General Funds

**CITY OF ANDERSONVILLE
SHORT TERM WORK PLAN
2004-2008**

<u>Year</u>	<u>Activity</u>	<u>Estimated Cost</u>	<u>Funding Source</u>	<u>Responsible Party</u>
2004	Purchase Computer for City Hall	\$ 1,500	General Funds	City Council
	Purchase Fax For City Hall	\$ 600	General Funds	City Council
	Water System & Sewer System Improvements	\$500,000	CDBG/General Funds	City Council
	Review Zoning Ordinance	N/A	N/A	City Council
	Reactivate Local Historic Commission	N/A	N/A	City Council
	Construct New Fire Station	\$300,000	County/City	City Council
	Contract with County to Provide Code Enforcement	\$5,000	City	City Council
	Enforcement of City Codes	\$2,000	City	City Council
2005	Paving of Rebel Road	\$30,000	DOT/General Funds	City Council
	Purchase Copy Machine For City Hall	\$ 3,000	General Funds	City Council
	Purchase Printer For City Hall	\$ 1,500	General Funds	City Council
	Service Exterior of Water Tank	\$10,000	General Funds	City Council
	Investigate Method to Market City	N/A	N/A	City Council
	Sewer Lines to Freeman St	\$10,000	General Funds	Public Works
	Flush Storm Sewers	\$2,500	General Funds	Public Works

2006	Housing Improvements	\$300,000	CHIP Funds	City Council
	Purchase Property to Construct Welcome Center	\$15,000	LDF/General Funds	City Council
	Renovate Existing Public Restrooms	\$10,000	General Funds	City Council
	Paving of Jackson & Oglethorpe Streets	\$50,000	DOT/General Funds	City Council
	Market City to Draw Tourism	\$3,000	General Funds	City Council
	Drainage Improvements to Johnson Street	\$250,000	CDBG/City	City Council

2007	Drainage Improvements for Cyanamid Lane	\$10,000	County Assistance General Funds	City Council
	Extend Sewerage to Gunboat St	\$10,000	County Assistance General Funds	Public Works
	Begin Replacement of Galvanized Water Lines	\$5,000	County Assistance General Funds	Public Works
	Formal Study of a need for a Police Force	\$5,000	DCA/LDF/City	City Council
	Drainage Improvements For Confederate Drive	\$20,000	County Assistance General Funds	City Council
	Begin Construction On Welcome Center	\$10,000	LDF/General Funds	City Council
	Market City to Draw Tourism	\$3,000	General Funds	City Council

2008	Housing Improvements	\$300,000	CHIP Program	City Council
	Continue Construction Welcome Center	\$25,000	General Funds	City Council
	Relocate City Hall	\$10,000	General Funds	City Council
	Continue Replacement of Galvanized Water Lines	\$10,000	County Assistance General Funds	Public Works
	Review Zoning Ordinance	N/A	N/A	City Council
	Market City to Draw Tourism	\$3,000	General Funds	City Council

**CITY OF DESOTO
SHORT TERM WORK PLAN
2004-2008**

<u>YEAR</u>	<u>PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDING SOURCE</u>	<u>RESPONSIBLE PARTY</u>
2004	Pursue Housing Improvements	\$500,000	CDBG/Local	City Council
	Develop Tot Lot	\$5,000	General Funds	City Council
	Acquire Railroad Depot	State Donation	N/A	City Council
	Adopt Environmental Ordinances	\$500	General Funds	City Council
	Modify Municipal Ordinances	\$300	General Funds	City Council
	Construct Utility Building	\$12,500	County/City	City Council
	Perform Street Re-surfacing	\$46,000	County/City	City Council
	Support Sumter Co Chamber	N/A	N/A	City Council
2005	Improve Rail Crossing at Luke Street	N/A	DOT/RR	City Council
	Paving of Alley St	\$40,000	DOT/City	City Council
	Renovate Railroad Depot	\$15,000	LDF/City	City Council
	Install Walking Track near Tot Lot	\$5,000	LDF/City	City Council
	Clean-up Vacant Lots	N/A	N/A	City Council

2006	Paving of Bagley St	\$40,000	SPLOST Tax	City Council
	Clean-up Vacant Lots	N/A	N/A	City Council
	Continue Renovation of RR Depot	\$15,000	General Fund	City Council
	Housing Improvements	\$300,000	DCA/City	City Council
2007	Clean-up Vacant Lots	N/A	N/A	City Council
	Complete Renovation of RR Depot for Boys & Girls Club	\$15,000	General Fund	City Council
	Downtown Clean-up & Restoration	\$500,000	DOT TE Grant	City Council
2008	Drainage & Street Improvements	\$500,000	DCA/City	City Council
	Downtown Clean-up & Restoration	\$500,000	DOT TE Grant	City Council
	Clean-up Vacant Lots	N/A	N/A	City Council
	Attract Business to Restored Downtown	\$5,000	General Fund	City Council
	Pursue Railroad Platform for Excursion Train	\$10,000	One Georgia	City Council

**CITY OF LESLIE
SHORT TERM WORK PLAN
2004-2008**

<u>Year</u>	<u>Activity</u>	<u>Estimated Cost</u>	<u>Funding Source</u>	<u>Responsible Party</u>
2004	Perform Emergency Shelter Improvements	\$110,000	City/County	City Council
	Purchase New Police Car	\$28,850	City/County	Police Dept
	Housing Improvements	\$300,000	City/DCA	City Council
	Sidewalk Repair	\$ 1,000	City	Public Works
	Street Resurfacing	\$-0-	DOT/LARP	City Council
	Market City to Attract Business	\$ 3,000	City	City Council Chamber of Commerce
	Adopt Environmental Ordinance	\$500	City	City Council
2005	Housing Improvements	\$300,000	City/DCA	City Council
	Sidewalk Repair	\$ 1,000	City	Public Works Dept
	Street Resurfacing	\$ -0-	DOT/LARP	City Council
	Expand recreation opportunities and facilities at nearby county recreation site	\$ -0-	City/County	City Council
	Purchase additional fire equipment fire department	\$ 3,500	City	Fire Dept
	HVAC small meeting room at civic center	\$4,000	City	City Council

2006	Extend water services and pave streets to construct new housing development	\$510,000	DCA/City	City Council
	Housing Improvements (to include downpayment assistance)	\$300,000	DCA/CHIP	City Council
	Sidewalk Repair	\$ 1,000	City	Public Works Dept
	Street Resurfacing	\$ -0-	DOT/LARP	City Council
	Expansion of recreation opportunities and facilities at nearby county recreation site	\$ -0-	City	City Council County Commission
	Purchase additional fire equipment fire department	\$ 3,500	City	Fire Dept.
	Market City to Attract Business	\$ 3,000	City	City Council Chamber of Commerce
2007	Housing Improvements	\$300,000	DCA/CHIP	City Council
	Sidewalk Repair	\$ 1,000	City	Public Works Department
	Street Resurfacing	\$ -0-	DOT/LARP	City Council
	Purchase additional fire equipment fire department	\$ 3,500	City	Fire Dept

2008	Sidewalk Repair	\$ 1,000	City	Public Works Department
	Street Resurfacing	\$ -0-	DOT/LARP	City Council
	Purchase additional fire equipment fire department	\$ 3,500	City	Fire Dept
	Street, Drainage, Housing Improvements	\$735,000	City/DCA	City Council
	Market City to Attract Business	\$ 3,000	City	City Council Chamber of Commerce

**CITY OF PLAINS
SHORT TERM WORK PLAN
2004-2008**

<u>Year</u>	<u>Activity</u>	<u>Estimated Cost</u>	<u>Funding Source</u>	<u>Responsible Party</u>
2004	Street Resurfacing	\$30,000	DOT/General Funds	City Council
	Develop Maintenance Plan on Community Facilities	N/A	N/A	MFRDC/ City Council
	Sewer System Improvements	\$5,000	General Funds	City Council
	Develop Tourism Plan	N/A	N/A	MFRDC/ City Council
	Market City to Attract Dollar Store	N/A	N/A	City Council
	Seek Funding to Repair Sidewalks	N/A	N/A	City Council
	Purchase New Fire Truck	\$100,000	County/City	City Council
2005	Revise Policies & Procedures Manual	N/A	N/A	MFRDC/ City Council
	Housing Improvements	\$300,000	CHIP Program	City Council
	Street & Drainage Improvements	\$500,000	CDBG/General Funds	City Council
	Downtown Development Improvements	\$900,000	TE Grant/ General Funds	City Council

2005 Cont.	Sewer System Improvements	\$ 5,000	General Funds	City Council
	Market Industrial Park	\$ 3,000	N/A	City Council
	Begin Repair of Sidewalks	\$10,000	Grants/General Funds	City Council

2006	Hire Tourism/Visitors Center Director	\$20,000	General Funds	City Council
	Investigate Feasibility of Re instituting Police Force	N/A	N/A	City Council
	Construct Walking Track	\$20,000	LDF/General Funds	City Council
	Review Code Enforcement Policies	N/A	N/A	MFRDC/ City Council
	Purchase Fire Truck	\$80,000	SPLOST Tax	City Council
	Street Resurfacing	\$30,000	DOT/General Funds	City Council
	Market Industrial Park	\$ 3,000	General Funds	City Council
	Continue Repair of Sidewalks	\$10,000	Grants/General Funds	City Council

2007	Sewer System Improvements	\$500,000	CDBG/General Funds	City Council
	Investigate Feasibility of Re instituting Police Force	N/A	N/A	City Council
	Market Industrial Park	\$3,000	General Funds	City Council

2007 Cont. Continue Repair of Sidewalks \$10,000 Grants/General Funds City Council

Support Sumter Co Chamber of Commerce N/A N/A City Council

2008 Housing Improvements \$300,000 CHIP Program City Council

Re evaluate Zoning Ordinances N/A N/A MFRDC/ City Council

Re evaluate Maintenance Plan on Community Facilities N/A N/A MFRDC/ City Council

Market Industrial Park \$3,000 General Funds City Council

GOALS AND OBJECTIVES

**SUMTER COUNTY
CITY OF AMERICUS
CITY OF ANDERSONVILLE
CITY OF DESOTO
CITY OF LESLIE
CITY OF PLAINS**

SUMTER COUNTY

GOALS AND OBJECTIVES

Population - Provide and assist residents with opportunities to improve their quality of life.

Housing - Maintain and Improve Housing Stock - Support Housing Development

1. Continue to pursue assistance to improve existing and future housing conditions
2. Continue to support private sector housing activities such as the Sumter County Initiative
3. Maintain rigid enforcement of mobile home park ordinances
4. Continue to aggressively enforce building code and zoning ordinances
5. Provide building code enforcement to Andersonville, Desoto, & Leslie

Community Facilities & Services - Provide public facilities and services as efficiently as possible to the residents

1. Maintain all municipal equipment and facilities in optimum working order
2. Provide appropriate housing for all county offices and services to include but not limited to:
 - Senior Citizens Building
 - Health Department
 - Humane Society
 - Extension Office
 - Sumter County Courthouse
 - Battered Women's Shelter
3. Continue to expand recreational programs and facilities
4. Provide E911 to all residents of the county
5. Expand emergency response capabilities and preparedness
6. Create and equip additional volunteer fire departments to provide better fire protection to areas currently served by the City of Americus

Economic Development - Expand employment opportunities in the community

1. Maintain support for the County-Wide Chamber of Commerce to include an aggressive industrial recruitment campaign that will make positive contributions to the local quality of life
2. Investigate the establishment and usefulness of a small business incubator with the City of Americus
3. Continue to incorporate resources available through Georgia Southwestern University and Georgia Technical College in order to recruit industry

Natural & Cultural Resources - Prevent any further degradation of the quality of the Natural and Cultural character of the county

1. Monitor future development which may degrade existing resources
2. Defer to federal and state enforcement of species act laws
3. Maintain awareness of conservation of prime farmland to uses other than agriculture
4. Expand tourism by promoting Sumter County's cultural resources and rich historic values contained in the cities within the county

Land Use - Reduce the potential for land use conflicts, while maximizing on capital investment

1. Continue to enforce land development standards
2. Continue to guide development away from prime farmland acreage

Transportation - Assure safe and adequate street and highway transportation throughout the rural county.

1. Maintain a good relationship with Georgia Dept of Transportation to further develop and improve the transportation network in the county.
2. Continue to pursue the installation of a complete truck by-pass around the City of Americus.
3. Enforce traffic safety throughout the rural transportation network.
4. Encourage and monitor railroad companies to maintain safety at all grade level railroad crossings.
5. Continue to encourage commercial traffic at Southerfield Airport.

CITY OF AMERICUS
GOALS AND OBJECTIVES

HOUSING

GOAL 1: *EXPAND HOUSING OPPORTUNITIES IN THE CITY FOR ALL INCOME GROUPS*

- 1.1 Utilize all financial resources available (public, private and joint) to expand housing opportunities through partnerships with government and private industry.
- 1.2 Provide appropriate levels of public utilities and services within the city.
- 1.3 Provide funding for public services in newly developed areas(s) of the city and adjacent to the corporate limits through partnerships with developers, grants, budgeted general funds and other sources.
- 1.4 Protect residential choice, diversity and neighborhood architectural integrity.
- 1.5 Aggressively enforce the city's housing code.
- 1.6 Encourage the development and promotion of innovative housing techniques using existing land, i.e. cluster housing, "0" lot lines, condominiums, etc.
- 1.7 Continue to participate in the Community Housing Investment Program (CHIP) Program.

COMMUNITY FACILITIES AND SERVICES

TRANSPORTATION

GOAL 2: *ASSURE SAFE AND ADEQUATE STREET AND HIGHWAY TRANSPORTATION WITHIN THE CITY AND OF ADJACENT CORRIDORS.*

- 2.1 Enforce traffic safety standards for intersections.
- 2.2 Minimize traffic flow conflicts in the city.
- 2.3 Encourage and monitor railroad companies to maintain safety at all grade level railroad crossings.

- 2.4 Maintain sidewalks in accordance with architectural and historic consistency in a safe and attractive condition.
- 2.5 Encourage State recognition of North bypass.
- 2.6 Encourage development of South bypass.
- 2.7 Post signs to direct delivery trucks to bypass.

GOAL 3: *MAINTAIN APPROPRIATE LEVELS OF INTER- AND INTRA-CITY BUS SERVICES.*

GOAL 4: *CONTINUE DEVELOPMENT OF SOUTHER FIELD FOR PRIVATE, BUSINESS, AND POTENTIAL COMMERCIAL PASSENGER SERVICE.*

GOAL 5: *ENCOURAGE INCREASED USE OF MODES OTHER THAN SINGLE-PASSENGER AUTOMOBILES FOR PERSONAL TRAVEL, SPECIFICALLY:*

- 5.1 Encourage walking by maintaining and improving sidewalks and other pedestrian travel ways.
- 5.2 Encourage bicycling by establishing a system of bikeways and storage areas, particularly serving shopping, educational, and workplace destinations.
- 5.3 Maintain, expand, encourage, and promote public transportation services.
- 5.4 Encourage carpooling and other ridesharing activities.

PUBLIC WORKS/UTILITIES

GOAL 6 *ASSURE ADEQUATE LEVELS OF PUBLIC UTILITIES AND SERVICES ARE AVAILABLE TO MEET PROJECTED NEEDS.*

- 6.1 Expand water storage capacity.
- 6.2 Ensure the availability of appropriate water reserves to meet the needs of the projected population.
- 6.3 Replace all water lines below six inches in diameter, and use minimum eight inch diameter lines for all new water line construction.
- 6.4 Replace control panel and SCADA system at water treatment plant.

- 6.5 Extend sanitary sewerage service throughout 98% of the economically serviceable area of the city.
- 6.6 Institute a phased program to eliminate infiltration and inflow in the wastewater collection system, and to help ensure compliance with the national pollution discharge elimination system permit: reduce by 40% by 2007 and by 80% by 2009.
- 6.7 Investigate and implement an alternative method of wastewater solids disposal.
- 6.8 Work to insure an adequate natural gas supply for projected residential, business, and industrial needs, including the construction of an additional natural gas distribution line, as appropriate.

GOAL 7: *ASSURE ADEQUATE AND EFFECTIVE SOLID WASTE COLLECTION AND DISPOSAL.*

- 7.1 Investigate the feasibility of a City recycling program.
- 7.2 Consider imposing volume-based fee for waste collection.
- 7.3 Support state/federal legislation mandating environmentally sensitive packaging.

PUBLIC SAFETY

GOAL 8: *ASSURE ADEQUATE PROVISION OF PUBLIC SAFETY SERVICES*

- 8.1 Increase efficiency.
- 8.2 Reduce Part I and Part II crimes by 20%.
- 8.3 Reduce Crime Index to national average of 100.
- 8.4 Enhance Youth programs to reduce juvenile crime rates.
- 8.5 Target specific problem areas comprehensively from a POP (Problem Oriented Policing) and social support angle.
- 8.6 Complete and implement E-911 county wide.
- 8.7 Lobby the courts for longer incarceration periods for repeat offenders.

GOAL 9: *PROVIDE ADEQUATE AND ACCESSIBLE RECREATIONAL OPPORTUNITIES FOR ALL CITIZENS.*

GOAL 10: *DIRECT AND SUPERVISE THE ADMINISTRATION OF ALL DEPARTMENTS, PROPERTIES, AND OPERATIONS OF THE CITY ON A DAILY BASIS.*

- 10.1 Develop avenue(s) to expand interest in cultural diversity and/or ethnic heritages in our city.
- 10.2 Continue the development of a municipal disaster response plan.
- 10.3 Continue financial monitoring of assigned car program.
- 10.4 Continue compliance with Americans With Disabilities Act program.
- 10.5 Confer with the public on special and general matters relating to City finances and collections.
- 10.6 Perform physical inventory of Fixed Assets in the following Departments:
 - Police
 - Clerk/Treasurer's Office
 - CAO
 - Personnel
 - Computer Operations
 - GIS
 - Cemetery & Parks
 - Mayor and Council
 - Maintenance Shop
 - Grounds and Maintenance
 - Water and Wastewater Treatment
 - Water and Sewer Maintenance
- 10.7 Ongoing analysis of user fees in the budget process to ascertain whether revenues are sufficient to cover operation of department/services.
- 10.8 Analyze five year trends in economic and financial areas for the City.
- 10.9 Continue to provide a safer, healthier environment by removal or rehabilitation of vacant unsafe buildings.
- 10.10 Continue to monitor backflow testing program.
- 10.11 Continue monitoring the City's restaurant grease trap program.
- 10.12 Continue to promote existing Farmer's Market or secure another location for the Farmer's Market currently located in the downtown area.

GOAL 11: *FOCUS ON BASIC ACADEMIC PERFORMANCE*

- 11.1 Support implementation of Board of Education plans and strategies to prevent marginal or poor performance by instituting system wide tutoring and supplemental academic programs that will prepare our students for the fundamentals of education.
- 11.2 Develop a non-disciplinary alternative educational programs that can be tailored to the needs of our less traditional students so that a portion of our at risk students may have an opportunity to succeed academically. Such a program could be designed to have hours structured for those students who work. Additionally, a child-care program for our students who have a child could be developed and manned, perhaps, on a volunteer basis. Thinking “outside the box” is required to succeed in this endeavor.
- 11.3 Social promotion should not be a mechanism for advancement of students. It only perpetuates failure and frustration with academic advancement.
- 11.4 While we did not surpass the State level in any area where percentages of students “Exceeded” the State level academically, our advanced classes and programs seem to be succeeding well. We should encourage the Board of Education to develop strategies to include more students in advanced/alternative learning programs which will give more of our students an opportunity to succeed.
- 11.5 School safety is also an issue. A rigid code of conduct should be developed and enforced. We should encourage and support system wide uniforms as a dress code.
- 11.6 Encourage a system wide plan for parental involvement with their children’s educations.

ECONOMIC DEVELOPMENT

GOAL 12: *THE CITY OF AMERICUS IS DEDICATED TO HELPING EXISTING EDUCATIONAL ENTITIES DEVELOP STRATEGIES TO STRENGTHEN THE EDUCATION OF THE CITIZENS OF AMERICUS. WE BELIEVE THAT AN EDUCATED POPULATION IS THE CORNERSTONE OF WORKFORCE DEVELOPMENT, AND AN EDUCATED WORK PLACE IS THE KEY TO ECONOMIC DEVELOPMENT. AN EDUCATED WORKFORCE WILL ATTRACT BUSINESS AND ENTREPRENEURS TO THE COMMUNITY AND CONTRIBUTE TO THE GROWTH OF EXISTING BUSINESS.*

- 12.1 Foster awareness to the educational community and to parents so that they understand that they are the key to the economic success of our community.
- 12.2 Continue to encourage the growth of South Georgia Technical College and foster the role that it plays in the economic development of our community.
- 12.3 Provide encouragement to Georgia Southwestern State University to continue its contribution to work force development, and to achieve a minimum goal of a 5000-student campus by the year 2014.
- 12.4 Provide assistance and encouragement to all of the literacy organizations and volunteers of the City of Americus who strive each day to make our community a more literate place to live and work.

NATURAL AND HISTORIC RESOURCES

GOAL 13 *PROTECT AND PRESERVE SENSITIVE AREAS, SCENIC VISTAS AND AREAS OF IMPORTANCE TO THE GROWTH AND DEVELOPMENT OF AMERICUS.*

- 13.1 Update the current Landscape Ordinance to include more shade trees.
- 13.2 Continue to aggressively enforce the Landscape Ordinance.
- 13.3 Insure that City Employees have proper instructions on how to trim trees.
- 13.4 Continue program to visually enhance the entrances and gateways into the City of Americus.
- 13.5 Continue to identify and establish procedures for preserving historic resources.
- 13.6 Continue plans to expand the Historic District Boundaries.
- 13.7 Continue to promote the promulgation and enforcement of development standards by Sumter County within the urban fringe.
- 13.8 Continue to encourage the restoration and utilization of historic structures within the City of Americus.
- 13.9 Continue the enhancement or renovation of buildings with double facades within the central business district.

- 13.10 Continue to enforce illegal dumping ordinance.
- 13.11 Review and revise the Stormwater/Storm Runoff Ordinance to anticipate new state/federal directives.
- 13.12 develop vermin eradicating plan to address bats, rats pigeons, etc. infesting structures.

LAND USE

Goal 14

*CONTINUE TO PROMOTE ORDERLY DEVELOPMENT WITHIN THE CITY.
PROVIDE AREAS FOR GROWTH WITHIN THE CITY.*

- 14.1 Institute and continue a program to increase corporate limits of Americus to accommodate expansion. The emphasis should be to provide increased residential development and the expansion of the commercial and industrial base with an effort to revitalize some of the industrial land already in existence.
- 14.2 Address shortage of single family and multi-family housing by encouraging outside developers (i.e. Habitat, private developers, and the Housing Authority).
- 14.3 Promote industrial development in existing developed area to maximize benefit from existing infrastructure and to minimize conflict with other land uses.
- 14.4 Encourage development of a SOUTHERN truck route or corridor around central business district. (Use existing roads and designate them as a truck route.)
- 14.5 Designate lands for expansion of recreation within the City, special emphasis should be given to neighborhood parks, bike trails, and YMCA (located at the old Manhattan building on Tripp Street). This would serve both children and adults at a central and accessible location.
- 14.6 Promote continued improvement of downtown central business district. Encourage continued growth of merchants and mixed use developments.

CITY OF ANDERSONVILLE

GOALS AND OBJECTIVES

Population - Provide and assist residents with opportunities to improve their quality of life

1. Develop support services for the elderly;
Senior Citizens Club
2. Investigate the establishment of a local adult education program

Housing - Support Housing Development Activities

1. Enforce housing and nuisance related ordinances
2. Pursue sources of assistance to provide existing housing improvements
3. Facilitate residential development by making all municipal services available to designated sites
4. Provide building code enforcement activities

Community Facilities & Services - Provide municipal facilities and services as efficiently as possible to the residents, AND provide for the general health and well being of residents

1. Upgrade municipal facilities and equipment
2. Prioritize equipment and facility upgrades and replacement
3. Provide appropriate housing for all municipal offices and services
4. Identify necessary drainage improvements throughout the community
5. Formally study the need to provide a city police service in the community

Economic Development - Expand employment opportunities in the community

1. Maintain support for the County-Wide Chamber of Commerce

Natural & Cultural Resources - Prevent degradation of the quality of the Natural and Cultural character of the community

1. Monitor existing & future development of the community
2. Reactivate the local historic society
3. Maintain and promote tourism of the community
4. Aggressively pursue relationship with National Park Service to promote tourism to the city from the National Prisoners of War Site

Land Use - Reduce the potential for land use conflicts

1. Update and enforce zoning ordinances

Transportation - Assure safe and adequate street and highway transportation throughout the city.

1. Pursue a relationship with Georgia Dept of Transportation to assist in the projected development and necessary improvements to the transportation network in the city.
2. Improve and maintain a sidewalk system to connect the CBD with the residential areas.

CITY OF DESOTO

GOALS AND OBJECTIVES

Population - Provide and assist residents with opportunities to improve their quality of life.
Entice persons to locate to the community.

1. Raise education level of the adult population
2. Provide enhanced safety for pedestrians
3. Continue to remove threats to health and safety
4. Continue to improve physical appearance of community
5. Expand recreation activities

Housing - Stimulate diversity in the housing stock added to the community

1. Make attractive residential lots available in the community
2. Preserve exiting housing stock
3. Enforce housing and nuisance related ordinances
4. Investigate the need for building code enforcement activities.

Community Facilities & Services - Provide municipal facilities and services as efficiently as possible to the residents

1. Provide safe walkways for pedestrians
2. Continue to pave remaining unpaved streets
3. Continue to improve drainage facilities
4. Increase level of law enforcement
5. Complete the recreational "tot lot" for children

Economic Development - Expand employment opportunities in the community

1. Maintain support for the County-Wide Chamber of Commerce
2. Revitalize the downtown district through the removal of dilapidated structure and providing incentives to attract business back to the community

Natural & Cultural Resources - Prevent degradation of the quality of Natural and Cultural character of the community

1. Continue to work toward owning the railroad depot to properly restore the structure for public use
2. Gain possession of the historic Desoto hand dug well and ensure its preservation
3. Begin to promote tourism and the possible stopping of the excursion train.

Land Use - Reduce the potential for land use conflicts

1. Determine feasibility of implementing land use regulations.

Transportation - Assure safe and adequate street and highway transportation throughout the city.

1. Maintain a good relationship with Georgia Dept of Transportation to further develop and improve the transportation network in the city.
2. Encourage and monitor railroad companies to maintain safety at all grade level railroad crossings.
3. Improve and maintain a sidewalk system to connect the residential areas with public services such as the post office and City Hall.

CITY OF LESLIE

GOALS AND OBJECTIVES

Population - Provide and assist residents with opportunities to improve their quality of life.

1. Make available the opportunity of remedial education for local adults
2. Establish local support services for the elderly

Housing - Support Housing Development

1. Continue to pursue assistance to improve existing housing conditions
2. Facilitate residential development by providing municipal services to committed residential sites
3. Investigate the necessity of building code enforcement activities.

Community Facilities & Services - Provide municipal facilities and services as efficiently as possible to the residents

1. Maintain all municipal equipment and facilities in optimum working order
2. Provide appropriate housing for all municipal offices and services

Economic Development - Expand employment opportunities in the community

1. Maintain support for the County-Wide Chamber of Commerce
2. Establish a Business Appreciation Day

Natural & Cultural Resources - Prevent degradation of the quality of the Natural and Cultural character of the community

1. Monitor future development which may degrade existing resources
2. Continue to revitalize downtown district
3. Install period lighting and street signs in the historic district
4. Expand tourism by promoting the community's cultural resources

Land Use - Reduce the potential for land use conflicts

1. Determine feasibility of implementing land use regulations
2. Consider options to land use regulations

Transportation - Assure safe and adequate street and highway transportation throughout the city.

1. Maintain a good relationship with Georgia Dept of Transportation to further develop and improve the transportation network in the city.
2. Encourage and monitor railroad companies to maintain safety at all grade level railroad crossings.
3. Provide safe walkways for pedestrians

CITY OF PLAINS

GOALS AND OBJECTIVES

Population - Provide and assist residents with opportunities to improve their quality of life.
Entice persons to locate to the city

1. Make available the opportunity of remedial education for local adults
2. Establish local support services for the elderly
3. Aggressively seek commercial establishments, (such as Dollar General, Grocery Store, etc.) to locate to the city

Housing - Support Housing Development

1. Continue to pursue assistance to improve existing housing conditions
2. Facilitate residential development by providing municipal services to committed residential sites

Community Facilities & Services - Provide municipal facilities and services as efficiently as possible to the residents

1. Provide safe walkways for pedestrians
2. Improve wastewater treatment facility & service
3. Improve water system treatment facility & service
4. Continue to provide high level of municipal services
5. Improve drainage facilities

Economic Development - Expand employment opportunities in the community

1. Maintain support for the County-Wide Chamber of Commerce
2. Establish a Business Appreciation Day
3. Continue to promote industrial park in community

Natural & Cultural Resources - Prevent degradation of the quality of the Natural and Cultural character of the community

1. Monitor future development which may degrade existing resources
2. Continue to maintain downtown district
3. Install period lighting and street signs throughout the historic district
4. Continue strong promotion of tourism and relationship with National Park Service

Land Use - Reduce the potential for land use conflicts

1. Continue to strongly enforce land use regulations

Transportation - Assure safe and adequate street and highway transportation throughout the city.

1. Maintain a good relationship with Georgia Dept of Transportation to further develop and improve the transportation network in the city.
2. Encourage and monitor railroad companies to maintain safety at all grade level railroad crossings.
3. Provide safe walkways for pedestrians.

FINDINGS AND RECOMMENDATIONS

**SUMTER COUNTY
CITY OF AMERICUS
CITY OF ANDERSONVILLE
CITY OF LESLIE
CITY OF DESOTO
CITY OF PLAINS**

FINDINGS AND RECOMMENDATIONS SUMTER COUNTY

POPULATION

SUMTER COUNTY

The proportion of the county's minority population is gradually increasing. This is an economically induced trend that has public and economic implications. Minorities characteristically have higher unemployment, higher crime rates, lower educational attainment and lower income levels than the non-minority population. Police protection and vocational and education job training programs have increased and improved over the last decade 1990-2000. However, there still remains room to better increase these services in the future.

Educational attainment of the resident population lags behind that recorded statewide. However, the data shown in the educational attainment sections shows a slight improvement for the County. Deficiencies are still found at the lower and upper attainment levels. The proportions of residents whose highest level of attainment was high school graduation were almost identical; Sumter 30 % and Georgia 29 %. For 2000 the proportion of local residents which had not graduated from high school was nine percentage points higher than recorded statewide. Local participation at the post-secondary educational level (2000) is ten percentage points lower than the state. In comparison with surrounding counties, Sumter rates quite favorably. However, the County's proportionately larger elderly population is a contributing factor to a lower high school graduation rate. The local high school dropout rate for 2002 is 13%, compared to the states 4.8%.

Countywide there was some improvement in the following areas:

1. The percentage of high school graduates was up by 1% from 1990 to 2000.
2. There was a 7% decrease in the non-graduating category from 1990 to 2000.
3. There was a 7% increase in high school graduates from 1990 to 2000.

Sumter County has significantly lower income levels compared to the state. Historic figures show that the gap between the County and the state's per capita income continues to widen with each passing decade. In 1980, Georgia per capita income was only \$1,397 more than the county. By 1990, Georgia showed a per capita income of \$4,031 more than the county and by 2000 Georgia was \$6,071 more than the county. This trend is not expected to change unless educational attainment can be increased significantly and higher paying income jobs are made available over the next 10 to 20 years.

As the economic trade center of the surrounding rural area, Sumter County has the potential for setting the pace for population growth, educational attainment, income growth, etc. Since most of the actions needed to address the above findings are economic development activities, they are identified in the Economic Development Findings and Recommendations.

HOUSING

Based on a survey performed from the public rights-of-way, a "practical" assessment of housing conditions throughout the rural area reveals a substandard housing rate of 25%. Of course, each of the 6,027 units counted could not be assessed throughout. This would be very time-consuming. Sumter County has made several effort to curtail the progression of substandard housing in the unincorporated areas. They have applied for and received three Community Housing Investment Program grants since 1997. By the time the last of these grants are completed forty-two substandard units will be made standard. However, based on the amount of remaining housing considered to be substandard, Sumter County should continue to pursue publicly funded housing assistance programs and encourage and support private sector initiatives.

Sumter County Initiative was formed in 1992. Habitat for Humanity formed this partnership along with local nonprofit groups and government agencies in order to work toward a goal of ridding Sumter County of substandard housing by the year 2000. With the help of residents, businesses, industries, churches, civil clubs and local governments the initiatives goal was partially realized by the year 2000. There is still substandard housing in Sumter County and this initiative is still there to help those who need it.

Another significant element in the county's housing effort is enforcement of housing and building codes. In the later 1990's the county created zoning districts and code enforcement activities in the rural areas of the county. Enforcement of these codes assures proper construction of new dwellings and additions to existing dwellings. The county must continue to diligently enforce the local housing code in order to prevent a reversion to the substandard housing conditions of the past. Building code enforcement is an essential, complementary activity intended to provide for the safety of residents and preservation of the future housing inventory.

In the 1980's manufactured housing in Sumter County accounted for 68 % of the increase in total housing units. During the 1990's this rate was one half the previous decade as manufactured housing accounted for 34% of the increase in housing. While the total number of housing units added during the 1990's was nearly 300 more than the 1980's, the number of manufactured units added decreased from 1,136 to 672. This decrease can be contributed to the fact that Sumter County implemented zoning and building codes in the later 1990's. The 2000 Census reported that 12% of the state's occupied housing units were mobile homes. In Sumter County (all-inclusive) 20% of all housing is mobile home construction.

The manufactured unit has the lowest purchase price of new housing and the convenience of dealer financing, in some cases for up to thirty years, as well as quick set-up; all helping make this type of housing so attractive. This is especially true in communities with historically low per capita and household incomes. However, over the long run the problems associated with maintaining mobile homes may make it more difficult to maintain the current standard housing rate. Typically, manufactured housing has decreased in value while the conventionally constructed, site-built units have historically appreciated in value. Depreciation of mobile homes can be expected to have a negative effect on the local tax digest and possibly generate land use

conflicts. If manufactured housing continues to be the housing of choice for both new and replacement units, and in the current economic climate there is little doubt that it will, the value of housing, in relation to the state, may continue to decline and local housing conditions may not be as good in ten to twenty years as they are at this writing. County leaders should support efforts to make other forms of affordable housing available. This could include encouraging construction of strictly managed, multi-family housing developments.

As mentioned earlier, the Board of Commissioners initiated development of a building code ordinance in the later 1990's. Currently, this ordinance states that a mobile homes built before 1976 can not be moved into the county. This code is extremely lenient and allows more substandard housing to be moved into the county. It is recommended that this code be changed to allow no mobile home over 10 years old to be moved into the county.

ECONOMIC DEVELOPMENT

Sumter County has a sound economic base, which should be very attractive to businesses looking to relocate here. Sumter is also very "business friendly" due to the tax credit program. Sumter County's industrial park is publically owned which allows property pricing to be negotiated. Despite these facts, Sumter County's ability to attract new industry has lessened over the years.

The Economic future of Sumter County depends on the future educational attainment of its residents. The drop-out rate increased from 8.8% in 1997 to 13% in 2002, compared to a statewide decrease from 7.3% to 4.8%. This drop out rate might not be very attractive to prospective companies looking to relocate to Sumter County.

Despite the high drop-out rate, education of Sumter's population did improve slightly between 1990 and 2000. The number of persons 25 and over without a highschool diploma or GED decreased from 6,598 (37%) in 1990 to 6,012 (30%) in 2000. Sumter County fares better than the RDC region with decrease in percentages from 45% to 34%, but we still lag behind the state with a decrease in percentage from 29% to 21%. The number of college graduates with Bachelor degrees increased from 1,597 (9%) to 2,204 (11%) during this ten year period. There was a regional increase from 5.5% to 7.2% and a statewide increase from 13% to 16%. Persons with graduate and professional degrees increased from 1,242 (7%) to 1,603 (8%) during the same period. There was a regional increase of less than 1% and a statewide increase of nearly 2%.

Data from Sumter County Combined School Systems reveals a significant increase in the number of high school graduates moving on to higher education. Between 1996 and 2002 the number of students attending Georgia Public Colleges increased from 25% to 28.5% and the number of graduates attending Georgia Public Technical Schools increased from 16% to 23%. If this trend continues this could show some larger positive results for educational attainment in the community in the coming years.

Until recently, there had been no new industries to locate to Americus. Ten years have passed since Lockheed Martin, formerly Martin Marietta, opened in 1993. Recently, there has been one

major development which has enhanced the community's economic development. In 2003 STI KNOWLEDGE, INC., a business processing and help desk company announced plans to locate in the community with a long range workforce of 200. As of the January 2004, while awaiting the completion of the construction of their facility located in the Southerfield Industrial Park, this company had already employed 40 persons and was up and running at their temporary location at South Georgia Technical College. The main focus of this company is bill processing for hospitals and banks around the country. This development was very positive for the community.

It is no surprise that local incomes, (per capita and median family) are lower than state levels. Lower education levels mean lower income levels. In 1980 Sumter County's per capita income was at 78% of the state level and median family income at 85% of the state level, while the 2000 census revealed per capita at 71% of the state level and median income at 72% of the state level.

While the county's 1997 per capita retail sales were 21% higher than the state's nonmetropolitan area, local growth in retail sales volume and retail employees lagged behind the increases recorded by the same non-MSA area over 1992 levels. Local growth in annual payroll showed growth of 3% more than the non-MSA area.

In 1989, the Georgia General Assembly enacted a system of tax credits designed to encourage businesses to locate and expand in less developed areas of the state. Originally there were four criteria but since inception of the system it has been revised several times. There are now three criteria used in defining "less developed areas," i.e. counties, were: (1) highest unemployment rate for the most recent 36 month period, (2) lowest per capita income for the most recent 36 month period and (3) highest percentage of residents whose income is below the poverty level. Counties designated as the first through seventy first least developed are classified as tier 1 and those designated seventy-second through one hundred sixty least developed are classified as tier 2. In the first (1990) ranking Sumter was 63rd among 159 counties; in 1991 - 57th, and in 1992 - 49th. In 1999, 2001 and 2003 Sumter ranked 48th, 58th and 53rd, respectively. There is a long way to go to reach that 72nd slot into the tier 2 category.

Employment in the Service Sector is on the rise. In the past Sumter County was blessed with a very strong manufacturing base. The base is still strong, however, manufacturing jobs have been on the decline over the past ten years decreasing from 22% in 1990 to 20% in 2000. This loss of jobs can be attributed to technological advances and foreign competition. The services industry showed the largest increase in jobs from 1990 to 2000. Jobs in this industry increased from 17% in 1990 to 23% in 2000. The same trend for manufacturing and service industries is seen statewide where manufacturing jobs decrease from 15.5% in 1990 to 12.6% in 2000 and Service jobs increased from 23.7% to 28.6% for these years.

Even with the loss in employment locally, manufacturing still holds the highest percentage for earnings at 24.6% and services is second highest at 20%. While manufacturing percentage of earnings decreased one-half of a percent, service industry percentage of earnings increased 6.4% from 1990 to 2000. Service sector earnings still lagged behind the state by 6.7% in 2000, down from 8.2% in 1990. Manufacturing earnings soared over statewide earnings by 10.2% in 2000, up from 7.6% in 1990.

In the previous comprehensive plans it was recommended that the annual average unemployment rate should be reduced and maintained at a level no more than one percent higher than the state rate. As of November 2003 this goal has been realized. In November 2003 the unemployment rate in Sumter County was at its lowest since 2000. At a rate of 5.7%, this was equal to 1 percentage higher than the state.

