

Mitchell County Joint Comprehensive Plan

2017

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

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INTRODUCTION

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

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

The last full Comprehensive Plan for Mitchell County and the Cities of Baconton, Camilla, Pelham and Sale City was completed and adopted in 2008 by the Southwest Georgia Regional Commission (SWGRC). Although not a lot has changed since 2008, an updated comprehensive plan is required by the Georgia Department of Community Affairs (DCA). The Mitchell County Joint Comprehensive Plan will be completed in 2016-17, and will lay the groundwork for countywide/citywide decision making through the year 2030 using relevant current data and both quantitative and qualitative analyses.

The DCA oversees and provides guidance for local comprehensive planning in Georgia. The department's Minimum Standards and Procedures for Local Comprehensive Planning, as updated in January 2013, outlines three required components of a comprehensive plan for all local governments: community goals, needs and opportunities and a community work program. The Mitchell County is a Tier 1 job Tax Credit community and therefore according to the DCA's rules will be required to do an economic development element. Mitchell County and its municipalities also have zoning ordinances and are therefore required to do a land use element as well. Although not required, a transportation element will also be provided by the Southwest Georgia Regional Commission.

PUBLIC INVOLVEMENT

SWGRC's Role

The SWGRC's Planning Department facilitated the 2017 Comprehensive Plan update for Mitchell County, Baconton, Camilla, Pelham and Sale City. Leading community input sessions and Steering Committee meetings, the SWGRC team gathered feedback and guidance from the public, and used this information to assemble the Comprehensive Plan and made recommendations that are reflective of the community's desires. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

Stakeholder Involvement

A number of stakeholders were identified and asked to participate in the process including: business owners, farmers, elected officials, economic development professionals and planning commission members. Representation of those invited stakeholders was decent with about half of those invited participating but still providing a broad spectrum of stakeholders that provided valuable input.

Public Input and Steering Committee

The 2017 update of the Mitchell County Comprehensive Plan relied heavily on public involvement. The planning process began with initial public hearings at County Commission and City Council meetings in October and November 2015 where the plan requirements were discussed and an overview of the process as well as various ways the public could participate in the plan process. Aside from public meetings, the SWGRC planning website (www.swgrcplanning.org) was utilized to further explain the plan process, requirements and provide an avenue for residents to be notified of meetings and send questions and concerns to the planner. Following the initial public hearings, a series of community input sessions was held where the public was invited to help identify the strengths, weaknesses, opportunities and threats and from that develop a list of needs and opportunities for Mitchell County and its municipalities. The next meeting that was held was to develop goals and policies for Mitchell County and its municipalities regarding a variety of topics. The steering committee was formed from various department heads, business owners, residents and at least one elected official, as required by the DCA's rules for comprehensive planning. The steering committee members are as follows:

- Annette Morman, Mayor, City of Baconton
- Timothy Wade Jr.
- Roy Holton, Camilla Planning Commission
- Gustine Hayward, Camilla resident
- Carl Pitts, Camilla Business owner
- Charles Kelly, Camilla Zoning Administrator
- Joe Bostick Jr., Camilla Planning Commission
- James Eubanks, Mayor, City of Pelham
- Sammy Mathis, Mayor, Town of Sale City
- Betty Bramlett, City Clerk, Town of Sale City
- Danny Palmer, Camilla, Business owner
- Bennett Adams, City Manager, City of Camilla
- Clark Harrell, County Administrator, Mitchell County

- Ben Hayward, Chairman, Mitchell County Board of Commissioners
- Loys Johnson, Pelham Main Street Board of Directors
- Kent Holtzclaw, Pelham Chamber of Commerce
- Steven Burnette, City of Pelham, Community Development Director
- Floyd Fort, Pelham City Schools, Superintendent

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

Review Process

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

MITCHELL COUNTY

COMMUNITY PROFILE



Community Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared by SWGRC

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

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

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



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

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

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



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

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



Community Profile

Mitchell County.zip
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Prepared by SWGRC

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

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

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



Community Profile

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Prepared by SWGRC

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

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



Community Profile

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Prepared by SWGRC

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

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

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

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths

- Easy business startup procedure
- Accessibility to elected leaders
- Low crime rate
- Community network (easy to find what you need by calling someone)
- Available properties for expansion
- Good school systems
- Adequate water resources
- Outdoor recreation and access to Flint River
- Still have a hospital locally
- Transparency, responsiveness, Integrity, Unity
- Access to two different rail networks
- Agricultural production
- Excellent 4-H program
- Social Support Groups (Churches, Boys & Girls Club, etc.)

Weaknesses

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

- Animal shelter unsustainable

Opportunities

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

Threats

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

NEEDS AND OPPORTUNITIES

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

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

GOALS AND POLICIES

Goal: Economic Prosperity

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

Policies:

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

Goal: Resource Management

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

Policies:

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

Goal: Public Infrastructure

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

Policies:

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

Goal: Regional Cooperation

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

Policies:

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

Goal: Sense of Place

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

Policies:

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

Goal: Transportation Options

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

Policies:

- No specific policy in place.

Goal: Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved

by encouraging and cooperating with local educational institutions or programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Policies:

- No specific policy in place.

Goal: Community Health

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

Policies:

- No specific policy in place.

ECONOMIC DEVELOPMENT

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

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

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

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

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

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

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

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

Goal: Expand existing industries.

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

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

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

Goal: Support technical colleges within the region.

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

Goal: Increase tourism in the region.

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

Goal: Recruit retirees to the region.

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

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

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

Goal: Create a diverse economy resistant to economic recession.

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

Goal: Create and Promote agritourist activities and enterprises.

Objective: To increase farm income and farm tourism.

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

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

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

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

Agribusiness is Mitchell County's largest industry, with well-known names such as Keystone Foods and Southeast Milk Incorporated. Of the nation's counties, Mitchell County is in the top 10 in pecan production. Two energy-related industries joined our corporate roster in recent years. A corn to fuel

manufacturer, Southwest Georgia Ethanol, and Camilla Solar, a solar power plant, chose Mitchell County as the place to grow their businesses.

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

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

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

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

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

Supplementary Economic Statistics/Data



Business Summary

Mitchell County: zip
Area: 498.56 square miles

Prepared By SWGRC

Data for all businesses in area

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

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

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



Business Summary

Mitchell County.zip
Area: 498.56 square miles

Prepared By: SWGRC

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

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



Disposable Income Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

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

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

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

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

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



Household Budget Expenditures

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

Demographic Summary		2015	2020
Population		13,133	12,972
Households		4,315	4,266
Families		3,091	3,036
Median Age		38.3	39.3
Median Household Income		\$38,117	\$44,356

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

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

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

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



Market Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

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

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

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



Market Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

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

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

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



Market Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

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

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



Market Profile

Mitchell County.zip
 Area: 498.56 square miles

Prepared By SWGRC

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

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

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



Market Profile

Mitchell County.zip
 Area: 498.56 square miles

Prepared By SWGRC

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

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



Market Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

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

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

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



Market Profile

Mitchell County.zip
Area: 498.56 square miles

Prepared By SWGRC

Top 3 Tapestry Segments

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

2015 Consumer Spending

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

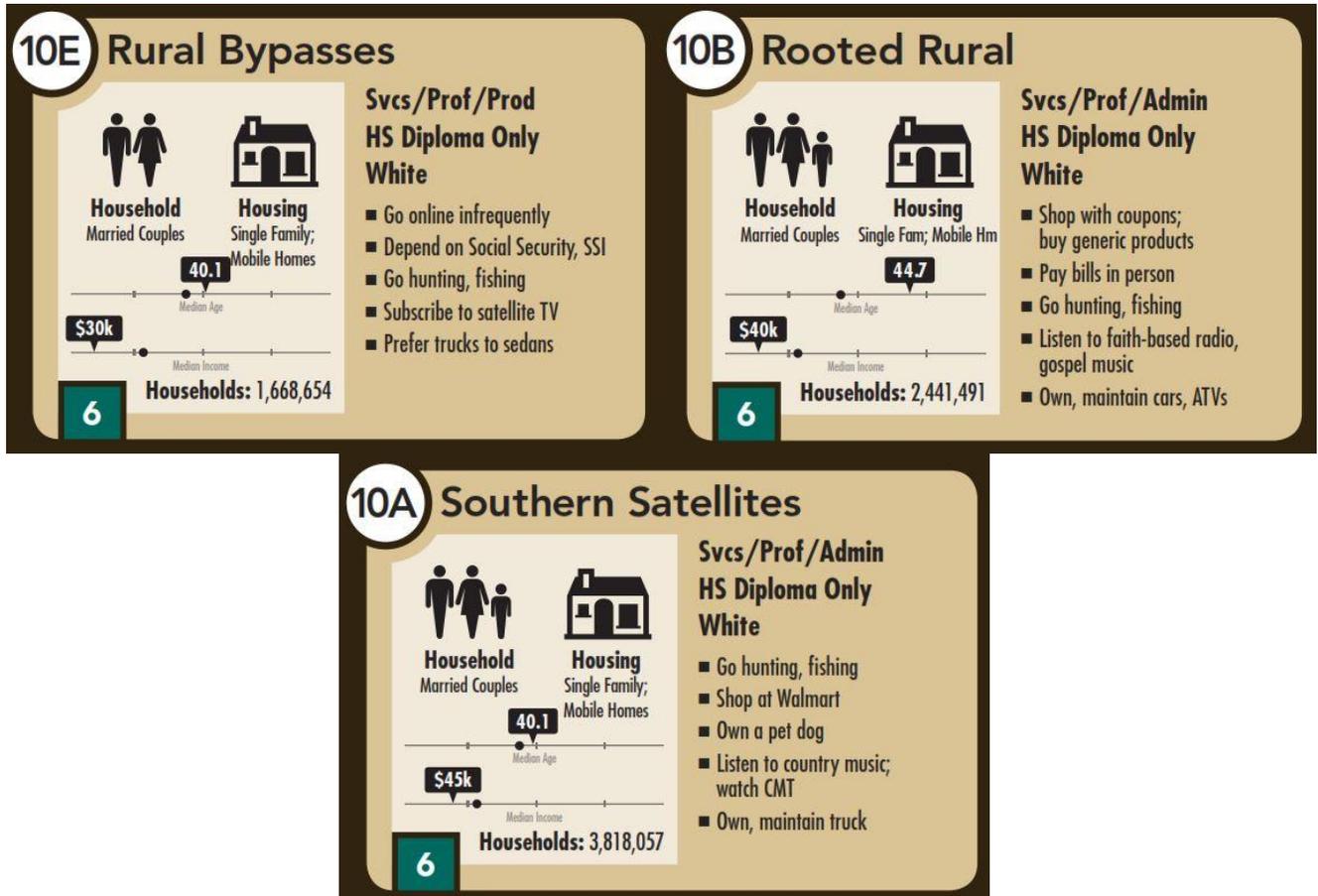
Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household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

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

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

Tapestry Segmentation Explained

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

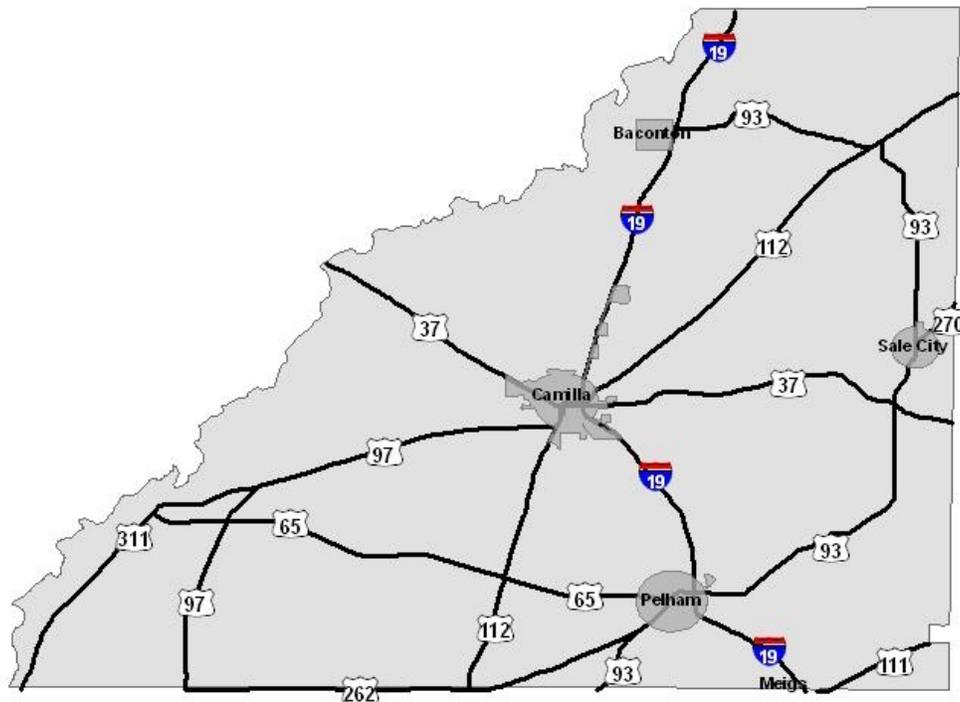


TRANSPORTATION

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

Road Network

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



Source: SWGRC GIS

Alternative Modes

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

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

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

Parking

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

Railroads

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

LAND USE

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

Agriculture

The agricultural land use classification in Mitchell County is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development accessory to agricultural or farm operation of varying sizes, some commercial development is allowed in this category but only in appropriate locations (crossroads, major

thoroughfares, etc). Typically automobile oriented commercial development that relies heavily on passersby is located on the outskirts of municipalities on major thoroughfares. Smaller, less intense, neighborhood commercial development is generally allowed throughout the unincorporated areas in properly zoned areas.

Rural Residential

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

Industrial

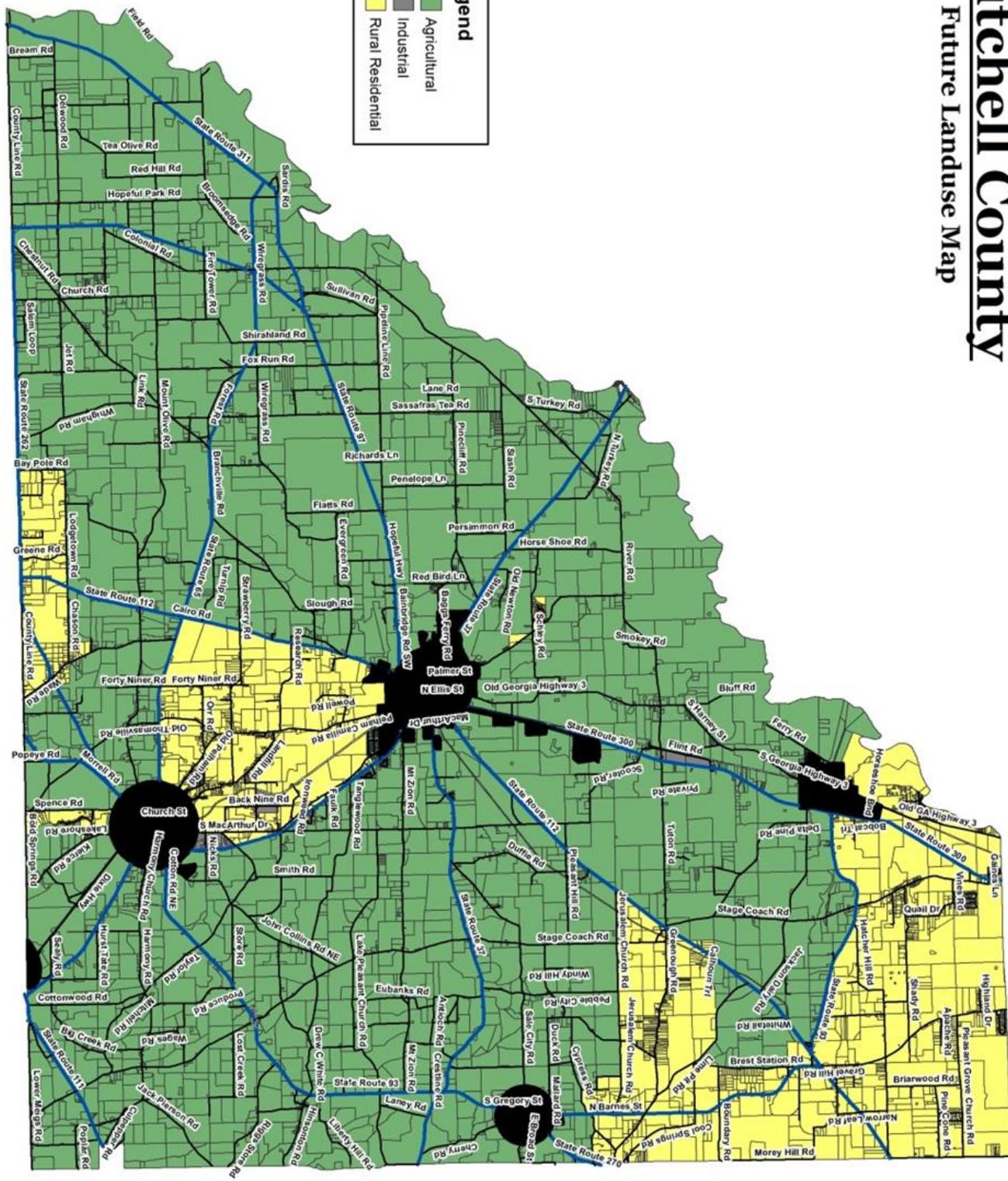
This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial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

Mitchell County

Future Landuse Map

Legend

- Agricultural
- Industrial
- Rural Residential



COMMUNITY WORK PROGRAM

MITCHELL COUNTY COMMUNITY WORK PROGRAM 2017-2021								
Economic Development Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Continue B.R.E.P.	X	X	X	X	X	MCDA	\$2,000 & Staff Time	MCDA Budget
Purchase new industrial land	X	X	X	X	X	MCDA	unknown	General Funds, Grants
Housing Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Implement recommendations of housing study	X	X	X	X	X	MCDA/Housing Authorities	Staff Time	MCDA Budget
Natural and Cultural Resources Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Continue funding for genealogical research	X	X	X	X	X	County	\$5,000	General Funds
Community Facilities & Services Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Investigate new opportunities for recreation expansion	X	X	X	X	X	County	\$50,000	General Funds

ADOPTION RESOLUTION

Resolution # 2017- 016

A RESOLUTION TO ADOPT THE MITCHELL COUNTY COMPREHENSIVE PLAN

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

WHEREAS, the Board of Commissioners held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

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

THEREFORE, BE IT RESOLVED by the Board of Commissioners of Mitchell County, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 13th day of June 2017.



County Commission Chairman

Benjamin Hayward
Benjamin Hayward

Witness

Rebecca Reese
Rebecca Reese, County Clerk

BACONTON

COMMUNITY PROFILE



Community Profile

Baconton
Area: 1.95 square miles

Prepared by SWGRC

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

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

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



Community Profile

Baconton
Area: 1.95 square miles

Prepared by SWGRC

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

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

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



Community Profile

Baconton
Area: 1.95 square miles

Prepared by SWGRC

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

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



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

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

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



Community Profile

Baconton
Area: 1.95 square miles

Prepared by SWGRC

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

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



Community Profile

Baconton
Area: 1.95 square miles

Prepared by SWGRC

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

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

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

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths

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

Weaknesses

- Blighted property
- No police
- Lack of housing and options

- Limited sources of revenue for the city
- Lots of floodplains within the city limits
- Lack of commercial development
- Struggling downtown
- Weak DDA

Opportunities

- Promoting Pecan Industry
- Historic Dixie Highway Scenic Byway

Threats

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

NEEDS AND OPPORTUNITIES

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

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

GOALS AND POLICIES

GOAL: Economic Development and Prosperity

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

Policies:

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

GOAL: Housing Options

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

Policies:

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

GOAL: Community Health

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

Policies:

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

ECONOMIC DEVELOPMENT

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

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

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

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

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

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

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

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

Goal: Expand existing industries.

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

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

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

Goal: Support technical colleges within the region.

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

Goal: Increase tourism in the region.

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

Goal: Recruit retirees.

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

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

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

Goal: Create a diverse economy resistant to economic recession.

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

Goal: Create and Promote agritourist activities and enterprises.

Objective: To increase farm income and farm tourism.

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

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

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

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

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

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

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

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

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

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

Supplementary Economic Statistics/Data



Business Summary

Bacarton
Area: 1.95 square miles

Prepared By SWGRC

Data for all businesses in area

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

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

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



Business Summary

Baconton
Area: 1.95 square miles

Prepared By: SWGRC

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

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



Disposable Income Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

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

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

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

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

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



Household Budget Expenditures

Baconton
Area: 1.95 square miles

Prepared By SWGRC

Demographic Summary		2015	2020
Population		878	849
Households		313	304
Families		237	229
Median Age		38.2	40.8
Median Household Income		\$27,654	\$32,481

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

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

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

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



Market Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

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

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

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



Market Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

2015 Households by Income

Household Income Base	313
<\$15,000	26.8%
\$15,000 - \$24,999	18.8%
\$25,000 - \$34,999	13.1%
\$35,000 - \$49,999	11.5%
\$50,000 - \$74,999	11.5%
\$75,000 - \$99,999	9.9%
\$100,000 - \$149,999	7.3%
\$150,000 - \$199,999	1.0%
\$200,000+	0.0%
Average Household Income	\$41,059

2020 Households by Income

Household Income Base	304
<\$15,000	25.7%
\$15,000 - \$24,999	14.5%
\$25,000 - \$34,999	12.2%
\$35,000 - \$49,999	10.5%
\$50,000 - \$74,999	12.8%
\$75,000 - \$99,999	12.5%
\$100,000 - \$149,999	10.2%
\$150,000 - \$199,999	1.3%
\$200,000+	0.0%
Average Household Income	\$47,271

2015 Owner Occupied Housing Units by Value

Total	208
<\$50,000	33.7%
\$50,000 - \$99,999	35.6%
\$100,000 - \$149,999	18.3%
\$150,000 - \$199,999	5.8%
\$200,000 - \$249,999	2.9%
\$250,000 - \$299,999	1.4%
\$300,000 - \$399,999	1.4%
\$400,000 - \$499,999	0.5%
\$500,000 - \$749,999	0.5%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	0.0%
Average Home Value	\$88,702

2020 Owner Occupied Housing Units by Value

Total	204
<\$50,000	22.5%
\$50,000 - \$99,999	34.8%
\$100,000 - \$149,999	25.5%
\$150,000 - \$199,999	8.8%
\$200,000 - \$249,999	4.4%
\$250,000 - \$299,999	1.5%
\$300,000 - \$399,999	1.5%
\$400,000 - \$499,999	0.5%
\$500,000 - \$749,999	0.5%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	0.0%
Average Home Value	\$103,431