South Georgia Technical College along with the local public high schools have coordinated to offer high school students an opportunity to see how classroom concepts are applied to the work environment through the Tech-prep and Automated Manufacturing Technology (robotics) programs. Those who complete the course of study are better prepared for the future. The technical training can be continued after graduating from high school which will make these students qualified for higher paying jobs offered by industries attracted to the community where technical training is available, and where qualified graduates live. Still others can earn an associates degree from Georgia Southwestern State University. This technical training seems to have impacted the local economy by helping to increase the number of high school graduates attending Georgia Public Technical Schools and Colleges after graduation.

Technical training programs of this sort will not bring local incomes in line with those of the state metropolitan areas. However, it will require employers who need skilled employees to pay wages above current local levels to ensure they can attract and retain a qualified labor force.

COMMUNITY FACILITIES AND SERVICES/TRANSPORTATION

Sumter County has an impressive transportation network. True, more roads need to be paved, but the condition of the local road system compares quite favorably with other rural counties. The Board of Commissioners continue to aggressively pursue the expansion and maintenance of an improved road system.

There are two large scale road development projects which should be initiated/completed. The Americus north by-pass which is complete, needs additional signage to clearly mark the by-pass. U.S. Highway 19 remains to need to be four-laned the entire distance between Atlanta and the Florida state line. A by-pass south and east of Americus is needed to connect U. S. Highway 19, McLittle Bridge, Mask and District Line Roads with State Route 49. Improvement of these existing routes is needed to accommodate the north-south traffic, and truck traffic, generated by the continued eastward expansion of the city. An important component of this latter project will be diversion of industrial traffic around the Americus central business district.

Sumter County should continue the successful practice of using work crews to maintain local roads and equipment.

It is recommended that Sumter County adopt and enforce the Property Maintenance Codes and increase permit rates to current standard levels. This will allow the county to expand the code enforcement staff to include clean-up crews that can enforce the removal of blight, such as derelict cars, trash and overgrown lots throughout the unincorporated areas of the county.

The county is not located on one of the state's more heavily traveled rail (freight) lines. While the north-south route is believed to have sufficient volume to sustain operation of this line, volume on the east-west route is at a level which justifies concern about long-term viability. Unrestricted rail transport is important to the county's current and future industrial development. It is important that the community stay abreast of rail service developments and take any appropriate action necessary to maintain rail service north-south and east-west.

Although Souther Field appears well equipped for current air traffic volumes, the community should begin positioning itself to secure scheduled commercial air service, e.g., flight aids instrument landing system, land development standards.

Because of the county's rural setting, it is important that a high level of intercity bus service be maintained.

For public health and environmental reasons, development along Lake Blackshear should be closely monitored. In all likelihood, public water and wastewater treatment facilities will be needed in the future to serve continued development in this area.

Sumter County does not own a landfill. All solid waste disposal is contracted and working well.

The increased demands on the Sheriff's Department are such that additional staff should be added. The county commission should fund a more frequent turn-over of vehicles in the Sheriff's Department. Sumter County should not be dependent on a fleet of emergency response vehicles with odometer reading in excess of 100,000 miles.

Sumter County should continue to operate the correctional institute using inmate work crews to provide numerous public services. Staff levels should be maintained at appropriate levels.

In each of those commission districts where fire protection is available only through the City of Americus, county commissioners should inform their respective constituents of the benefits of establishing rural fire departments or, where available, subscribing for response from municipal departments. Almost all dry hydrant locations are within the current service areas of existing rural or municipal fire departments.

Sumter Regional Hospital is commended for improvements in administrative/managerial practices instituted early in the decade. The community is well served and well pleased with local medical facilities and the emergency medical service.

Sumter County's existing health facility is antiquated and needs to be updated. The old school building that currently houses the facility is ill equipped and not suitable for the current use. Sumter County should consider seeking funding to construct a new health facility as soon as feasibly possible.

Currently, the Senior Citizens of Sumter County are housed in an older building owned by the City of Americus. The facility is too small and does not have adequate kitchen facilities. It

of hazards and with adequate space and activities for the senior citizens of this county.

Sumter County is commended for the strides made to provides better recreational activities. Sumter County has plans in place to perform renovations and rehabilitation of existing pools and construct one new pool. Tennis courts are being rehabilitated, and the new recreation complex located on Highway 19 South has much land to expand for future needs.

Sumter County has addressed the need of existing courthouse renovations. It has been determined and plans have been implemented to construct a new facility that will be aesthetically pleasing and blend with the "historic" feel of the community.

Sumter County has an impressive public education complex. Elementary, middle and high school facilities are among the most modern in the state. Significant and unanticipated increases in enrollment have resulted in full utilization of some facilities much earlier than projected, however. The Sumter County Board of Education has assumed operations of the current municipal system. While the critical issues associated with siting another school complex are not addressed here, suffice it to say careful attention should be devoted to making sure any such construction does not exacerbate the current land use conflict between county schools and the adjoining industrial park, or create another land use conflict elsewhere.

Georgia Southwestern College and South Georgia Technical Institute both collectively, and individually, are tremendous assets to this community. Recent incorporation of these resources into training and industrial recruitment activities is a very positive and potentially lucrative development. More extensive interaction should be pursued.

The community is well served and well pleased by the quality and quantity of services provided by the Lake Blackshear Regional Library. Plans are underway to re-surface the parking area of the facility and renovate the multi-purpose room within the library.

Although development of a full-fledged hazardous materials team is cost-prohibitive, a higher level of emergency preparedness should be pursued. Two fuel spills at railroad crossings in Americus in recent years could have just as easily involved more volatile chemicals for which the local emergency management team is ill-prepared to control. The level of service should be developed beyond that of the current rescue vehicle. To assist in emergency response Sumter County along with all of the cities and six other counties are working on an E911 system. This system should be completed by 2005.

NATURAL AND CULTURAL RESOURCES

Sumter County is blessed with an abundant supply of clean groundwater. This is a major, positive contributor to the local quality of life, and any significant threat to this resource must be promptly and responsibly addressed. Local consensus is that the existing regulatory system is adequate to protect this resource, but that all elements thereof should be enforced. No additional regulatory safeguards are deemed necessary at the present time.

Prime agricultural land is an irreplaceable local, state and national resource; the true value of which is forever being revealed as increasing mechanization and efficiency extracts

higher and higher yields from a shrinking agricultural production base. This economic value is only one measure of the resource's worth; however, for when in an agricultural land use it makes immeasurable, positive, contributions to the community's quality of life.

Conversion of prime agricultural land to uses other than agricultural production can be so slow as to be unnoticeable, especially in rural settings such as Sumter's. But with each year that passes the cumulative acreage converted gets larger; in part because some land use conversions render surrounding/adjacent prime acreage uneconomical to farm. For this reason, Sumter County adopted a zoning ordinance on June 1, 2000 which went into affect July 1, 2000. By doing so, loss of prime acreage essentially stopped.

Likewise, forest land is an important contributor to the local quality of life. However, no manmade threat to this resource is foreseen, especially in light of recent increases in local forested acreage.

Plant and animal habitats are recognized as important elements in the local and larger ecosystems, and must be carefully addressed in any future land development standards. Until such local standards are developed, no additional protective measures above those currently enforced as a result of federal/state statutes are deemed necessary.

LAND USE Land use findings and recommendations are found in the Existing Land Use and Future Land Use sections, respectively.

FINDING AND RECOMMENDATIONS CITY OF AMERICUS

POPULATION

2000 Census data reveals that the City of Americus population increased by 2,888 people between 1980 and 2000. This increase was 75% of the total increase for Sumter County as a whole. If the city's future increases in population are to remain the bulk of the county's increase there will be a need for annexation of property, since the city has essentially "built out" of developable property. Currently, there is approximately 104 acres of developable property within the city limits. This property is located on the east side of town, directly behind Whispering Pines Subdivision, and was annexed into the city in the late 1990's. Subdivision plans were drawn up but the owner never developed the property. Approximately 72.5 acres of this property is zoned for single family dwellings and the other 32 acres is zoned for either single family or multifamily units.

Additional annexation of property is the only way for Americus to acquire the area needed for growth. Although, some developed areas in the Armory Drive area were annexed in the early 1990's in order to easily clarify municipal boundaries, annexation of developed areas will not solve the problem. The real need is for a significant amount of undeveloped acreage to be annexed into the city for new development, similar to the acreage previously mentioned. The growth potential (including future economic development) of Sumter County is directly related to the ability of the county seat to realize its natural growth potential. The population projections included in this plan can not be realized in the absence of the annexation of property.

There was a significant shift in racial composition in the city between 1980 and 2000. Census data shows that during these years there was a 19% decrease in the number of white residents and a 70% increase in black residents combining to change the ratio from 58% white and 41% black, to 39% white and 58% black. In general, the black population has higher unemployment, higher crime rates, lower educational attainment, and a lower income level than the white population. Greater demands on public services may include additional police protection and greater participation in vocational/education training programs. Lower income levels mean there is less money for the purchase of essential and non-essential goods and services. Consequently, the number and percentage of persons seeking public assistance may increase. At the state level the white population increased by 31% and the black population increased by 61%. However, the white to black ratios from 1980 to 2000 were 72% white, 27% black and 63% white, 29% black.

Local income levels remain significantly lower then those recorded statewide. The 2000 census documented per capita income at 66% of the state level, and median family income at 65% of the state level. These percentage are down slightly from the 1990 levels of 68% and 66%, respectively. There was a significant decrease in the household income level of less than \$10,000. In 1990, the city showed that 33% of household were living at this income level. In 2000, the city showed that 22% were living with incomes under \$10,000. Americus still has a much larger proportion of these households compared to the state and other city's with Sumter County.

HOUSING

Census data reveals a disproportionately small share of housing in the city is owner occupied. Americus' owner occupancy rate is approximately seventeen percentage points below the state rate; (50% v. 67% in 2000). Rural Sumter County had an 81% owner occupancy rate in 2000. This characteristic also is credited to the constraints that the current city limits has on residential development. Families which could afford owner occupied housing had no choice but to build outside the city limits. Annexation of property surrounding the city limits could increase the owner occupancy levels.

There seems to be a sufficient number of vacant rental units available for those who chose to rent. However, some rental units are in deteriorated condition or just plain undesirable to some people. Therefore, the city is losing renters to neighboring communities. If the owners could make some minor repairs to these units there would be no need for additional rental units in the City. Americus has, and is expected to maintain significant populations of young families saving to invest in home ownership, college students, transient labor forces, and others in need of rental housing.

The City of Americus and its residents have done a commendable job improving the quality of housing available in the City. Census data reveals that the percentage of housing lacking complete plumbing has been decreased from 13% in 1980 to less than 1% in 2000. However, there is still substandard housing within the City. With assistance from the Sumter County Initiative, Community Development Block Grant Funds, and the City's Abatement ordinance that was enacted in the mid 1990's these units virtually no longer exist. Since 1995 the city has rid itself of 291 substandard units through its abatement ordinance. This ordinance has allowed city officials to literally force property owners to repair or demolish their unsafe dwellings or the city will take care of it for them and place a lien on their property. There are still 56 units considered to be unsafe remaining on the city's abatement list.

Another significant element in the city's housing effort is enforcement of housing and building codes. Enforcement of these codes assures proper construction of new dwellings and additions to existing dwellings. The city must continue to diligently enforce the local housing code in order to prevent a reversion to the substandard housing conditions of the past. Building code enforcement is an essential, complementary activity intended to provide for the safety of residents and preservation of the future housing inventory.

ECONOMIC DEVELOPMENT

Employment in the Service Sector is on the rise. In the past Sumter County was blessed with a very strong manufacturing base. The base is still strong, however, manufacturing jobs have been on the decline over the past ten years decreasing from 22% in 1990 to 20% in 2000. This loss of jobs can be attributed to technological advances and foreign competition. The services industry showed the largest increase in jobs from 1990 to 2000. Jobs in this industry increased from 17% in 1990 to 23% in 2000. The same trend for manufacturing and service industries is seen statewide where manufacturing jobs decrease from 15.5% in 1990 to 12.6% in 2000 and

Service jobs increase from 23.7% to 28.6% for these years.

Even with the loss in employment locally, manufacturing still holds the highest percentage for earnings at 24.6% and services is second highest at 20%. However, where manufacturing percentage of earnings decreased one-half of a percent service industry percentage of earnings increased 6.4% from 1990 to 2000. Service sector earnings still lagged behind the state by 6.7% in 2000, down from 8.2% in 1990. Manufacturing earning soared over statewide earnings by 10.2% in 2000, up from 7.6% in 1990.

Community support for large employers must continue and must be enhanced. Future industrial prospects should continue to be courted. At the same time Americus/Sumter County must recruit new industry and build existing industry in the 50-200 employee range.

Locally, weekly wages for all industries lag behind the state wages. Wholesale Trade wages are the lowest compared to the state at 43% of the state wages. Federal Government wages are nearly identical with the state but still lower at 97% of the state wages. Manufacturing showed the largest increase in weekly wages from 1990 to 2000 with a 50% increase. However, statewide the increase was 60%. Local government wages showed the least increase from 1990 to 2000 with a 22% increase. Statewide the increase for local government was 42%.

Americus continues to have a high level of per capita retail sales. Per capita retail sales for the city has increased 57% since 1987. State per capita sales lagged behind Americus by 62% in 1987 and 58% in 1997.

Americus' Downtown is booming. Many downtown stores closed in the early 1990's to add to the vacant stores that already existed. However, local investors went to work in the mid 1990's to renovate old buildings and bring downtown back to life. These buildings are as follows:

1. The Americus Hardware building was renovated throughout and a upscale furniture store "The Home Place" occupies it at present. The upstairs of this building houses several apartments.
2. The old Citizens Bank Building, which had been sitting vacant for many years, was purchased by a local business man who renovated the first floor completely. The building now houses Dingus McGee's, a restaurant and bar.
3. The Thornton-Wheatley building was also purchased and renovated by another local business man. This building now houses office space. The upstairs of this building houses several apartments as well.
4. The Pinkston Building was also renovated by a local business man. It now houses a restaurant and bar called "The Station. There are 4 apartments on the second floor of this building.
5. The Stein Building on Cotton Avenue was renovated by the Downtown Development Authority and now offers literacy classes through South Georgia Technical College.

6. In the later 1990's the Downtown Development Authority acquired another building downtown, the old Jason's Building. This building was very dilapidated and it was questioned if it could even be rehabilitated. The Authority did not want to see this historic structure demolished leaving a large gap in the downtown district. In January 2004 renovation on this building began and there are plans for it to again become retail space.
7. The Rylander Theater that had been closed for over 40 years was renovated through the efforts of the City of Americus and private individuals. It has now been brought back to its original grandeur. It is one of the most extraordinary theater restorations in the country. It has state of the art technology to support live production, corporate presentations and conference activity. This theater opened in October 1999.
8. The Rylander Building was acquired and renovated by Habitat for Humanity and serves as its current headquarters.

There are very few vacant buildings left in downtown. There are several antique shops, clothing stores, jewelry stores, gift shops, office buildings and many restaurants to choose from. Americus' Downtown is an example of what a community can do when it works together.

Americus has done an excellent job of promoting tourism and should continue to do so, as well as continuing to emphasize and support historic/cultural facilities and traditions.

The following is recommended:

1. Americus should continue to expand and conform National Register and locally designated Historic Districts corresponding to current standards for inclusion and continue to encourage and support maintenance, repair and restoration of eligible historic properties.
2. Americus should continue to provide facade and sign grants to businesses in the Downtown District.
3. Americus should continue to support tourism development programs of the Chamber of Commerce, particularly those specifically focused on "sales" to tourists, small meetings and conventions.

Americus, in cooperation with Sumter County, should continue to provide strong support for economic development through the Americus-Sumter County Payroll Development Authority and the Americus-Sumter County Chamber of Commerce, including:

Continued maintenance and growth of existing business, especially in the manufacturing/industrial sector.

COMMUNITY FACILITY AND SERVICES/TRANSPORTATION

In general, local streets are in good condition. There are, however, some streets in need of paving or resurfacing. The city should pursue these needed improvements, working with the Georgia Department of Transportation whenever state aid programs will help resolve the local need. The county can also assist with some of these as well as with drainage improvements. The city should not hesitate to coordinate efforts with county officials.

The City should diligently and aggressively continue the repair and/or replacement of deteriorated sidewalks throughout the city.

The City of Americus is to be commended for the high level of community facilities and services provided. The public safety building is in need of additional space; however plans are underway to construct an addition to the facility.

NATURAL AND CULTURAL RESOURCES

There are believed to be sufficient regulatory procedures in place and in use to protect the community's natural resources. The need for policy or administrative adjustments should be considered and appropriate action taken as weaknesses or deficiencies are identified in the system" One additional action which could facilitate environmentally safe development would be maintaining a list of consultants deemed by the U.S. Corps of Engineers as qualified to perform site assessments of possible wetlands. The city could make this list, as provided by the Corps of Engineers, available to prospective developers for the purpose of facilitating the wetland delineation where needed.

One important and irreplaceable resource of the city is its history; much of which is preserved in its buildings. Based on research already completed, the city should continue to pursue expanding the one historic district already listed on the National Register of Historic Places, and pursue adding one district in the northern half of the city. The city should also move toward eliminating any geographical discrepancies between the current (and future) local historic preservation district and the National Register district.

There are also several historic buildings in or near the core of the city which are vacant and deteriorating. Americus has enlisted the support and assistance of appropriate entities to ensure these buildings are restored and again contribute to the growth and development of the city.

LAND USE - Land use findings and recommendations are found in the Existing Land Use and Future Land Use sections, respectively .

FINDINGS AND RECOMMENDATIONS CITY OF ANDERSONVILLE

POPULATION

Since WWII, Andersonville has maintained a relatively stable population base. There have been some fluctuations in the population. However, data in this reports shows that Andersonville's population has increased nearly 25% between 1980 and 2000. This was an increase of 66 people over the twenty year period. The largest increase look place between 1990 and 2000 with 47 people. There are several large employers within a close proximity to Andersonville. MULCOA, and American Cyanamid, both are mineral mining/processing facilities, Weyerhaeuser, formerly Proctor and Gamble, a paper processing facility, located just 5 miles north of Andersonville in neighboring Macon County and most recently in the early 1990's a state prison opened 5 miles north of Andersonville in Macon County. It is believed that the combination of these 4 employers in the area has assisted with the increase in population in the community. Of course, the Andersonville Historic site and the new Prisoner of War Museum have also drawn new residents to the City.

In addition to its proximity to hundreds of jobs, Andersonville offers current and future residents municipal water, sanitary sewer, natural gas, cable television and several recreation sites all in a small town atmosphere without the financial burden of property taxes. This is considered to be an attractive list of benefits to prospective residents. There is also an abundance of vacant developable land in the city limits and surrounding the city limits.

The educational attainment of the residents of Andersonville seems to be increasing. In 1990 the census reported that 68.4% or 115 persons did not have a high school diploma or GED. The 2000 Census reported that 36% or 86 persons were without a high school diploma or GED. Also the number of college graduates with bachelor degrees has increased from 1990's total of 13 (7.9%) to 25 (10.4%) in 2000. Persons with graduate and professional degrees also increased from 3 (1.7%) persons in 1990 to 10 (4.2%) in 2000.

As the community's median family incomes increase the gap widens compared to the state. In 1980 the median family income was 67% of that of the state and in 2000 it was 63% of the state. Per capita income for Andersonville remained the same for 1980 and 2000 at 63% of that of the state.

There was a significant shift in racial levels between 1980 and 2000. This could be the explanation for the higher educational attainment and higher income levels. From 1980 to 2000 Andersonville's white population went from 43% to 65% and black population went from 56% to 34%. This reveals a 101 person increase in the white population and 35 person decrease in the black population.

HOUSING

During a windshield survey performed to determine Andersonville's housing conditions it was revealed that a majority of the city's housing stock is in desperate need of repair. The survey revealed that 37 (24%) of the 156 units counted were considered to be substandard, 65 (42%) were considered to be deteriorated and 54 (34%) dilapidated. Andersonville should consider applying for a Community Housing Investment Program (CHIP) grant in order to assist local low income residents with their housing needs.

There is a very high concentration of manufactured housing in the City of Andersonville. The 2000 census revealed a 31 unit increase in manufacturing housing from 1990 to 2000. Forty-five percent of the city's housing stock is manufactured housing. It seems that the total increase in housing units from 1990 to 2000 was made up completely of mobile homes. A large percentage of the dilapidated housing counted was manufactured housing. This type of housing is typically more difficult to maintain and may contribute to an increased rate of housing deterioration in the future. As a tourist attraction, it is recommended that the city contract with Sumter County in order to enforce building codes and encourage the building of stick built homes where possible. This would help the city project a good positive image to visitors who come from around the world.

The local housing inventory is projected to increase by approximately 41 units by 2025. There is sufficient acreage in the community to accommodate this increase.

ECONOMIC DEVELOPMENT

Recent changes in local occupational employment correlate positively with the community's improved income level. Higher local income levels can for the most part be traced to strong increases in the number of residents employed in occupations which generally pay higher wages and salaries.

The City of Andersonville has the potential to attract large numbers of tourist into its village every year due to its location to the Andersonville Historic Site and the Prisoner of War Museum. These two tourist attractions attracted over 190,000 people in 2002 and over 150,000 in 2003. There are two reasons why residents believe more tourist bypass the town when leaving the parks.

1. Local residents feel the community does not receive support from the staff at the national park site. Locals believe it is appropriate for National Park employees to help promote the City of Andersonville by informing or reminding visitors of the city's existence, which boasts one of the nation's most valuable collections of civil war artifacts and memorabilia in private ownership. Residents have been told by visitors that had visited the park site that the employees had made no mention of the city. Locals have always strongly promoted and encouraged tourists to visit the national park site and feel just as strongly that the National Park Service should reciprocate.
2. Residents feel that there is a deficiency of land area necessary and appropriate for

additional development to capitalize on the increase in tourism. All tourism-associated retail establishments are confined to a single block of the city's central business district. The city should still consider the idea of authorizing a planning study to investigate the opportunities for expanding the retail block beyond current confines.

Presently there are no signs located at the entrance/exit to the Prisoner of War Museum directing visitors to "COME SEE THE TOWN OF ANDERSONVILLE". It is recommended that Andersonville and the National Park Service work together to promote the town. If possible some rights-of-way or small tracts of land could be acquired in order to place signage near the entrance/exit to the museum directing visitors to the town.

The local desire to further develop the city's economic potential is weakened by an equally strong desire to preserve the city's small town atmosphere. The community's reluctance to actively promote housing investment/development is also reflective of the desire to maintain the small town setting.

COMMUNITY FACILITIES AND SERVICES/TRANSPORTATION

In general, local streets are in good condition. There are, however, some streets in need of paving or resurfacing. The city should pursue these needed improvements, working with the Georgia Department of Transportation whenever state aid programs will help resolve the local need. The county can also assist with some of these as well as with drainage improvements. The city should not hesitate to coordinate efforts with county officials.

Several motorized vehicles used in providing municipal services need to be replaced. "Downtime" which can be attributed to vehicle and equipment repair or poor performance reduces the time public works personnel can devote to service delivery. It appears the city keeps vehicles in service beyond the point of economic efficiency, effectively increasing equipment operating/maintenance costs. As a tourist town the community should be diligent in presenting an attractive and inviting appearance to visitors, and the condition of municipal vehicles contributes in one way toward that appearance.

The City should consider installing additional sidewalks along East Church Street.

At this writing the municipal water system is in good general condition. Average daily water consumption is half of the system's elevated storage capacity, and service is available to all developed sites. However, with the extension of water service to the national park site, if visitation reaches the level projected, stress could be placed on the system. A stream of 500,000 visitors to the national park site could eliminate the city's excess storage capacity, and hasten the need for improvements to the water treatment plant. Although initial service delivery to the park site may not be an accurate long-term measure of actual water consumption, it is important the city closely monitor water usage during the first few months for an indication of the burden the new customer may impose on the municipal system.

Even in absence of the increased water use, there are improvements needed in the system. The

city should investigate placement of a raw water filtration system to reduce sand-induced wear on the system's moving parts. To improve the quality of life for residents the city should pursue replacement of remaining galvanized water mains. If increased water demand is so great that an additional well is called for, the city should compare the costs of a new well with installing an (iron ore) filtering system on the reserve well. Exterior maintenance on the elevated tank should be scheduled as soon as possible. Finally, the city has historically subsidized municipal water service with revenues from other sources. Costs of the service are going to increase with the addition of an (assumed) large volume customer. City Fathers should set water rates at a level which will make the system financially self-sustaining.

Extension of wastewater treatment service to the national park is also expected to place increased burden on the city's small system. The city presently operates at approximately 60% of permitted treatment capacity, and can supposedly secure regulatory approval for additional treatment capacity with the present facility. To do so; however, will increase regulatory control of the system, and require physical expansion of package treatment plant system. With national park site generated increases in treatment levels, the city must be prepared to follow-up with the necessary studies to determine the best long-range option for treatment expansion.

Because it is not known the extent to which infiltration and inflow contribute to the current treatment volume, the city needs to consider testing collection lines to determine the level of deterioration. Because of the age of one lift station and the performance record of the other, the city should schedule the replacement of both. As is the case in most communities, sewer rates are set at a percentage of the water rate. Since the local water rate is not sufficient to maintain the system, sewer rates are also too low to maintain the system.

Age and wear on the city garbage truck is such that the city will soon be confronted with vehicle replacement or change of service. In comparing the cost of continuing to provide this as municipal service or contracting solid waste collection, the city should employ the full-cost accounting method to enable a true comparison.

The city should closely study all the available options in its search for affordable law enforcement.

The greatest need in the volunteer fire department is relocation of the fire station. This is being addressed and will be completed by 2005. With the turn of the century, the main fire apparatus is now in excess of twenty-five years old, and the fire-knocker is in excess of twenty years old. The city should establish a reserve to have some funds available to apply to purchase of a suitable replacement vehicle.

All three recreation sites/facilities are in need of repair.

With deterioration of components of the cable-television system, and a shrinking customer base, the city will soon have to determine whether to continue offering this municipal service.

The Welcome Center and Museum is in need of improvement to preserve the articles on

display. Because of the cost associated with such an investment, and since the city plans to perform a downtown study, relocation of the museum should be an element of the study. Provision of a larger public meeting facility and additional municipal office space should also be addressed in the study.

The community has enforced a zoning ordinance since 1979. The age of the ordinance and recent developments warrant wholesale review of the code to determine adequacy for sound growth management. Care must be exerted to ensure that short-term commercial/tourism considerations are not given preference over long-term management development needs.

NATURAL AND CULTURAL RESOURCES

For the most part, physical development in Andersonville is not a serious threat to the community's natural resources. According to available sources, Andersonville is not in a significant groundwater recharge area; however, approximately 30% of the incorporated area is reported to have a high groundwater pollution susceptibility. The acreage with this classification is concentrated in the northwest and northeast quadrants of the city, areas which have, as of this writing, recorded relatively little development. Development which has occurred is primarily residential, and mostly served with municipal wastewater collection and treatment. Consequently, there has been little threat to aquifer/groundwater supplies. It is important that the city monitor these two areas of the community and take necessary preemptive measures, as appropriate, to ensure resource protection.

Andersonville is not the site of, nor is the community located in a water supply watershed. Virtually all the mapped wetland area consists of an industrial waste pond, so threats to this natural resource are minimal. Flood prone acreage is also very limited, and in locations generally unattractive to development. Nevertheless, adoption and subsequent enforcement of a state approved flood prevention ordinance will reduce further the potential for loss which could result from future flood activity.

Predominant soil types are generally conducive to local development activities. Mitigative or corrective measures needed to facilitate development at selective sites impose relatively minor additional costs. The presence of soil features and characteristics which are sufficient to classify half of the incorporated area as prime farmland also bodes well for development activities. The conversion of such an important natural resource to "urban " uses is an acceptable trade-off in the municipal setting.

Although physical development in the community seems to pose little threat to local natural resources, if not carefully monitored and controlled it can seriously damage and destroy significant historic resources. Through its regulatory authority, the city must closely monitor all public and privately initiated development for potential threats. Personnel with the city and with the national historic site must also maintain a close and cooperative working relationship.

FINDINGS AND RECOMMENDATIONS CITY OF LESLIE

POPULATION

Leslie had a 26% increase in population from 1980 to 2000. This was the largest percentage population increase comparing the county and other cities within the county.

In some aspects the educational attainment of the residents of Leslie shows an improvement. The most significant improvement was the decrease in the number of persons without high school diplomas. In 1990 the census reported that 55% or 131 persons did not have a high school diploma or GED. The 2000 Census reported that 32% or 99 persons were without a high school diploma or GED. Other aspects of education did not favor as well. **The number of persons with Bachelor Degrees decreased from 15.3% (36 persons) in 1990 to 8.1% (25 persons) in 2000.** The number of persons with highschool diplomas decreased 4% from 1990 to 2000.

There was a significant shift in racial levels between 1980 and 2000. From 1980 to 2000 Leslie's white population went from 43% to 50% and black population went from 56% to 45%. This reveals a 72 person increase in the white population and 3 person increase in the black population. This trend is expected to continue through 2025.

The median age for Leslie has increase significantly from 1980 to 2000. In 1980 the median age was 27 and in 2000 it was 42. This is a 15 year (55%) increase. There seems to have been a decrease of 13% or 28 persons in the 0-34 age group from 1980 to 2000. This age group made up 61% of the total population in 1980 and in 2000 this age group made up 43% of the total population. In 1980 39% of the population was 35 and older and in 2000 57% were 35 and older.

As the community's median family incomes increase the gap widens compared to the state. In 1980 the median family income was 80% of the state and in 2000 it was 60% of the state. Per capita income for Leslie remained the same for 1980 and 2000 at 72% of that of the state.

HOUSING

During a windshield survey performed to determine Leslie's housing conditions it was revealed that a majority of the city's housing stock is in need of repairs. The survey revealed that 87 (51%) of the 170 units counted were considered to be substandard, 52 (31%) were considered to be deteriorated and 35 (20%) dilapidated. In 2002, Leslie was awarded a Community Development Block Grant. This grant is slated to clear 6 dilapidated vacant units, rehabilitate 6 units and reconstruct 2 units. When this grant is completed the percentage of substandard housing will be lowered to 43%. **Leslie has plans to apply for another grant in order to assist their low income residents with their housing needs.**

ECONOMIC DEVELOPMENT

The City of Leslie has a large number of businesses to have such a small population. The following is a list of business located in the City of Leslie.

1. Affordable Roofing and Construction
2. Ag Enterprises
3. Billy Tissue Paint Contractor
4. Callies' Collectibles
5. Citizens Bank Leslie Branch
6. Citizens Cable Vision
7. Citizens Telephone
8. City of Leslie
9. Continental Land Company
10. Coastal Uses Appliance Sales and Repair
11. Dr. Frank Wilson, IV
12. E & S Construction Company
13. H&L Dry Cleaners and Car Wash
14. Heavenly Hands Beauty Salon
15. Plez Hardin, Attorney at Law
16. JJ's Pit and Larry's Meat Market
17. JJ's Antiques
18. Jarrett's Shop
19. Leslie City Grocery
20. Leslie Hardware
21. Malcolm Perry Antiques
22. Mathews' Discount Plus
23. Minor Produce
24. P & L Quick Stop
25. P & L Snack Bar
26. Sharp Systems
27. Small Treasures
28. Sowega.net
29. Trampoline Mat & Supply
30. W.N. Clark Company

The Excursion Trains stops in Leslie once a week. In 2001-2002 Leslie renovated a downtown building that now serves as a Municipal Building and Welcome Center for tourists. There is a platform that has been built for tourists to load and unload in order to visit the downtown shops and the Georgia Telephone Museum. This added tourism will more than likely contribute to increased sales to tourists which in 2002 totaled \$26 million in Sumter County

COMMUNITY FACILITIES AND SERVICES/TRANSPORTATION

The City streets are in good condition. All city equipment used for right-of-way maintenance is in good condition. All railroad crossings, one with cross arms, are well maintained. Several

sidewalks located in the city are uneven, disjointed and in need of repair. The city should continue to perform sidewalk repair and replacement of deteriorated sidewalks in throughout the city.

Concern from residents continues about narrow local streets; however this is would be a difficult situation to remedy due to the narrow rights-of-way and close proximity of the residences. There are several developers that wish to develop residential sites in the corporate limits. The city should seek ways to provide paved streets and drainage facilities through these sites.

Leslie's water system is over all in good condition. To date, there are no known pressure problems with the system and no known leaks. In the late 1990's, the city system was tied to the City of Desoto's water system with grant funds. Now the systems work as back-up system and additional water storage for either city. There are several developers that wish to develop residential sites in the corporate limits of the city. The city should seek ways to provide water through these sites.

The City of Leslie has very good police and fire protection. All fire equipment is well maintained and in good condition. One of the city's police cars is older; however the city will be replacing the car before the end of 2004.

NATURAL AND CULTURAL RESOURCES

Leslie overlies an area of significant groundwater recharge and high pollution susceptibility. The absence of a municipal waste water treatment facility makes it all the more critical that individual septic tanks be installed and operate properly.

LAND USE - Land use findings and recommendations are found in the Existing Land Use and Future Land Use sections, respectively .

FINDINGS AND RECOMMENDATIONS CITY OF DESOTO

POPULATION

The City of Desoto recorded a 17.5% increase in population from 1980 to 2000. The 2000 population was 214. This 17.5% increase amounted to 32 people. Even though there was an increase during this twenty year period population has declined since 1990 by 7 persons (3%).

The census has credited DeSoto with significant fluctuations in distribution by gender. However, at such low population levels percentages often exaggerate the differences in real numbers. For example, from 1980 to 2000 the number of males increased by only 22 while the number of females decreased by only 10 persons.

Despite the small population studied, there still remains a significant spread in racial composition during the projection window of this document (2000-2025) the community is expected to maintain a dominant black majority. It should be noted, however, that the white population has increased from the 1990 totals and is projected to slowly increase through 2025.

The median age for DeSoto has increase significantly from 1980 to 2000. In 1980 the median age was 27 and in 2000 it was 41. This is a 14 (52%) year increase. There seems to have been a decrease of 17% or 19 persons in the 0-34 age group from 1980 to 2000. This age group made up 61% of the total population in 1980 and in 2000 this age group made up on 43% of the total population. In 1980 39% of the population was 35 and older and in 2000 57% were 35 and older.

Educational attainment showed improvement from 1990 to 2000. In 1990, out of the 129 persons over 25 years of age, the number of persons without a high school diploma was 81% or 104 persons. This decreased significantly by 2000 when the census revealed that out of 159 persons over 25 years of age, the number of persons without a high school diploma was 40% or 64 persons. This is still a high percentage but shows significant progress. Despite this increase in educational attainment from 1990 to 2000 unemployment rose 1.1%. Unemployment among males decreased .3% while it increased 2.6% among females.

With the exception of per capita income in 2000, local incomes have surpassed those of Sumter County. DeSoto's incomes will continue to compare unfavorably with statewide income levels because they include data for metropolitan Atlanta, which has been one of the fastest growing and developing areas in the nation over the preceding three decades.

HOUSING

The total number of housing units decreased from 1990 to 2000 by 13. Judging from census totals it can only be concluded that 10 of these units were mobile homes. It is the consensus that the removal of these homes caused the majority of the decrease in owner-occupied housing. Owner-occupied housing decreased 17% from 1990 to 2000.

At the time of the housing survey 74% of the housing in Desoto was classified as substandard. The community will need to continue to pursue sources of housing assistance to help preserve the existing housing stock. The City is already working toward improving the housing in Desoto. In 2001 they were awarded a Community Development Block Grant. By the time this grant is completed the city will be rid of 17 dilapidated homes and 10 homes will be brought up to standard code. There are also plans to apply for another CDBG housing grant in 2004.

ECONOMIC DEVELOPMENT

The Excursion Trains could bring numerous tourist into Desoto. The train stops in Leslie once a week. Implementation of beautification of the downtown area and city hall could lend itself to a planned economic revitalization of Main Street. Assistance and input should be secured from appropriate sources for purposes of preparing a downtown revitalization plan with store fronts to accommodate craft shops, antique stores and other retail establishments that would attract tourist to the town. If a plan was implemented and made successful this could contribute increase sales to tourists which in 2002 totaled \$26 million in Sumter County.

COMMUNITY FACILITIES AND SERVICES/TRANSPORTATION

The community's transportation network is in a generally good physical condition, although improvements are needed. Two streets are yet to be paved; Alley and the east extension to Bagley Street; Railroad Street needs to be widened to accommodate two-way traffic; sidewalks are needed the full length of Railroad Street and along Mill and Bagley Streets to the post office; storm drainage improvements are needed in west-central and southwest DeSoto; and a smoother rail crossing is needed at Luke Street.

The community has a good source of water. Through grant funds, the system, including the elevated storage tank received rehabilitation and improvements. Also, the system is now interconnected with the City of Leslie's water system.

Residents would feel more secure if sheriff's deputies would patrol the community more often. In an effort to achieve this the community should pursue improved street lighting and work with the sheriff's office in establishing a departmentally sanctioned neighborhood watch program. In the course of establishing this program it is hoped that the community, not just elected officials, can impart to the sheriff's office an interest in greater police presence and responsiveness.

The community needs to complete the tot lot to address recreational needs of DeSoto's youngest residents, while not attracting teenagers.

Town Fathers should also be diligent in efforts to relocate town hall to a highly visible site downtown. The vacated office building of a private gas company would make for a good town

hall site. Acquisition of the vacant depot could help preserve a cultural resource and help revive downtown.

An important community service town council should pursue is offering local adult literacy classes. Census data makes it clear there is a great need for remedial education. The community is pleased with library services (bookmobile) and aging services available to residents.

NATURAL AND CULTURAL RESOURCES

DeSoto overlies an area of significant groundwater recharge and high pollution susceptibility. The absence of a municipal waste water treatment facility makes it all the more critical that individual septic tanks be installed and operate properly. The town has pursued necessary corrective action(s) and many of the failing septic systems have been replaced with properly working systems.

According to available data, wetlands exist in the community, but DeSoto lacks the personnel, financial and technical resources necessary to assist with definitive wetland delineation. In instances where local officials suspect that any particular development may be proposed in wetlands, the developer will be referred to appropriate responsible parties.

It is recommended that DeSoto adopt a floodplain ordinance and an erosion and sedimentation control ordinance. Enforcement of these ordinances can enhance and facilitate local development.

LAND USE - Land use findings and recommendations are found in the Existing Land Use and Future Land Use sections, respectively .

FINDING AND RECOMMENDATIONS CITY OF PLAINS

POPULATION

The population of Plains has shown a slight decrease from the 1980 to 2000 of 2% or 14 persons. The 1990 Census revealed a population of 716 persons and 2000 revealed a population of 637. Every age group showed a decrease from 1980 to 2000 with the exception of the 65 and older age groups. If this trend continues the projected population through 2025 shows a 6% decrease.

NOTE: The City of Plains contested the 2000 census data for population. Door-to-door surveys performed by the City revealed that the population was in fact more than 637 persons. The City of Plains appealed to the Census Bureau; however their appeal was denied. The City of Plains still maintains its position on the inaccuracy of the population in the 2000 Census.

The median age for Plains has increased significantly from 1980 to 2000. In 1980 the median age was 27 and in 2000 it was 45. This is a 18 (67%) year increase. All age groups through age 64 decreased from 1980 to 2000 by 64%. The only age group that increased during this period was 65 and over with an increase of 8%. Projections indicate the bulk of the City of Plains population growth through the year 2025 will also be in the 65 and older age group. This group is projected to constitute 45% of the population of Plains by the year 2025. There seems to be a trend that goes with the decrease in population. As the adults of child bearing age decrease the children will decrease. This will leave the older adults to populate the City increasing the elderly population over the years.