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

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



Market Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

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

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



Market Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

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

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

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



Market Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

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

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



Market Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

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

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

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



Market Profile

Baconton
Area: 1.95 square miles

Prepared By SWGRC

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

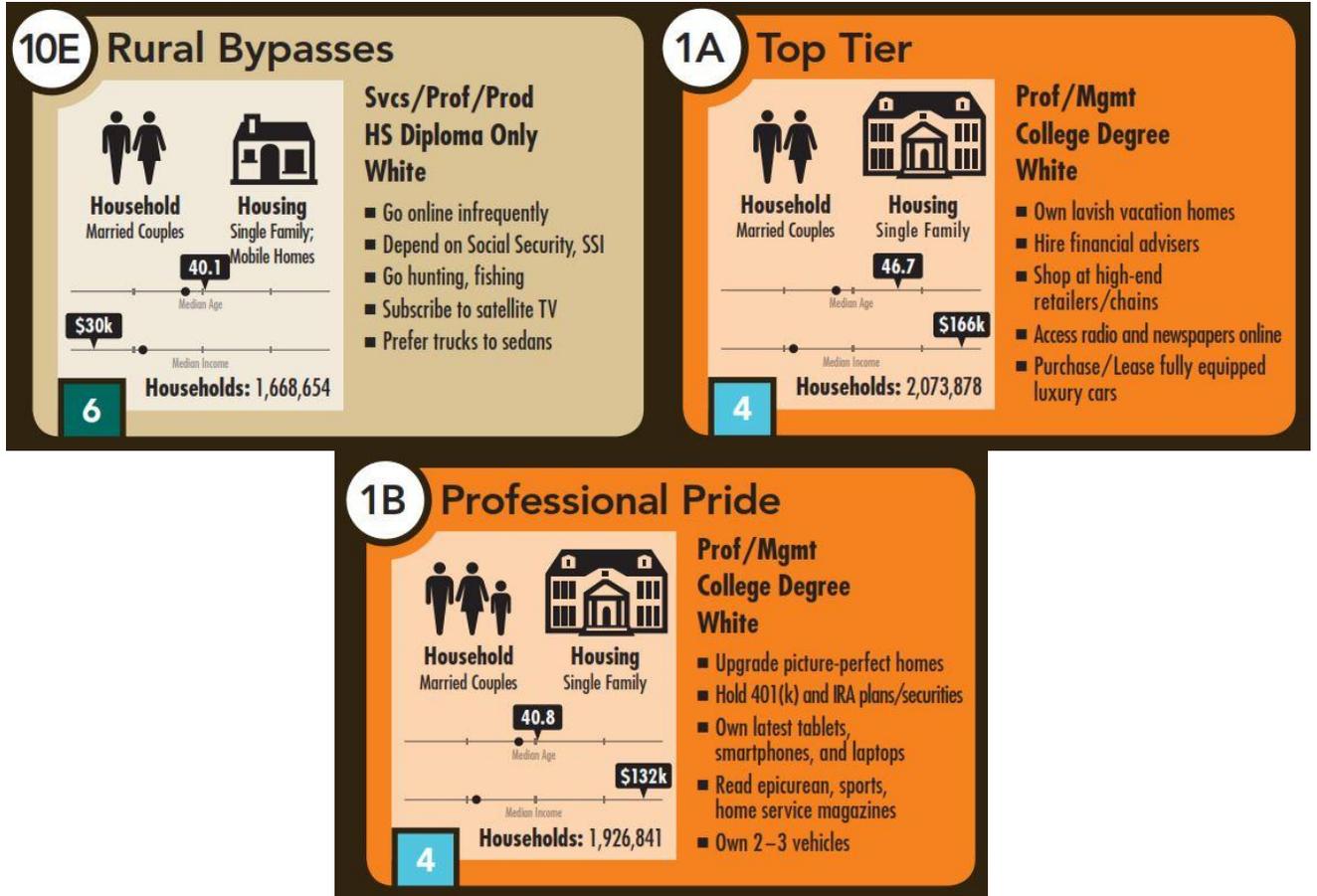
Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household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

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

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

Tapestry Segmentation Explained

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



TRANSPORTATION

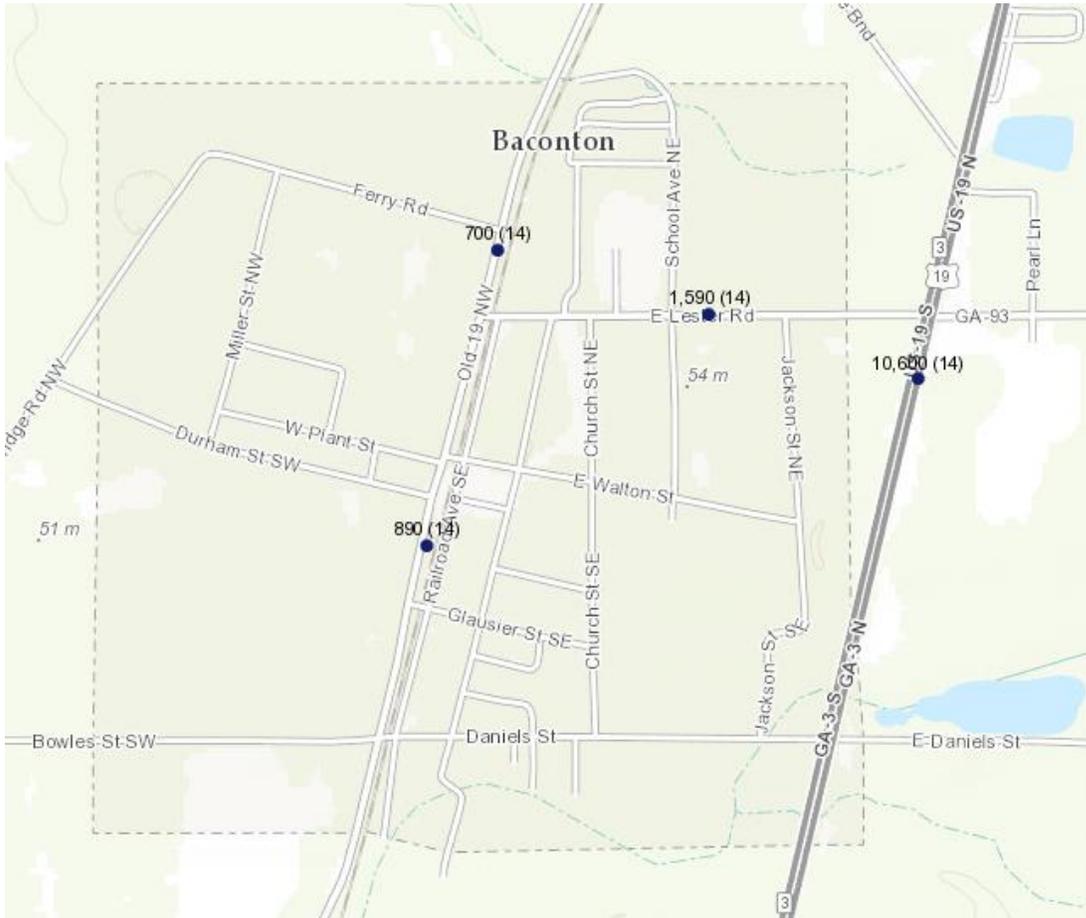
An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. Many transportation issues in Mitchell County are related to the increase in vehicular volumes and congestion. While the automobile is the dominant mode of transportation,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

Road Network

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

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

GDOT Traffic Monitoring Locations



GA Hwy 93 Lester Road) @ School Avenue

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

US Hwy 19 @ Baconton

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

Alternative Modes

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

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

Parking

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

Railroads

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

LAND USE

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

Residential

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

Downtown Commercial District

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

Highway Commercial

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

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

COMMUNITY WORK PROGRAM

CITY OF BACONTON COMMUNITY WORK PROGRAM 2017-2021								
Economic Development Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Implement storefront renovation program	X					City	\$2,000	UGA School of Environmental Design
Inventory potential properties for commercial/industrial development	X					City	\$2,000	General Fund, Grants
Get a tech school satellite campus in Baconton	X					City	\$75,000	General Fund, Grants
Natural and Cultural Resources Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Work to renovate downtown buildings	X					City	\$2,000	General Fund, Grants
Community Facilities & Services Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Develop a walking track in and around expanded park area	X					City	\$10,000	General Fund, Grants
Construct tennis courts	X					City/County	\$15,000	General Fund, Grants
Lay more sidewalks, Church St, School, and Durham	X	X	X			City	\$25,000	General Fund, Grants
Build a Community Center to house senior/youth programs	X					City/School	\$300,000	General Fund, Grants
Construction of Library Project	X					City	\$350,000	General Fund, Grants
Invest in more new books	X					City/School	\$1,500	General Fund, Grants
Get a Health Dept outreach clinic in Baconton	X	X	X	X	X	City/Health Dept	\$175,000	General Fund, Grants
Get a Police Department	X	X	X	X	X	City	\$1,000,000	General Fund, Grants
Develop a walking trail behind the Charter School	X	X	X	X	X	City	\$400,000	General Fund, Grants

ADOPTION RESOLUTION

A RESOLUTION TO ADOPT THE MITCHELL COUNTY COMPREHENSIVE PLAN

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

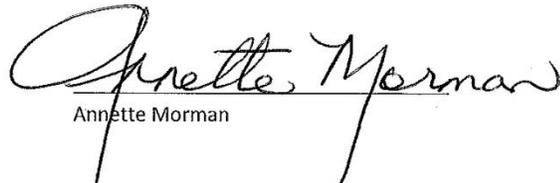
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

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

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

Adopted on the 12th day of June 2017.

Mayor


Annette Morman

Witness


Sue Pate, City Clerk

CAMILLA

COMMUNITY PROFILE



Community Profile

CAMILLA
Area: 6.32 square miles

Prepared by SWGRC

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

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

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



Community Profile

CAMILLA
Area: 6.32 square miles

Prepared by SWGRC

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

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

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



Community Profile

CAMILLA
Area: 6.32 square miles

Prepared by SWGRC

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

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



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

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

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



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

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



Community Profile

CAMILLA
Area: 6.32 square miles

Prepared by SWGRC

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

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

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

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths

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

Weaknesses

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

Opportunities

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

Threats

- Not involving citizens to the extent possible
- Natural/man-made disasters
- Georgia Agricultural Tax Exemption (GATE) cards
- Declining city service/customer service

NEEDS AND OPPORTUNITIES

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

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

GOALS AND POLICIES

GOAL: Economic Development and Prosperity

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

Policies:

- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

GOAL: Resource Management

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

Policies:

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

GOAL: Efficient Land Use

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

Policies:

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

GOAL: Sense of Place

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

Policies:

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

GOAL: Regional Cooperation

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

Policies:

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

GOAL: Housing Options

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

Policies:

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

GOAL: Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Policies:

- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

GOAL: Educational Opportunities

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

Policies:

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

GOAL: Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to

foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

Policies:

- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

ECONOMIC DEVELOPMENT

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

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

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

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

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

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

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

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

Goal: Expand existing industries.

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

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

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

Goal: Support technical colleges within the region.

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

Goal: Increase tourism in the region.

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

Goal: Recruit retirees.

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

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

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

Goal: Create a diverse economy resistant to economic recession.

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

Goal: Create and Promote agritourist activities and enterprises.

Objective: To increase farm income and farm tourism.

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

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

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

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

Agribusiness is Mitchell County's largest industry, with well-known names such as Keystone Foods and Southeast Milk Incorporated. Of the nation's counties, Mitchell County is in the top 10 in pecan production. Two energy-related industries joined our corporate roster in recent years. A corn to fuel

manufacturer, Southwest Georgia Ethanol, and Camilla Solar, a solar power plant, chose Mitchell County as the place to grow their businesses.