Educational attainment and median family incomes continue to remain low compared to county and state percentage. The number of persons without high school diplomas decreased from 56% to 46% from 1990 to 2000. The number of persons with bachelor degrees decreased by 8 persons and the number of persons with graduate and professional degrees increased by 9 persons.

The number of black residents has increased significantly since 1980. The 1980 census revealed an equal ratio of black to white residents with each at 49%. The 2000 census showed that whites made up 38% of the population and blacks made up 59%. It is projected that by the year 2025 whites will make up 24% of Plains population and black will make up 73%.

HOUSING

Plains has a very high standard housing rate compared to the other small towns in the county. In 2001 the city received a Community Development Block Grant to repair or reconstruct 25 units. In 2003 Plains was awarded a Community Housing Investment Program grant (CHIP) in order to rehabilitate or reconstruct 12 units with the city limits. When these two grants are completed the city's standard housing percentage will be approximately 72%, leaving only 62 (28%) substandard housing units in the city limits.

Housing is extremely affordable compared with the county and state. The declining retirement age group coupled with the low cost of housing creates an enticing environment for the rehabilitation of older homes.

Based on the decreasing population and the projected decrease in population there is no real future housing demand.

ECONOMIC DEVELOPMENT

The 1990 and 2000 Census revealed that 47% of Plains workforce fell into the occupation categories that require specialized education. These categories are Executive, Administrative and Managerial, Professional and Technical Specialty, Technicians and Related Support, Clerical and Administrative Services and Farming, Fishing and Forestry. This percentage was above the states 46% and county's 42%.

The local development resources consist of the Plains Development Authority and the Americus-Sumter County Chamber of Commerce.

Tourism, has proven to be Plains major source of income to the city. Visitation to the **Jimmy Carter National Historic Site continues to bring tens of thousands of visitors into the city each year.** The National Park Service reported in 2001 a total of 59,716 visitors to the Jimmy Carter National Historic Site. The total sales during 2001 generated by these tourists is estimated at approximately \$1.95 million along with 51 jobs created..

Plains has protected the appearance of their historic community as well as marketed vacant property for appropriate use in the retail and service industries. Downtown has been brought back to life with several businesses opening there. A majority of the building facades have been restored. With the assistance of Jimmy and Rosalynn Carter, the Plains Historic Inn and Antiques recently opened.

The entire city is a "special tax" district due to its historic designation at the local, state and federal levels. Incentives in the form of property tax freezes and income tax credits are available for private and income producing property owners that rehabilitate their structures in compliance with the Design Guidelines.

COMMUNITY FACILITIES AND SERVICES/TRANSPORTATION

City streets are in good condition. Several streets in the northwestern section of town lack drainage facilities. In turn, during moderate to heavy rains drainage become a severe problem. All streets with the exception of one are paved. There are residents living on this street and the city should actively seek funds to pave the road. While Plains has a good inter connected sidewalk system, many of the sidewalks are in immediate need of repair. To date, it is known that at least one elderly resident tripped on the sidewalk and suffered injury. The city should begin immediate repair and replacement of deteriorated sections of the sidewalk system.

The City is making improvements to the water system. The City should aggressively continue the improvements. The City should make plans to replace old equipment and begin renovations of the current water treatment plant.

Immediate action to correct the sanitary sewer facility is underway. The City received grant funds and will be installing a secondary clarifier, a larger aerobic digester and a sludge press. Additional items that need to be addressed and action taken are to increase the discharge capacity of the treatment facility, replace the motor control center at the existing influent pump station, add a back-up chlorine contact chamber, replace the flow-measurement system at the existing chlorine contact chamber, etc.

The Sheriff's Department of Sumter County provides police protection for the City. Once the city is again financially solvent, they should consider reactivating the police department. The City will be receiving a new fire truck; however, the city should continue to seek funds to replace worn fire equipment.

NATURAL AND CULTURAL RESOURCES

The citizens of Plains takes great pride in their heritage. Painstaking measures have been taken to preserve the past. The entire city is listed on the national register of historic places. Many older buildings such as Plains High School and the Jimmy Carter Boyhood Home have been restored and are now open to the public.

LAND USE - Land use findings and recommendations are found in the Existing Land Use and Future Land Use sections, respectively .

COMMUNITY VISION

COMMUNITY VISION

Sumter County and the Cities of Americus, Andersonville, Desoto, Leslie and Plains are committed to providing their citizens with an aesthetically pleasing and vibrant community that instills pride, provides quality job opportunities, preserves the cultural aspects of the community and supplies the feeling of security within their community. This will be accomplished through the following visions:

Sumter County and the Cities of Americus, Andersonville, Desoto, Leslie and Plains envision the expansion of housing opportunities to improve the quality of life for all income groups within the County. As stated in the Goals and objectives section of this document, this will be accomplished by continuing to pursue assistance to improve existing and future housing conditions, continuing to enforce building codes and zoning ordinances and the Cities of Andersonville, Desoto, and Leslie to begin enforcement of building codes and adopt zoning ordinances.

Sumter County and the Cities of Americus, Andersonville, Desoto, Leslie and Plains envision the assurance of a safe and adequate transportation system. This system shall include streets and highways throughout all of the cities and county. As stated in the goals and objectives section of this document, this will be accomplished by continuing to pursue assistance through DOT to further develop and improve existing and future transportation networks throughout the county and cities within. Also, as stated in the Goals and objectives, enforcement of traffic safety throughout the county and cities within will assure a safe transportation network.

The Cities of Americus, Andersonville, Desoto, Leslie and Plains transportation system vision includes safe and aesthetically pleasing sidewalks in their downtown districts and throughout the community. As stated in the Goals and objectives section of this document, this will be accomplished by providing safe walkways for pedestrians and connect walkways to important public facilities such as post offices and city halls.

The City of Americus envisions the expansion and promotion of their public transportation service to include additional usage by the population as existing residential developments currently located adjacent to the corporate boundaries become annexed and future residential developments are created. Expansion will include additional busses to meet future demand. The establishment of a bikeway system that shall include storage facilities at destinations. Bikeways will be installed along existing streets and will connect residential districts to the CBD, shopping centers and educational complexes located outside the CBD. This will be accomplished in accordance with Goal #5.2 and 5.3 located in the goals and objectives section of this document.

The Cities of Americus, Andersonville, Desoto, Leslie and Plains envision the assurance of providing adequate levels of public services and utilities such as water, sewer in the Cities of Americus, Andersonville and Plains, and natural gas in the Cities of Americus and Andersonville, while Sumter County envisions the installation of a county-wide water system. This will be performed in accordance with the community facilities & services goals and objectives listed in the goals & objectives section of this document.

Sumter County envisions to continue to improve and extend a high level of recreational facilities and activities for all residents of the county as stated in the goals & objectives community services & facilities section of this document.

Sumter County envisions adequate facilities to provide appropriate housing for all county offices as stated in the goals & objective section of this document. These facilities will include a warm and inviting Senior Citizens Center that includes activities, hot meals, and a cozy atmosphere. A decent, safe & sanitary health facility, new humane society facilities, extensions office, Sumter County Courthouse and eventually a battered women's shelter.

Sumter County and the Cities of Americus, Andersonville, Desoto, Leslie and Plains envision expanded economic development opportunities throughout the county and vigorous commercial sectors that provide a variety of services and diversification for the citizens in the county and cities. As stated in the goals & objectives section of this document, this will be accomplished by supporting the Americus-Sumter County Chamber of Commerce, investigating the usefulness and establishment of a small business incubator. Finally, the City of Americus will continue to help existing educational entities develop strategies to provide an educated workforce to attract business to the county.

As shown on the accompanying illustrations, Sumter County and the City of Americus envision strong commercial development along Highway 280 East stretching toward the City of Leslie. Sumter County and the City of Americus envisions another strong commercial sector stretching along Highway 30 West.

Sumter County envisions the addition of commercial air traffic at Southerfield Airport. This can be accomplished by enlarging and improving the current airport facilities as stated in the goals & objectives section of this document.

As stated in the goals & objectives section of this document, the City of Desoto envisions a revitalization of their downtown district to include their heritage which will be inviting to local citizens and tourists alike. This will be accomplished through the removal of dilapidated structures and renovating existing deteriorated structures.

The City of Leslie also envisions future subdivision development that will increase their housing stock. This will be accomplished by facilitating residential development by making municipal services available to committed residential sites as stated in the goals & objective section of this document.

Sumter County and the Cities of Americus, Andersonville and Plains envision the reduction of land use conflicts through the strict enforcement of zoning ordinances. Sumter County and all the cities envision orderly development and growth within their corporate boundaries and the Cities of Desoto and Leslie are committed to determining the feasibility of implementing land use regulations and building code enforcement as stated in the Goals & objectives section of this document.

Sumter County and the Cities of Americus, Andersonville, Desoto, Leslie and Plains will use all of the goals and objectives as stated in the Goals & Objectives Section of this document as guiding principles for future development of their prospective jurisdictions.

Public Input

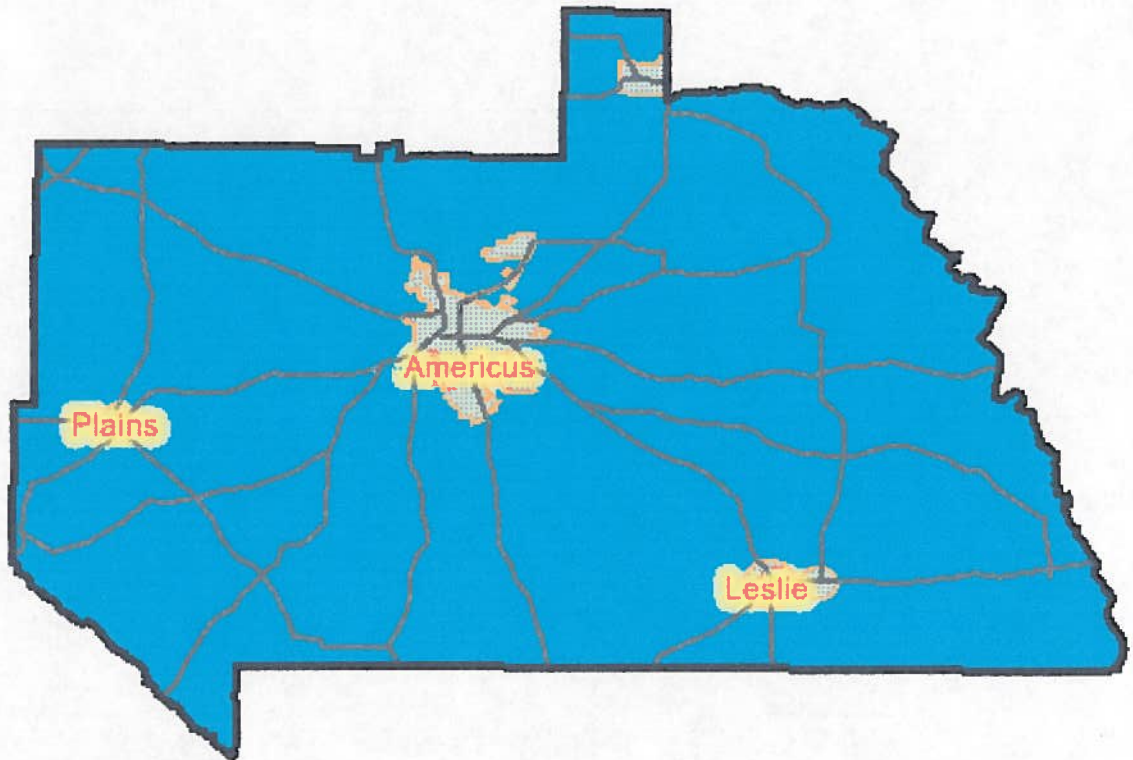
In accordance with applicable state mandated Minimum Planning Standards and Procedures, two public hearings were held related to the preparation of this document. These hearings were held in an effort to receive citizen input into the preparation of this document.

Initial Public Hearing was held on September 11, 2003 at the Sumter County Board of Commissioners Meeting Room. No one from the public were in attendance.

Work sessions were held by all of the local governments involved between the dates of September 22, 2003 and October 27, 2003. Information from these work sessions was then compiled and Sumter County prepared a draft of the Plan.

A second Public Hearing was held on February 26, 2004. In an effort to receive citizen input, this hearing was scheduled to start at 3:00 p.m. and remain open till 5:00 p.m. After two hours, the public hearing was closed. Again, no one from the public attended the hearing.

SUMTER COUNTY



SUMTER COUNTY






Illustration of Visions

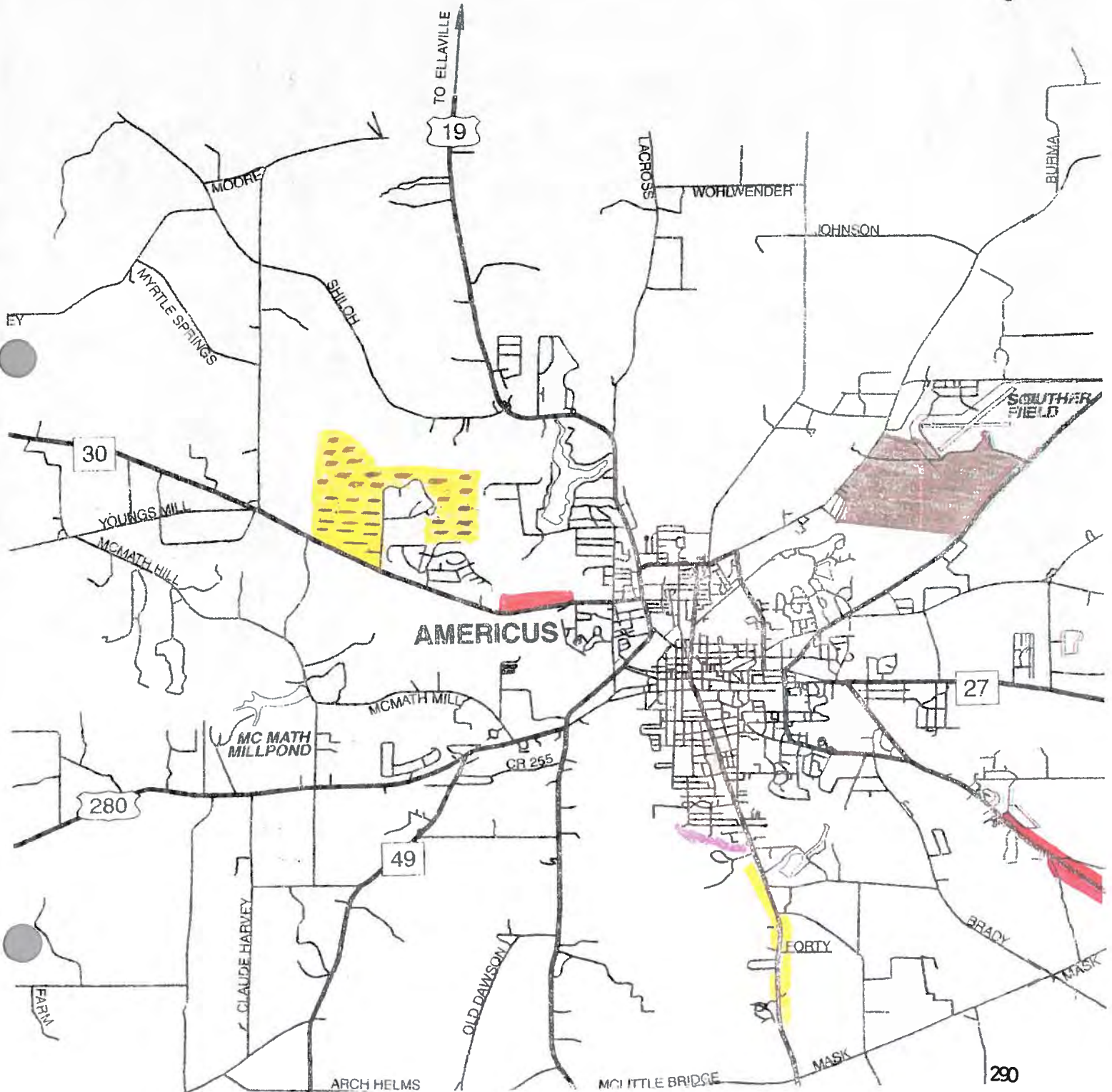


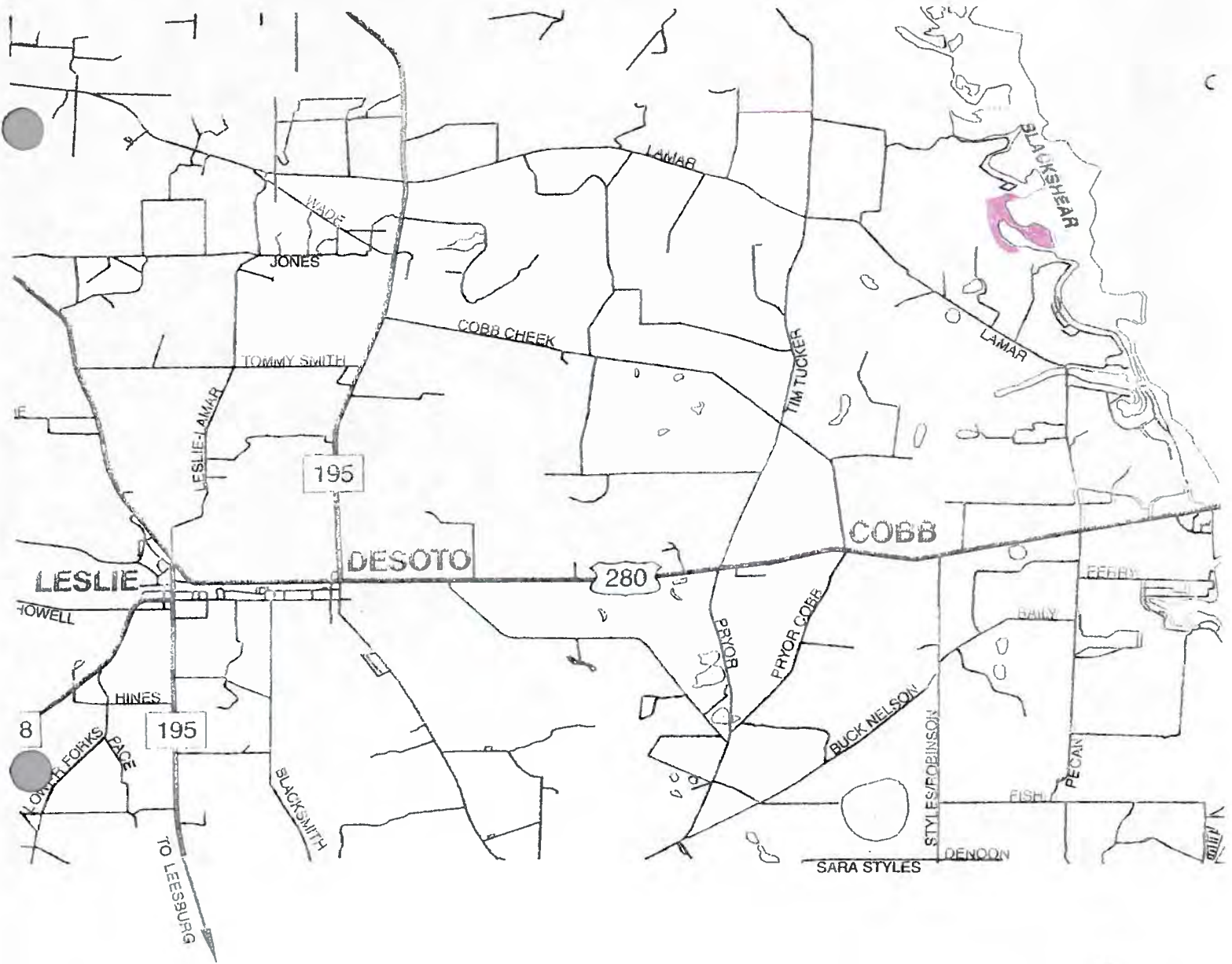
Areas to be served by future countywide water system

SUMTER COUNTY

Illustration of Visions

- Extended Residential Districts 
- Extended Transportation 
- Extended Commercial Districts 
- Extended Airport Facilities 
- Extended Recreation/Conservation Areas 

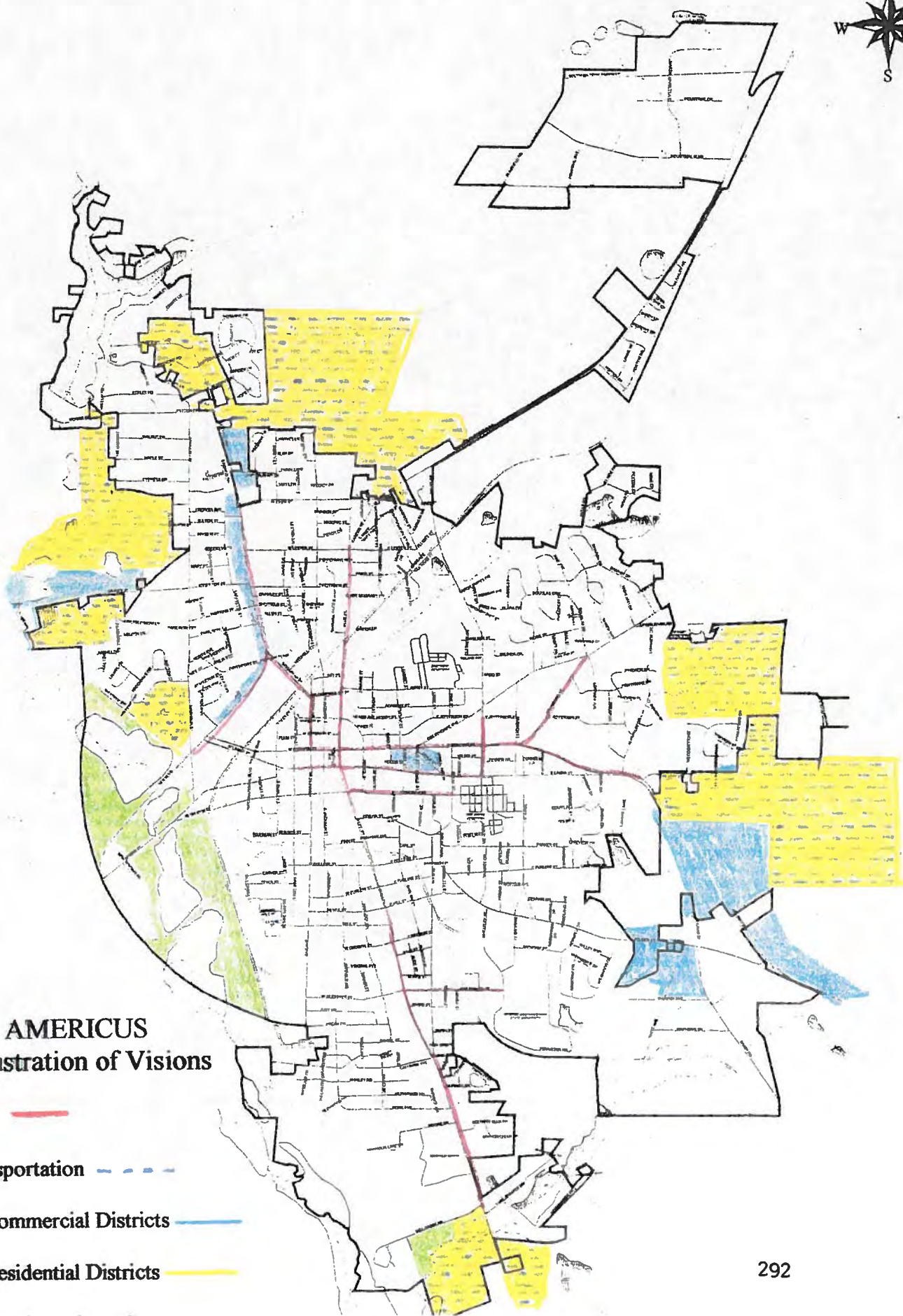




SUMTER COUNTY
Illustration of Visions

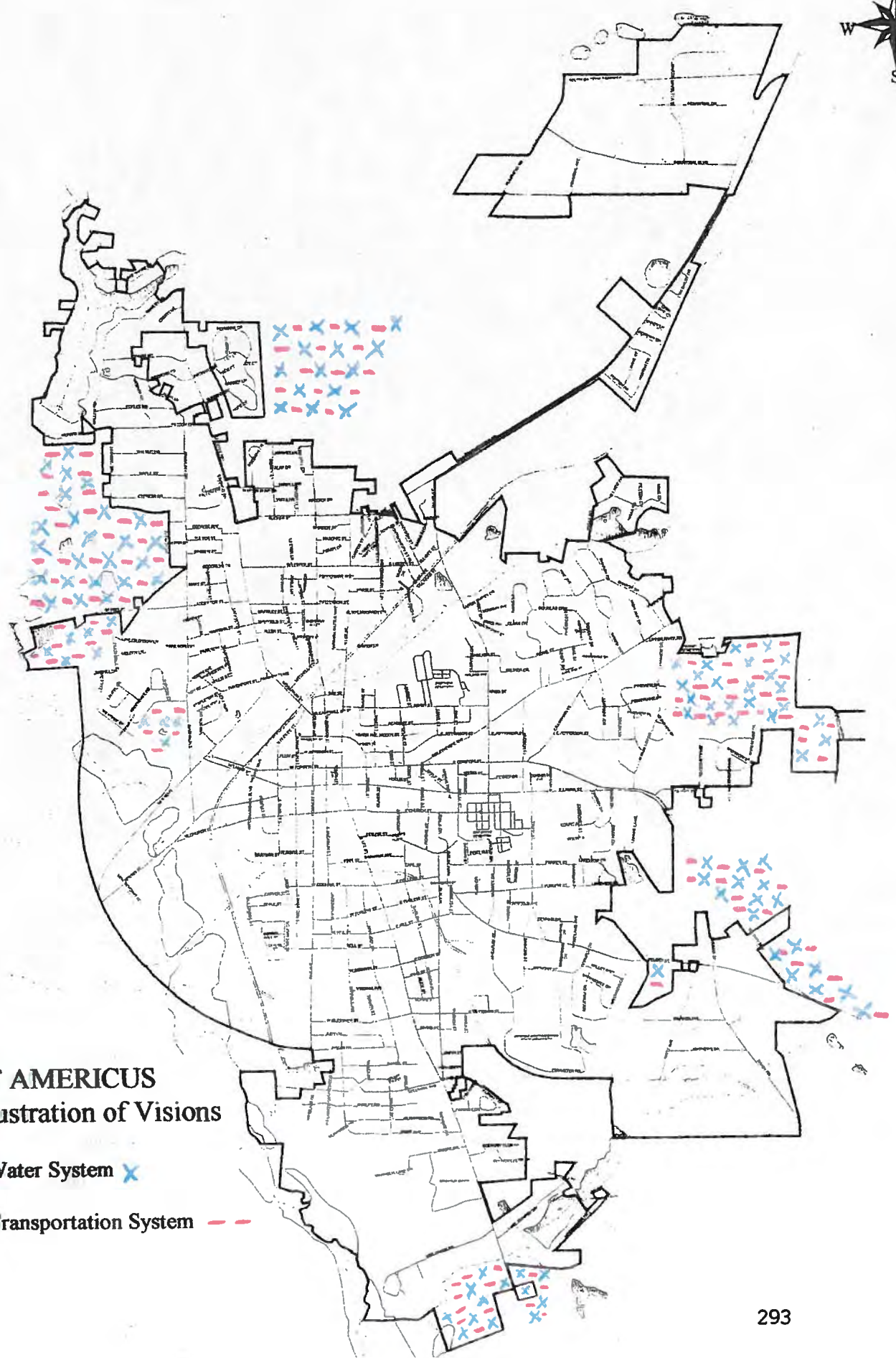


Extended Recreation/Conservation Areas ———



CITY OF AMERICUS
Illustration of Visions

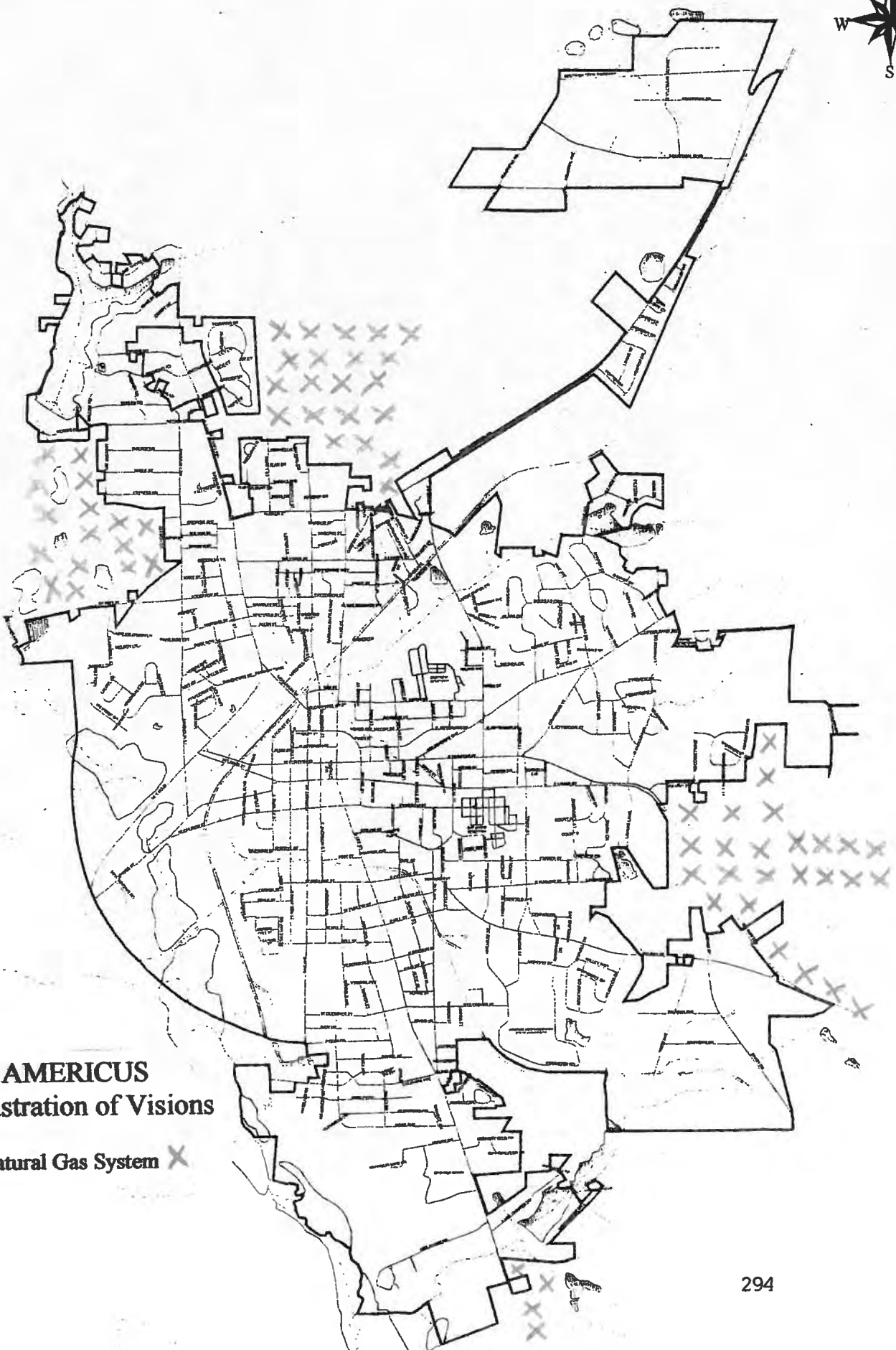
- Bikeways** ————
- Public Transportation** - - - - -
- Extended Commercial Districts** ————
- Extended Residential Districts** ————



CITY OF AMERICUS
Illustration of Visions

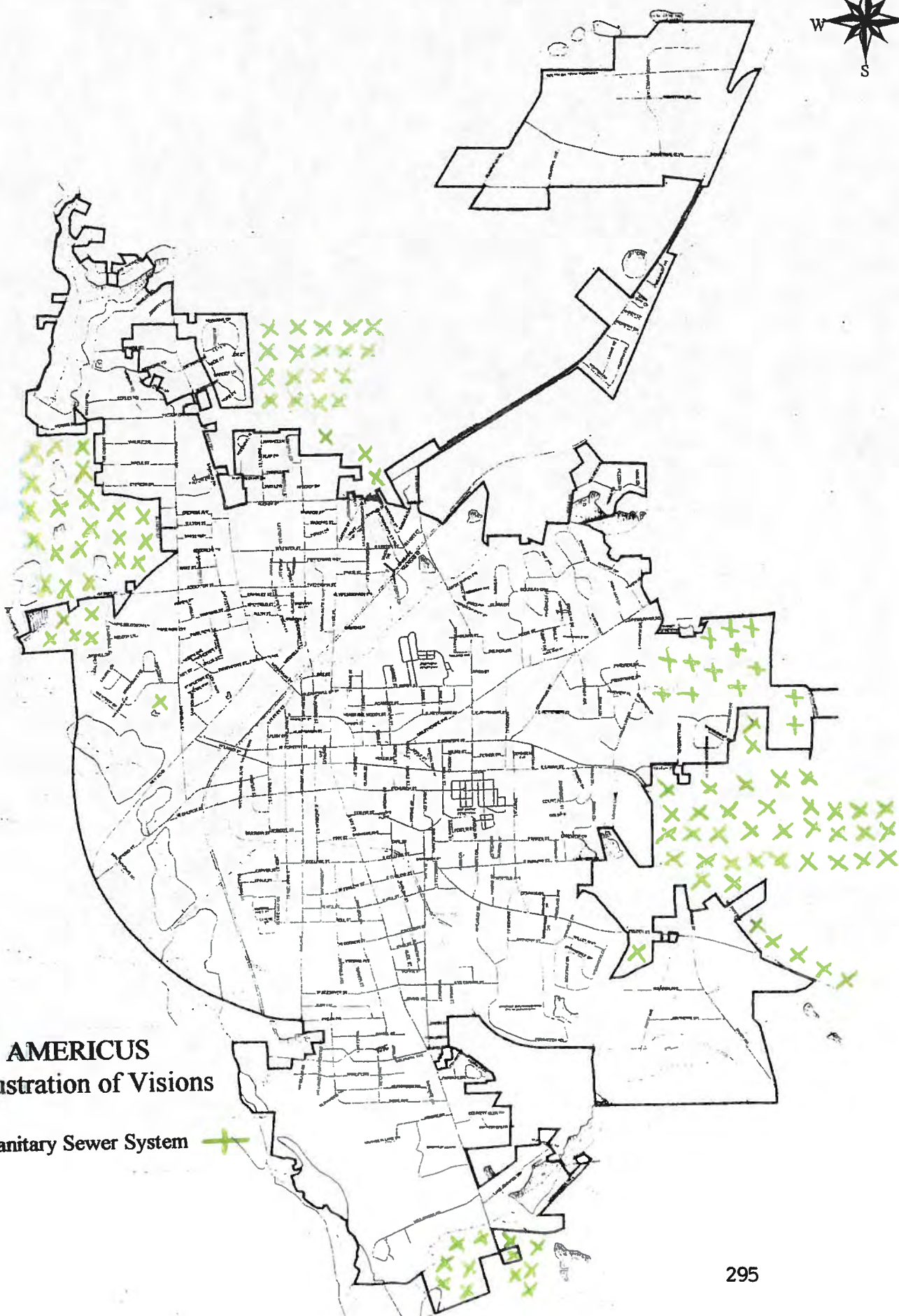
Extended Water System X

Extended Transportation System - - -



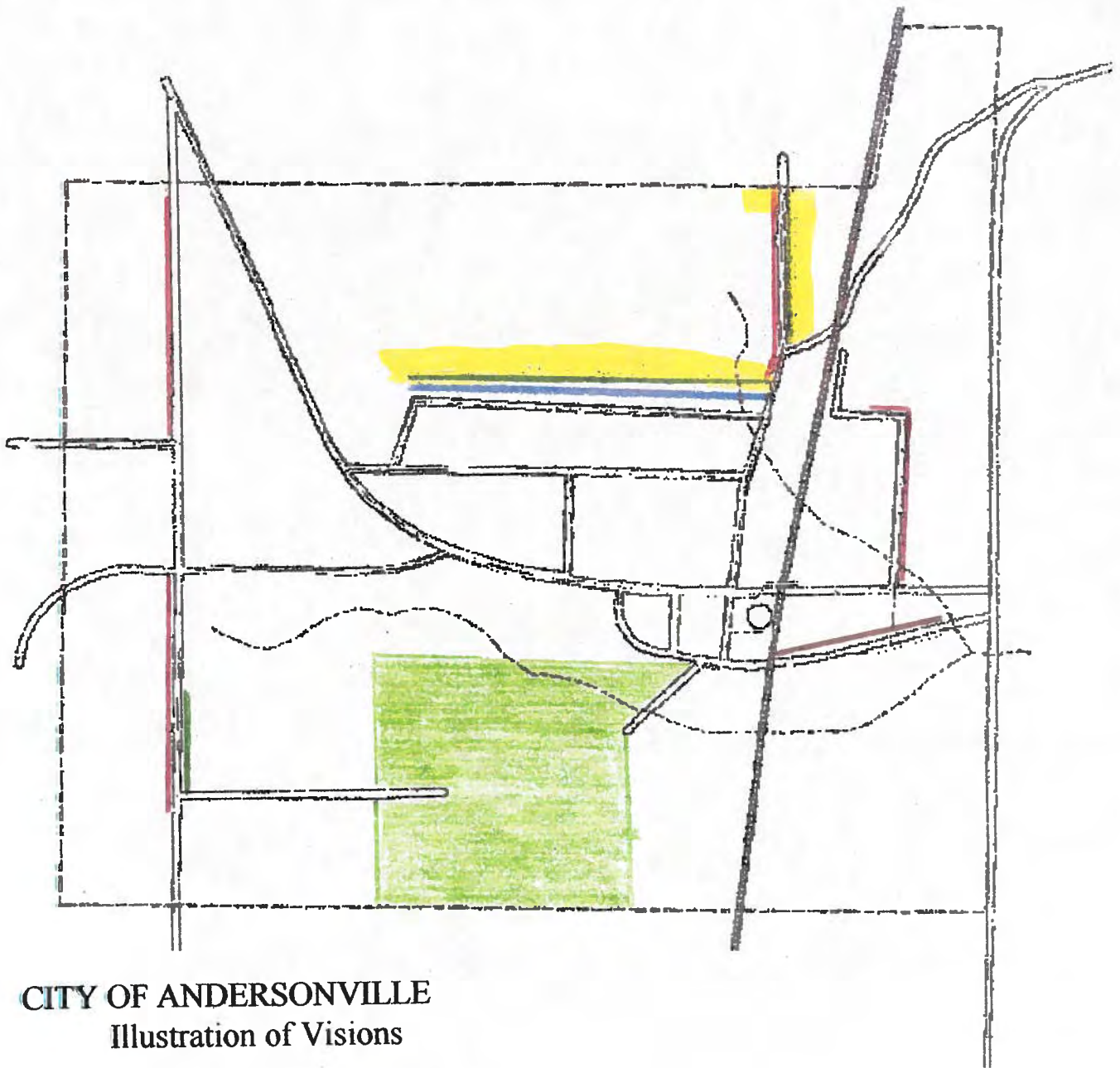
CITY OF AMERICUS
Illustration of Visions