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

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

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

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

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

Supplementary Economic Statistics/Data



Business Summary

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

Data for all businesses in area

Total Businesses:	368
Total Employees:	5,532
Total Residential Population:	5,004
Employee/Residential Population Ratio:	1.11:1

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

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



Business Summary

CAMILLA
Area : 6.32 square miles

Prepared By SWGRC

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

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



Disposable Income Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

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

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

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

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

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



Household Budget Expenditures

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

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

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

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

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



Market Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

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

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

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



Market Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

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

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

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



Market Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

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

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



Market Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

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

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

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



Market Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

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

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



Market Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

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

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

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



Market Profile

CAMILLA
Area: 6.32 square miles

Prepared By SWGRC

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

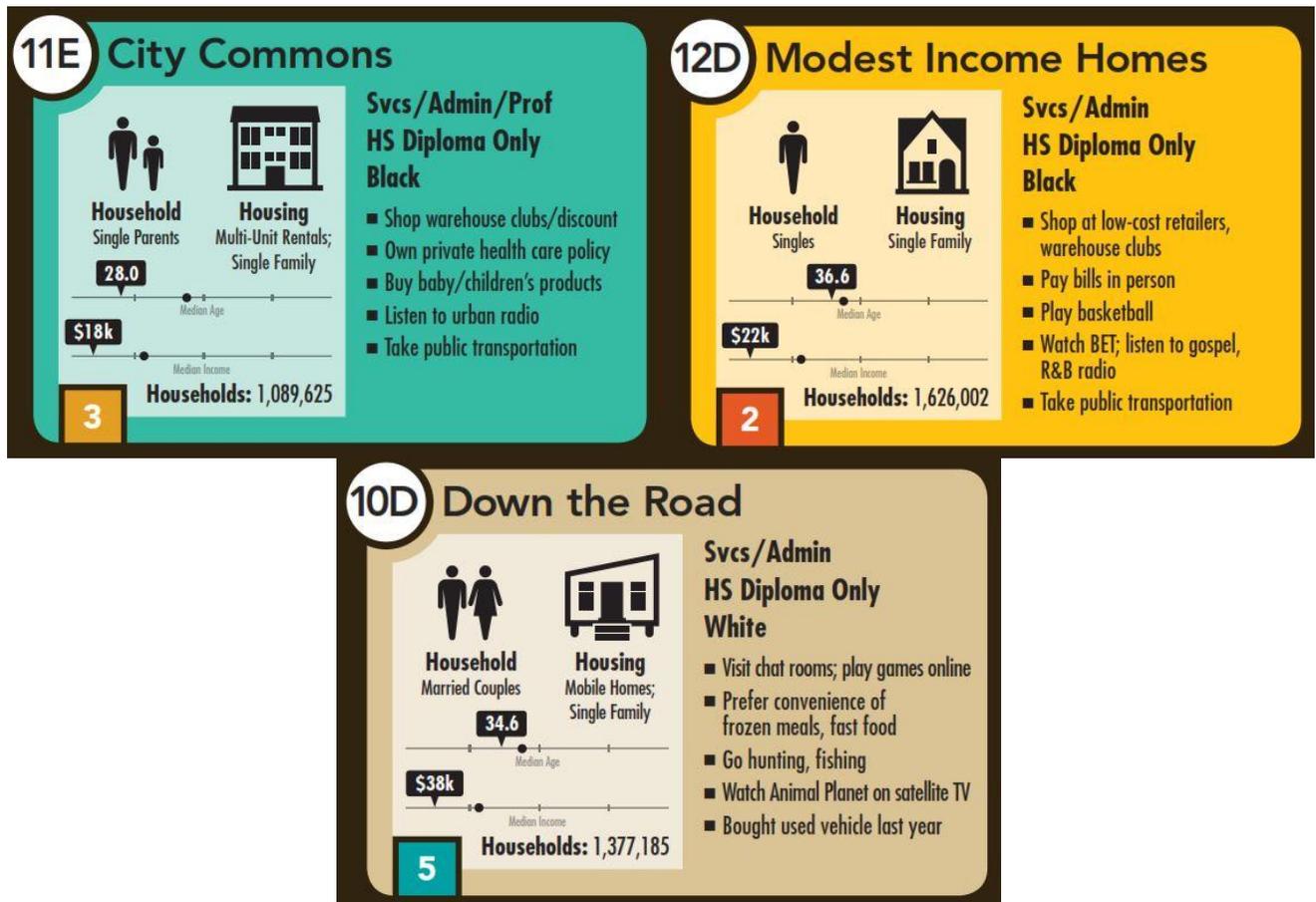
Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household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

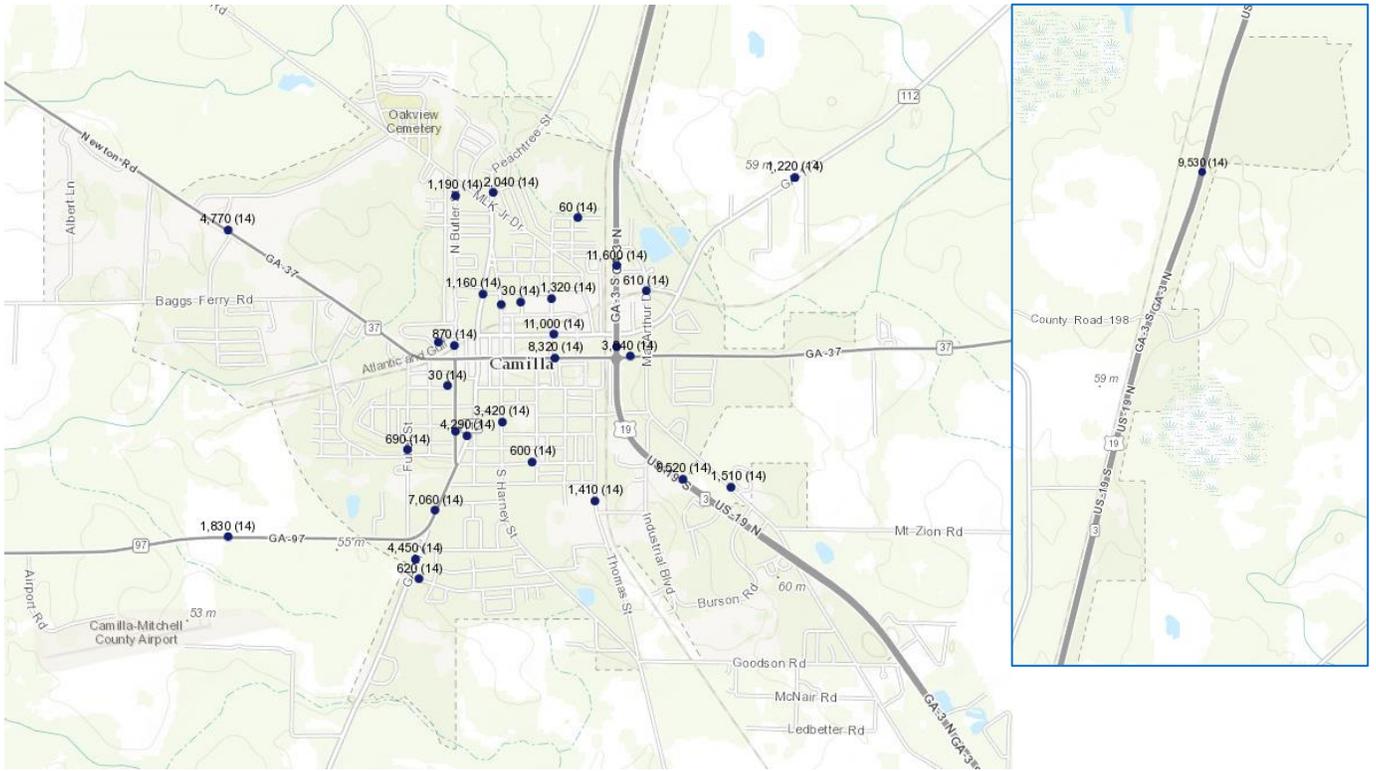
Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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

Tapestry Segmentation Explained

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





U.S. Highway 19 @ Keystone

Key Annual Trends

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

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

Key Annual Trends

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

GA Hwy 112 @ GA Hwy 97

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

Broad Street (GA Hwy 37) @ Ellis Street

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

Alternative Modes

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

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

Parking

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

Railroads

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

LAND USE

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

Agriculture

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

Residential

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

Commercial

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

Highway Commercial

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

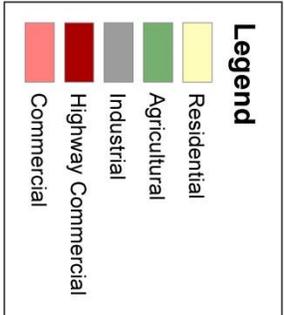
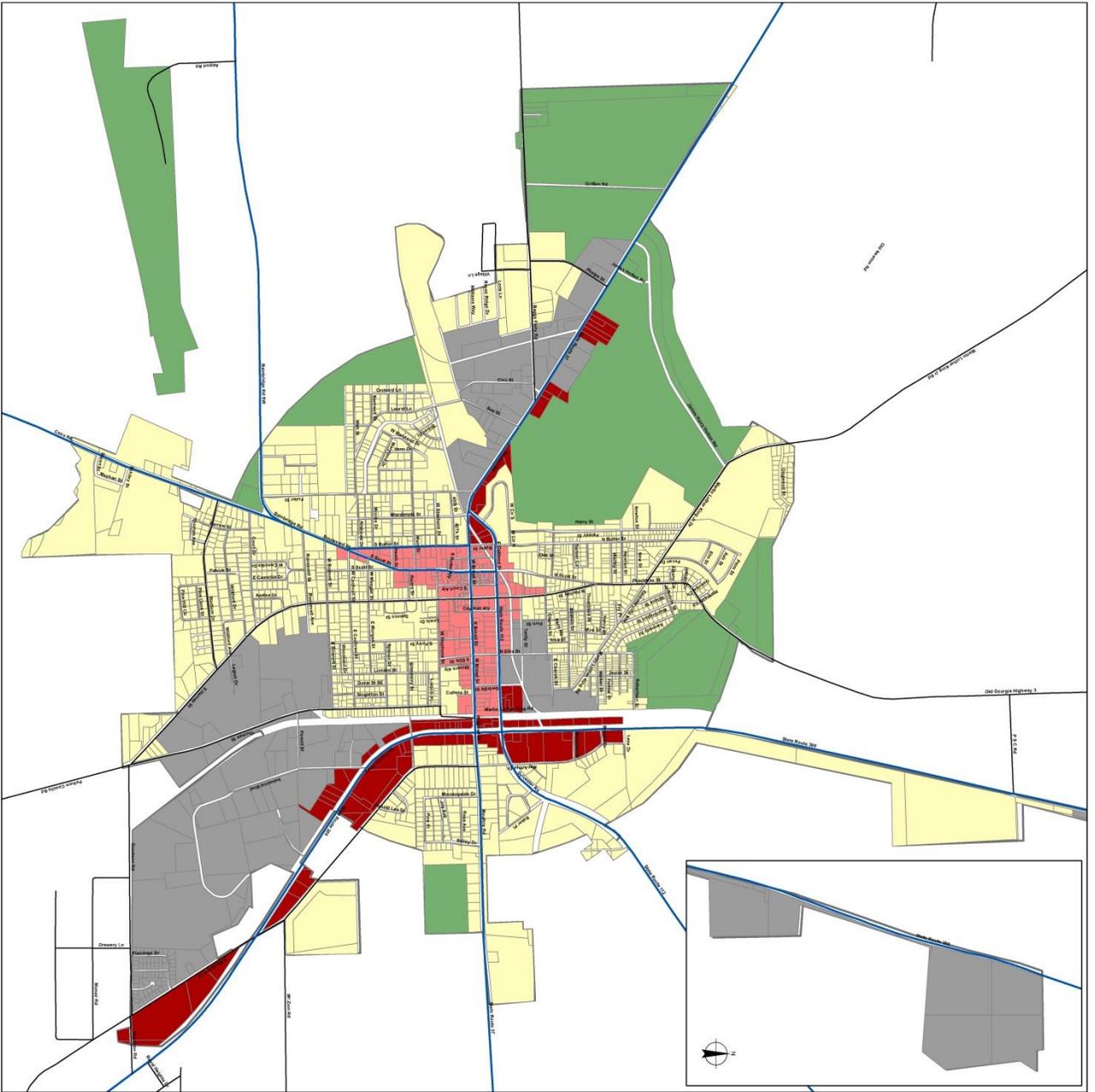
As one of two sub-classifications of commercial land use, highway commercial areas are intended to provide suitable areas for those business and commercial uses which primarily serve the public traveling by automobile and which benefit from direct access to highways. Such districts are generally designed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

Industrial

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

Camilla

Future Landuse Map



SWGRC
Southwest Georgia
Regional Commission



COMMUNITY WORK PROGRAM

CITY OF CAMILLA COMMUNITY WORK PROGRAM 2017-2021								
Economic Development Objectives	2017	2018	2019	2020	2021	Possible Party	Cost Estimate	Possible Funding Source
Attract a vegetable processing industry	X	X	X	X	X	City, MCDA	\$15,000/yr	City, MCDA
Develop new industrial property in conjunction with the County Economic Development Commission	X	X	X			City, MCEDC	\$132,000	DCA, U.S. EDA, USDA, EPA
Market the reuse of wastewater for cooling/irrigation to attract industry		X				City	\$75k	user fees/enterprise fund
Housing Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Investigate the elimination & replacement of substandard housing	X	X	X	X	X	City	\$25k	Home administration, CDBG, RDC Dues
Promote infill development to previously identified sites	X	X	X	X	X	City	\$10k/yr	General Fund

ADOPTION RESOLUTION

RESOLUTION NO. 2017-07-17-1

A RESOLUTION TO ADOPT THE MITCHELL COUNTY COMPREHENSIVE PLAN

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

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

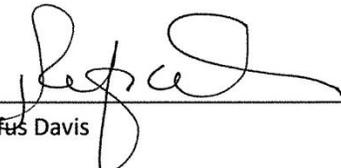
WHEREAS, in the development of the comprehensive plan, the City of Camilla examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

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

Adopted on the 17th day of JULY 2017.