Extended Natural Gas System X



CITY OF AMERICUS
Illustration of Visions

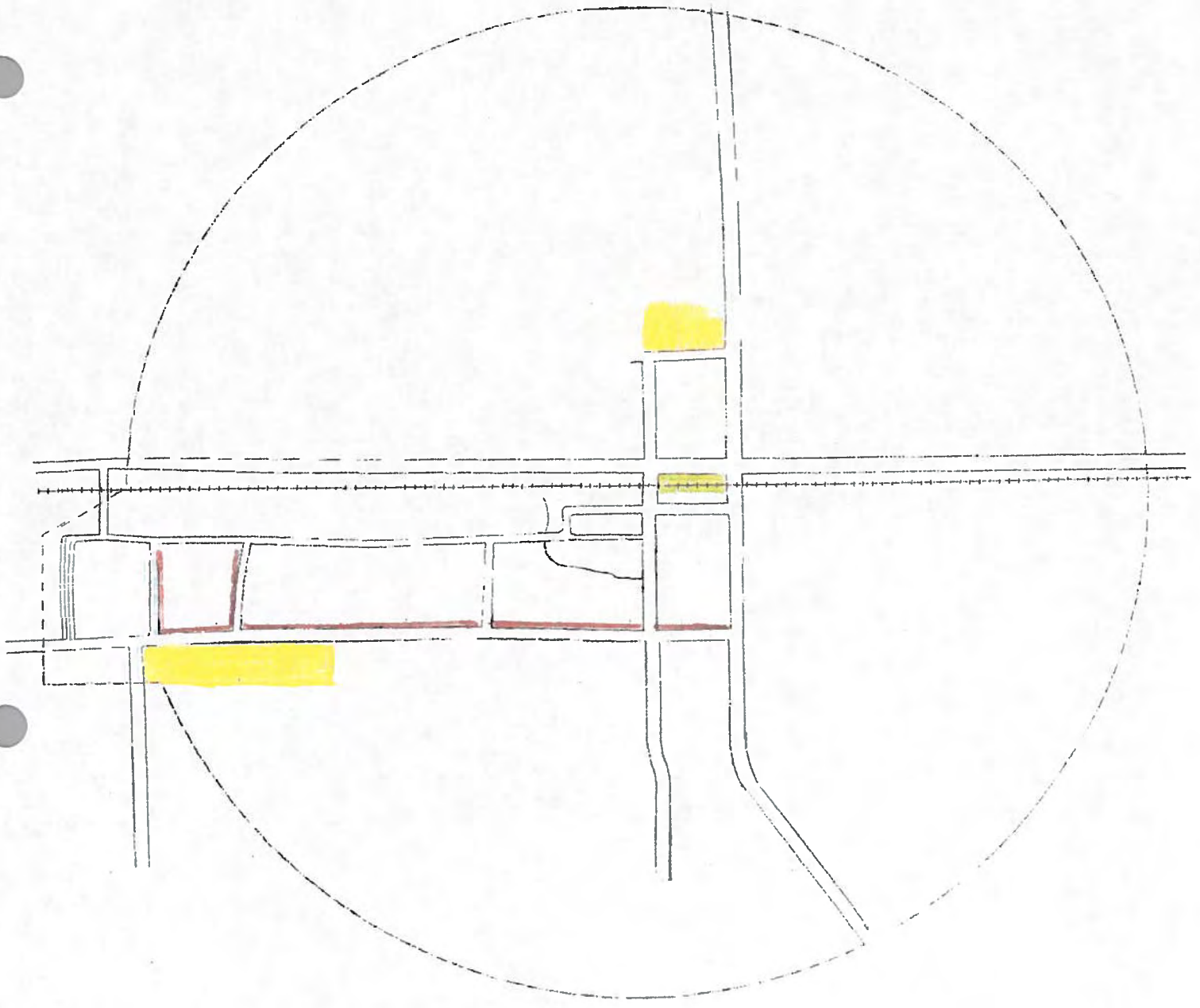
Extended Sanitary Sewer System +



CITY OF ANDERSONVILLE
Illustration of Visions





- Extended Residential Districts ———
- Areas to Remain as Open Space ———
- Extended Sanitary Sewer ———
- Extended Sidewalk System ———
- Extended Natural Gas System ———
- Extended Water System ———

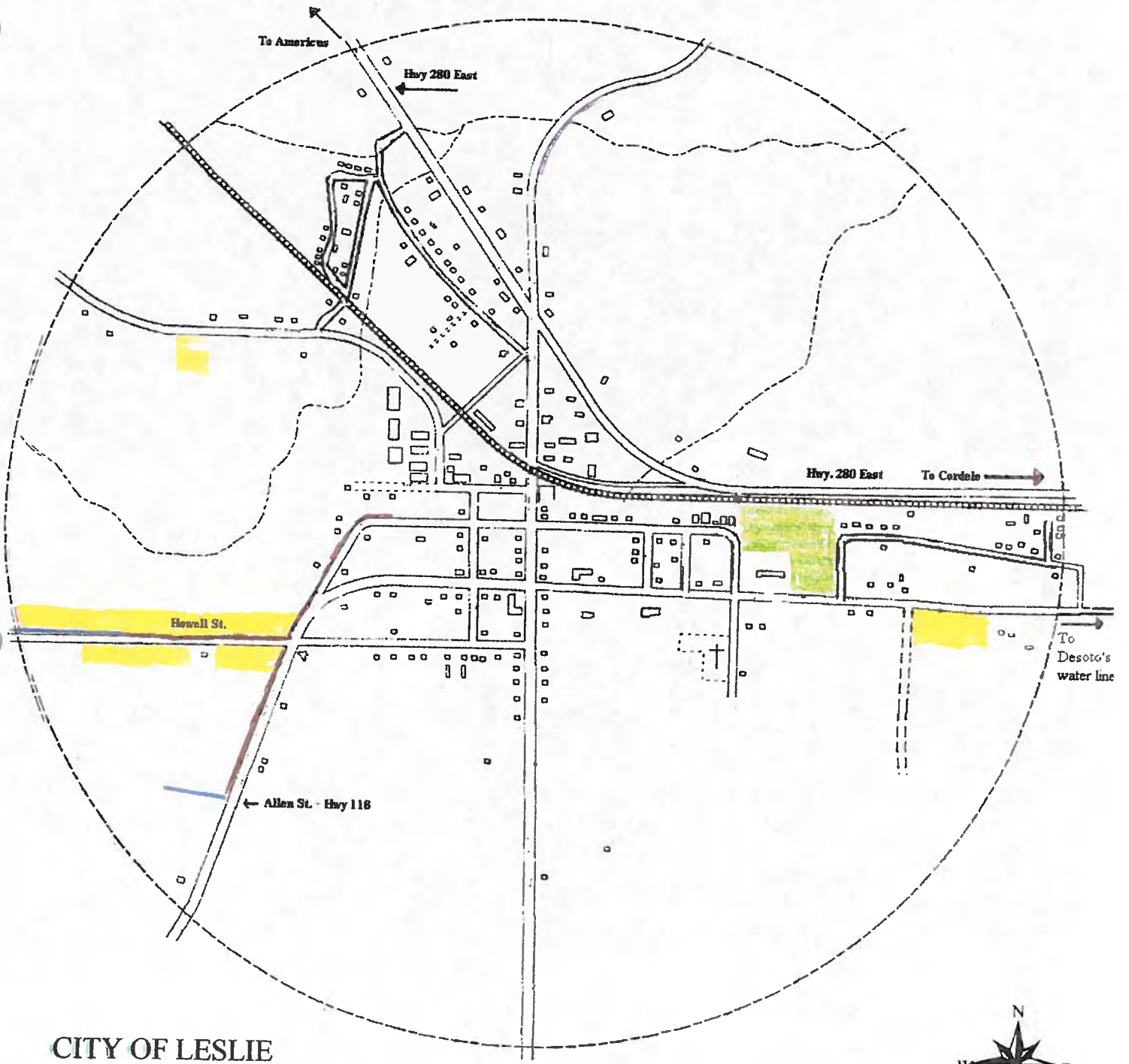




CITY OF DESOTO
Illustration of Visions



- Extended Residential Districts 
- Areas to Remain as Open Space 
- Extended Water System 
- Extended Sidewalk System 



CITY OF LESLIE
Illustration of Visions



- Extended Residential Districts ———
- Areas to Remain as Open Space ———
- Extended Water System ———
- Extended Sidewalk System ———

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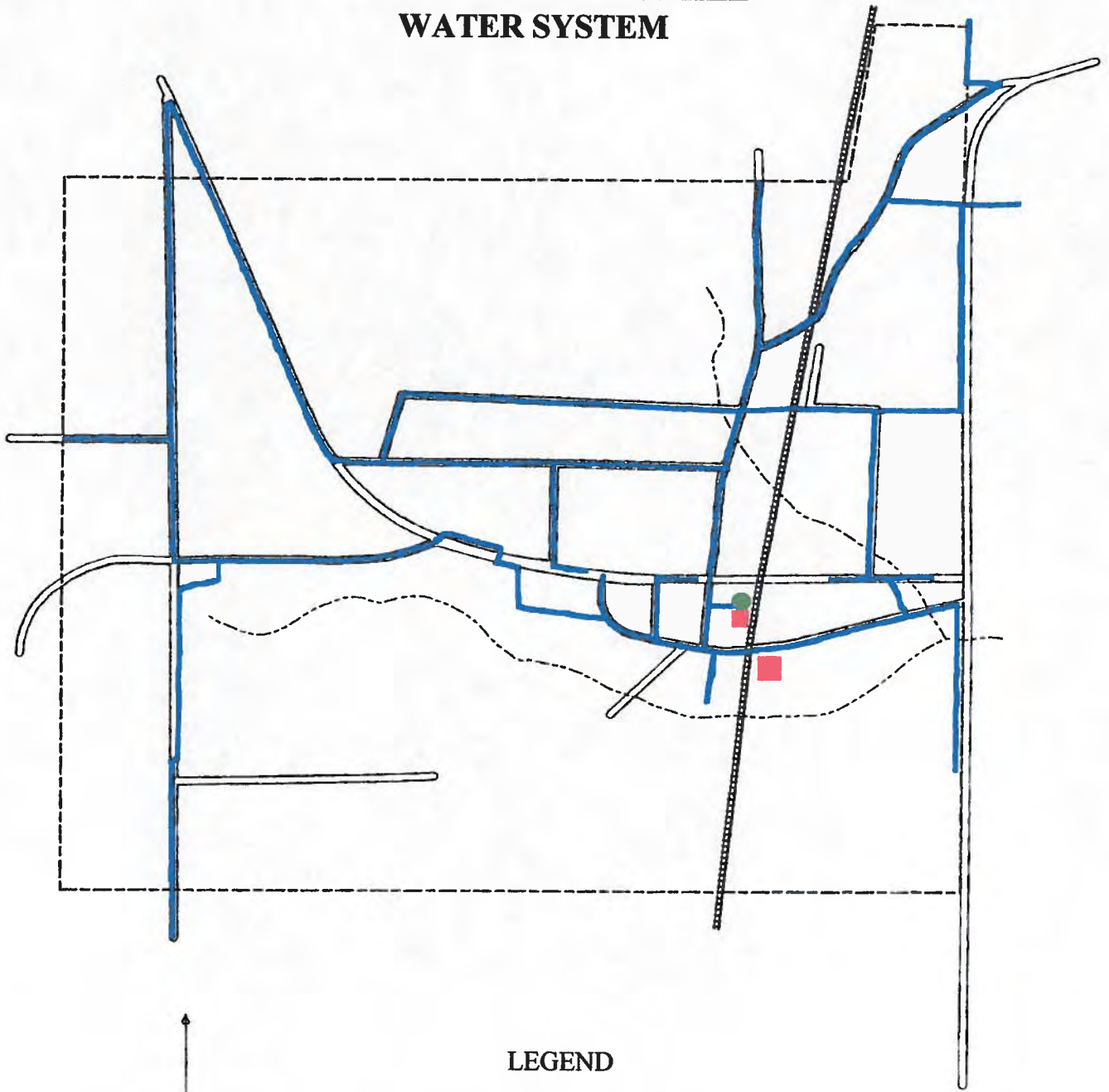
EXISTING LAND USE..... 359

FUTURE LAND USE..... 366

WATER SYSTEM MAPS

**CITY OF AMERICUS
CITY OF ANDERSONVILLE
CITY OF DESOTO
CITY OF LESLIE
CITY OF PLAINS**

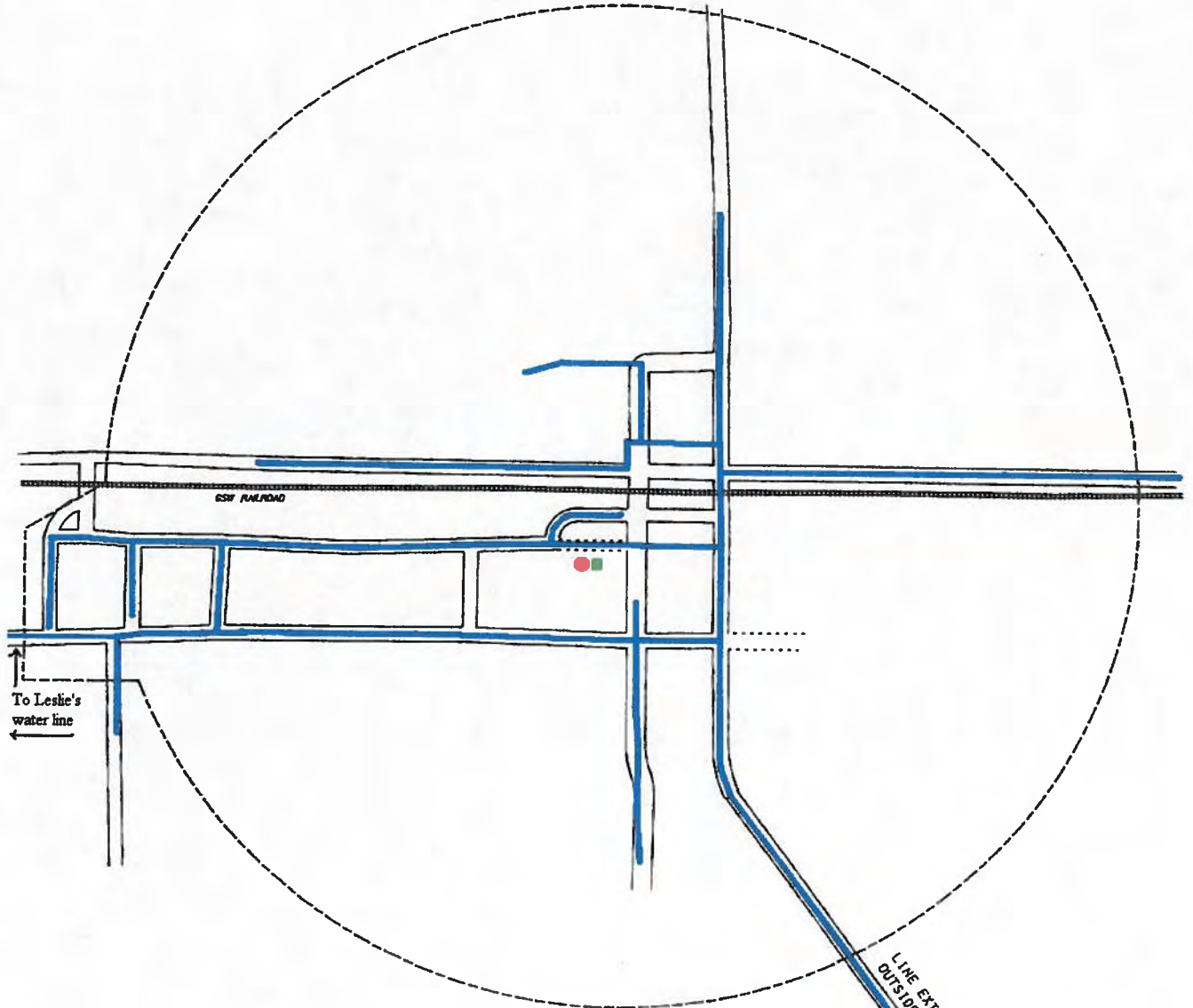
CITY OF ANDERSONVILLE WATER SYSTEM



LEGEND

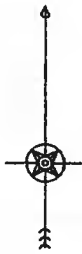
- WATER LINES
- WELL
- ELEVATED TANK

CITY OF DESOTO WATER SYSTEM



To Leslie's
water line
←

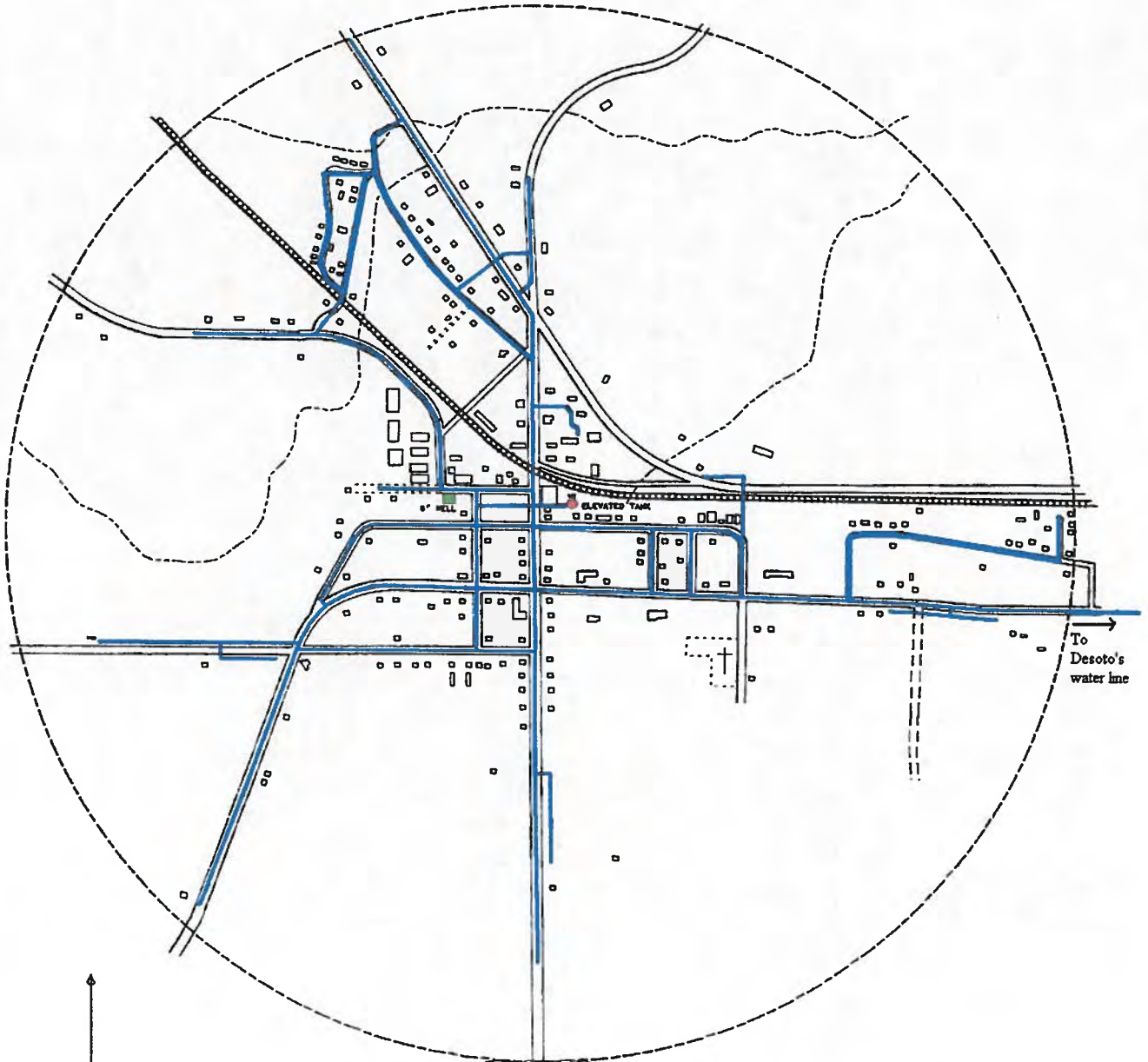
LINE EXTENDS 2695'
OUTSIDE CITY LIMITS



LEGEND

- WATER LINES
- TREATMENT PLANT
- ELEVATED TANK

CITY OF LESLIE WATER SYSTEM



LEGEND

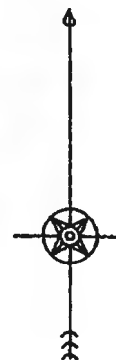
- WATER LINES
- MUNICIPAL WELL
- ELEVATED TANK

CITY OF PLAINS EXISTING WATER SYSTEM



LEGEND

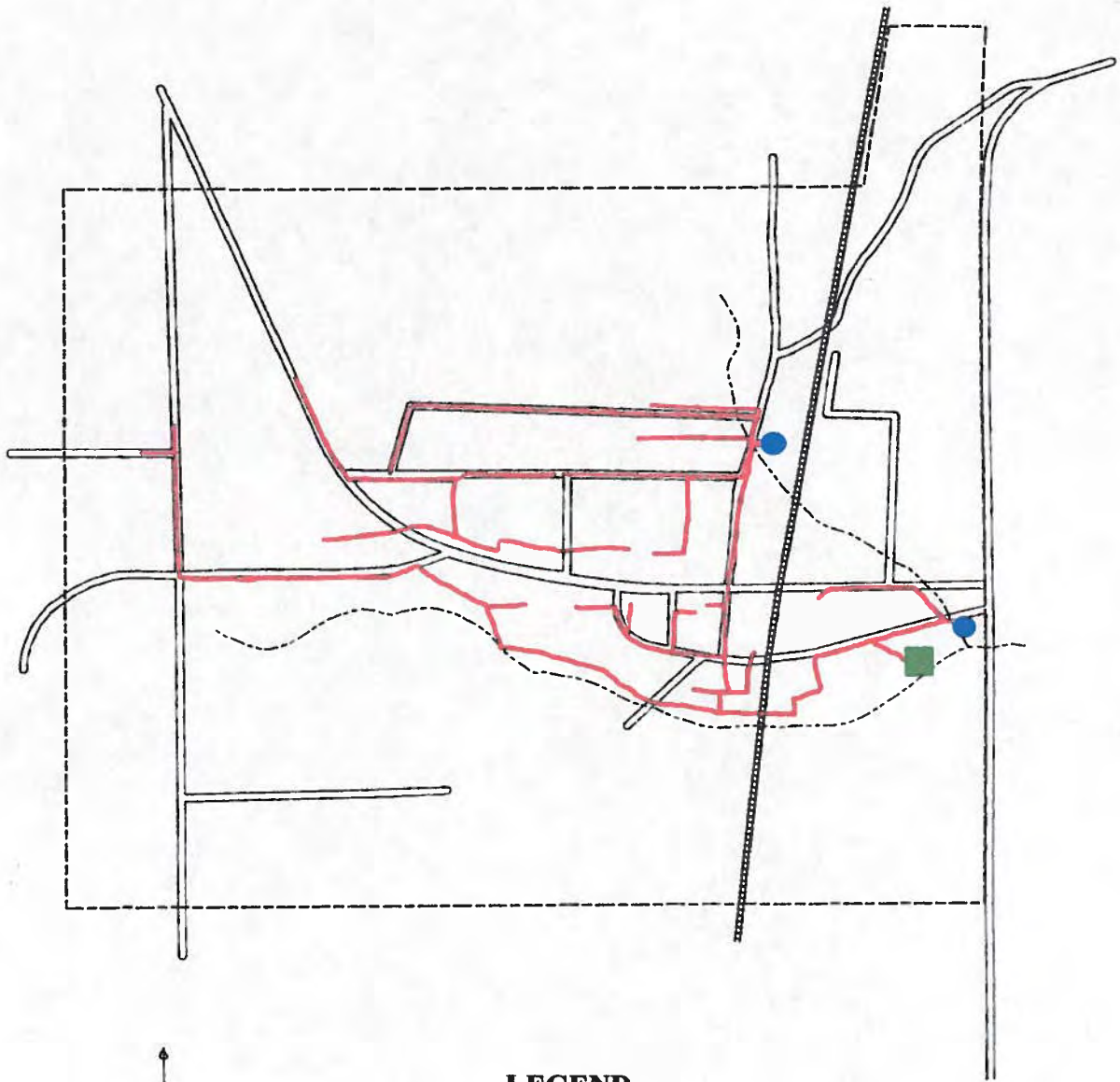
- Existing Water Lines
- Tank
- Well



SEWER LINE MAPS

**CITY OF AMERICUS
CITY OF ANDERSONVILLE
CITY OF PLAINS**

CITY OF ANDERSONVILLE SANITARY SEWER SYSTEM



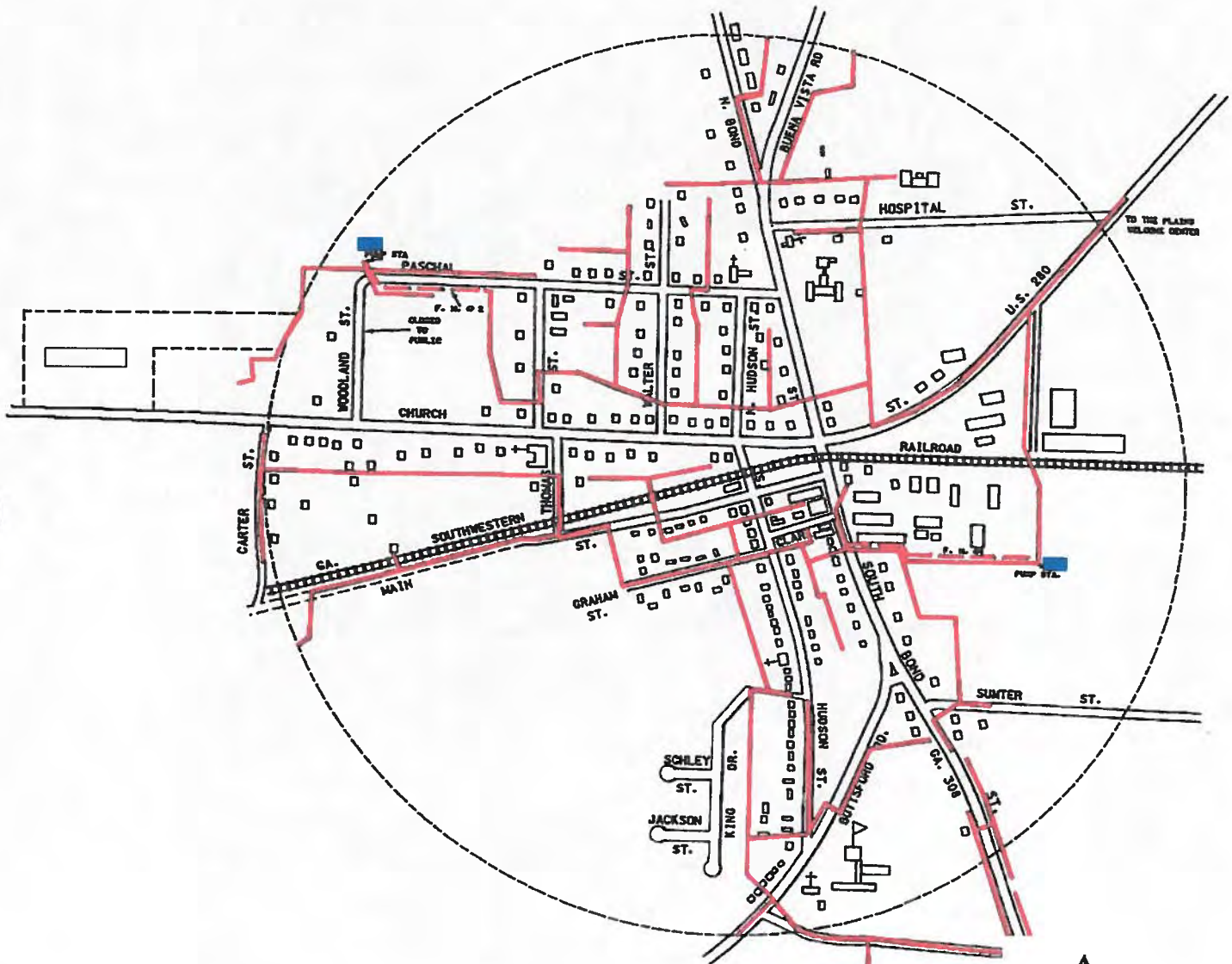
LEGEND

— SANITARY SEWER LINES

■ TREATMENT FACILITY

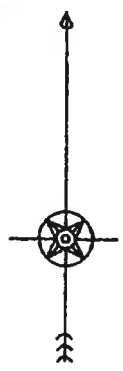
● LIFT STATION

CITY OF PLAINS EXISTING SANITARY SEWER SYSTEM



LEGEND

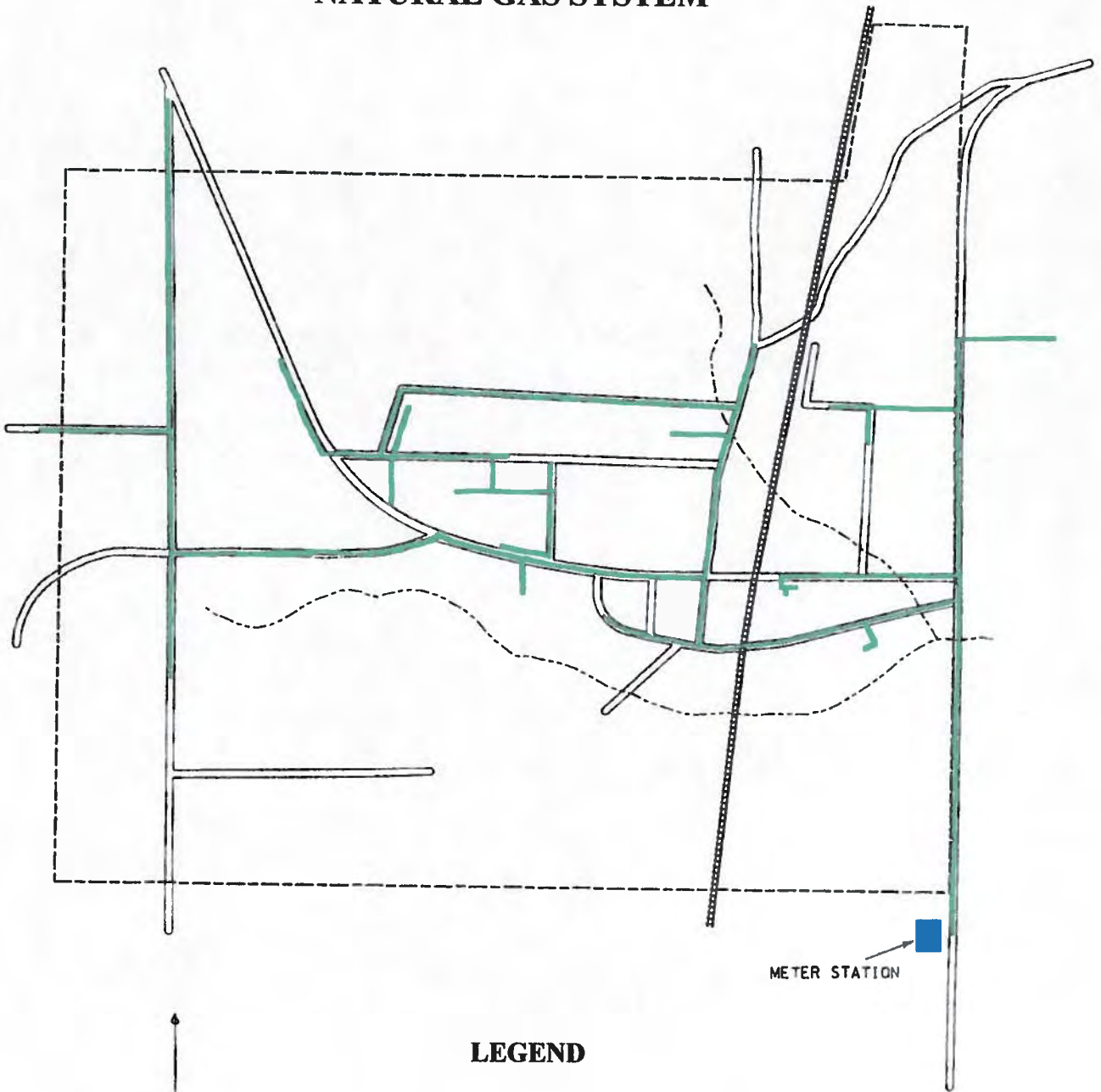
- Existing Sewer Lines
- Pump Station
- Sewer Treatment Plant



NATURAL GAS MAPS

**CITY OF AMERICUS
CITY OF ANDERSONVILLE**

CITY OF ANDERSONVILLE NATURAL GAS SYSTEM



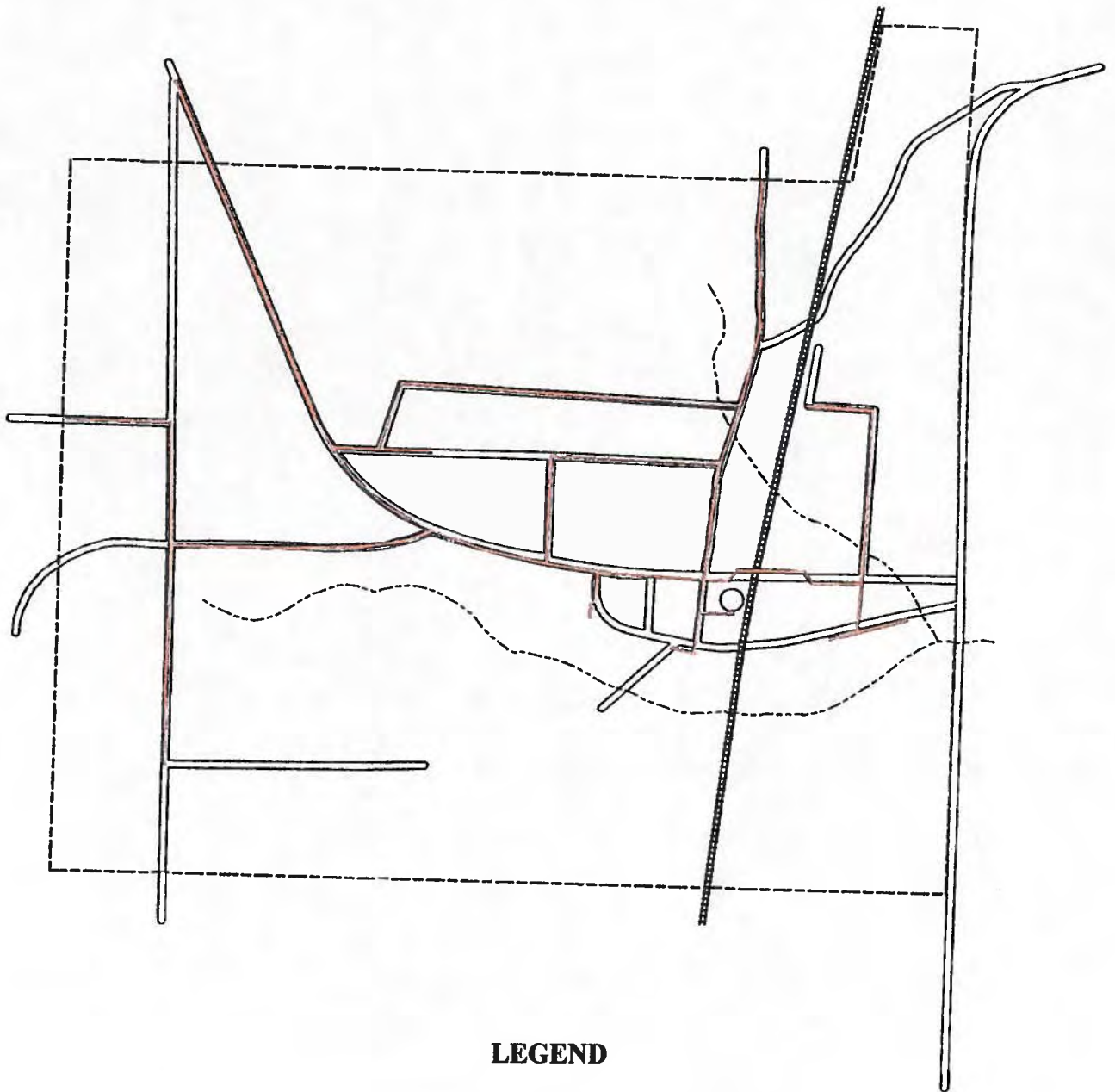
LEGEND

— NATURAL GAS LINES

CABLE SYSTEM MAPS

CITY OF ANDERSONVILLE

CITY OF ANDERSONVILLE CABLE SYSTEM



LEGEND

— CABLE LINES



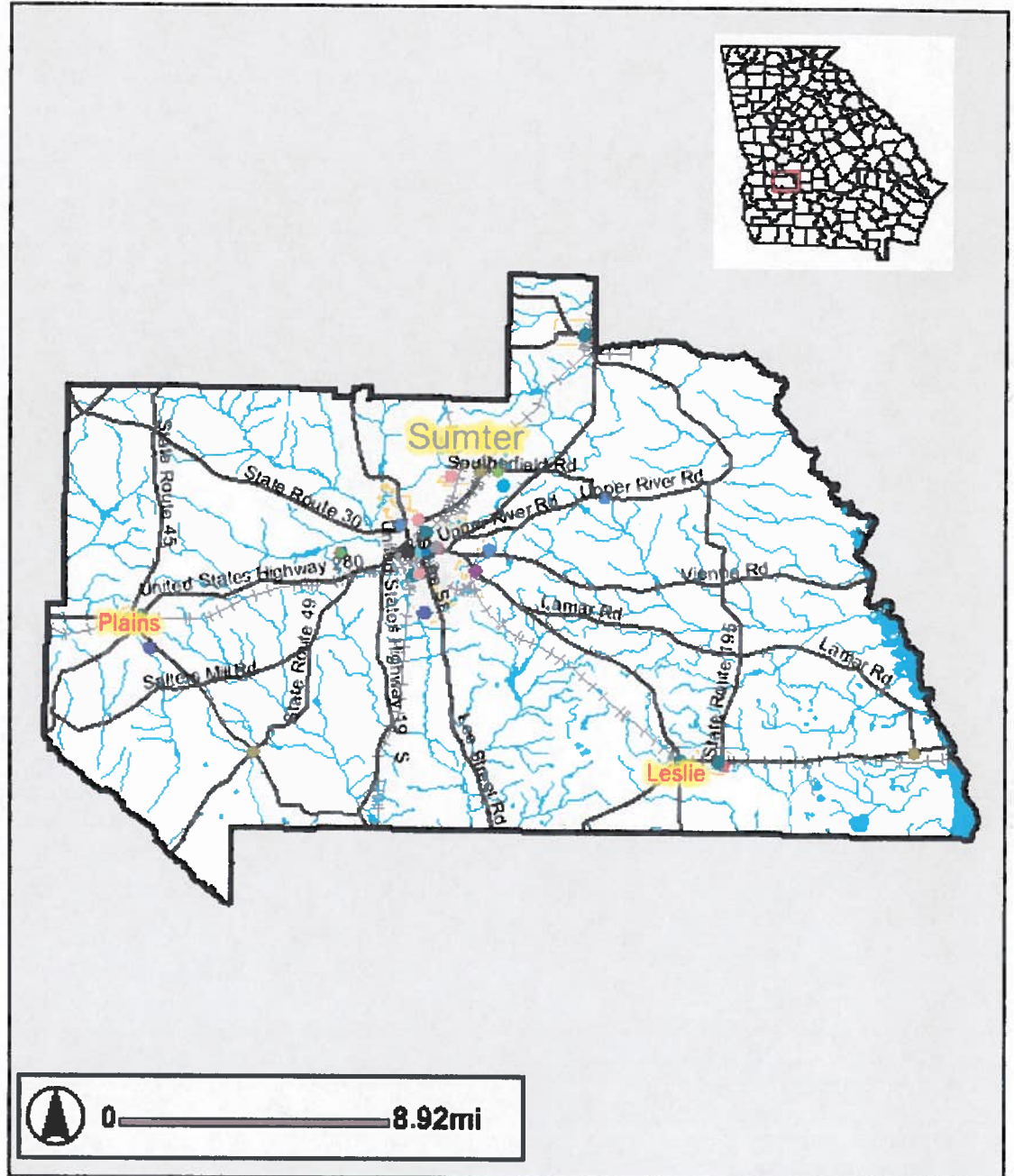
PUBLIC FACILITIES MAPS

**SUMTER COUNTY
CITY OF AMERICUS
CITY OF ANDERSONVILLE
CITY OF DESOTO
CITY OF LESLIE
CITY OF PLAINS**

SUMTER COUNTY COMMUNITY FACILITIES MAP

Community Facilities

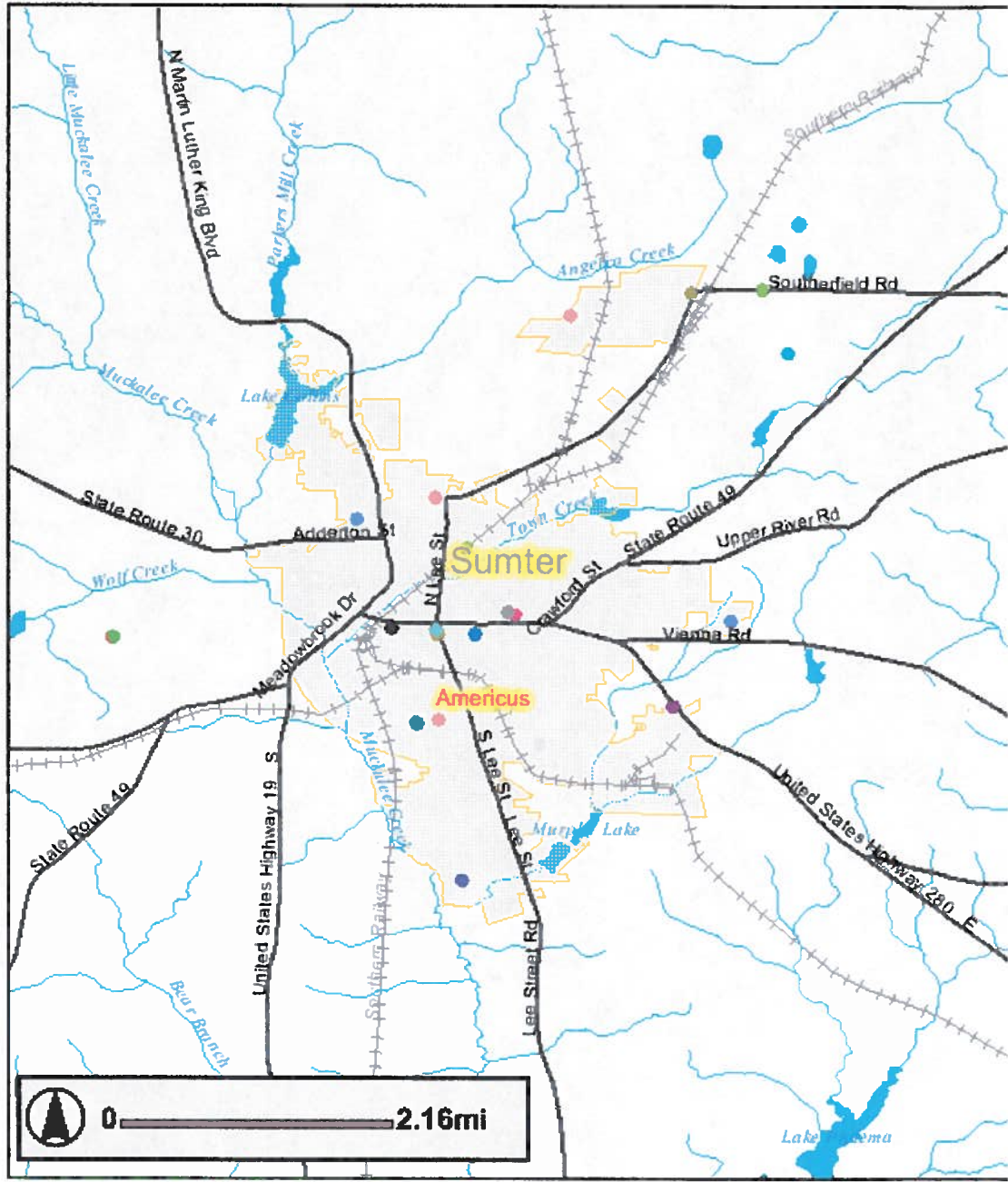
- Airport
- Available Industrial Buildings
- City Hall
- City Jail
- County Correctional Institution
- County Jail
- Courthouse
- Federal Penitentiary
- Fire Station
- High School, Public
- Hospital, Admissions Entrance
- Hospital, Emergency Entrance
- Library
- Marshals Office
- Police Station
- Private Four-Year College
- Private School
- Private Two-Year College
- Private University
- Public Four-Year College
- Public Two-Year College
- Public University
- Public Vocational Technical School
- Sheriff's Office
- State Prison
- Wastewater Treatment Plant
- Water System
- Interstate Highway
- US and State Highway
- Local Road
- Other Thoroughfare
- Railroad
- City
- County
- Stream
- Water Body



CITY OF AMERICUS COMMUNITY FACILITIES MAP

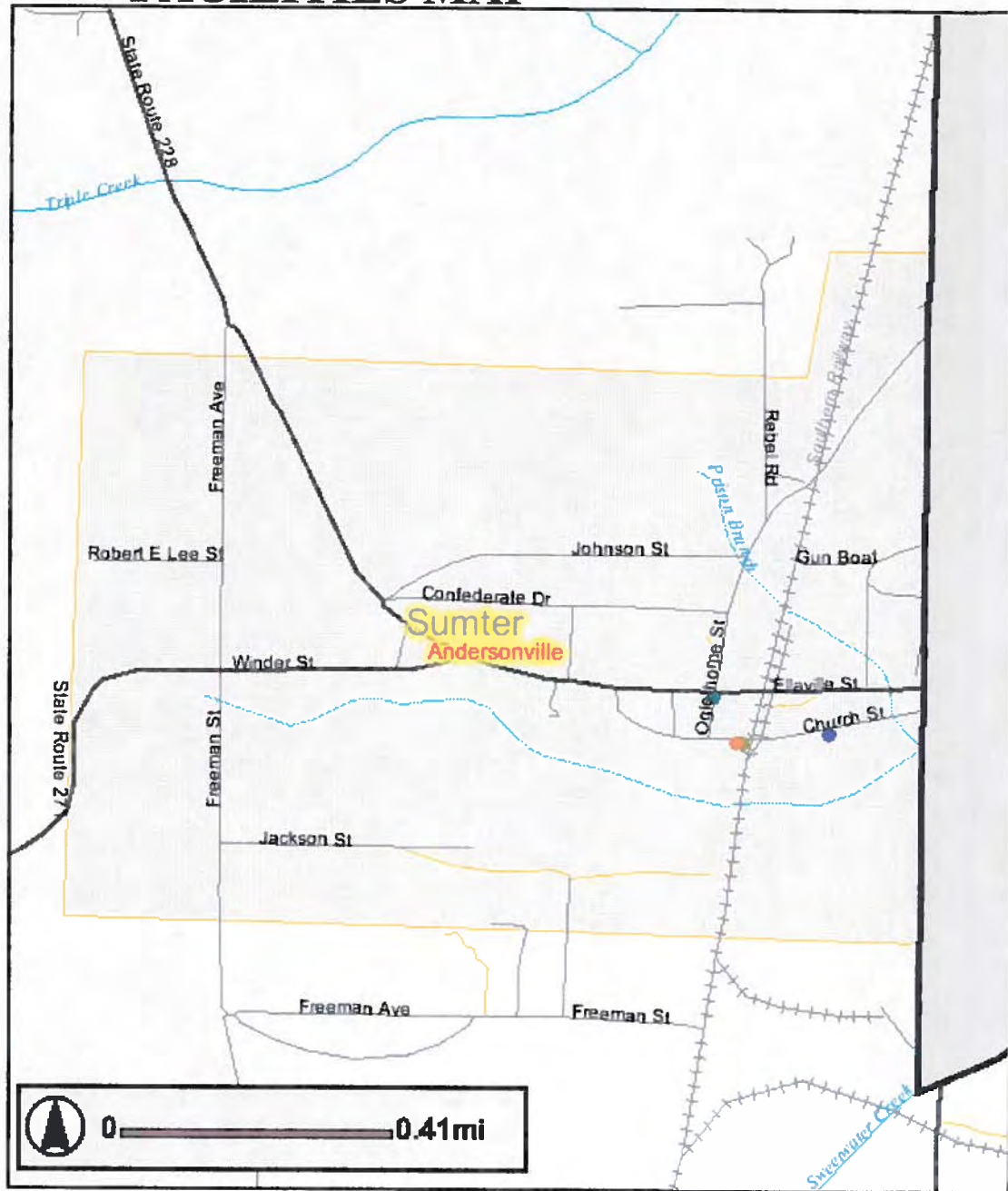
Community Facilities

- Airport
- Available Industrial Buildings
- City Hall
- City Jail
- County Correctional Institution
- County Jail
- Courthouse
- Federal Penitentiary
- Fire Station
- High School, Public
- Hospital, Admissions Entrance
- Hospital, Emergency Entrance
- Library
- Marshals Office
- Police Station
- Private Four-Year College
- Private School
- Private Two-Year College
- Private University
- Public Four-Year College
- Public Two-Year College
- Public University
- Public Vocational Technical School
- Sheriff's Office
- State Prison
- Wastewater Treatment Plant
- Water System
- Interstate Highway
- US and State Highway
- Local Road
- Other Thoroughfare
- Railroad
- City
- County
- Stream
- Water Body



CITY OF ANDERSONVILLE COMMUNITY FACILITIES MAP

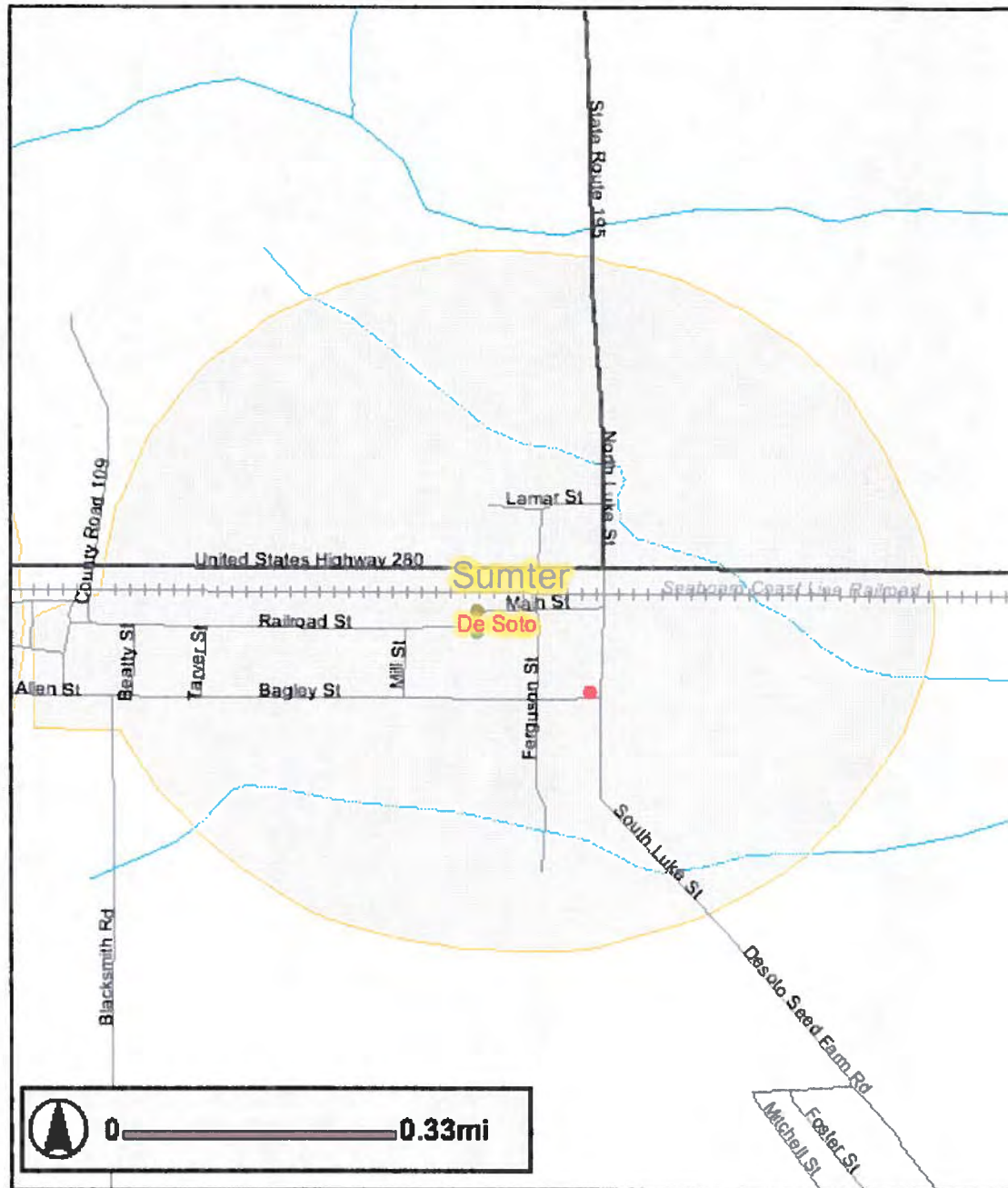
- Community Facilities**
- Airport
 - Available Industrial Buildings
 - City Hall
 - City Jail
 - County Correctional Institution
 - County Jail
 - Courthouse
 - Federal Penitentiary
 - Fire Station
 - High School, Public
 - Hospital, Admissions Entrance
 - Hospital, Emergency Entrance
 - Library
 - Marshals Office
 - Police Station
 - Private Four-Year College
 - Private School
 - Private Two-Year College
 - Private University
 - Public Four-Year College
 - Public Two-Year College
 - Public University
 - Public Vocational Technical School
 - Sheriff's Office
 - State Prison
 - Wastewater Treatment Plant
 - Water System
 - Interstate Highway
 - US and State Highway
 - Local Road
 - Other Thoroughfare
 - + + + Railroad
 - City
 - County
 - Stream
 - Water Body



CITY OF DESOTO COMMUNITY FACILITIES MAP

Community Facilities

- Airport
- Available Industrial Buildings
- City Hall
- City Jail
- County Correctional Institution
- County Jail
- Courthouse
- Federal Penitentiary
- Fire Station
- High School, Public
- Hospital, Admissions Entrance
- Hospital, Emergency Entrance
- Library
- Marshals Office
- Police Station
- Private Four-Year College
- Private School
- Private Two-Year College
- Private University
- Public Four-Year College
- Public Two-Year College
- Public University
- Public Vocational Technical School
- Sheriff's Office
- State Prison
- Wastewater Treatment Plant
- Water System
- ~ Interstate Highway
- ~ US and State Highway
- ~ Local Road
- ~ Other Thoroughfare
- + + + Railroad
- City
- County
- ~ Stream
- Water Body



CITY OF LESLIE COMMUNITY FACILITIES MAP

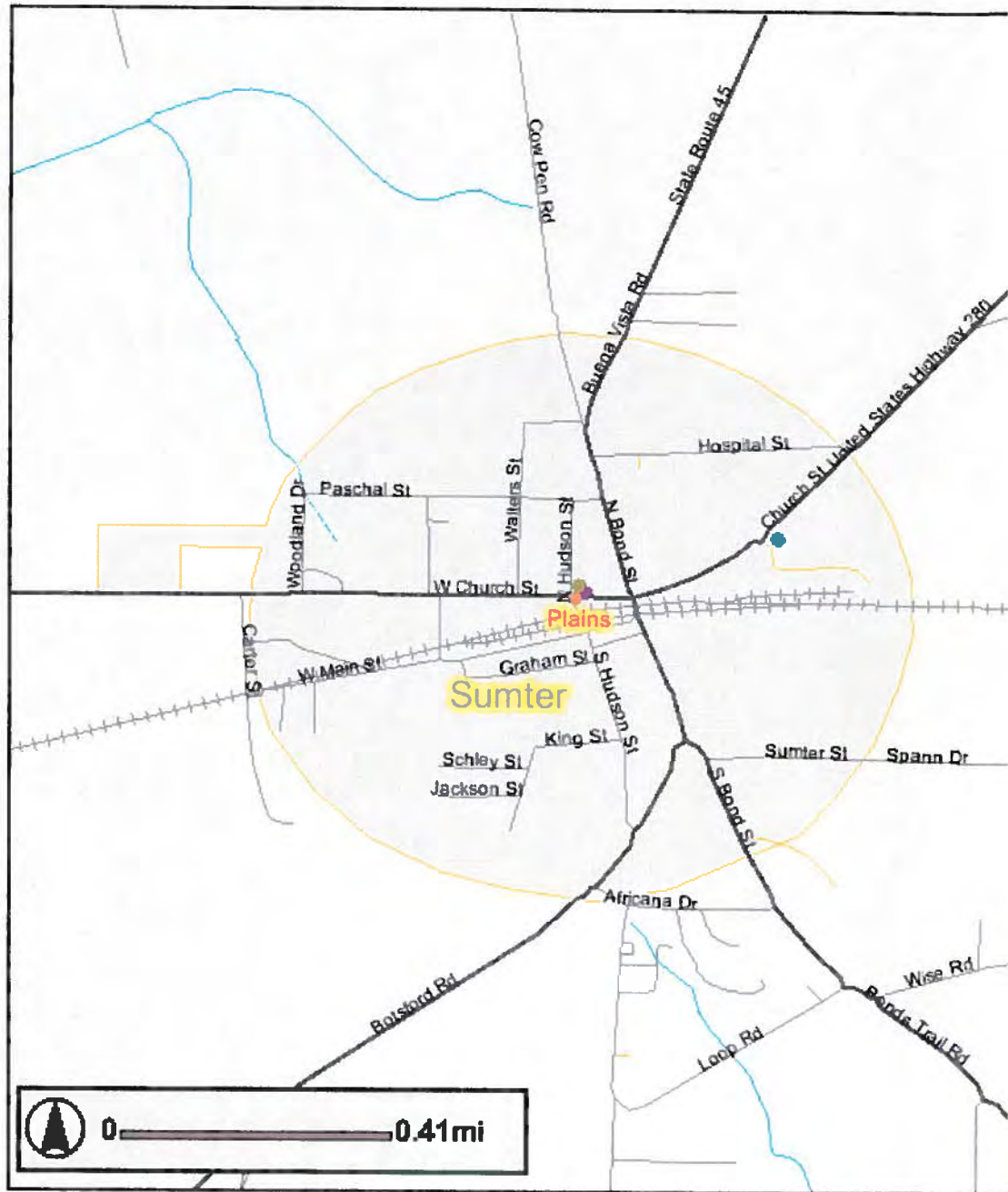
Community Facilities

- Airport
- Available Industrial Buildings
- City Hall
- City Jail
- County Correctional Institution
- County Jail
- Courthouse
- Federal Penitentiary
- Fire Station
- High School, Public
- Hospital, Admissions Entrance
- Hospital, Emergency Entrance
- Library
- Marshals Office
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- Private Four-Year College
- Private School
- Private Two-Year College
- Private University
- Public Four-Year College
- Public Two-Year College
- Public University
- Public Vocational Technical School
- Sheriff's Office
- State Prison
- Wastewater Treatment Plant
- Water System
- Interstate Highway
- US and State Highway
- Local Road
- Other Thoroughfare
- + + + Railroad
- City
- County
- Stream
- Water Body



CITY OF PLAINS COMMUNITY FACILITIES MAP

- Community Facilities**
- Airport
 - Available Industrial Buildings
 - City Hall
 - City Jail
 - County Correctional Institution
 - County Jail
 - Courthouse
 - Federal Penitentiary
 - Fire Station
 - High School, Public
 - Hospital, Admissions Entrance
 - Hospital, Emergency Entrance
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 - Public University
 - Public Vocational Technical School
 - Sheriff's Office
 - State Prison
 - Wastewater Treatment Plant
 - Water System
 - Interstate Highway
 - US and State Highway
 - Local Road
 - Other Thoroughfare
 - Railroad
 - City
 - County
 - Stream
 - Water Body

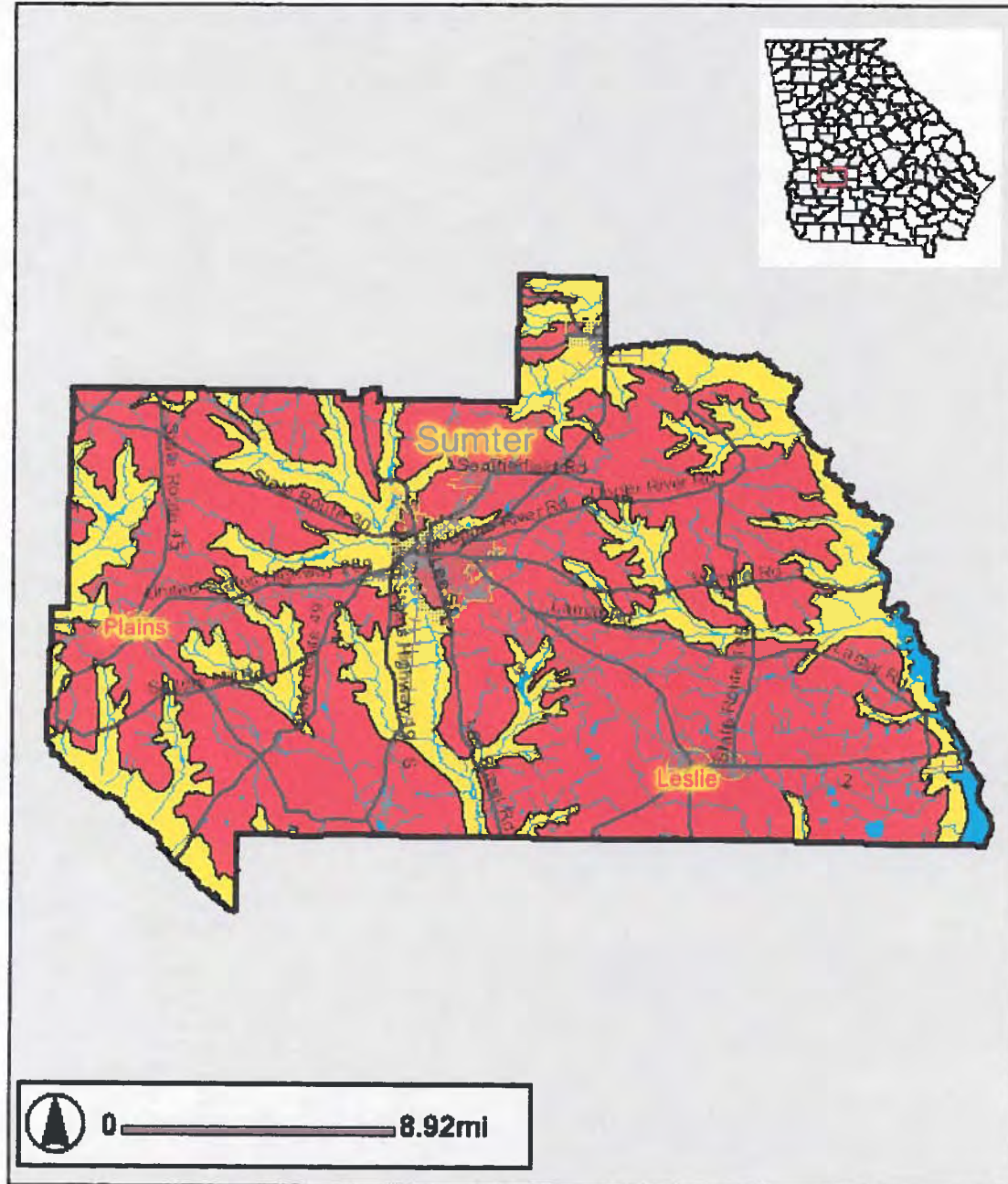


**SUMTER COUNTY
FIRE DISTRICT MAP**















GROUNDWATER AND POLLUTION SUSCEPTIBILITY MAPS

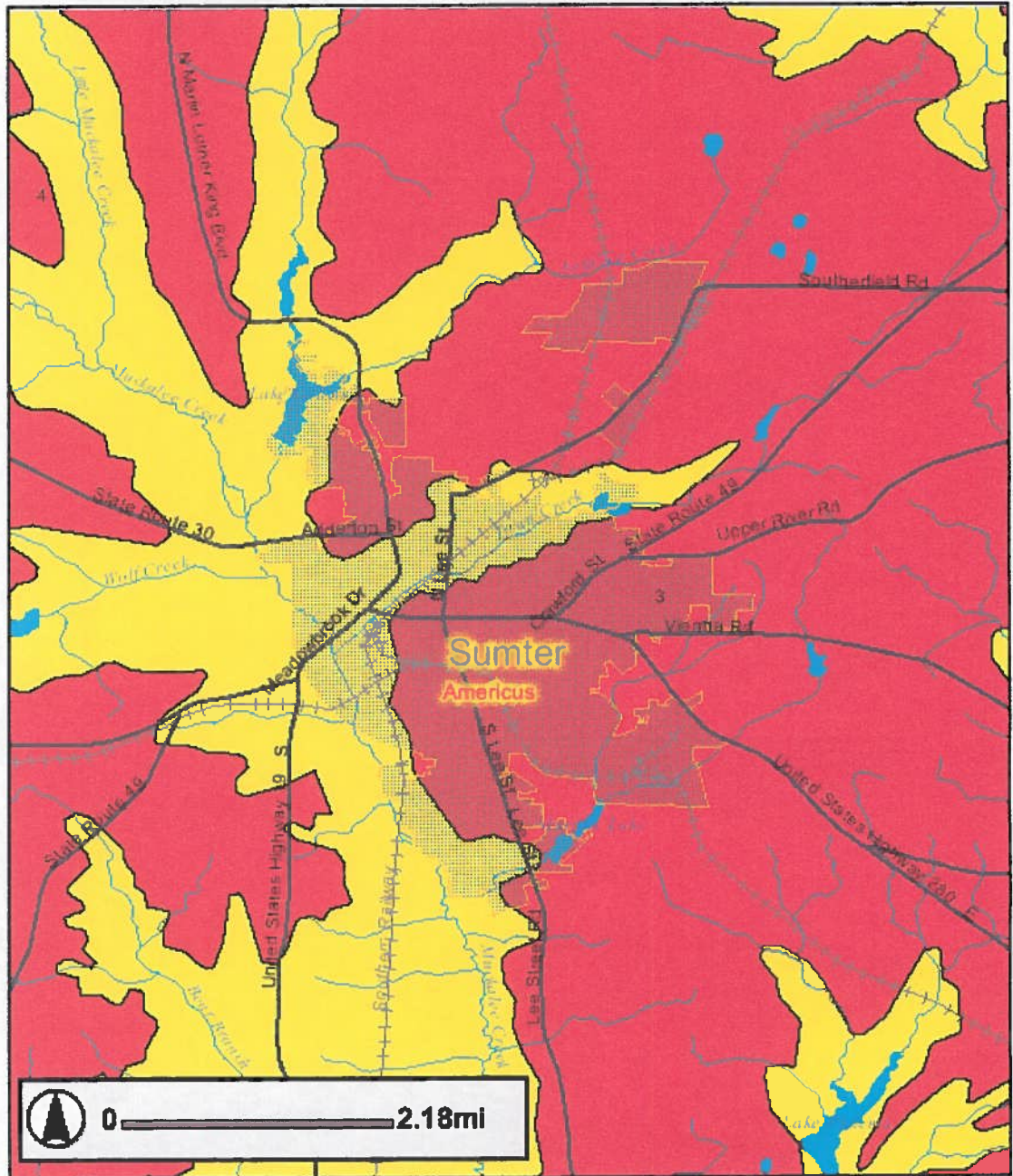
SUMTER COUNTY GROUNDWATER & POLLUTION SUSCEPTIBILITY MAP

-  Interstate Highway
-  US and State Highway
-  Railroad
-  City
-  County
-  Stream
-  Water Body
- Pollution Susceptibility**
-  AVERAGE
-  HIGH
-  LOW
-  WATER
-  Recharge Area



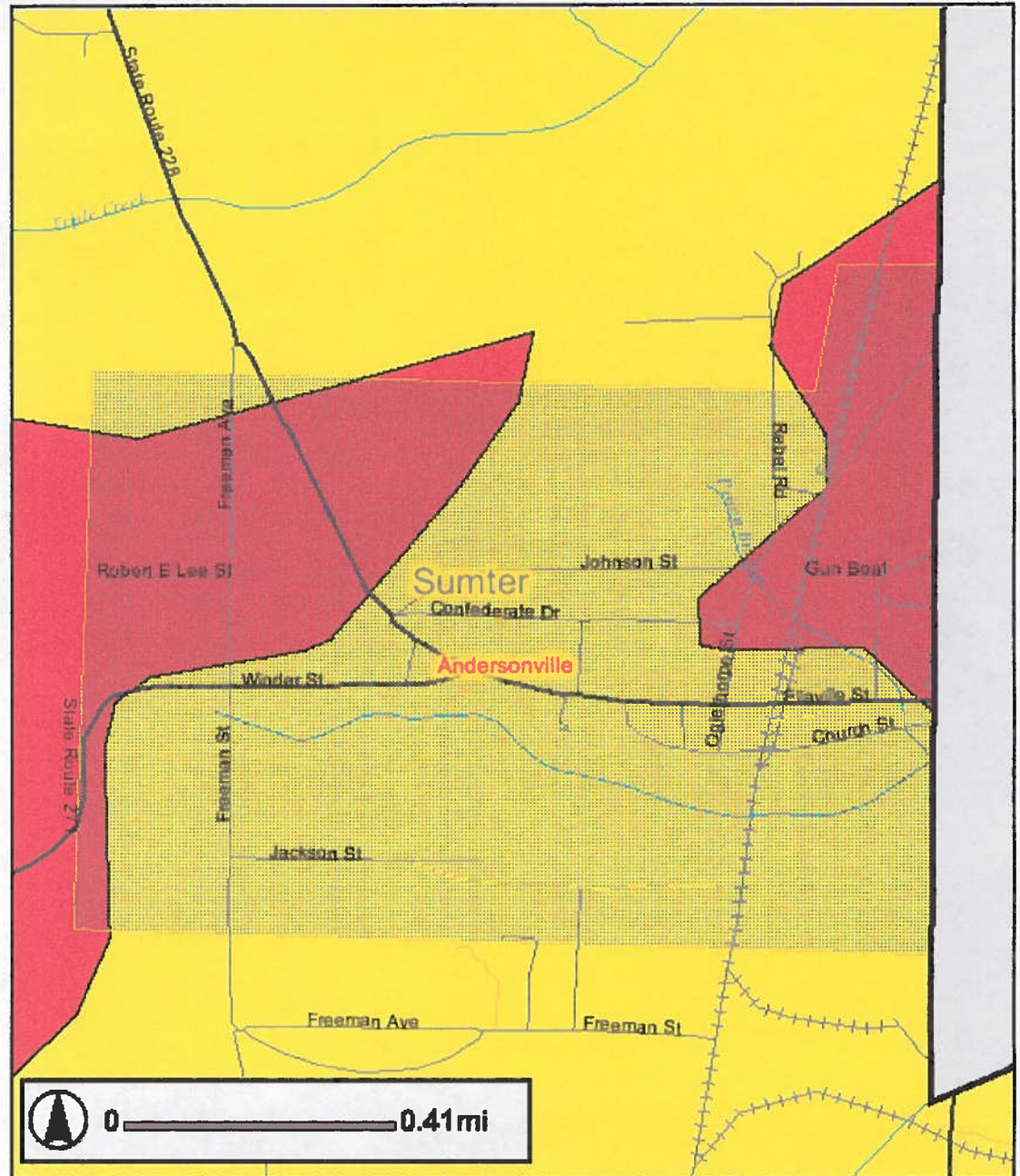
CITY OF AMERICUS GROUNDWATER & POLLUTION SUSCEPTIBILITY MAP

-  Interstate Highway
 -  US and State Highway
 -  Local Road
 -  Other Thoroughfare
 -  Railroad
 -  City
 -  County
 -  Stream
 -  Water Body
- Pollution Susceptibility**
-  AVERAGE
 -  HIGH
 -  LOW
 -  WATER
 -  Recharge Area
















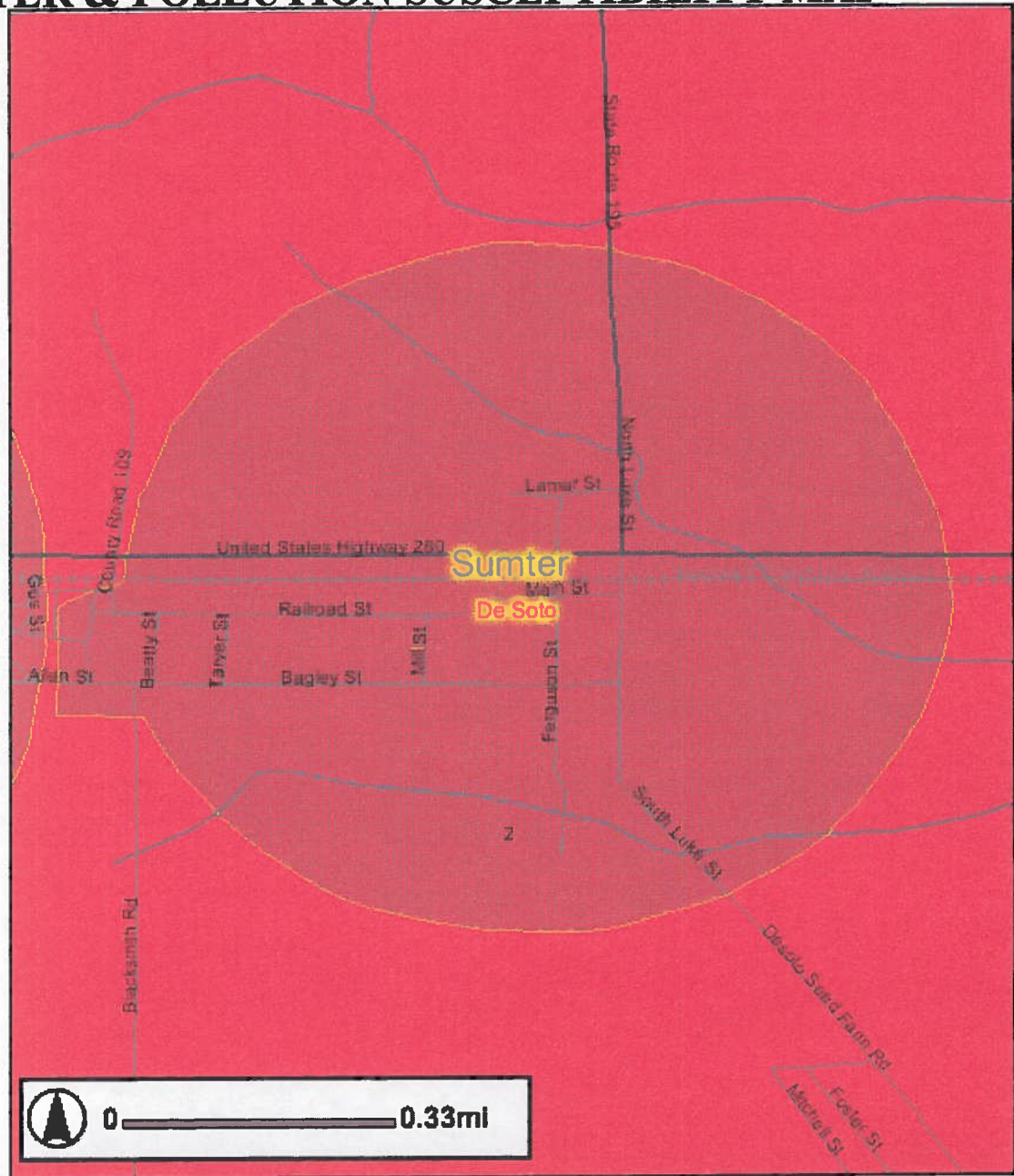
CITY OF ANDERSONVILLE GROUNDWATER & POLLUTION SUSCEPTIBILITY MAP

-  Interstate Highway
 -  US and State Highway
 -  Local Road
 -  Other Thoroughfare
 -  Railroad
 -  City
 -  County
 -  Stream
 -  Water Body
- Pollution Susceptibility**
-  AVERAGE
 -  HIGH
 -  LOW
 -  WATER
 -  Recharge Area



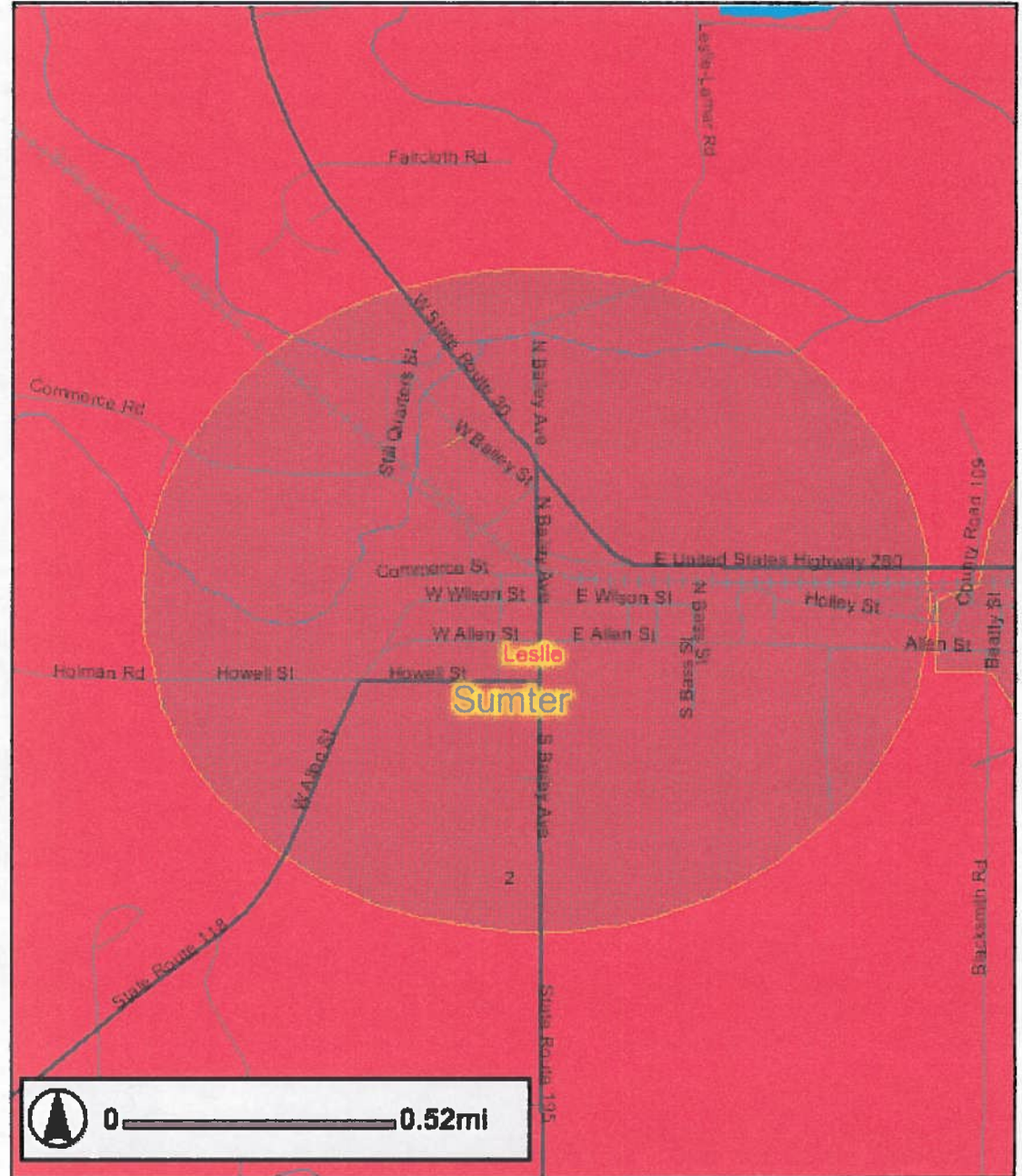
CITY OF DESOTO GROUNDWATER & POLLUTION SUSCEPTIBILITY MAP

-  Interstate Highway
 -  US and State Highway
 -  Local Road
 -  Other Thoroughfare
 -  Railroad
 -  City
 -  County
 -  Stream
 -  Water Body
- Pollution Susceptibility**
-  AVERAGE
 -  HIGH
 -  LOW
 -  WATER
 -  Recharge Area