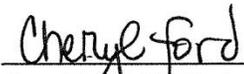


Mayor



Rufus Davis

Witness



Cheryl Ford, City Clerk

PELHAM

COMMUNITY PROFILE



Community Profile

Pelham
Area: 4.08 square miles

Prepared by SWGRC

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

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

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



Community Profile

Pelham
Area: 4.08 square miles

Prepared by SWGRC

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

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

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



Community Profile

Pelham
Area: 4.08 square miles

Prepared by SWGRC

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

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



Community Profile

Pelham
Area: 4.08 square miles

Prepared by SWGRC

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

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

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



Community Profile

Pelham
Area: 4.08 square miles

Prepared by SWGRC

2015 Population 25+ by Educational Attainment

Total	2,439
Less than 9th Grade	10.4%
9th - 12th Grade, No Diploma	14.8%
High School Graduate	33.7%
GED/Alternative Credential	5.9%
Some College, No Degree	19.0%
Associate Degree	9.4%
Bachelor's Degree	5.1%
Graduate/Professional Degree	1.7%

2015 Population 15+ by Marital Status

Total	2,911
Never Married	31.3%
Married	43.0%
Widowed	11.4%
Divorced	14.3%

2015 Civilian Population 16+ in Labor Force

Civilian Employed	88.0%
Civilian Unemployed	12.0%

2015 Employed Population 16+ by Industry

Total	1,188
Agriculture/Mining	9.4%
Construction	2.5%
Manufacturing	24.0%
Wholesale Trade	2.5%
Retail Trade	10.5%
Transportation/Utilities	4.2%
Information	0.7%
Finance/Insurance/Real Estate	2.4%
Services	30.4%
Public Administration	13.4%

2015 Employed Population 16+ by Occupation

Total	1,187
White Collar	41.4%
Management/Business/Financial	12.2%
Professional	10.0%
Sales	8.9%
Administrative Support	10.3%
Services	27.8%
Blue Collar	30.7%
Farming/Forestry/Fishing	6.1%
Construction/Extraction	3.7%
Installation/Maintenance/Repair	6.1%
Production	7.9%
Transportation/Material Moving	7.0%

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



Community Profile

Pelham
Area: 4.08 square miles

Prepared by SWGRC

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

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

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

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths

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

Weaknesses

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

Opportunities

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

Threats

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

NEEDS AND OPPORTUNITIES

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

NEEDS

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

OPPORTUNITIES

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

GOALS AND POLICIES

GOAL: Economic Prosperity

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

Policies:

- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously underdeveloped) areas of the community.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community’s economy in terms of job skill requirements and linkages to existing businesses.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

GOAL: Public Infrastructure

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

Policies:

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

GOAL: Sense of Place

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

Policies:

- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community
- Our gateways and corridors will create a “sense of place” for our community.
- We will encourage the development of downtown as a vibrant center for the community in order to improve overall attractiveness and local quality of life.

GOAL: Regional Cooperation

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

Policies:

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

GOAL: Housing Options

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

Policies:

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

GOAL: Educational Opportunities

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

Policies:

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

GOAL: Community Health

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

Policies:

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

ECONOMIC DEVELOPMENT

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

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

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

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

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

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

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

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

Goal: Expand existing industries.

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

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

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

Goal: Support technical colleges within the region.

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

Goal: Increase tourism in the region.

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

Goal: Recruit retirees.

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

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

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

Goal: Create a diverse economy resistant to economic recession.

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

Goal: Create and Promote agritourist activities and enterprises.

Objective: To increase farm income and farm tourism.

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

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

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

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

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

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

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

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

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

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

Supplementary Economic Statistics/Data



Business Summary

Pelham
Area: 4.08 square miles

Prepared By SWGRC

Data for all businesses in area

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

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

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



Business Summary

Pelham
Area: 4.08 square miles

Prepared By SWGRC

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

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



Disposable Income Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

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

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

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

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

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



Household Budget Expenditures

Pelham
Area: 4.08 square miles

Prepared By SWGRC

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

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

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

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



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

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

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

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



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

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

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

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



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

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

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



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

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

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

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



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

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

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



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

2010 Households by Type

Total	1,413
Households with 1 Person	27.1%
Households with 2+ People	72.9%
Family Households	68.8%
Husband-wife Families	39.6%
With Related Children	17.3%
Other Family (No Spouse Present)	29.2%
Other Family with Male Householder	5.2%
With Related Children	2.7%
Other Family with Female Householder	24.1%
With Related Children	16.3%
Nonfamily Households	4.1%
All Households with Children	36.7%
Multigenerational Households	7.4%
Unmarried Partner Households	7.9%
Male-female	7.3%
Same-sex	0.6%

2010 Households by Size

Total	1,413
1 Person Household	27.1%
2 Person Household	31.0%
3 Person Household	16.6%
4 Person Household	13.0%
5 Person Household	7.0%
6 Person Household	3.1%
7 + Person Household	2.2%

2010 Households by Tenure and Mortgage Status

Total	1,412
Owner Occupied	62.9%
Owned with a Mortgage/Loan	35.7%
Owned Free and Clear	27.1%
Renter Occupied	37.1%

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

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



Market Profile

Pelham
Area: 4.08 square miles

Prepared By SWGRC

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

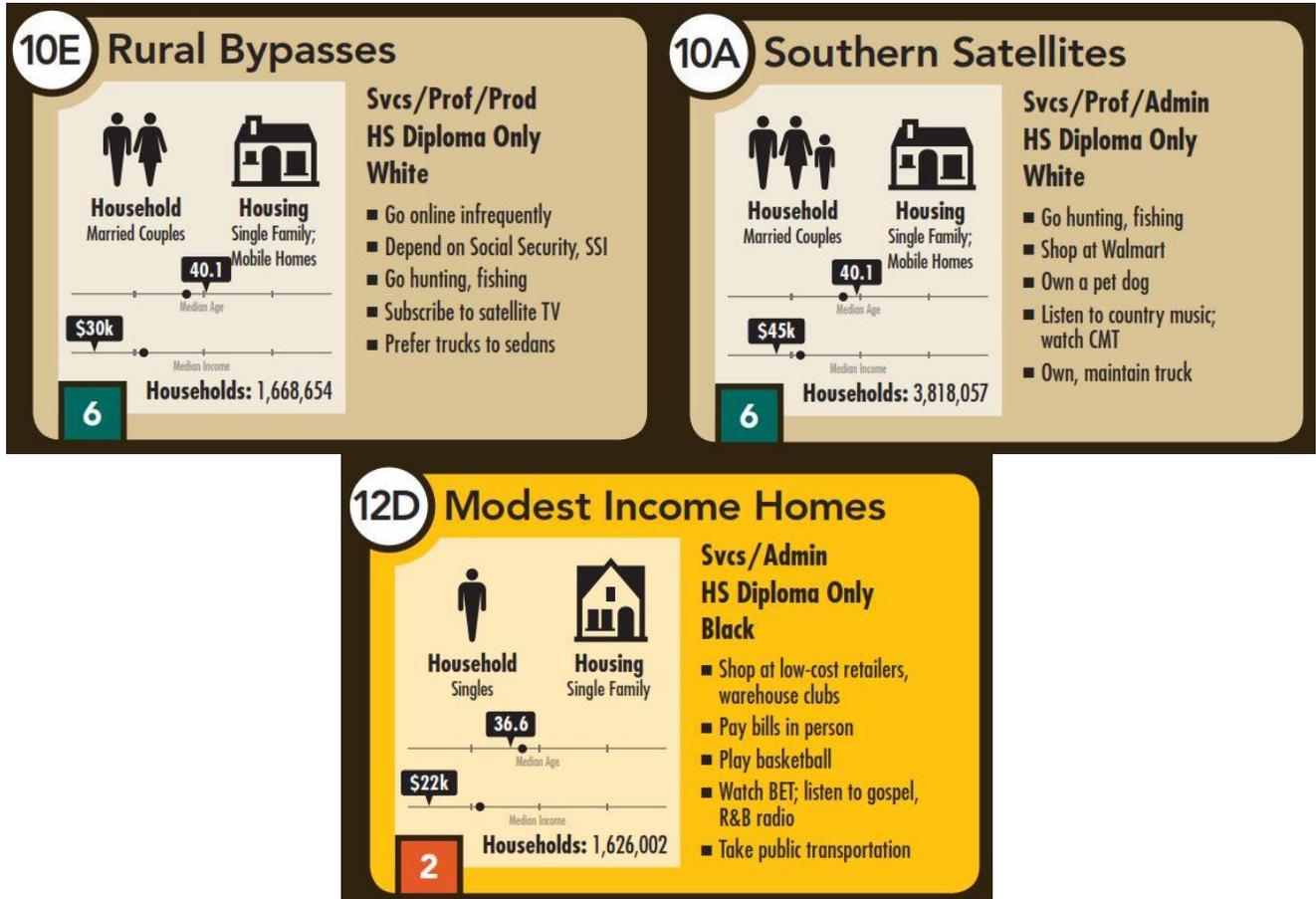
Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household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