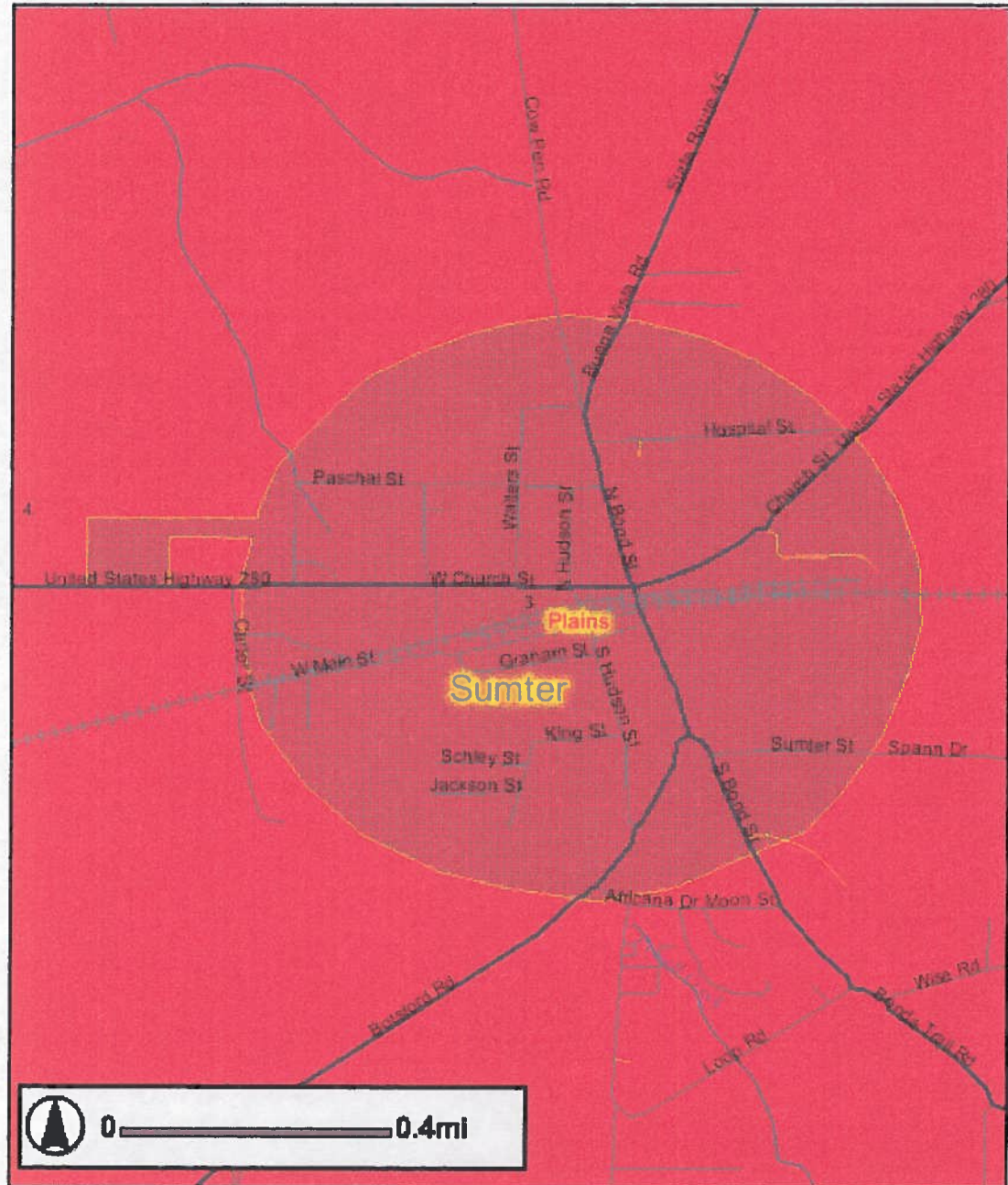
CITY OF LESLIE GROUNDWATER & POLLUTION SUSCEPTIBILITY MAP

-  Interstate Highway
-  US and State Highway
-  Local Road
-  Other Thoroughfare
-  Railroad
-  City
-  County
-  Stream
-  Water Body
- Pollution Susceptibility**
-  AVERAGE
-  HIGH
-  LOW
-  WATER
-  Recharge Area



CITY OF PLAINS GROUNDWATER & POLLUTION SUSCEPTIBILITY MAP





-  Interstate Highway
-  US and State Highway
-  Local Road
-  Other Thoroughfare
-  Railroad
-  City
-  County
-  Stream
-  Water Body
- Pollution Susceptibility**
-  AVERAGE
-  HIGH
-  LOW
-  WATER
-  Recharge Area

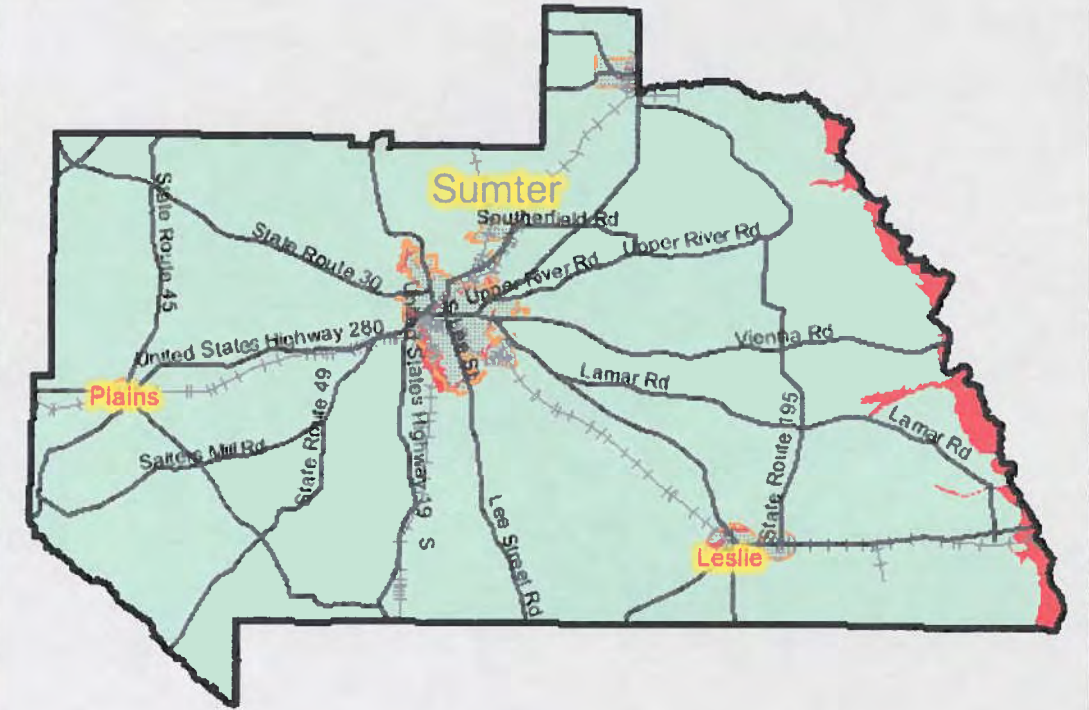
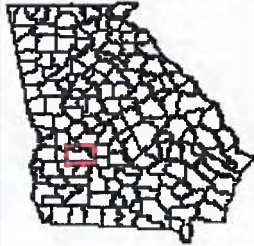


FLOOD PLAIN MAPS

**SUMTER COUNTY
CITY OF AMERICUS
CITY OF ANDERSONVILLE
CITY OF LESLIE**

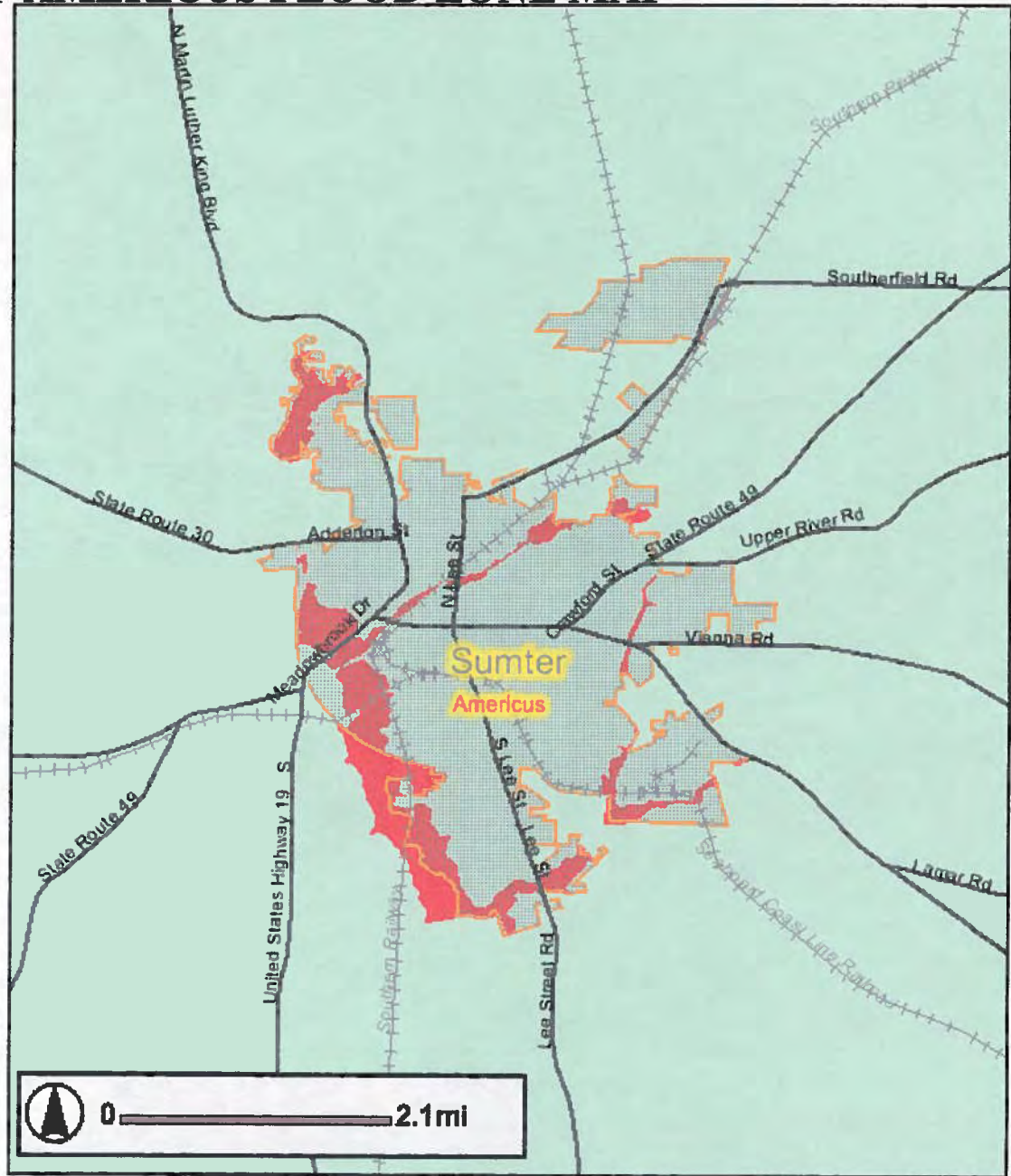
SUMTER COUNTY FLOOD ZONE MAP

-  Interstate Highway
-  US and State Highway
-  Railroad
-  City
-  County
- Flood Zone**
-  Inside Flood Zone
-  Outside Flood Zone



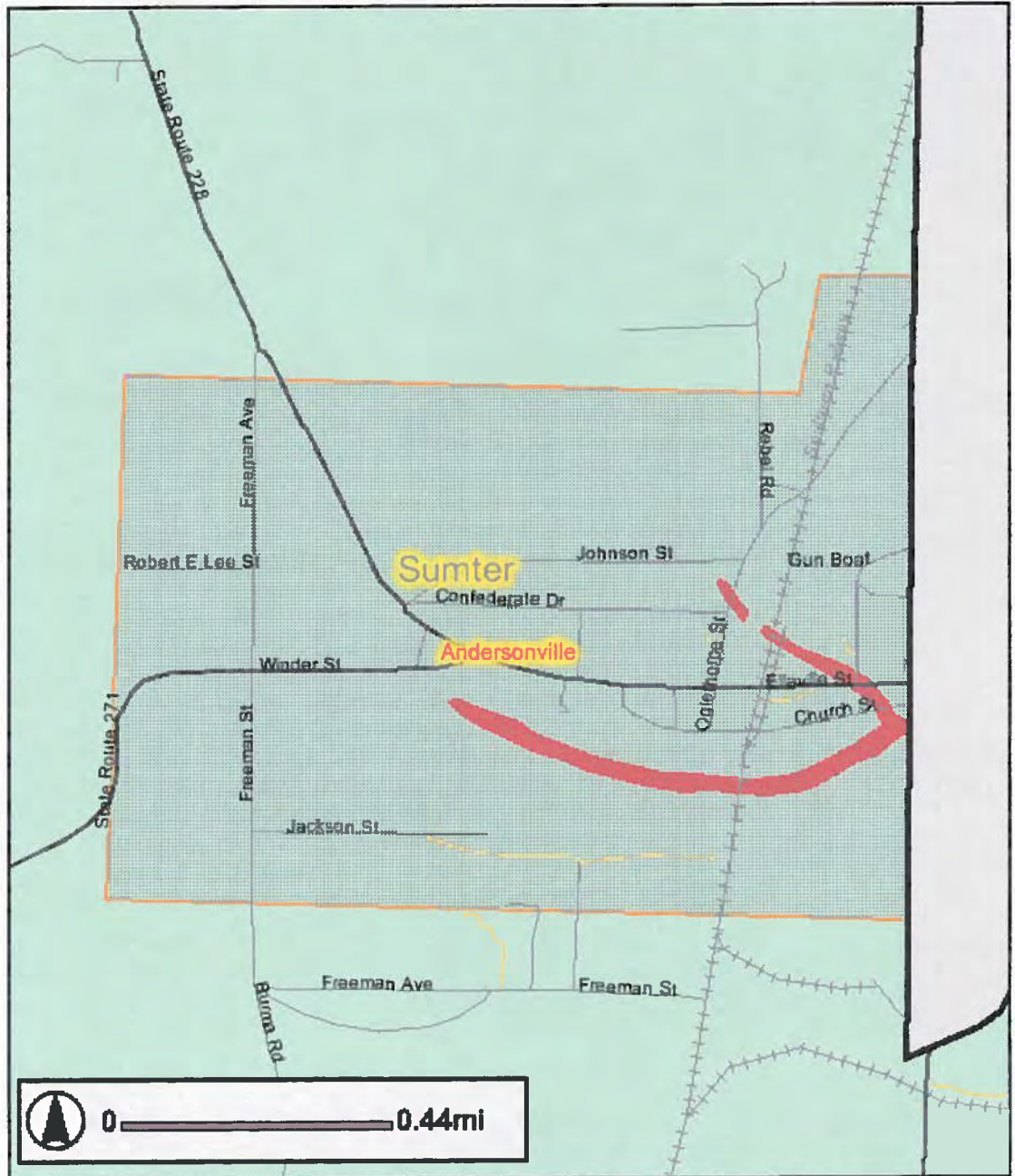
CITY OF AMERICUS FLOOD ZONE MAP

-  Interstate Highway
-  US and State Highway
-  Local Road
-  Other Thoroughfare
-  Railroad
-  City
-  County
-  Inside Flood Zone
-  Outside Flood Zone



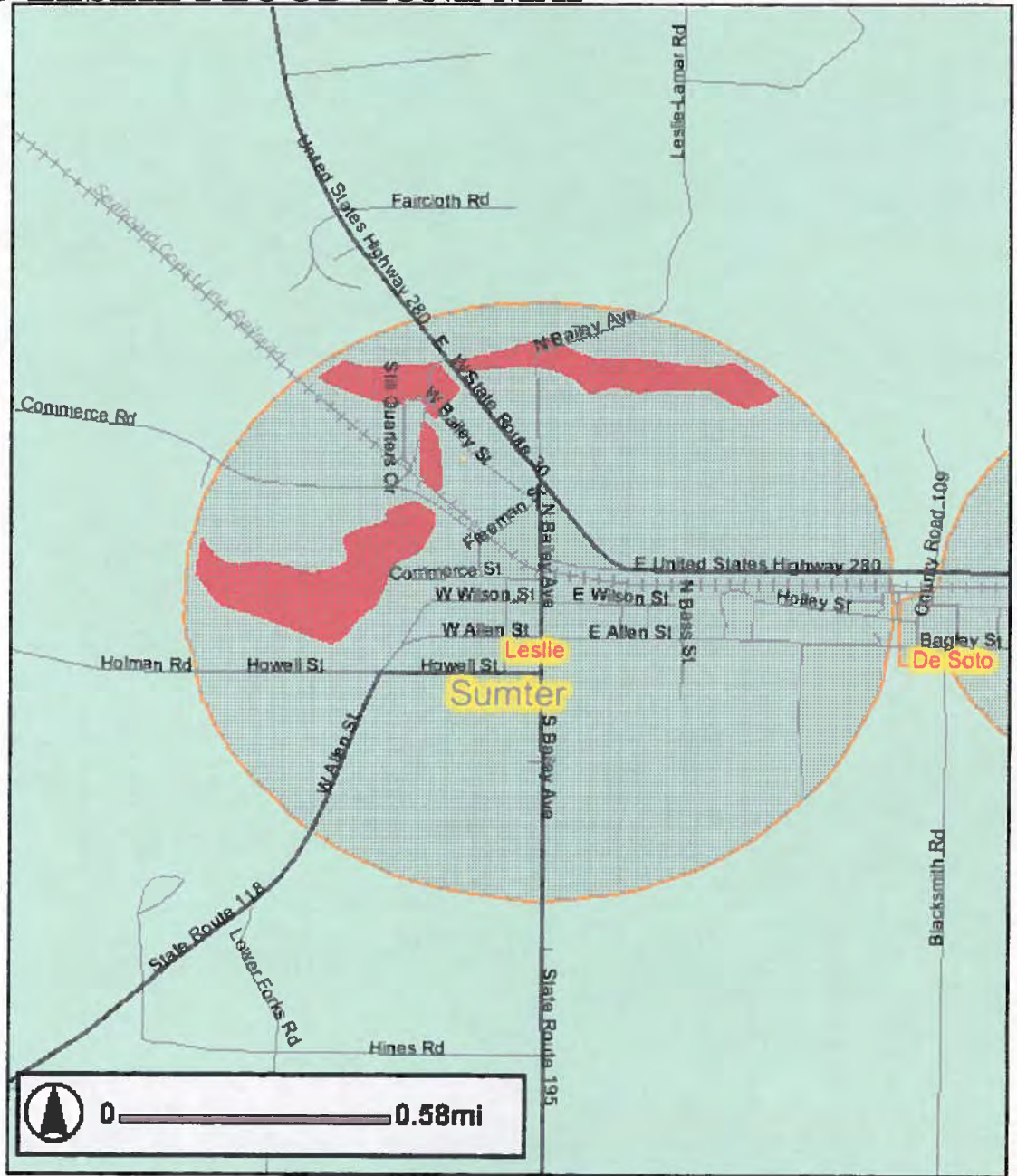
CITY OF ANDERSONVILLE FLOOD ZONE MAP

-  Interstate Highway
-  US and State Highway
-  Local Road
-  Other Thoroughfare
-  Railroad
-  City
-  County
- Flood Zone**
-  Inside Flood Zone
-  Outside Flood Zone



CITY OF LESLIE FLOOD ZONE MAP

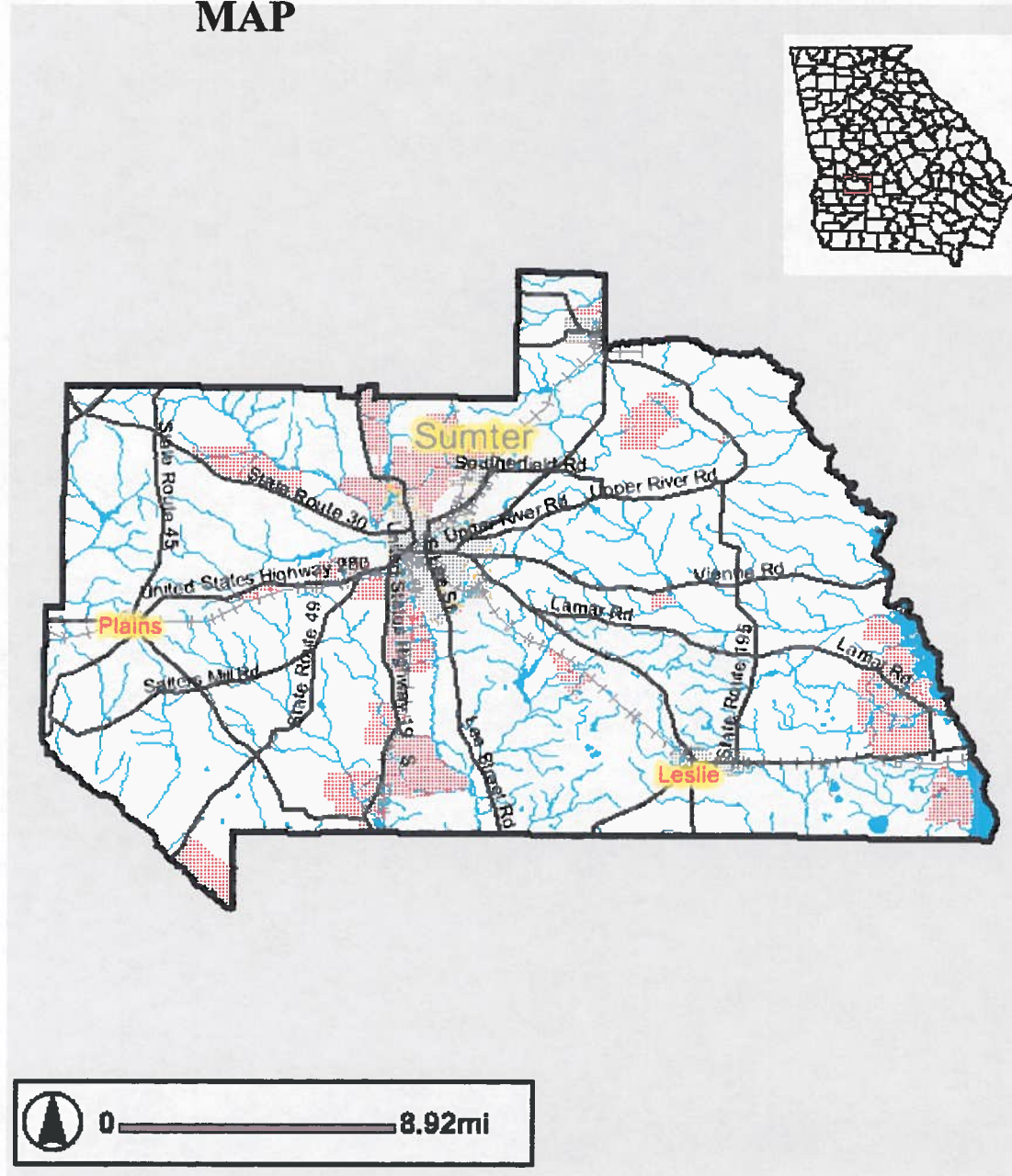
-  Interstate Highway
-  US and State Highway
-  Local Road
-  Other Thoroughfare
-  Railroad
-  City
-  County
- Flood Zone**
-  Inside Flood Zone
-  Outside Flood Zone









**HISTORICAL AND
ARCHAEOLOGICAL RESOURCES
MAPS**

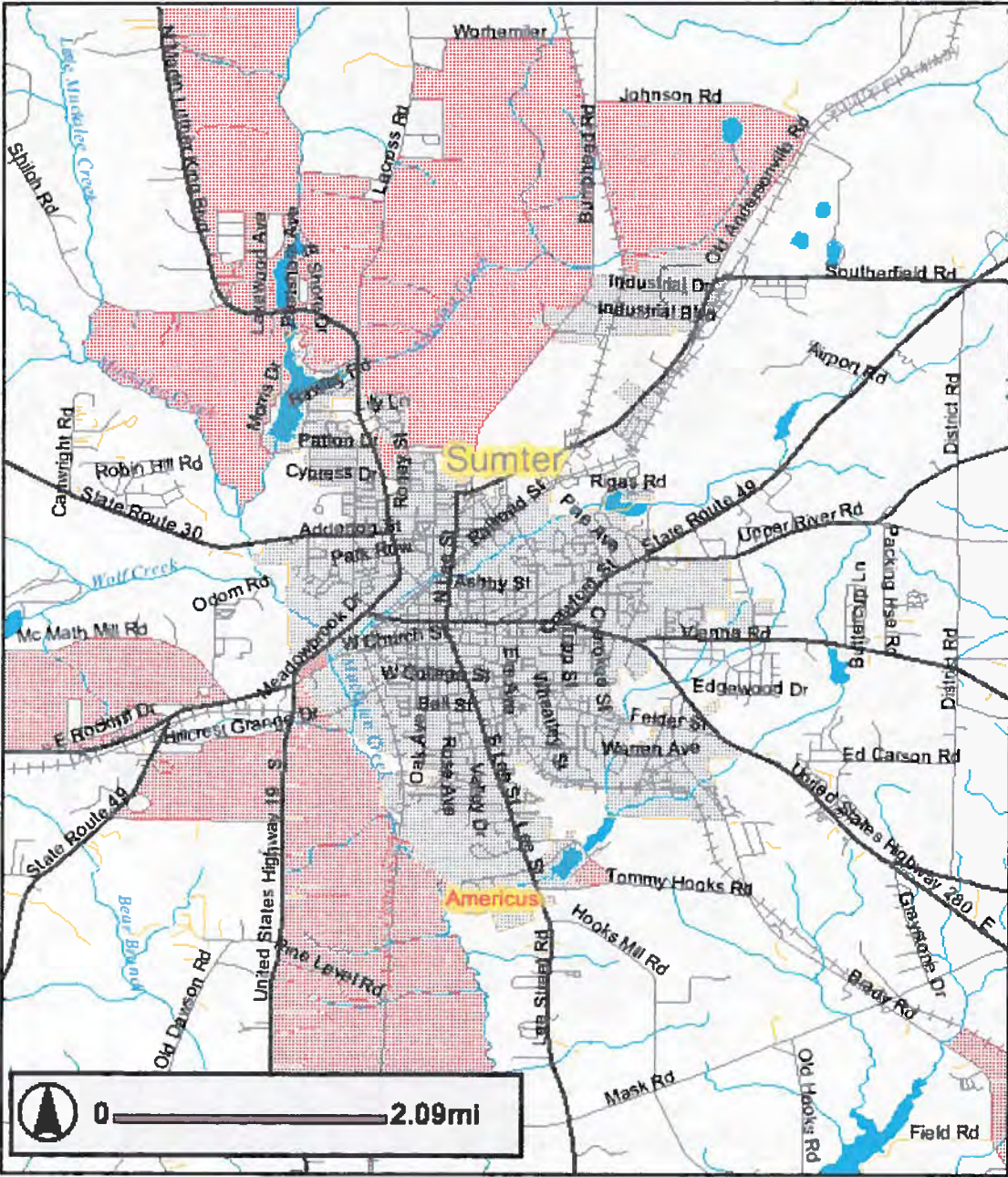
SUMTER COUNTY HISTORICAL AND ARCHAEOLOGICAL RESOURCES MAP

-  Interstate Highway
-  US and State Highway
-  Railroad
-  City
-  County
-  Stream
-  Water Body
-  Block with Archaeology Sites



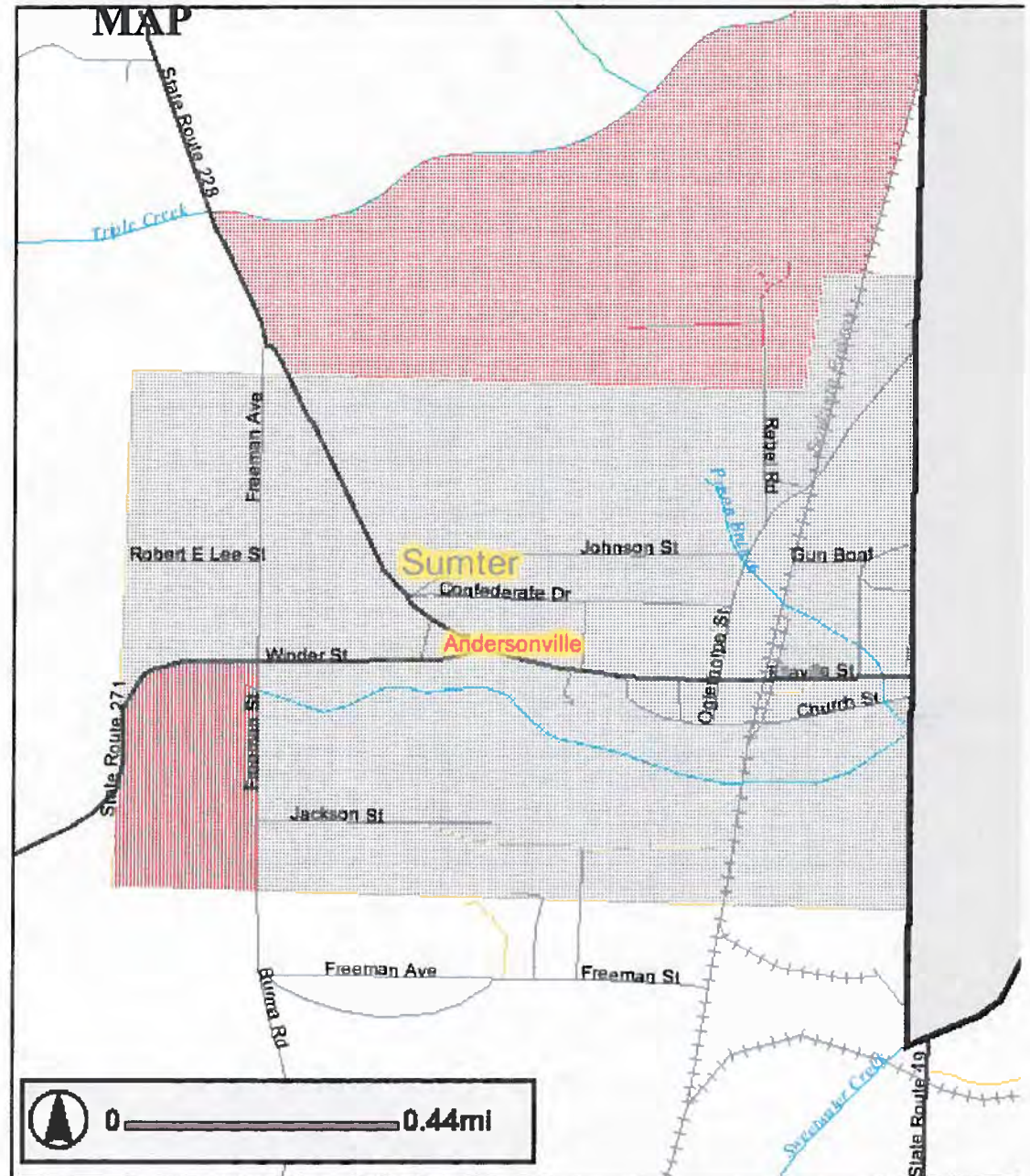
CITY OF AMERICUS HISTORICAL AND ARCHAEOLOGICAL RESOURCES MAP

-  Interstate Highway
-  US and State Highway
-  Local Road
-  Other Thoroughfare
-  Railroad
-  City
-  County
-  Stream
-  Water Body
-  Block with Archaeology Sites



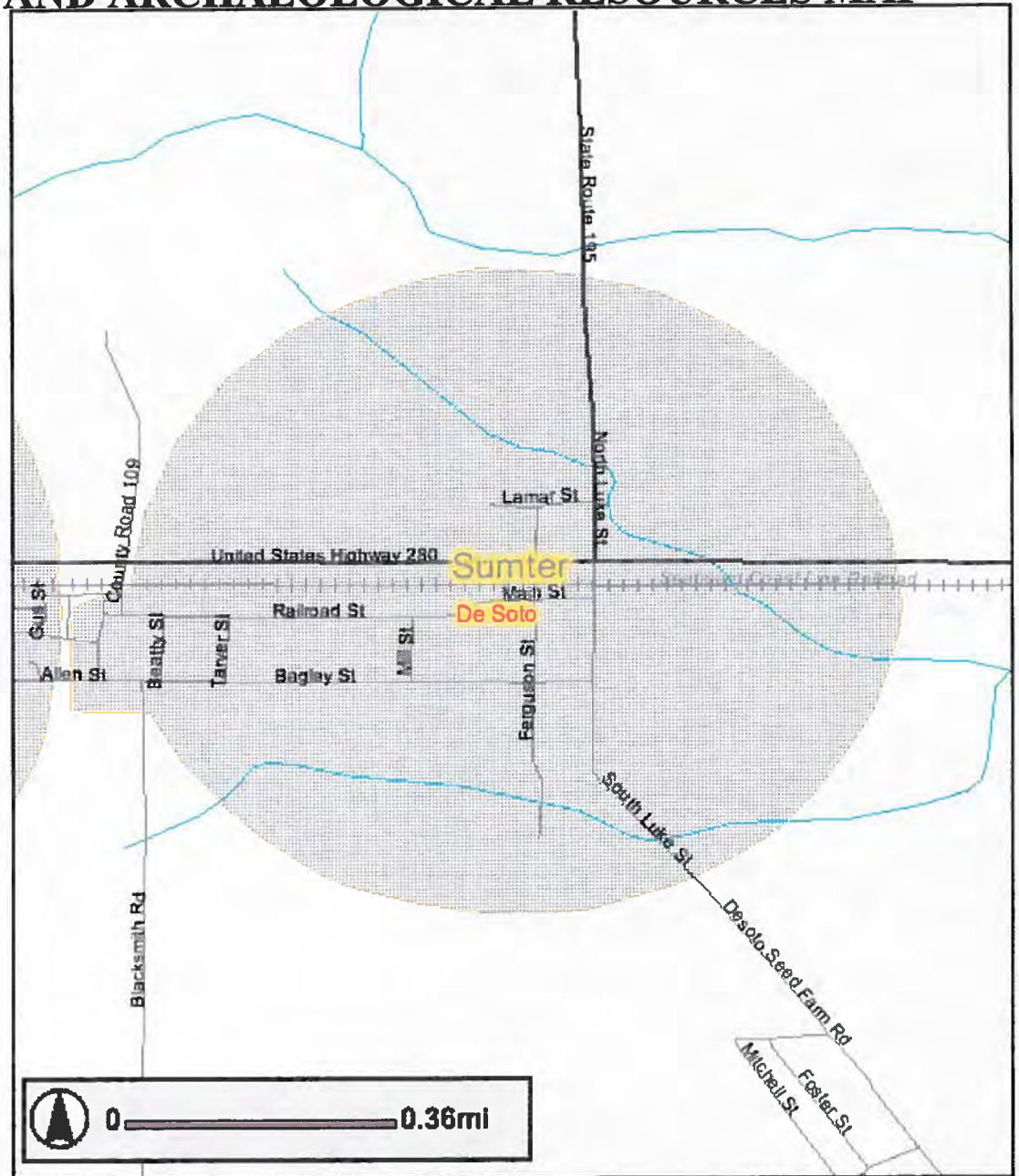
CITY OF ANDERSONVILLE HISTORICAL AND ARCHAEOLOGICAL RESOURCES

-  Interstate Highway
-  US and State Highway
-  Local Road
-  Other Thoroughfare
-  Railroad
-  City
-  County
-  Stream
-  Water Body
-  Block with Archaeology Sites



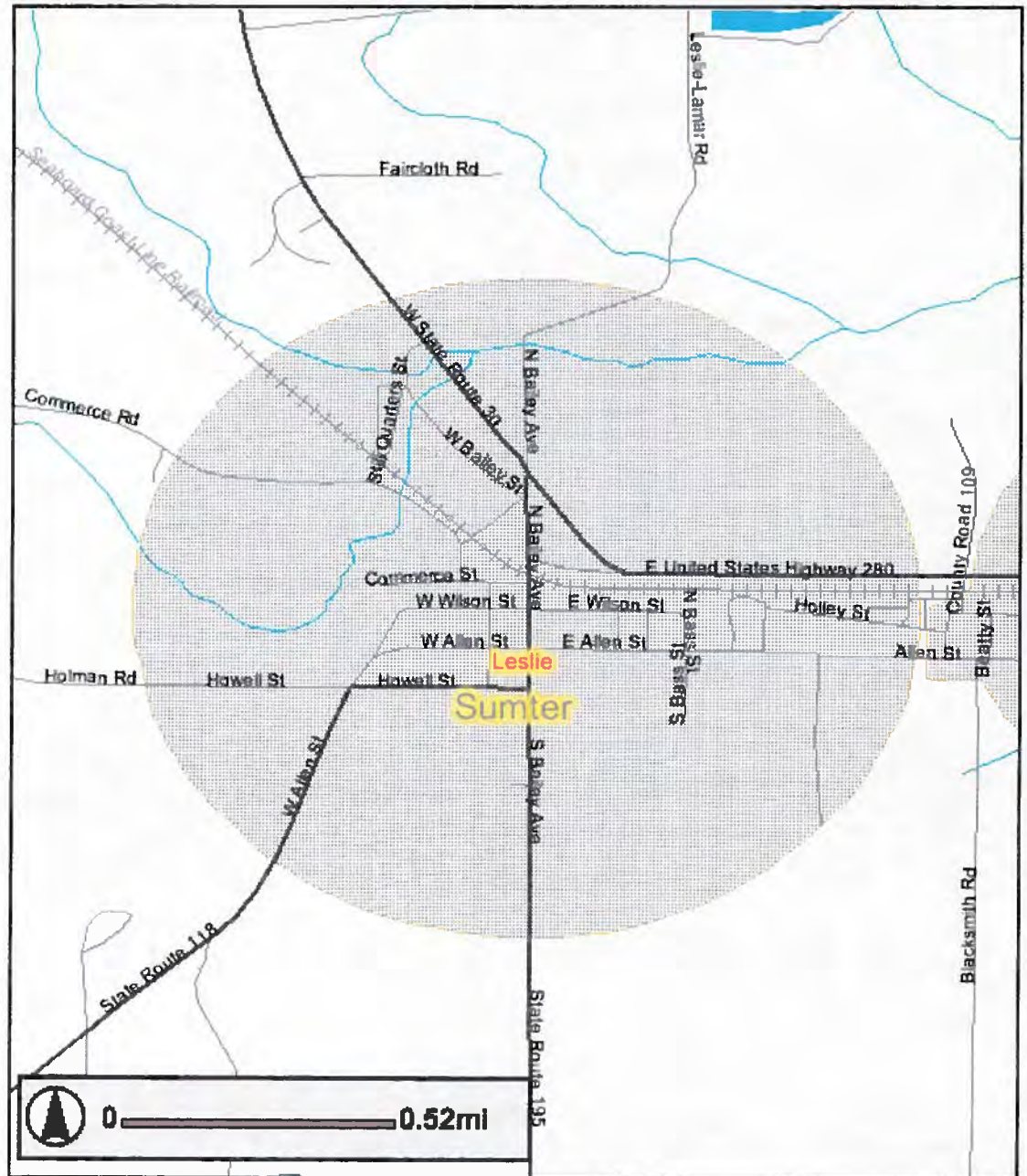
CITY OF DESOTO HISTORICAL AND ARCHAEOLOGICAL RESOURCES MAP

-  Interstate Highway
-  US and State Highway
-  Local Road
-  Other Thoroughfare
-  Railroad
-  City
-  County
-  Stream
-  Water Body
-  Block with Archaeology Sites



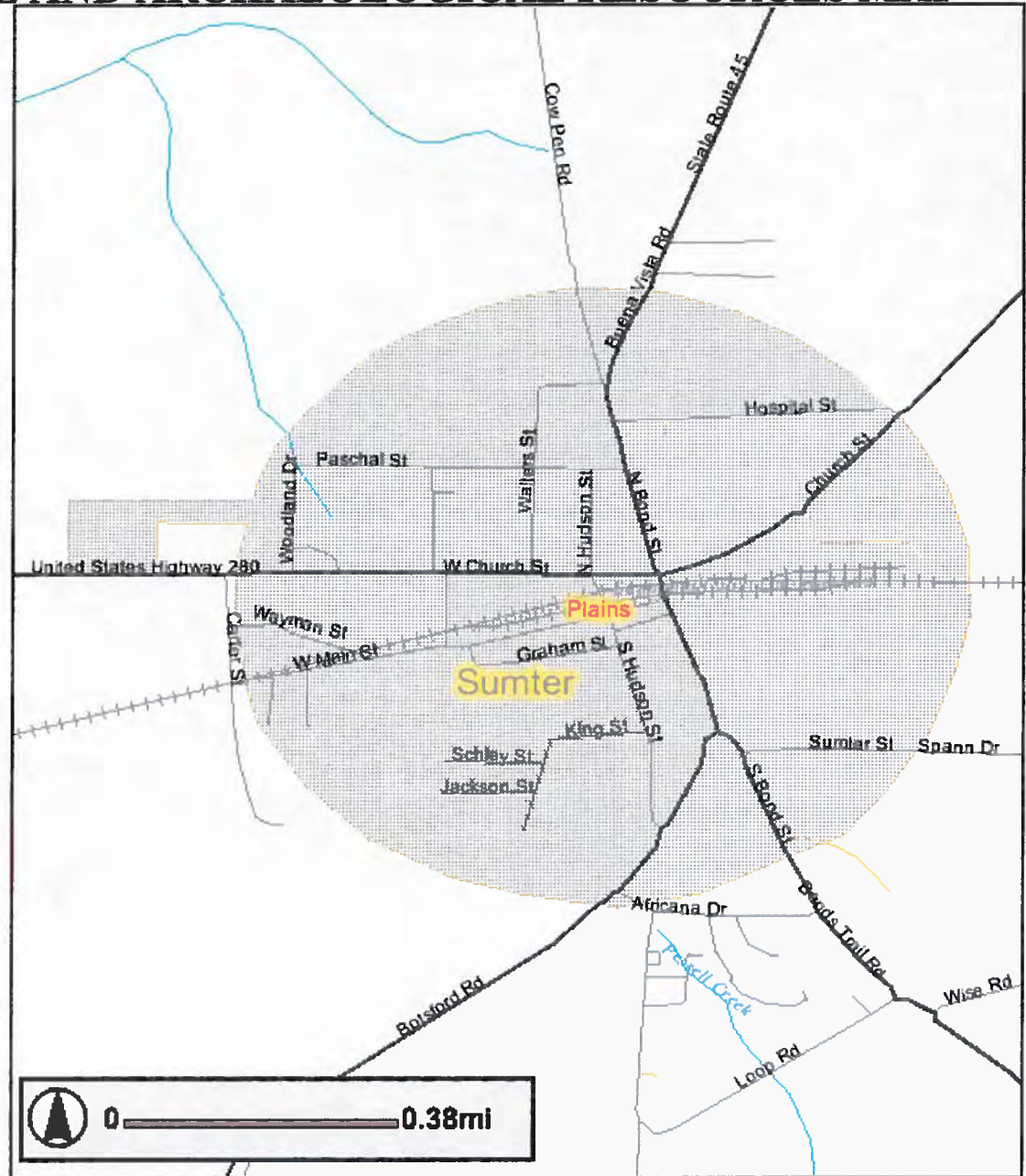
CITY OF LESLIE HISTORICAL AND ARCHAEOLOGICAL RESOURCES MAP

-  Interstate Highway
-  US and State Highway
-  Local Road
-  Other Thoroughfare
-  Railroad
-  City
-  County
-  Stream
-  Water Body
-  Block with Archaeology Sites



CITY OF PLAINS HISTORICAL AND ARCHAEOLOGICAL RESOURCES MAP

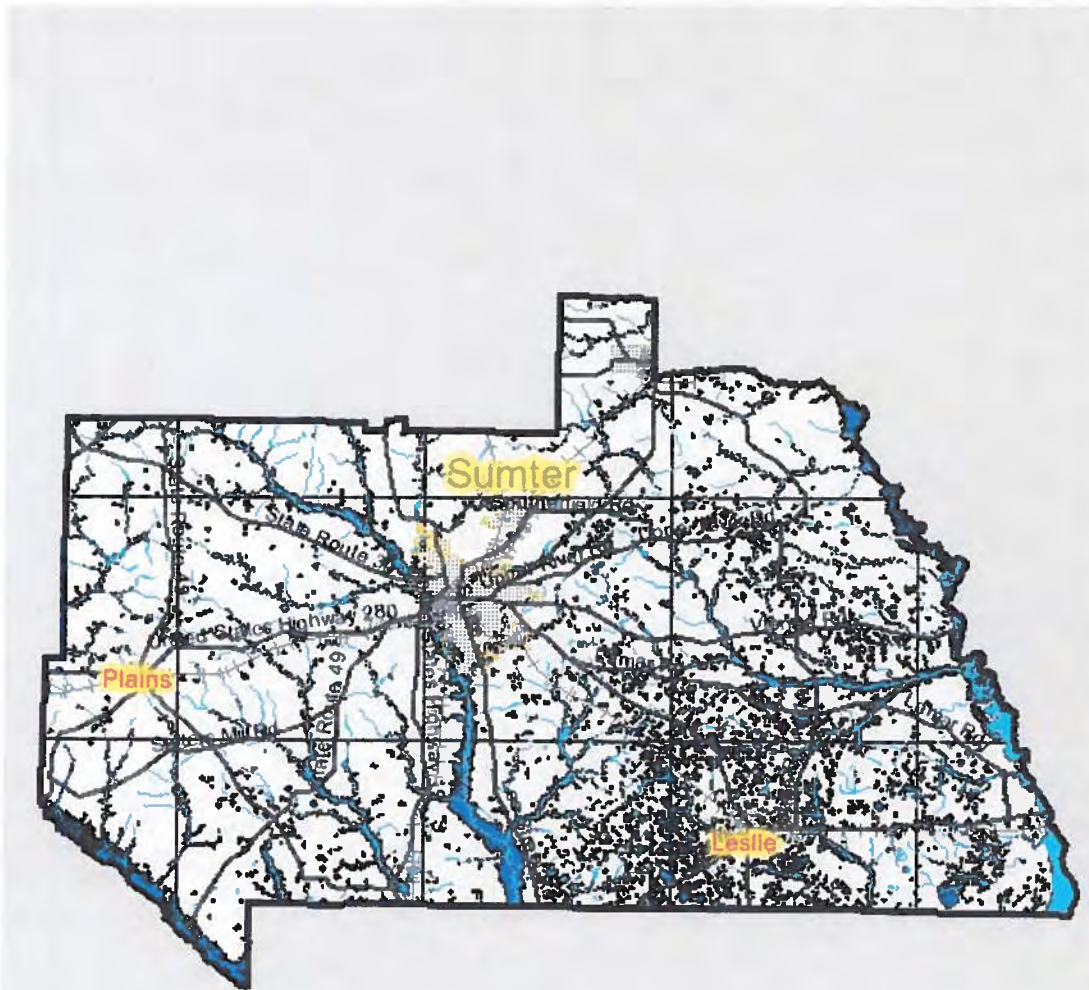
-  Interstate Highway
-  US and State Highway
-  Local Road
-  Other Thoroughfare
-  Railroad
-  City
-  County
-  Stream
-  Water Body
-  Block with Archaeology Sites



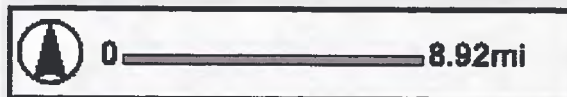
WETLAND MAPS

SUMTER COUNTY WETLANDS MAP

LEGEND

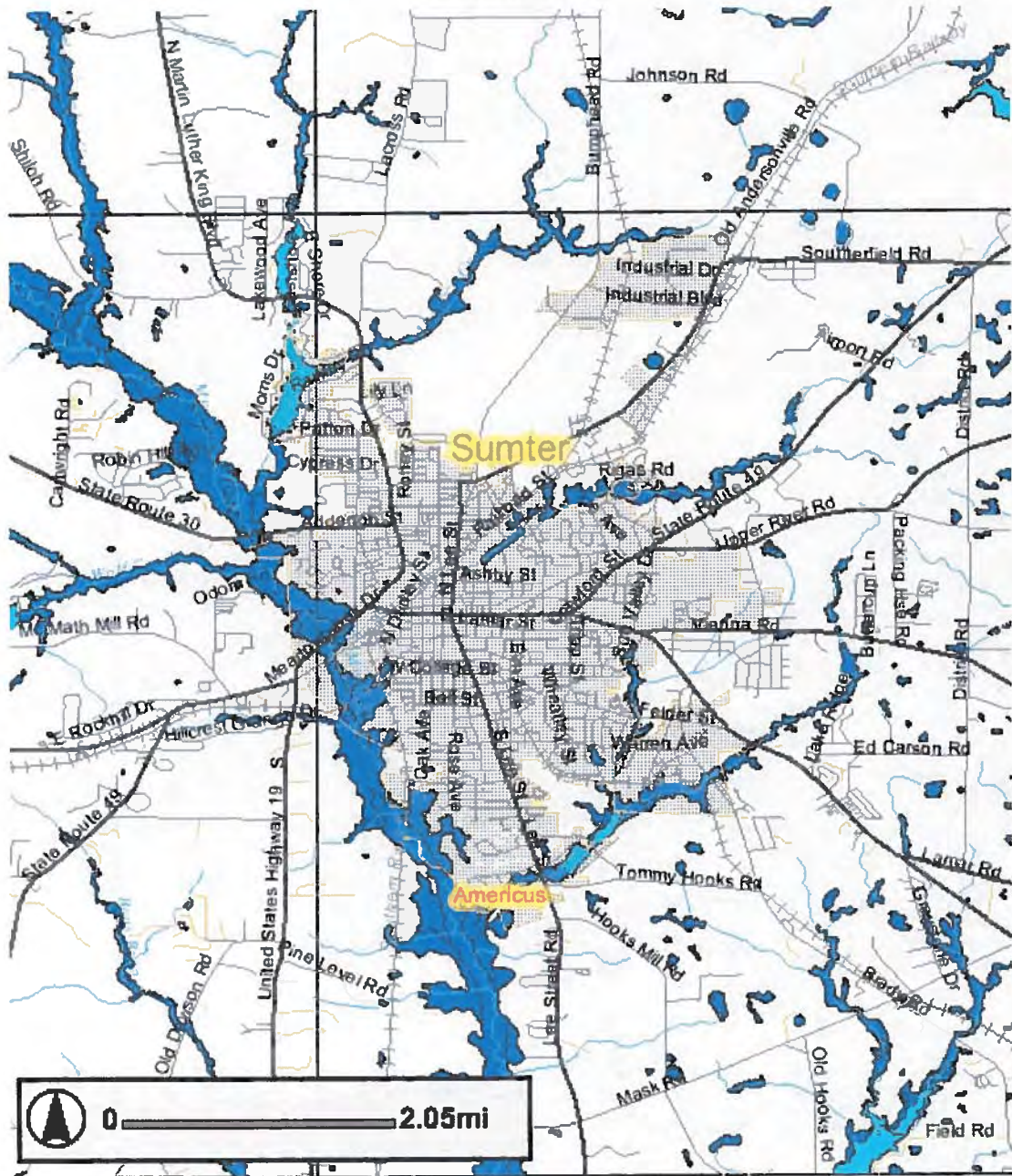


-  Interstate Highway
-  US and State Highway
-  Railroad
-  City
-  County
-  Stream
- National Wetlands Inventory**
-  Upland
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

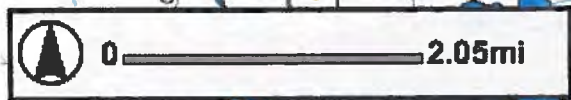


CITY OF AMERICUS WETLANDS MAP

LEGEND















-  Interstate Highway
-  US and State Highway
-  Railroad
-  City
-  County
-  Stream
- National Wetlands Inventory**
-  Upland
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine



CITY OF ANDERSONVILLE WETLANDS MAP

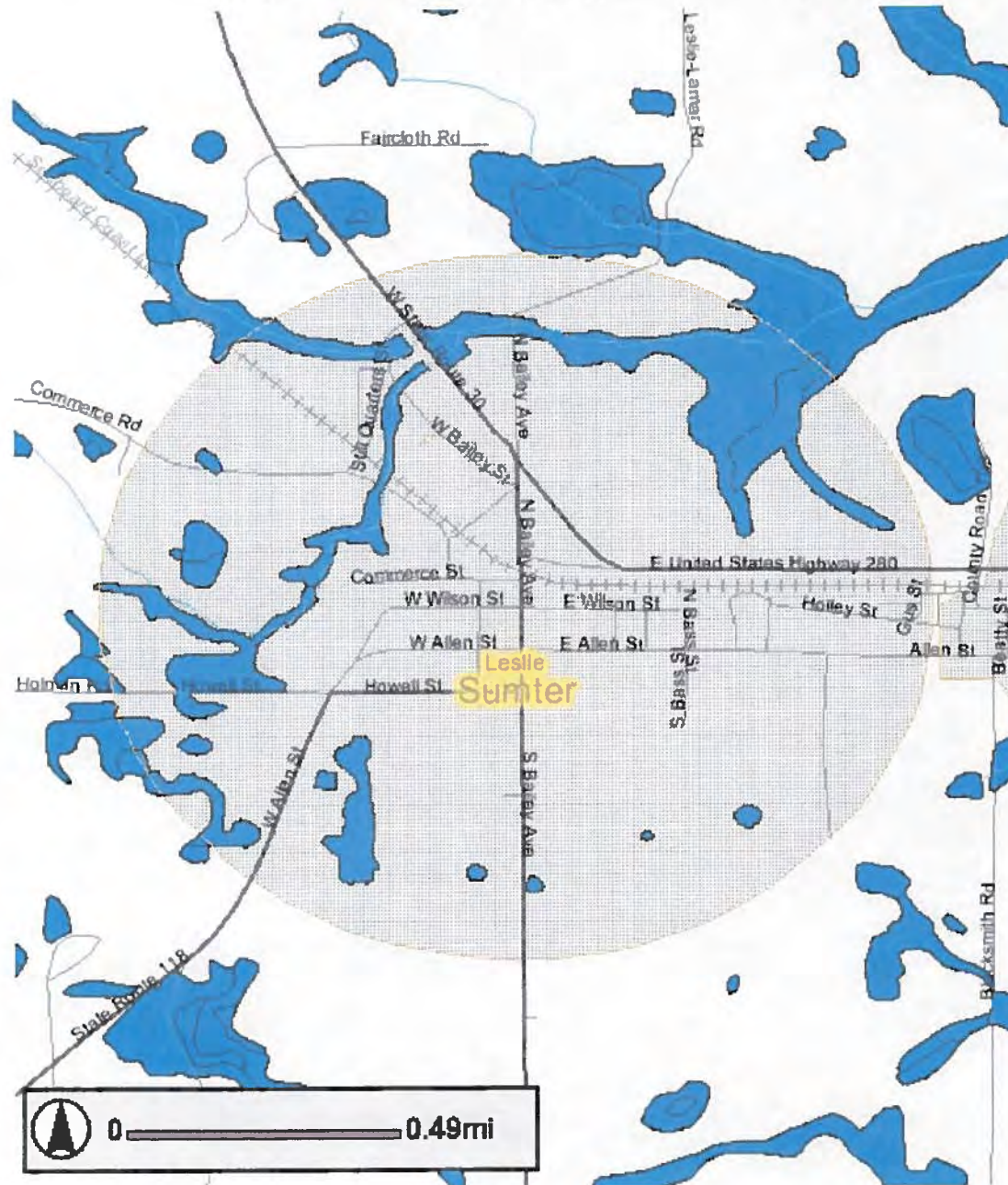
LEGEND















-  Interstate Highway
-  US and State Highway
-  Railroad
-  City
-  County
-  Stream
- National Wetlands Inventory**
-  Upland
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

CITY OF LESLIE WETLANDS MAP

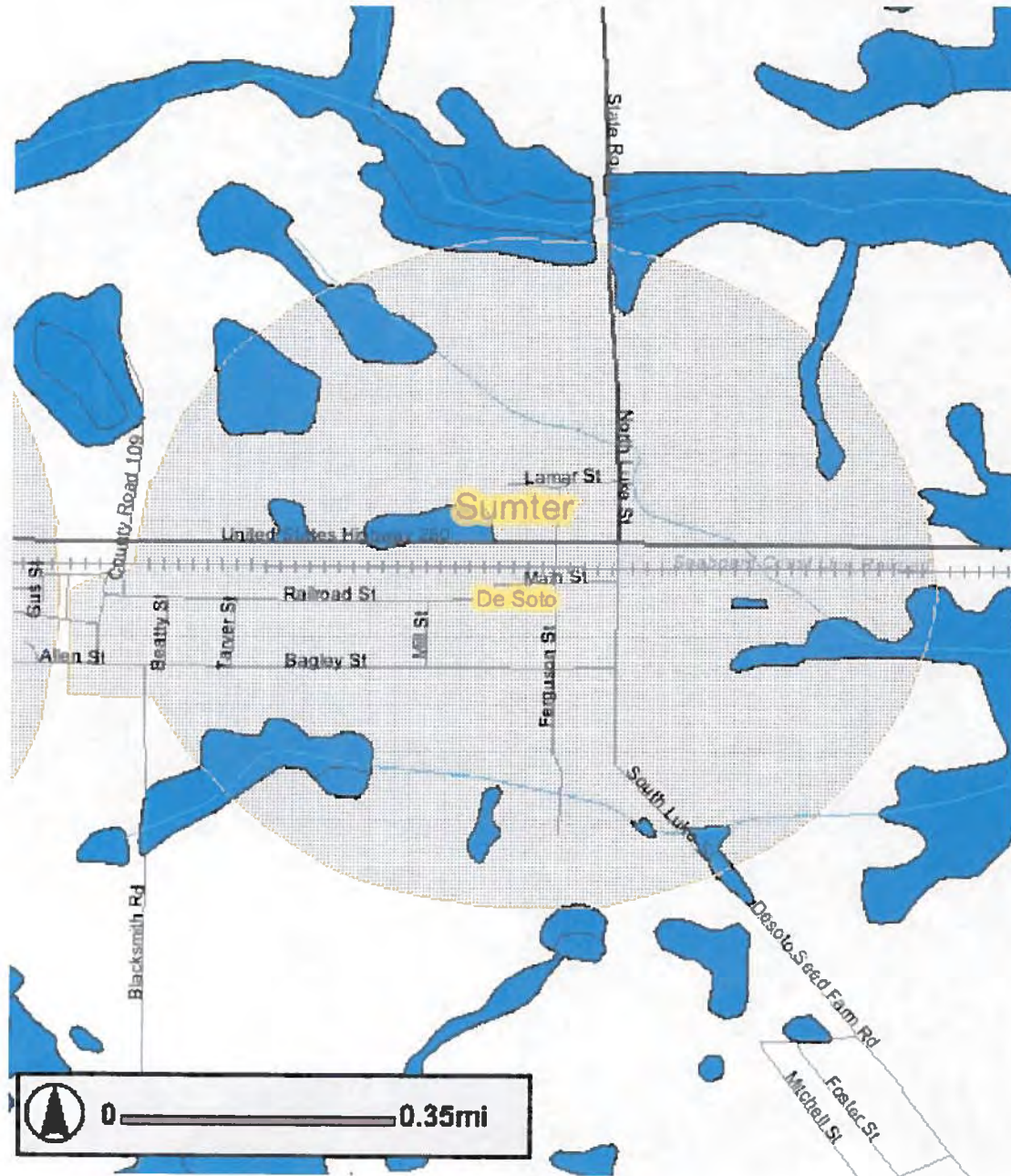
LEGEND



-  Interstate Highway
-  US and State Highway
-  Railroad
-  City
-  County
-  Stream
- National Wetlands Inventory**
-  Upland
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

CITY OF DESOTO WETLANDS MAP

LEGEND



-  Interstate Highway
-  US and State Highway
-  Railroad
-  City
-  County
-  Stream
- National Wetlands Inventory**
-  Upland
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

CITY OF PLAINS WETLANDS MAP

LEGEND



-  Interstate Highway
-  US and State Highway
-  Railroad
-  City
-  County
-  Stream
- National Wetlands Inventory**
-  Upland
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine







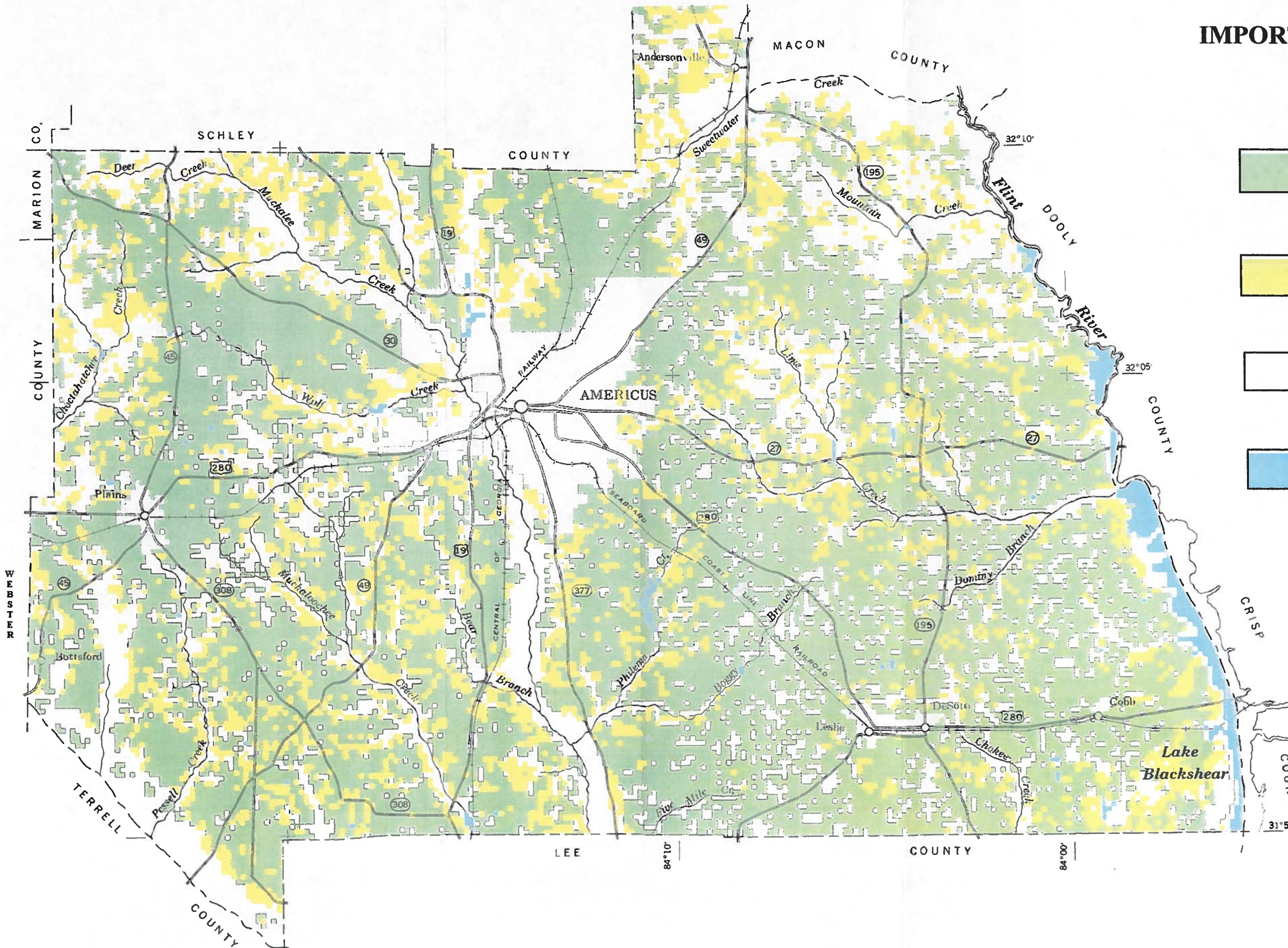
PRIME FARMLANDS MAP

SUMTER COUNTY

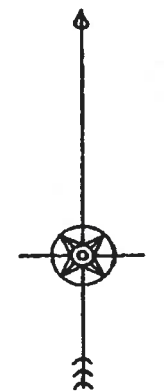
IMPORTANT FARMLANDS

LEGEND

-  PRIME FARMLAND
TOTAL ACRES 159210
-  ADDITIONAL FARMLAND OF
STATEWIDE IMPORTANCE
TOTAL 44,796
-  OTHER LAND
-  WATER AREAS

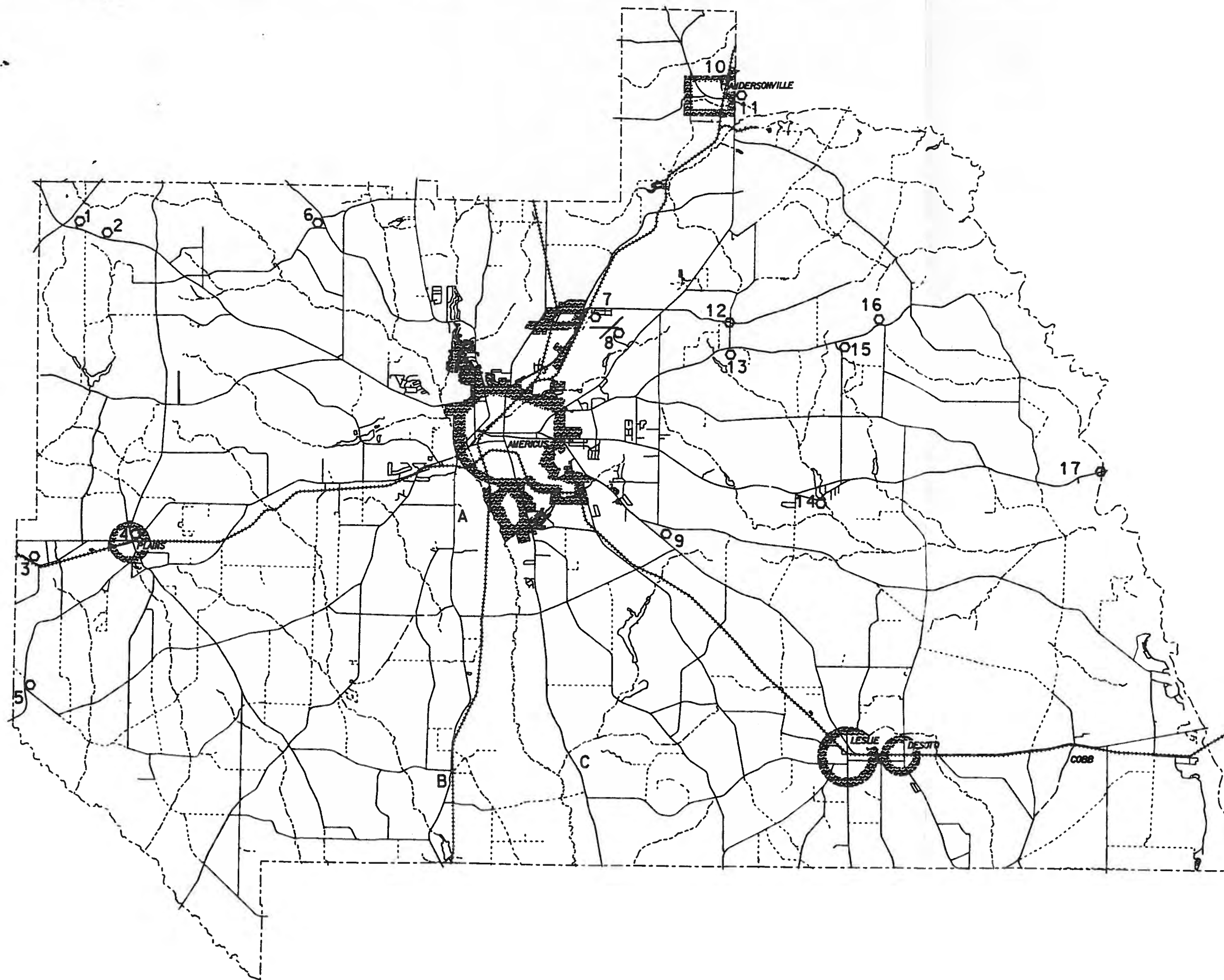


Source: Soil Conservation Service



**BETTER KNOWN HISTORIC
RESOURCES**

SUMTER COUNTY BETTER KNOWN HISTORIC RESOURCES



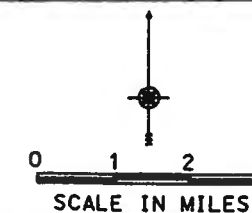
LEGEND

- 1 Friendship Baptist Church & Association Campground
- 2 Fair Oaks Plantation (Gaston Farm)
- 3 Jimmy Carter Boyhood Home
- 4 Jimmy Carter National Historic Site
- 5 St. Mark's Lutheran Church
- 6 Shiloh Baptist Church
- 7 Airport Hangars at South Georgia Technical Institute
- 8 Site of Charles Lindbergh's First Solo Flight
- 9 Council Farm
- 10 Camp Sumter *
- 11 Andersonville National Historic Site
- 12 New Era Community
- 13 Salem Methodist Church
- 14 Brown's Mill
- 15 First Solar Battery*
- 16 Bagley House
- 17 Luther Story Bridge*

* Historic Marker Placed On-Site
By Worker's Progress Administration

Properties listed on the State
and National Registers of
Historic Places:

- A. McBain-Newman House
- B. Webb Family Farm
- C. Liberty Hall



**ENDANGERED PLANT HABITATS
&
SIGNIFICANT NATURAL AREAS**

SUMTER COUNTY

NATURAL RESOURCES

ENDANGERED PLANT HABITATS AND SIGNIFICANT NATURAL AREAS

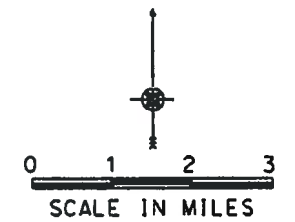
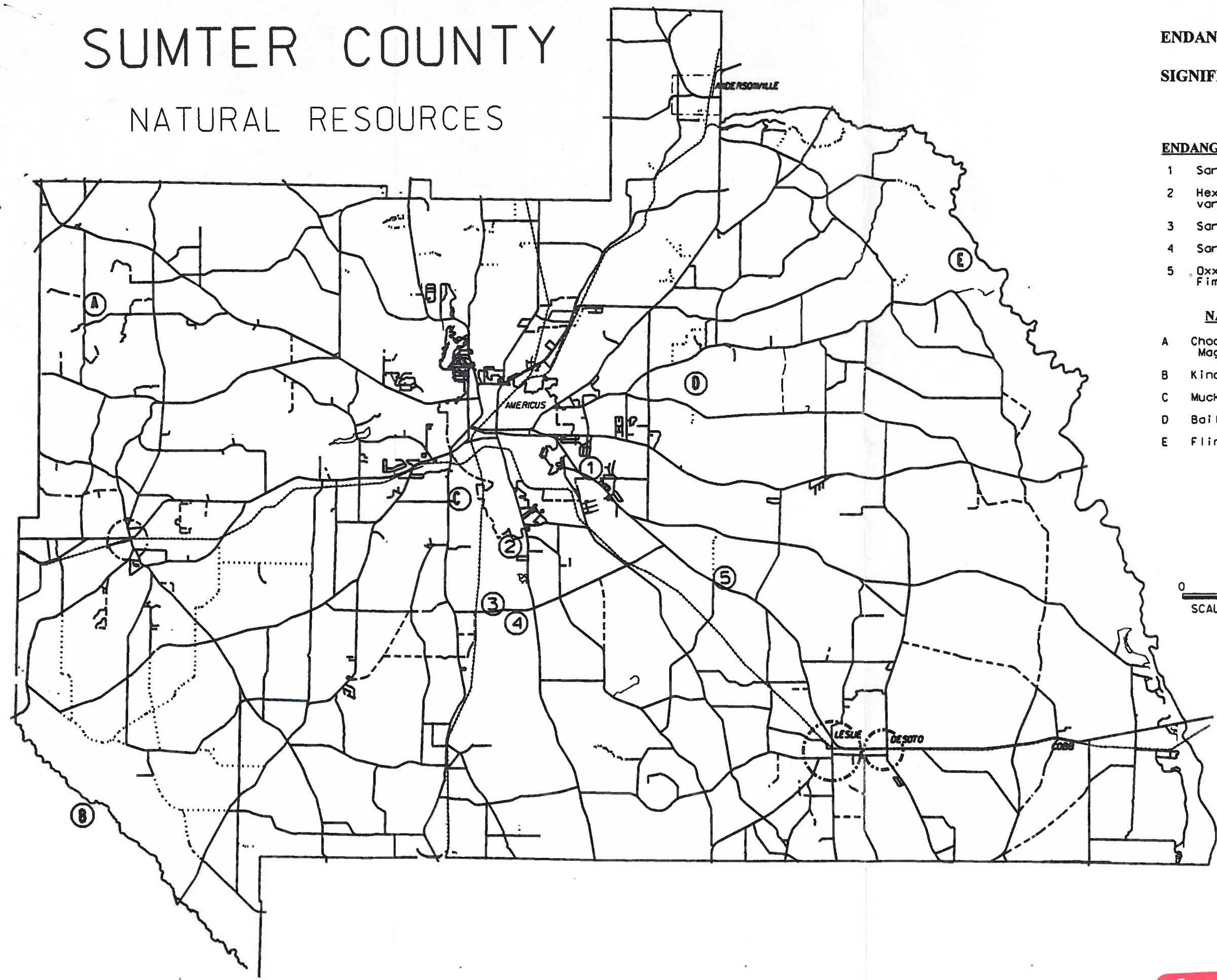
LEGEND

ENDANGERED PLANT HABITATS

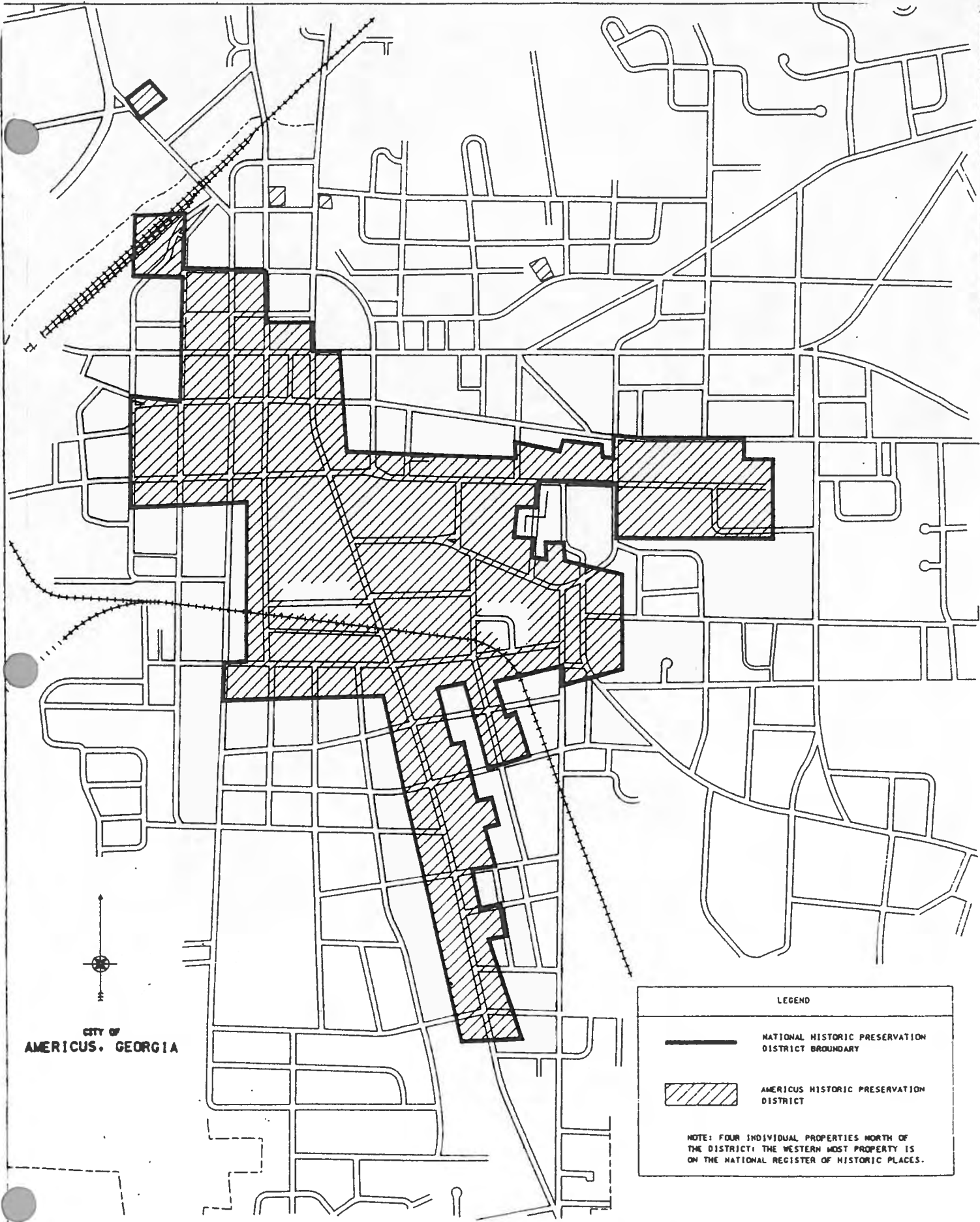
- 1 *Sarracenia leucophylla*
- 2 *Hexastylis shuttleworthii* var *Harperi*
- 3 *Sarracenia leucophylla*
- 4 *Sarracenia leucophylla*
- 5 *Oxypolis canbyi*
Fimbristylis perpusilla