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

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

Tapestry Segmentation Explained

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

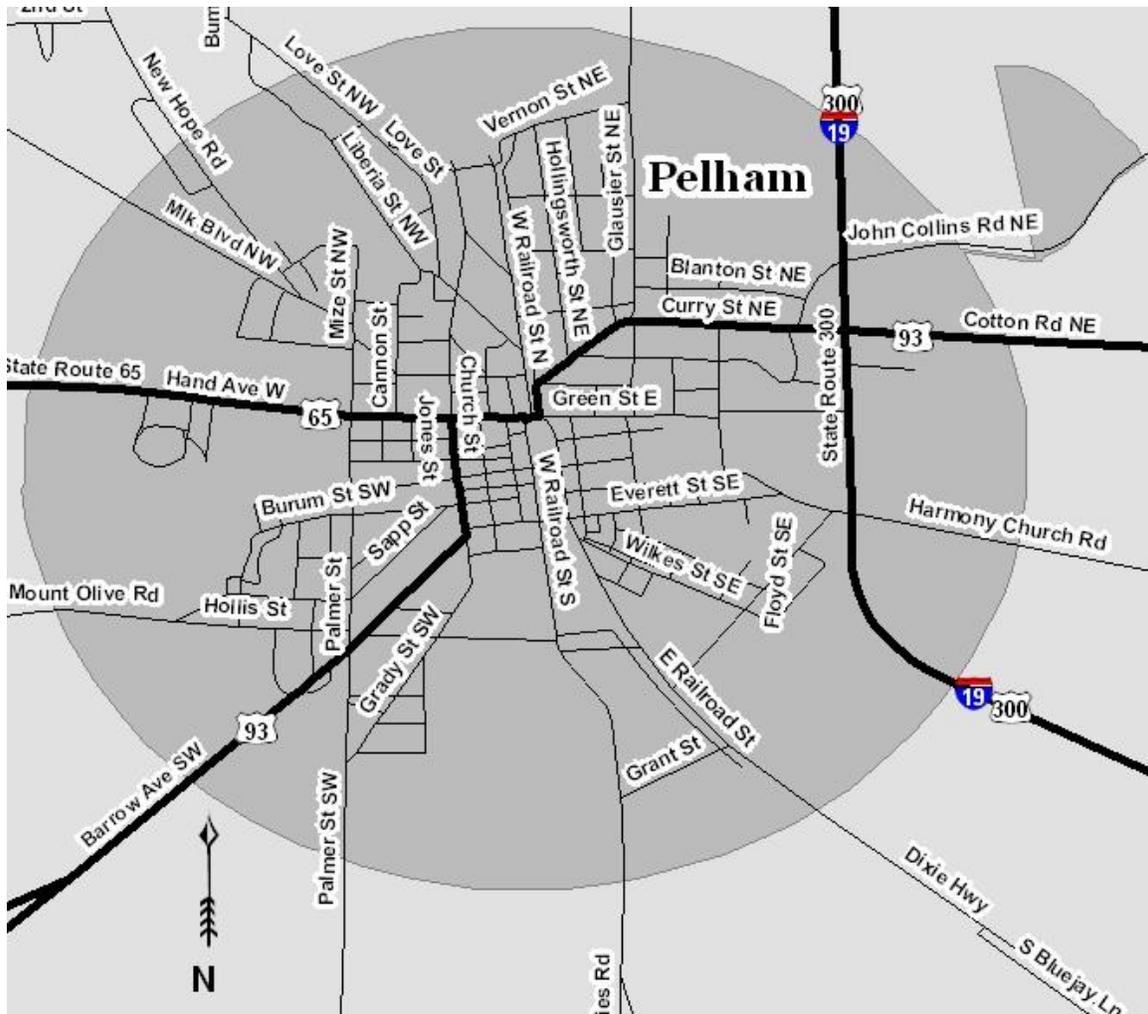


TRANSPORTATION

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

Road Network

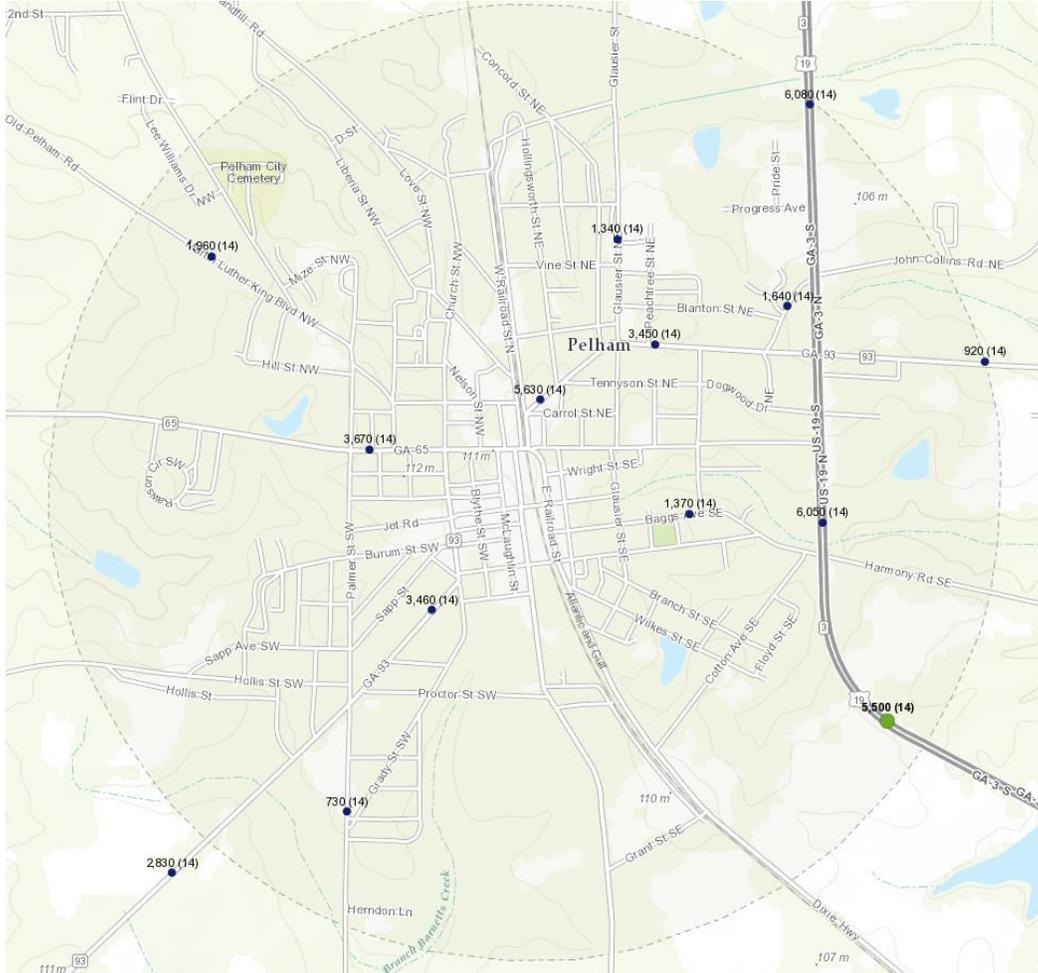
City of Pelham is serviced by a number of state roads including State highway’s 65, 93, and 300 or U.S. 19. Virtually all streets in Pelham are paved.



The

Pelham sees some fairly light traffic around town. Curry St NE which sees 5,500 to 6,000 Annual Average Daily Trips (AADT) is the exception. Traffic on US Hwy 19 has an AADT count of approximately 5,500 to 6,500. All non-state routes see far less traffic in terms of AADT.

GDOT Traffic Monitoring Locations



US Hwy 19 @ South City Limits

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

GA Hwy 19 @ North City Limits

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

Curry Street NE @ East Railroad Street

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

Alternative Modes

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

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

Parking

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

Railroads

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

LAND USE

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

Residential

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

Commercial

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

Highway Commercial

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

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

Industrial

This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or

explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

COMMUNITY WORK PROGRAM

CITY OF PELHAM COMMUNITYWORK PROGRAM 2017-2021								
Economic Development Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Create a detailed inventory system for available properties	X	X	X	X	X	City	\$2,000	General Funds, Grants
Marketing program targeting retirement population	X	X	X	X	X	City	\$450,000	General Funds, Grants
Housing Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Promote infill development on identified sites	X	X	X	X	X	City	N/A	General Funds, Grants
Develop moderate income housing programs & projects	X	X	X	X	X	City	\$5,000	General Funds, Grants
Investigate ways to increase the number of quality rental properties	X	X	X	X	X	City	N/A	General Funds, Grants
Investigate state & federal rental rehab programs	X	X	X	X	X	City	N/A	General Funds, Grants
Feasibility study for Coates & Clark property for retirement/assisted living	X	X	X			City	\$15,000	General Funds, Grants
Identify 50+ age housing development possibilities	X	X	X			City	\$2,000	General Funds, Grants
Community Facilities & Services Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Clean up contaminated properties	X	X	X	X	X	City	?	General Funds, Grants
Revive neighborhood watch programs	X	X				City	?	General Funds, Grants
Transportation & Circulation Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Improve Curry St. to provide aesthetic link to Hwy 19 (Gateway Grant)	X	X	X			City	\$500,000	General Funds, Grants

ADOPTION RESOLUTION

A RESOLUTION TO ADOPT THE PELHAM COMPREHENSIVE PLAN

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

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

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

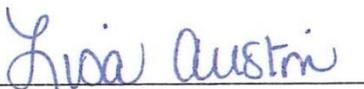
THEREFORE, BE IT RESOLVED by the City Council of Pelham, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 20th day of April 2017.

Mayor


James Eubanks

Witness


Lisa Austin, City Clerk

SALE CITY

COMMUNITY PROFILE



Community Profile

Sale City
Area: 1.84 square miles

Prepared by Esri

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

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

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



Community Profile

Sale City
Area: 1.84 square miles

Prepared by Esri

2015 Households by Income

Household Income Base	148
<\$15,000	18.2%
\$15,000 - \$24,999	16.2%
\$25,000 - \$34,999	12.8%
\$35,000 - \$49,999	12.8%
\$50,000 - \$74,999	20.3%
\$75,000 - \$99,999	10.1%
\$100,000 - \$149,999	8.1%
\$150,000 - \$199,999	0.0%
\$200,000+	0.7%
Average Household Income	\$47,635

2020 Households by Income

Household Income Base	145
<\$15,000	17.2%
\$15,000 - \$24,999	13.1%
\$25,000 - \$34,999	13.1%
\$35,000 - \$49,999	11.7%
\$50,000 - \$74,999	21.4%
\$75,000 - \$99,999	12.4%
\$100,000 - \$149,999	11.0%
\$150,000 - \$199,999	0.0%
\$200,000+	0.7%
Average Household Income	\$53,268

2015 Owner Occupied Housing Units by Value

Total	112
<\$50,000	30.4%
\$50,000 - \$99,999	32.1%
\$100,000 - \$149,999	19.6%
\$150,000 - \$199,999	5.4%
\$200,000 - \$249,999	4.5%
\$250,000 - \$299,999	1.8%
\$300,000 - \$399,999	1.8%
\$400,000 - \$499,999	0.9%
\$500,000 - \$749,999	0.9%
\$750,000 - \$999,999	0.9%
\$1,000,000 +	0.9%
Average Home Value	\$116,441

2020 Owner Occupied Housing Units by Value

Total	110
<\$50,000	20.0%
\$50,000 - \$99,999	30.0%
\$100,000 - \$149,999	27.3%
\$150,000 - \$199,999	9.1%
\$200,000 - \$249,999	6.4%
\$250,000 - \$299,999	1.8%
\$300,000 - \$399,999	1.8%
\$400,000 - \$499,999	0.9%
\$500,000 - \$749,999	0.9%
\$750,000 - \$999,999	0.9%
\$1,000,000 +	0.9%
Average Home Value	\$132,273

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

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



Community Profile

Sale City
Area: 1.84 square miles

Prepared by Esri

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

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



Community Profile

Sale City
Area: 1.84 square miles

Prepared by Esri

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

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

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



Community Profile

Sale City
Area: 1.84 square miles

Prepared by Esri

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

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



Community Profile

Sale City
Area: 1.84 square miles

Prepared by Esri

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

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

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

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS (SWOT)

Strengths

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

Opportunities

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

Weaknesses

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

Threats

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

NEEDS AND OPPORTUNITIES

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

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

GOALS AND POLICIES

GOAL: Economic Prosperity

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

Policies:

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

GOAL: Public Infrastructure

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

Policies:

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

ECONOMIC DEVELOPMENT

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

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

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

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

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

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

- Goal: Encourage and increase regional collaboration among cities and counties.**
Objective: To increase the likelihood of large-scale economic development projects resulting in jobs and private investment.

- Goal: Expand existing industries.**
Objective: To increase the potential that existing industries will expand in the region.