NATURAL AREAS

- A Chocahatchee Creek & Magnolia Springs
- B Kinchafoonee Creek
- C Muckalee Creek
- D Bailey Branch
- E Flint River

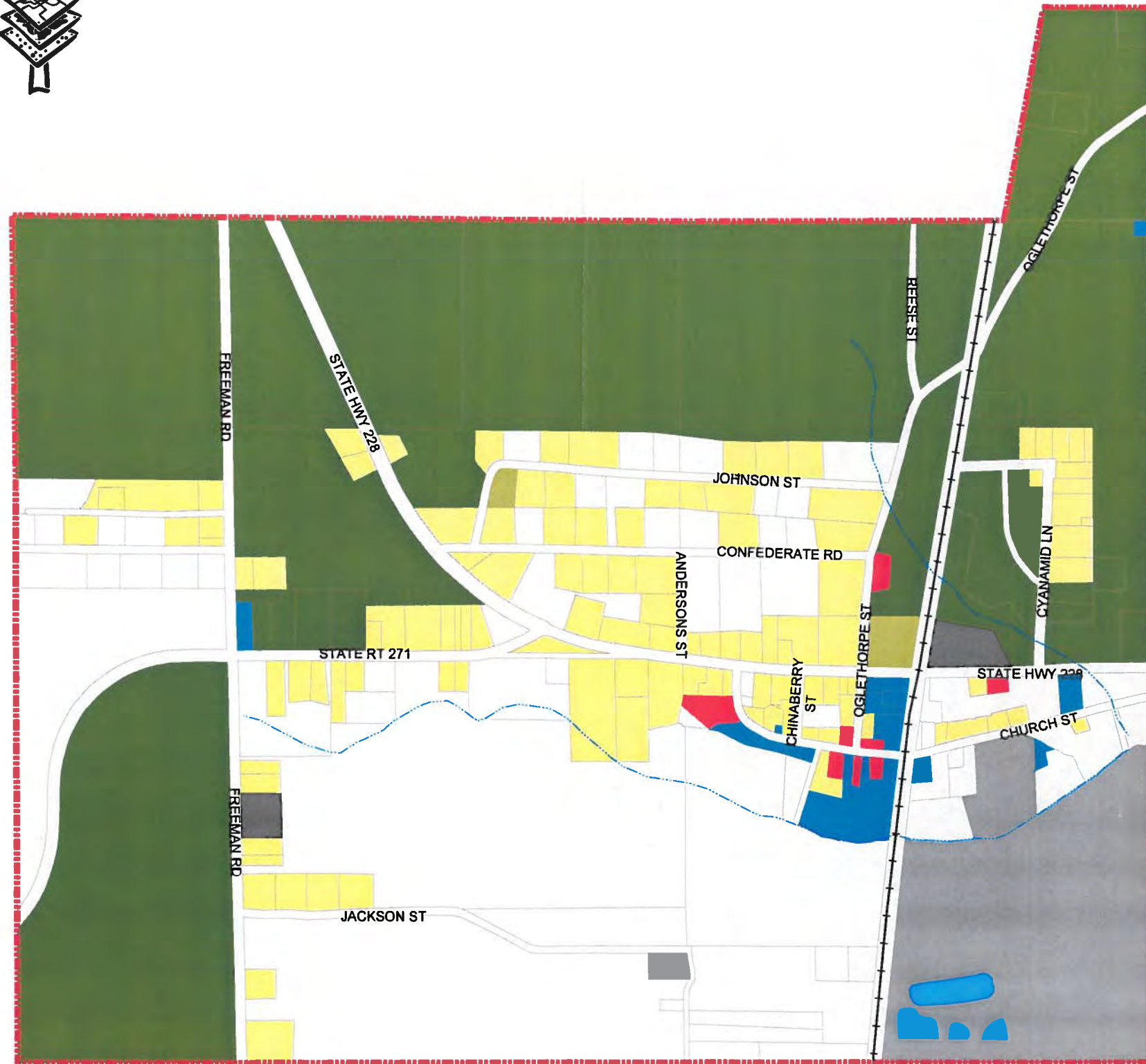


**AMERICUS
HISTORIC DISTRICT**















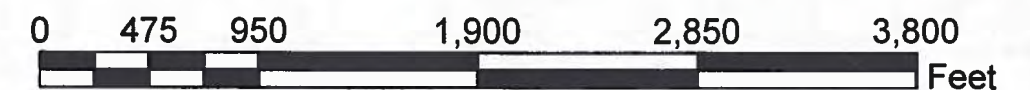
EXISTING LAND USE MAPS

CITY OF ANDERSONVILLE EXISTING LAND USE MAP

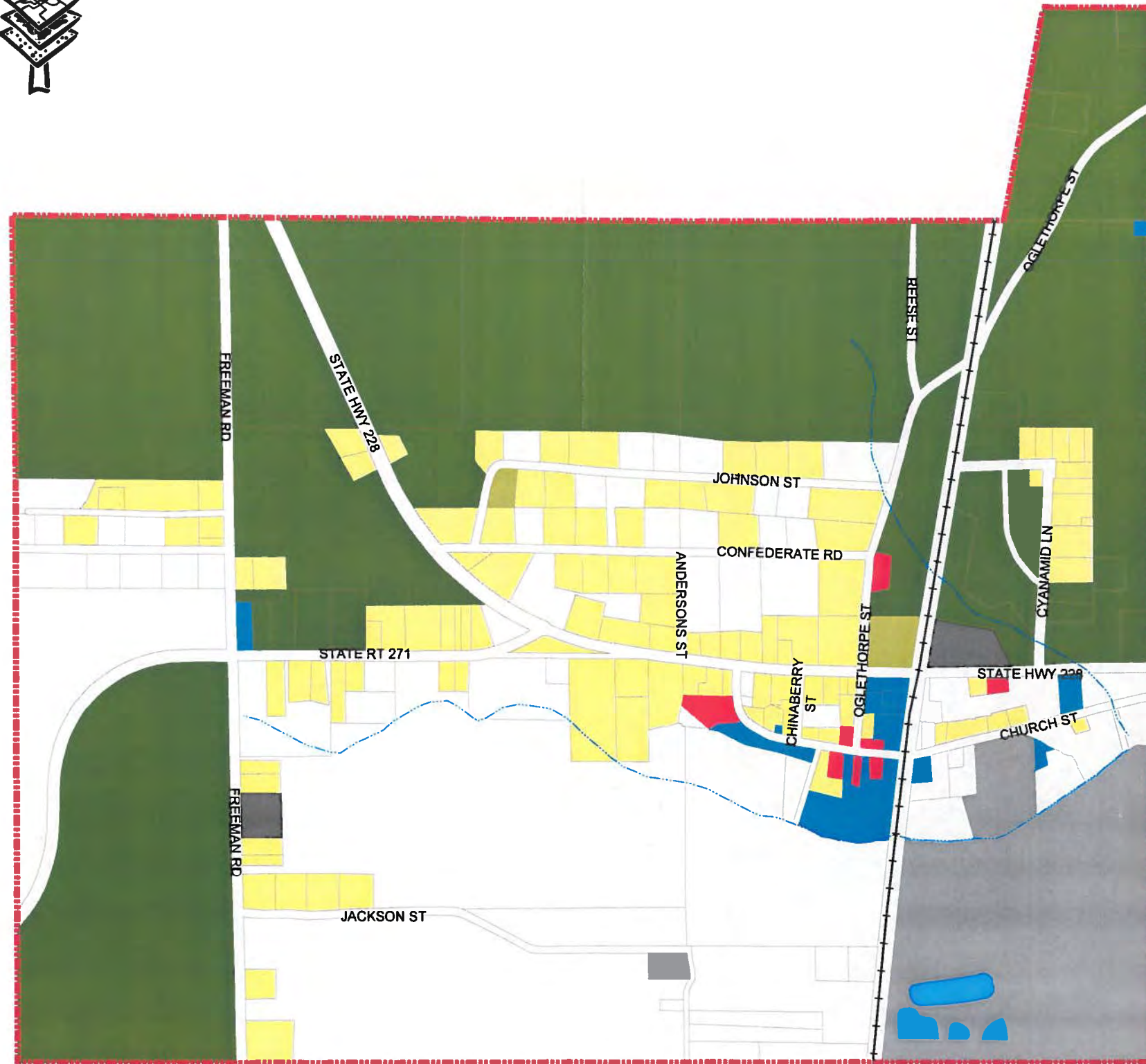


Legend












-  AGRICULTURAL / FOREST
-  COMMERCIAL
-  INDUSTRIAL
-  PARK / RECREATION
-  PUBLIC / INSTITUTIONAL
-  RESIDENTIAL
-  TRANS / COMM / UTILS
-  UNUSED
-  Andersonville City Limits
-  Andersonville Railroad
-  Andersonville Creeks, Streams, etc
-  Andersonville Lake, Ponds, etc

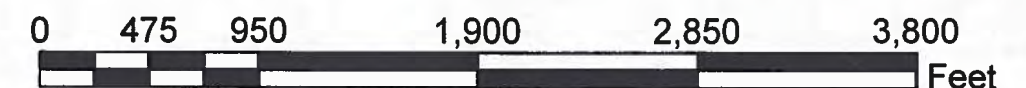


CITY OF ANDERSONVILLE EXISTING LAND USE MAP

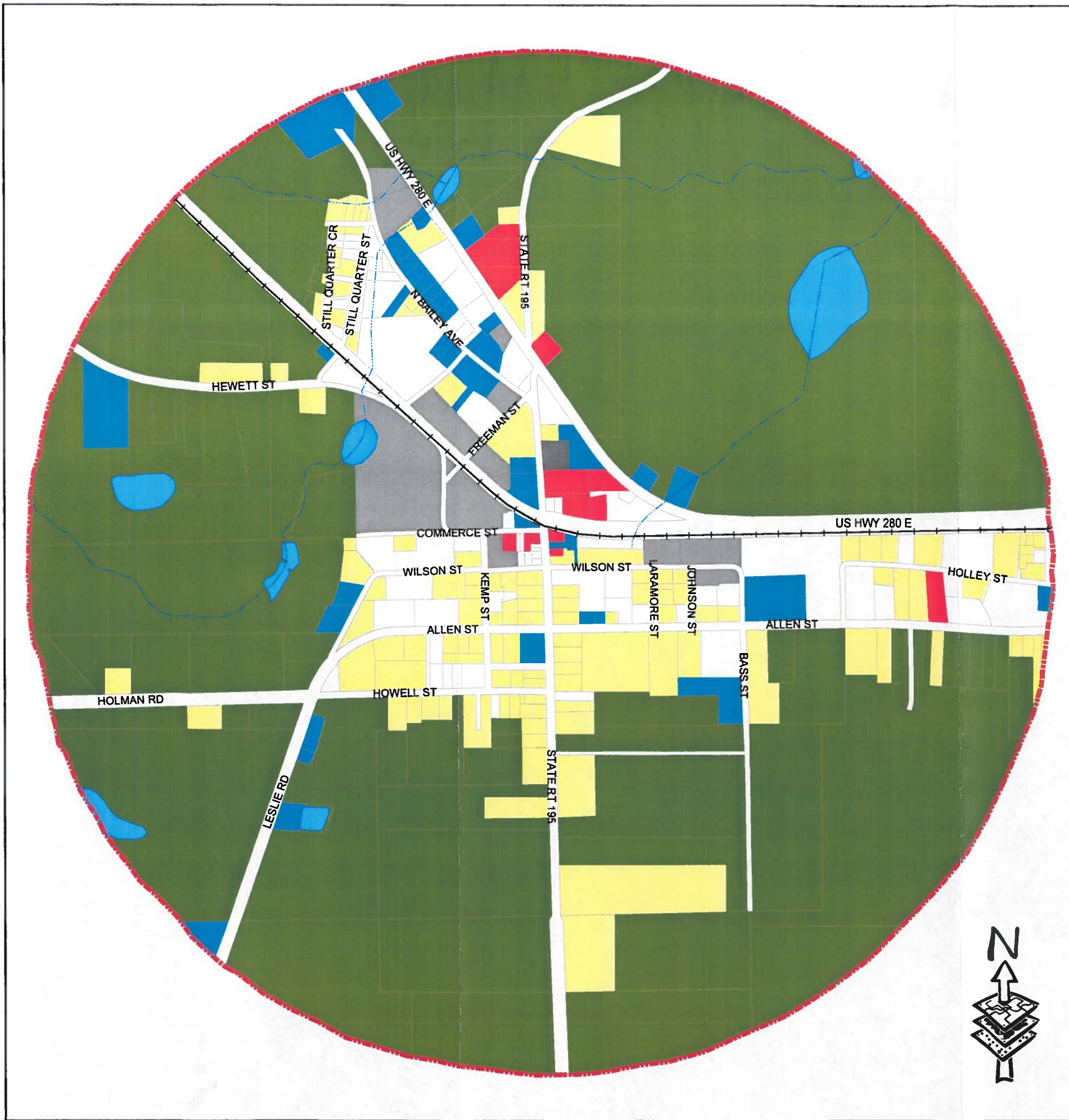


Legend













-  AGRICULTURAL / FOREST
-  COMMERCIAL
-  INDUSTRIAL
-  PARK / RECREATION
-  PUBLIC / INSTITUTIONAL
-  RESIDENTIAL
-  TRANS / COMM / UTILS
-  UNUSED
-  Andersonville City Limits
-  Andersonville Railroad
-  Andersonville Creeks, Streams, etc
-  Andersonville Lake, Ponds, etc



CITY OF LESLIE EXISTING LAND USE MAP

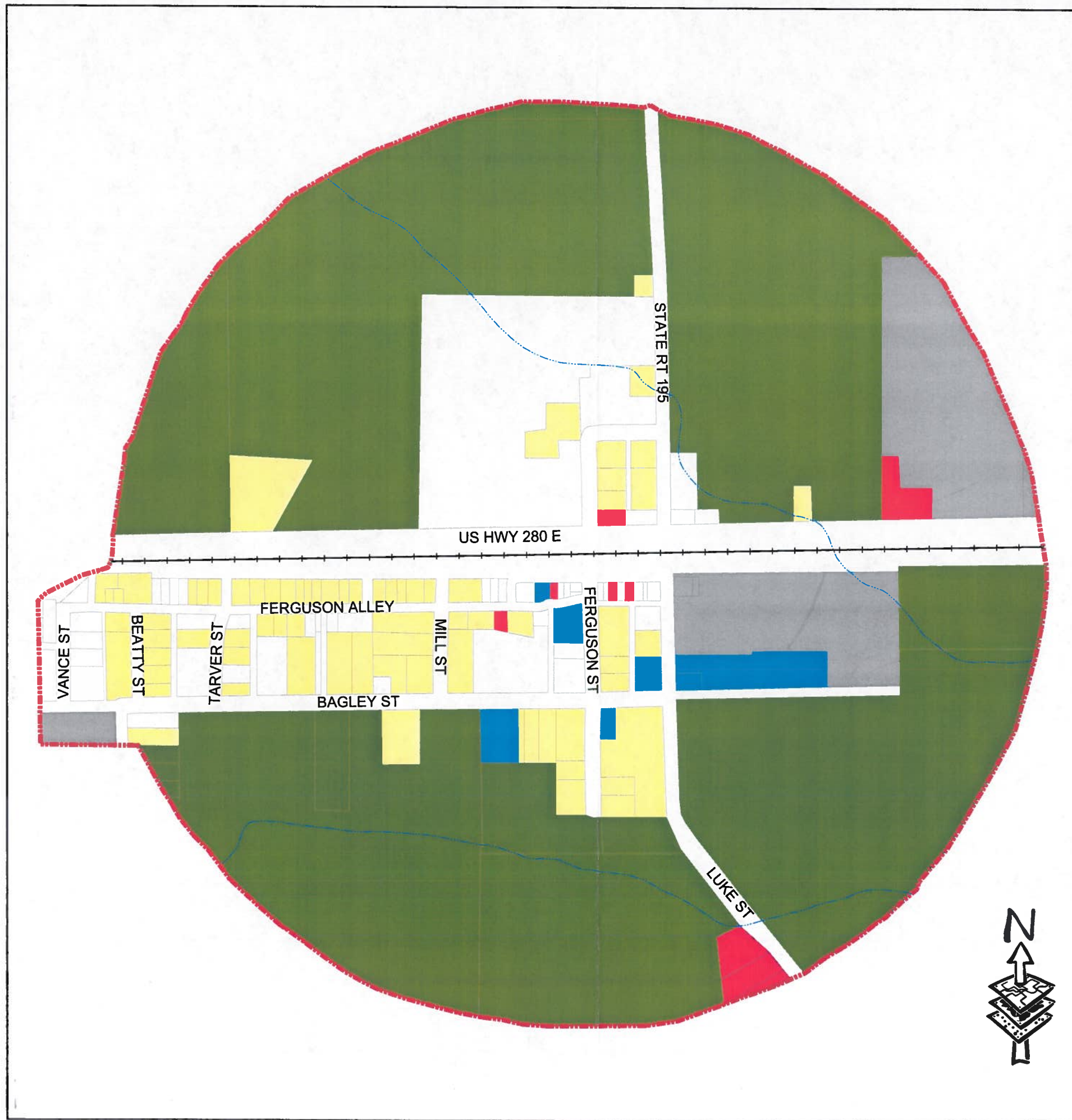


Legend













-  AGRICULTURAL / FOREST
-  COMMERCIAL
-  INDUSTRIAL
-  PARK / RECREATION
-  PUBLIC / INSTITUTIONAL
-  RESIDENTIAL
-  TRANS / COMM / UTILS
-  UNUSED
-  Leslie City Limits
-  Leslie Railroad
-  Leslie Creeks, Streams, etc
-  Leslie Lakes, Ponds, etc



CITY OF DESOTO EXISTING LAND USE MAP

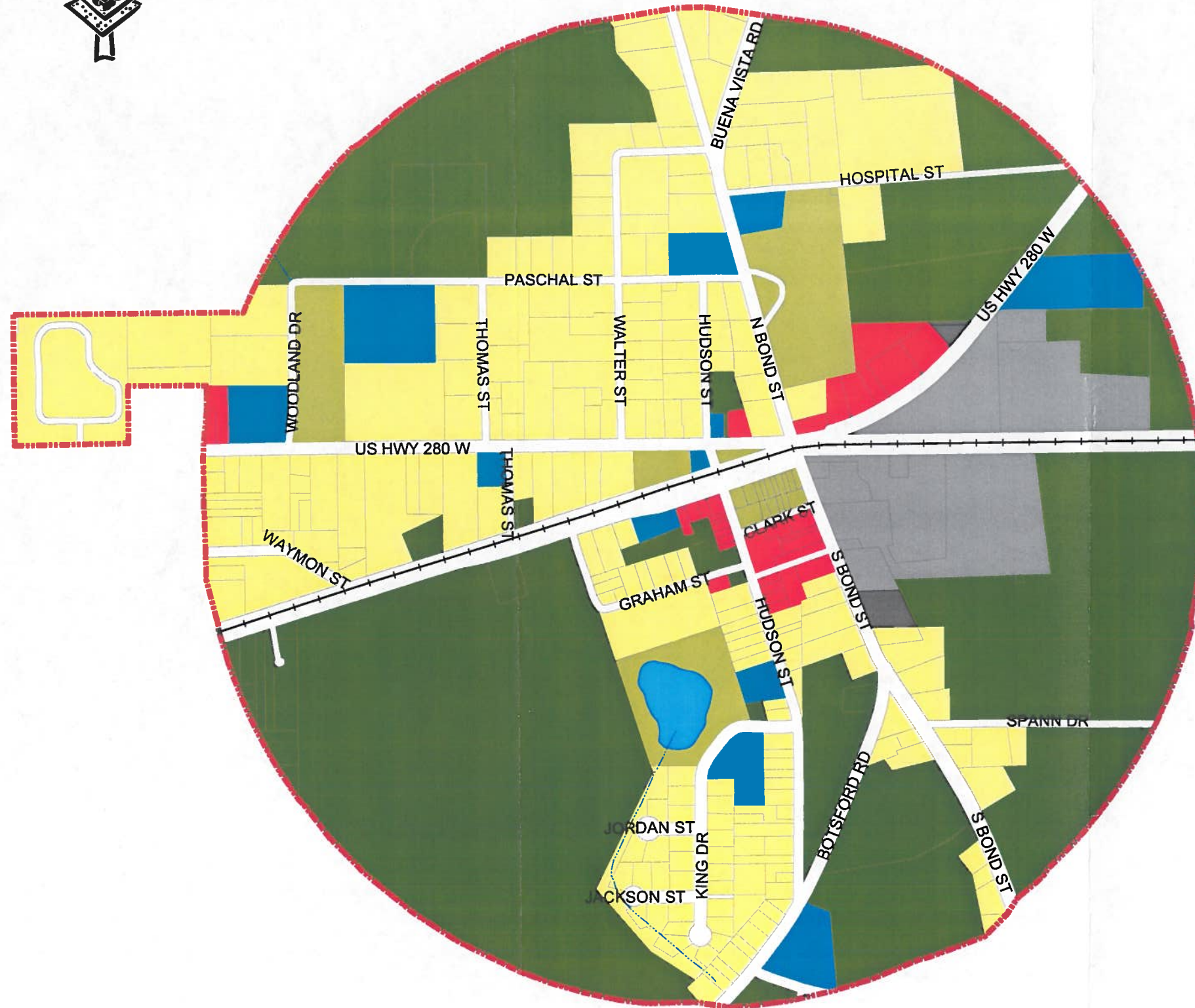


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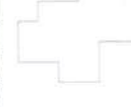




-  AGRICULTURAL / FOREST
-  COMMERCIAL
-  INDUSTRIAL
-  PARK / RECREATION
-  PUBLIC / INSTITUTIONAL
-  RESIDENTIAL
-  TRANS / COMM / UTILS
-  UNUSED
-  Desoto City Limits
-  Desoto Railroad
-  Desoto Creeks, Streams, etc
-  Desoto Lakes, Ponds, etc

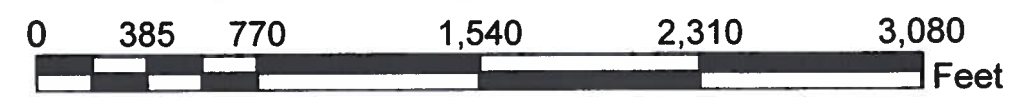


CITY OF PLAINS EXISTING & FUTURE LAND USE MAP



Legend

-  AGRICULTURAL / FOREST
-  COMMERCIAL
-  INDUSTRIAL
-  PARK / RECREATION
-  PUBLIC / INSTITUTIONAL
-  RESIDENTIAL
-  TRANS / COMM / UTILS
-  UNUSED
-  Plains City Limits
-  Plains Railroad
-  Plains Creeks, Streams, etc
-  Plains Lakes, Ponds, etc















FUTURE LAND USE MAPS

CITY OF ANDERSONVILLE FUTURE LAND USE MAP



Legend













-  AGRICULTURAL / FOREST
-  COMMERCIAL
-  INDUSTRIAL
-  PARK / RECREATION
-  PUBLIC / INSTITUTIONAL
-  RESIDENTIAL
-  TRANS / COMM / UTILS
-  UNUSED
-  Andersonville City Limits
-  Andersonville Railroad
-  Andersonville Creeks, Streams, etc
-  Andersonville Lake, Ponds, etc

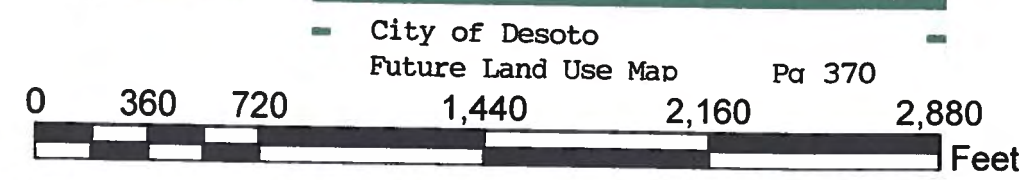
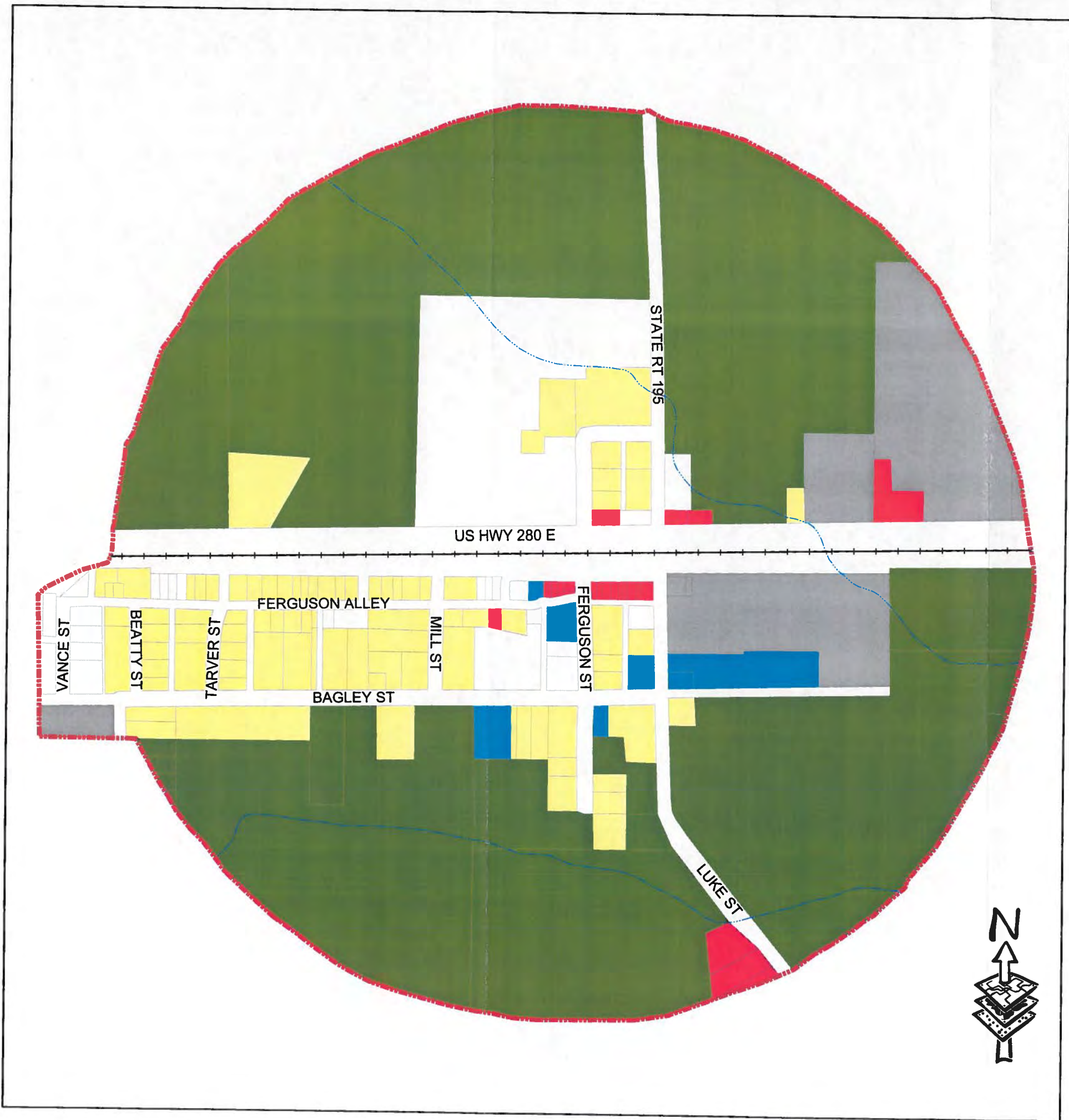
City of Andersonville
Future Land Use Map Pg 369



CITY OF DESOTO FUTURE LAND USE MAP













Legend

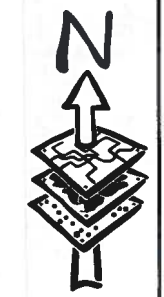
-  AGRICULTURAL / FOREST
-  COMMERCIAL
-  INDUSTRIAL
-  PARK / RECREATION
-  PUBLIC / INSTITUTIONAL
-  RESIDENTIAL
-  TRANS / COMM / UTILS
-  UNUSED
-  Desoto City Limits
-  Desoto Railroad
-  Desoto Creeks, Streams, etc
-  Desoto Lakes, Ponds, etc



CITY OF LESLIE FUTURE LAND USE MAP

Legend

-  AGRICULTURAL / FOREST
-  COMMERCIAL
-  INDUSTRIAL
-  PARK / RECREATION
-  PUBLIC / INSTITUTIONAL
-  RESIDENTIAL
-  TRANS / COMM / UTILS
-  UNUSED
-  Leslie City Limits
-  Leslie Railroad
-  Leslie Creeks, Streams, etc
-  Leslie Lakes, Ponds, etc



**See Existing City of Plains
Land Use Map
on Page 365**

EXHIBITS

SUMTER COUNTY BRIDGES

Location ID	Bridge Serial Num	FC1	FC	FI	Location
261-00003D-000 91N	261-0052-0	SR00003	US 19	MUCKALOOCHEE CREEK	1.5 MI N OF SMITHVILLE
261-C0003D-004 31N	261-0002-0	SR00003	US 19	BEAR BRANCH	8 MI S OF AMERICUS
261-C0003C-010 27N	261-0003-0	SR00003	US 19 JOHN GORDON	CSX RAILROAD	5 MI S OF AMERICUS
261-C0003D-010 99N	261-0004-0	SR00003	MARTIN L. KING RD.	MUCKALEE CREEK	IN SW AMERICUS
261-C0003D-013 80N	261-0005-0	SR00003	US 19	ANGELICO CREEK	2 MI N OF AMERICUS
261-C0005X-004 96S	261-5002-0	CR00005	HOOKS MILL ROAD	PHILEMA CREEK	7.5 MI SE OF AMERICUS
261-C0005X-006 81S	261-5003-0	CR00005	HOOKS MILL ROAD	BOGGY CREEK	4.4 MI W OF LESLIE
261-00015X-002 41N	261-5024-0	CR00015	OLD STAGE ROAD	SWEETWATER CREEK	3 MI E OF ANDERSONVILLE
261-00021X-001 38E	261-5005-0	CR00021	YOUNGS MILL ROAD	CHOCTAHATCHEE CREEK	4.2 MI N OF PLAINS
261-00027D-006 72E	261-0006-0	SR00027	US 280	MUCKALOOCHEE CREEK	6 MI W OF AMERICUS
261-00027D-012 92E	261-0050-0	SR00027	FORSYTH ST WBL	TOWN CREEK	IN W AMERICUS
261-00027D-012 93E	261-0007-0	SR00027	LAMAR STREET EBL	NORFOLK R/R	IN W AMERICUS
261-00027D-012 94E	261-0051-0	SR00027	FORSYTH ST WBL	NORFOLK RAILROAD	IN W AMERICUS
261-00027D-014 71E	261-0049-0	SR00027	E LAMAR STREET	MURPHY'S MILL CREEK TRIB	CITY LIMITS AMERICUS GA
261-00027D-019 18E	261-0009-0	SR00027	SR 27	WALKER BRANCH	4 MI E OF AMERICUS
261-00027D-021 72E	261-0010-0	SR00027	SR 27	LIME CREEK	6 MI E OF AMERICUS
261-00027D-029 16E	261-0011-0	SR00027	SR 27	FLINT RIVER- CR 301	13.6 MI E OF AMERICUS
261-00029X-001 71S	261-5007-0	CR00029	NEW POINT CH RD	MUCKALOOCHEE CREEK	4.5 MI E OF PLAINS
261-00030D-005 56E	261-0012-0	SR00030	SR 30	NINE MILE BRANCH	7 MI W OF AMERICUS
261-00030D-011 78E	261-0013-0	SR00030	SR 30	MUCKALEE CREEK	5 MI W OF AMERICUS
261-00030D-017 45E	261-0014-0	SR00030	US 280	MURPHY'S MILL CREEK	2 MI E OF AMERICUS
261-00030D-026 35E	261-0015-0	SR00030	US 280	CHOOKEE CREEK	LESLIE GA. CITY LIMITS
261-00030D-029 06E	261-0016-0	SR00030	US 280	CHOOKEE CREEK	0.7 MI E OF DESOTO
261-00030D-035 65E	261-0017-0	SR00030	US 280	FLINT RIVER	7.5 MI E OF LESLIE
261-00044X-001 41E	261-5012-0	CR00044	McLITTLE BRIDGE RD	MUCKALEE	4 MI S OF

✓
C

**ENACTING RESOLUTION
SUMTER COUNTY JOINT COMPREHENSIVE PLAN 2004-2025**

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to provide a framework to facilitate and encourage coordinated, comprehensive, statewide planning and development at the local, regional and state levels of government, and

WHEREAS, Sumter County has prepared their portion of the Sumter County Joint Comprehensive Plan 2004 - 2025 for use as a management tool in guiding planned growth and development within the county, and

WHEREAS, the Middle Flint Regional Development Center, regional review agency, has determined that said Plan is not in conflict with the comprehensive plans of other communities, and

WHEREAS, the Georgia Department of Community Affairs, state review agency, has determined that the said Plan is in full compliance with provisions of the Georgia Planning Act of 1989 and the Minimum Standards and Procedures for Local Comprehensive Planning (Revised Standards, Effective January 1, 2004),

THEREFORE BE IT RESOLVED, that the duly elected Sumter County Board of Commissioners, hereby adopt the Sumter County Joint Comprehensive Plan 2004 - 2025 in session this 17th day of August, 2004.

SUMTER COUNTY

BY: _____

Bobby "Dift" Pace
Bobby "Dift" Pace, Chairman

ATTEST: _____

Chris Ryan
Chris Ryan, County Clerk

**ENACTING RESOLUTION
SUMTER COUNTY JOINT COMPREHENSIVE PLAN 2004-2025**

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to provide a framework to facilitate and encourage coordinated, comprehensive, statewide planning and development at the local, regional and state levels of government, and

WHEREAS, the City of Americus has prepared their portion of the Sumter County Joint Comprehensive Plan 2004 - 2025 for use as a management tool in guiding planned growth and development within the city, and

WHEREAS, the Middle Flint Regional Development Center, regional review agency, has determined that said Plan is not in conflict with the comprehensive plans of other communities, and

WHEREAS, the Georgia Department of Community Affairs, state review agency, has determined that the said Plan is in full compliance with provisions of the Georgia Planning Act of 1989 and the Minimum Standards and Procedures for Local Comprehensive Planning (Revised Standards, Effective January 1, 2004),

THEREFORE BE IT RESOLVED, that the duly elected Mayor and City Council of Americus, Georgia, hereby adopt the Sumter County Joint Comprehensive Plan 2004 - 2025 in session this 19th day of August, 2004.

CITY OF AMERICUS

BY:

Bill McGowan
Bill McGowan, Mayor

ATTEST:

Cheryl Allison
Cheryl Allison, Acting City Clerk

12

**ENACTING RESOLUTION
SUMTER COUNTY JOINT COMPREHENSIVE PLAN 2004-2025**

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to provide a framework to facilitate and encourage coordinated, comprehensive, statewide planning and development at the local, regional and state levels of government, and

WHEREAS, the City of Andersonville has prepared their portion of the Sumter County Joint Comprehensive Plan 2004 - 2025 for use as a management tool in guiding planned growth and development within the city, and

WHEREAS, the Middle Flint Regional Development Center, regional review agency, has determined that said Plan is not in conflict with the comprehensive plans of other communities, and

WHEREAS, the Georgia Department of Community Affairs, state review agency, has determined that the said Plan is in full compliance with provisions of the Georgia Planning Act of 1989 and the Minimum Standards and Procedures for Local Comprehensive Planning (Revised Standards, Effective January 1, 2004),

THEREFORE BE IT RESOLVED, that the duly elected Mayor and City Council of Andersonville, Georgia, hereby adopt the Sumter County Joint Comprehensive Plan 2004 - 2025 in session this 7 day of September, 2004.

CITY OF ANDERSONVILLE

BY: Margaret G. Holloway
Margaret Holloway, Mayor

ATTEST: Teresa Owens
Teresa Owens, City Clerk

16

**ENACTING RESOLUTION
SUMTER COUNTY JOINT COMPREHENSIVE PLAN 2004-2025**

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to provide a framework to facilitate and encourage coordinated, comprehensive, statewide planning and development at the local, regional and state levels of government, and

WHEREAS, the City of Desoto has prepared their portion of the Sumter County Joint Comprehensive Plan 2004 - 2025 for use as a management tool in guiding planned growth and development within the city, and

WHEREAS, the Middle Flint Regional Development Center, regional review agency, has determined that said Plan is not in conflict with the comprehensive plans of other communities, and

WHEREAS, the Georgia Department of Community Affairs, state review agency, has determined that the said Plan is in full compliance with provisions of the Georgia Planning Act of 1989 and the Minimum Standards and Procedures for Local Comprehensive Planning (Revised Standards, Effective January 1, 2004),

THEREFORE BE IT RESOLVED, that the duly elected Mayor and City Council of Desoto, Georgia, hereby adopt the Sumter County Joint Comprehensive Plan 2004 - 2025 in session this 5th day of October, 2004.

CITY OF DESOTO

BY: Dennis Billings
Dennis Billings, Mayor

ATTEST: Gennie Dowdell
Gennie Dowdell, Councilmember

✓

**ENACTING RESOLUTION
SUMTER COUNTY JOINT COMPREHENSIVE PLAN 2004-2025**

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to provide a framework to facilitate and encourage coordinated, comprehensive, statewide planning and development at the local, regional and state levels of government, and

WHEREAS, the City of Leslie has prepared their portion of the Sumter County Joint Comprehensive Plan 2004 - 2025 for use as a management tool in guiding planned growth and development within the city, and

WHEREAS, the Middle Flint Regional Development Center, regional review agency, has determined that said Plan is not in conflict with the comprehensive plans of other communities, and

WHEREAS, the Georgia Department of Community Affairs, state review agency, has determined that the said Plan is in full compliance with provisions of the Georgia Planning Act of 1989 and the Minimum Standards and Procedures for Local Comprehensive Planning (Revised Standards, Effective January 1, 2004),

THEREFORE BE IT RESOLVED, that the duly elected Mayor and City Council of Leslie, Georgia, hereby adopt the Sumter County Joint Comprehensive Plan 2004 - 2025 in session this 16 day of August, 2004.

CITY OF LESLIE

BY: William C. Deriso
William C. Deriso, Mayor

ATTEST: Linda Cobb
Linda Cobb, City Clerk

**ENACTING RESOLUTION
SUMTER COUNTY JOINT COMPREHENSIVE PLAN 2004-2025**

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to provide a framework to facilitate and encourage coordinated, comprehensive, statewide planning and development at the local, regional and state levels of government, and

WHEREAS, the City of Plains has prepared their portion of the Sumter County Joint Comprehensive Plan 2004 - 2025 for use as a management tool in guiding planned growth and development within the city, and

WHEREAS, the Middle Flint Regional Development Center, regional review agency, has determined that said Plan is not in conflict with the comprehensive plans of other communities, and

WHEREAS, the Georgia Department of Community Affairs, state review agency, has determined that the said Plan is in full compliance with provisions of the Georgia Planning Act of 1989 and the Minimum Standards and Procedures for Local Comprehensive Planning (Revised Standards, Effective January 1, 2004),

THEREFORE BE IT RESOLVED, that the duly elected Mayor and City Council of Plains, Georgia, hereby adopt the Sumter County Joint Comprehensive Plan 2004 - 2025 in session this 19 day of August, 2004.

CITY OF PLAINS

BY: _____

L.E. Godwin, III
L.E. Godwin, III, Mayor

ATTEST: _____

Sharan Polk
Sharan Polk, City Clerk