- Goal: Improve infrastructure of water, sewer roads and technology.**
Objective: To increase the likelihood that businesses will be started or moved to the region.

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

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

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

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

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

- Goal: Create and Promote agritourist activities and enterprises.**
Objective: To increase farm income and farm tourism.

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

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

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

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

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

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

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

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

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

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

Supplementary Economic Statistics/Data



Business Summary

Sale City

Area: 1.84 square miles

Prepared By: SWGRC

Data for all businesses in area

Total Businesses:	14
Total Employees:	64
Total Residential Population:	374
Employee/Residential Population Ratio:	0.17:1

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

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



Business Summary

Sale City
Area: 1.84 square miles

Prepared By SWGRC

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

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



Disposable Income Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

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

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

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

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

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



Household Budget Expenditures

Sale City
Area: 1.84 square miles

Prepared By SWGRC

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

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

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

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



Market Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

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

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

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



Market Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

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

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

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



Market Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

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

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



Market Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

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

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

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



Market Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

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

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



Market Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

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

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

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



Market Profile

Sale City
Area: 1.84 square miles

Prepared By SWGRC

Top 3 Tapestry Segments

1.	Rooted Rural (10B)
2.	Top Tier (1A)
3.	Professional Pride (1B)

2015 Consumer Spending

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

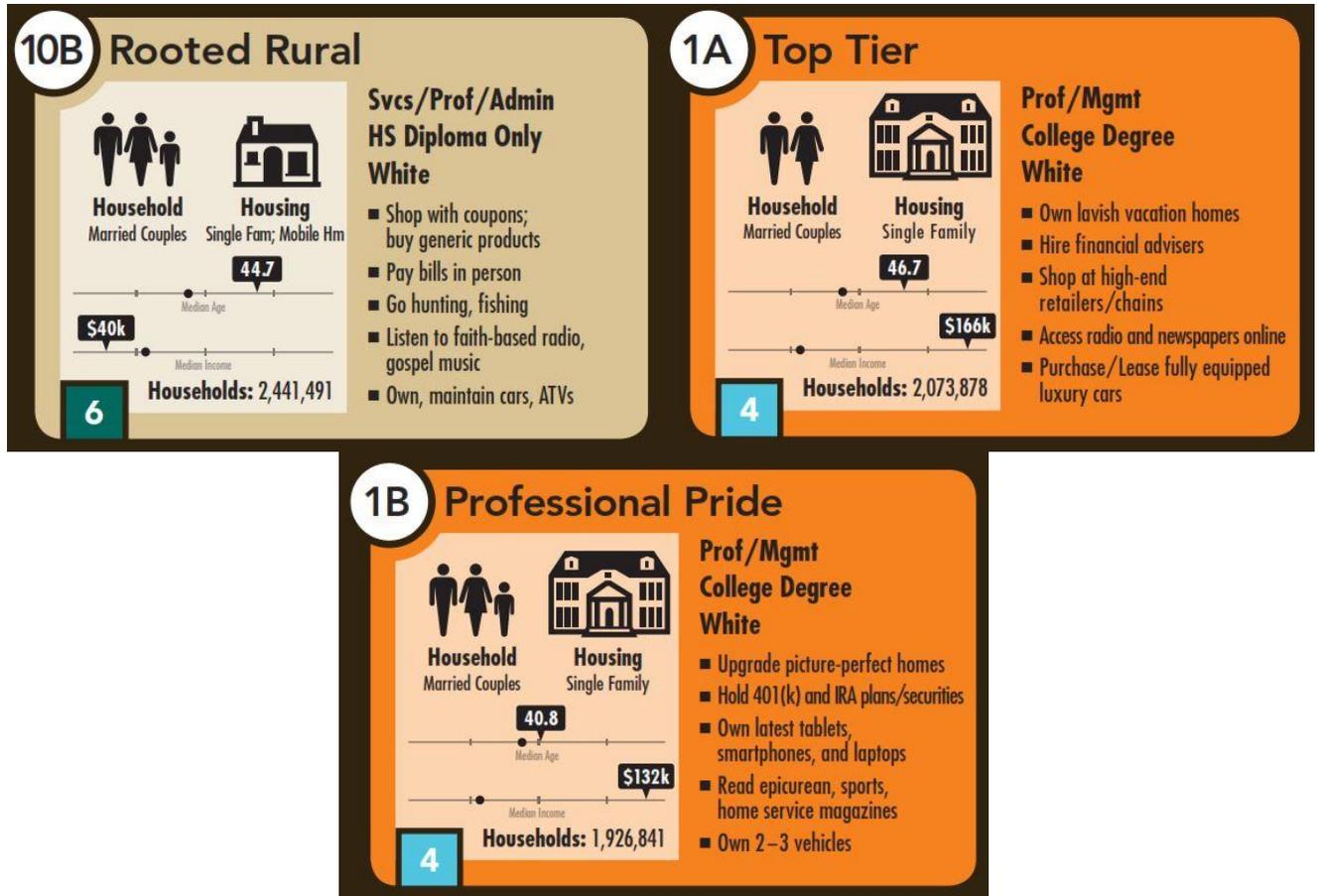
Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household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

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

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

Tapestry Segmentation Explained

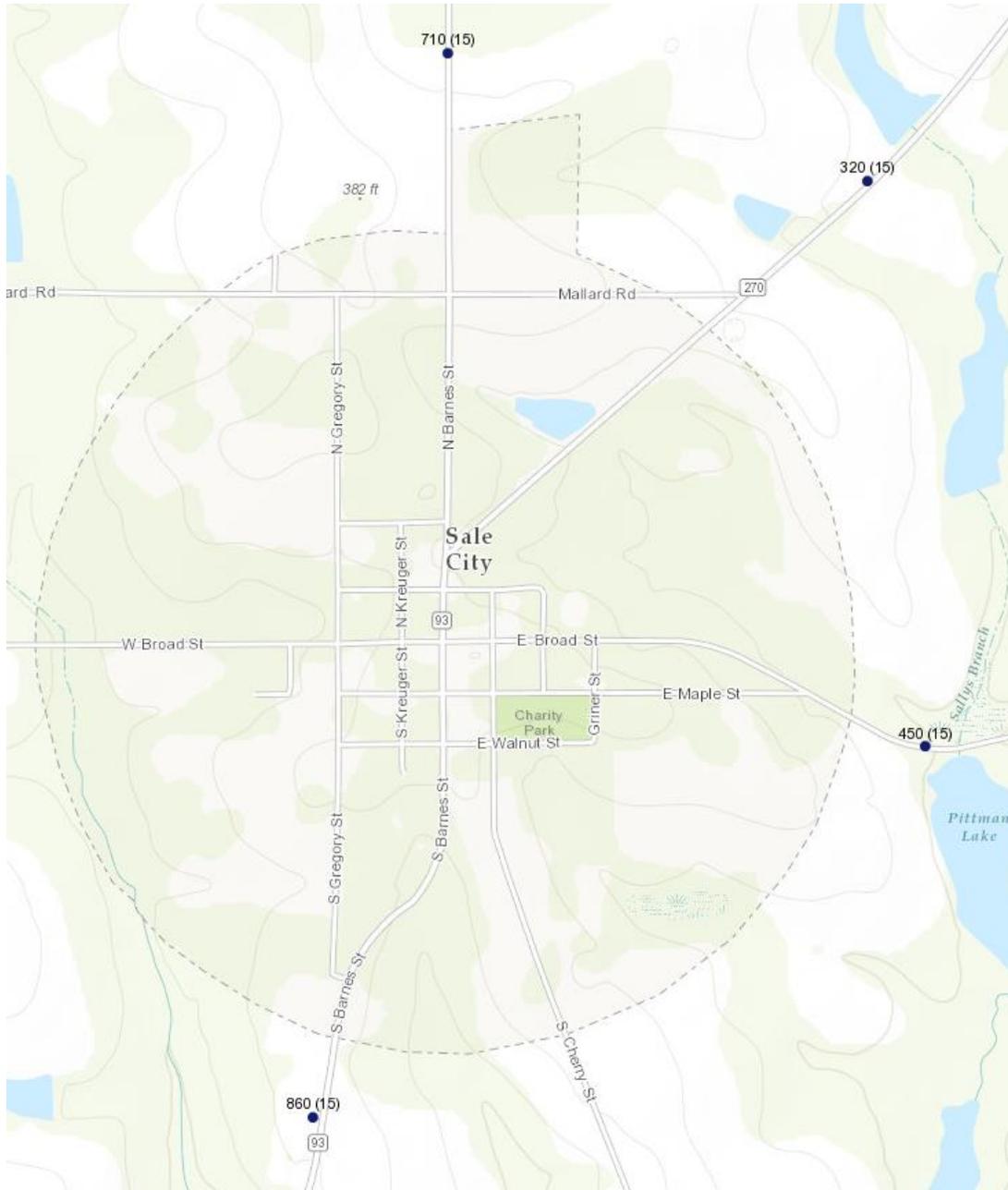
Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition. The top three tapestry segments in Sale City are: Rooted Rural, Top Tier and Professional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



TRANSPORTATION

An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. Sale City is located just off the beaten path approximately 1.5 miles north of GA 37 along GA 93. The Town of Sale City sees very little traffic that it is hardly a concern they have. In fact, they are more interested in increasing traffic to spur business. Sale City sees mostly light traffic around town and even GA Highway 93 sees only approximately 800 Average Annual Daily Trips (AADT).

GDOT Traffic Monitoring Locations



Alternative Modes

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

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

Parking

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

Railroads

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

LAND USE

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

Agriculture

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

Residential

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

Commercial

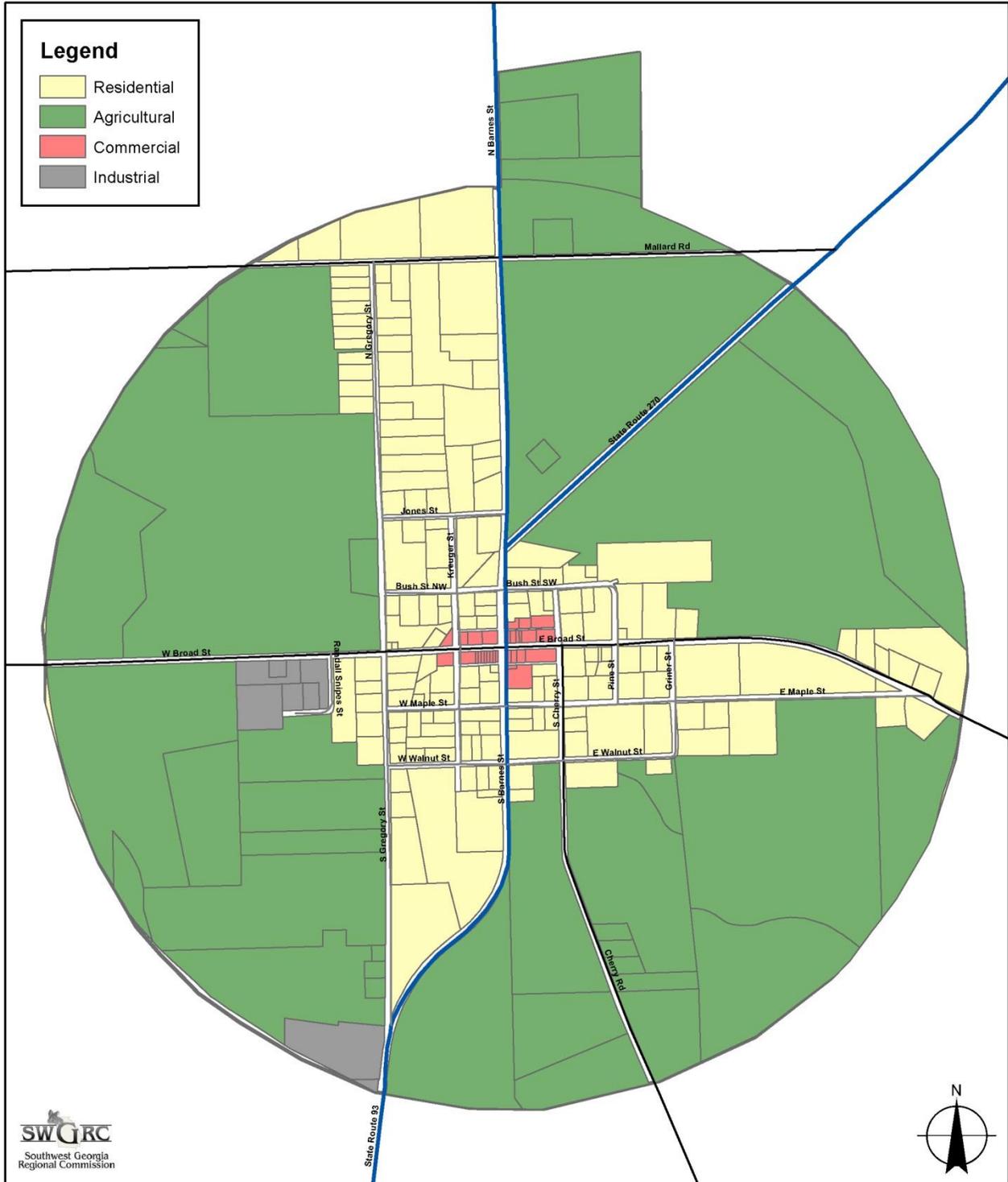
This category corresponds to the city's central business district. It is also intended to provide a mixture of land uses in addition to commercial, including institutional, public and office. This district is unique in that the existing development pattern consists of buildings covering very large percentages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

Industrial

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

Sale City

Future Landuse Map



COMMUNITY WORK PROGRAM

SALE CITY COMMUNITY WORK PROGRAM 2017-2021								
Economic Development Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Work with owners to take down old damaged buildings & replace	X	X	X	X	X	City	unknown	Grants/General Fund & Property Owners-Fundraisers
Investigate a localized sewer system for the downtown area	X	X	X	X	X	City	\$4,000	Rural Community Assistance Partnership
Housing Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Rehabilitate homes for elderly & low income residents through CHIP program	X	X	X	X	X	City	Staff Time	Grants
Community Facilities & Services Objectives	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Possible Funding Source
Plan & Schedules 2 Annual Health Fairs	X	X	X	X	X	City//Networking	\$2,000	Grants/General Fund/Networking
Maintain Summer Program for children	X	X	X	X	X	City/Networking	\$13,000	Grants/Networking/Partnerships
Create/Maintain a teen committee for programming	X	X	X	X	X	City/Parents	\$5,000	Grants/Networking/Partnerships/Parents
Improve & maintain existing parks equipment	X	X	X	X	X	City	\$3k/yr	Grants/General Fund
Build a Municipal Facility to house all dept within the City					X	City/Agencies	\$500,000	Grants/General Funds/Public Assets
Provide a Disaster Relief Shelter	X	X	X	X		City	\$30,000	Grants/General Funds

ADOPTION RESOLUTION

A RESOLUTION TO ADOPT THE MITCHELL COUNTY COMPREHENSIVE PLAN

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

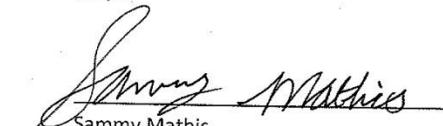
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

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

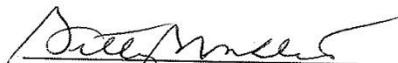
THEREFORE, BE IT RESOLVED by the City Council of Sale City, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 8th day of June 2017.

Mayor


Sammy Mathis

Witness


Betty Bramblett, City Clerk

APPENDIX

REPORT OF ACCOMPLISHMENTS

MITCHELL COUNTY REPORT OF ACCOMPLISHMENTS 2013-2017									
Economic Development Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	Status: Complete; Not Complete (Why? Delete?), Postponed(until when?),
Continue B.R.E.P.	X	X	X	X	X	MCDA	\$2,000 & Staff Time	MCDA Budget	Complete. Ongoing
Apply for Brownfields Assessment Grant	X	X	X	X	X	MCDA/Camilla/Pelham	Staff Time	General Funds, Grants	Complete
Purchase new industrial land	X	X	X	X	X	MCDA	unknown	General Funds, Grants	Postponed. 2017
Conducting & Complete a SWOT Analysis	x					MCDA	Staff Time	MCDA Budget, City of Camilla (ECG)	Complete
Market area to retirees	X	X	X	X	X	MCDA	\$5,000	MCDA Budget	Complete
Maintain Current Website	x	x	x	x	x	MCDA	\$500	MCDA Budget	Complete
Marketing Mitchell County	x	x	x	x	x	MCDA	\$7,000	MCDA Budget	Complete
Housing Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Require interconnectivity between neighborhoods	X	X	X	X	X	County	Staff Time	Revise subdivision regulations	Complete
Require sidewalks in new development where appropriate	X	X	X	X	X	County	Staff Time	Revise subdivision regulations	Complete
Implement recommendations of housing study	X	X	X	X	X	MCDA/Housing Authorities	Staff Time	MCDA Budget	Not Complete. Delete. Housing market fell out in 2008 and market has changed. DELETE
Work closely w/ Housing Task Force	X	X	X	X	X	County	Staff Time	Staff salary/RDC	Complete
Investigate the potential for 50+ Active Adult housing developments	X	X	X			County	Staff Time	General Funds	Complete
Create genealogical library	X	X				County	\$50,000	General Funds, SPLOST	Complete
Enhance existing boat launch areas	X	X	X	X	X	County/GDNR	\$1,000,000	Grants, GDNR	Complete
Develop Riverbend Park	X	X				County	\$200,000	General Funds, Grants, GDNR	Complete
Natural and Cultural Resources Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Coordinate w/ Flint River Arts Council	X	X	X	X	X	County/FRAC	\$100,000	General Funds, Grants	Complete
Coordinate w/ Flint River Auditorium Alliance	X	X	X	X	X	County	\$5,000	General Funds	Complete
Provide funding for arts and cultural programs	X	X	X	X	X	County	\$5,000	General Funds, Grants	Complete
Create a Mitchell County Museum	X	X	X	X	X	County	\$100,000	General Funds, Grants	Not Complete. Delete. No Interest
Continue funding for genealogical research	X	X	X	X	X	County	\$5,000	General Funds	Complete. Ongoing
Continue preservation of historic structures	X	X	X	X	X	County	\$5,000	General Funds	Complete
Align county water usage/conservation efforts w/ Georgia Comprehensive Water Management Plan	X	X	X	X	X	County	\$5,000	General Funds, Grants	Complete
Community Facilities & Services Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Expand cultural programming	X	X	X	X	X	County	\$5,000	General Funds, Grants	Complete
Continue strict code enforcement efforts	X	X	X	X	X	County	Staff Time	General Funds	Complete
Create genealogical library	X	X	X	X	X	County	\$50,000	General Funds, Grants	Complete
Investigate new opportunities for recreation expansion	X	X	X	X	X	County	\$50,000	General Funds	Complete. Ongoing
Develop Riverbend Park	X	X				County	\$200,000	General Funds, Grants, GDNR	Complete
Increase public awareness campaign for drug & alcohol abuse		X	X			County/Health Dept.	\$5,000	General Funds, Grants	Complete
Organize neighborhood watch programs where needed	X	X	X	X	X	County/Sheriffs Dept.	Staff Time	General Funds	Complete
Land Use Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Review and revise existing ordinance for best management practices	X	X	X	X	X	City	\$2k	General Fund/RDC Dues	Complete

CITY OF CAMILLA REPORT OF ACCOMPLISHMENTS 2013-2017

Economic Development Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	Status: Complete; Not Complete (Why? Delete?), Postponed(untill when?).
Attract a non-agricultural oriented industry to diversify the economic base	X	X	X	X	X	City, MCDA	\$45,000	City, MCDA	Not Complete - efforts have been made but no successes. Delete
Attract a vegetable processing industry	X	X	X	X	X	City, MCDA	\$15,000/yr	City, MCDA	Postponed - 2017
Organize & allocate funding for a city marketing team	X	X	X	X	X	City, MCDA	\$75k-100k	City, MCDA	Complete
Continue marketing available properties	X	X	X	X	X	City, MCDA	\$50k/yr	City, MCDA	Complete
Upgrade existing ind. park		X	X			City, MCDA	\$2.5 mill	Grants	Complete
Identify more sites for ind. dev.				X	X	City, MCDA	\$750K	Grants	Complete
Create wireless hot spot downtown	X					City	\$25-50k	Grants/General Fund/Enterprise Fund	Not Complete - not a priority at the moment. DELETE
Market the reuse of wastewater for cooling/irrigation to attract industry		X				City	\$75k	user fees/enterprise fund	Complete. Ongoing
Increase tourism related facilities	X					City	N/A	City, Camilla Chamber of Commerce	Complete
Market new infrastructure line to new industries along route toward ethanol plant		X	X	X	X	City, MCDA	\$50k/yr	City, MCDA	Complete
Expand marketing efforts for high speed telecomm systems		X	X	X	X	City, MCDA	\$10k/yr	City, MCDA	Complete
Improve & stress quality of life in small towns	X	X	X	X	X	City	Staff Time	General Fund	Complete
Expand existing utility systems	X	X	X	X	X	City	\$500k	General Fund	Complete
Housing Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Investigate the elimination & replacement of substandard housing	X	X	X	X	X	City	\$25k	Home administration, CDBG, RDC Dues	Complete. Ongoing
Work closely w/ the Southwest Georgia Housing Task Force	X	X	X	X	X	City	\$10k/yr	General Fund	Complete
Promote infill development to previously identified sites	X	X	X	X	X	City	\$10k/yr	General Fund	Complete. Ongoing
Adjust ordinances as needed to allow infill housing on substandard lot sizes	X	X	X	X	X	City	Staff Time	General Fund	Complete
Work w/ Camilla Housing Authority on infill potential	X	X	X	X	X	City	Staff Time	General Fund	Complete
Continue low income housing programs	X	X	X	X	X	City	Staff Time	General Fund	Not Complete - Done through the State. DELETE
Develop moderate income housing programs & projects	X	X	X	X	X	City	Staff Time	General Fund	Complete
Investigate ways to increase the # of quality rental properties	X	X	X	X	X	City	Staff Time	General Fund	Complete
Natural and Cultural Resources Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Participate in the Georgia Clean Community	X	X	X	X	X	City	\$5k	General Fund/User Fees/Grants	Complete
Develop a wastewater reuse system	X	X	X	X	X	City	\$2 million	General Fund/User Fees/Grants	Not Complete - discussions have happened but no interested consumers of wastewater can be found. Delete
Identify historic resources in city	X	X	X	X	X	City	\$25K	General Fund	Not Complete - No interest - Delete
Continue to refine design standards for historic structures downtown	X	X	X	X	X	City	Staff Time	General Fund	Not Complete - No interest - Delete
Implement a façade grant program		X	X	X	X	City/DDA	Staff Time	General Fund	Not Complete - No interest - Delete
Maintain a well trained historic preservation committee	X	X	X	X	X	City	Staff Time	General Fund	Not Complete - No interest - Delete
Monitor tree ordinance & improve it	X	X	X	X	X	City	Staff Time	General Fund	Complete
Continue to work closely w/ businesses that wish to rehabilitate buildings in the downtown	X	X	X	X	X	City	Staff Time	General Fund	Complete
Work w/ state & federal agencies on monitoring groundwater/air quality/stormwater runoff	X	X	X	X	X	City	Staff Time	General Fund	Complete
Community Facilities & Services Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Promote City cleanup weeks (2 wks/yr)	X	X	X	X	X	City	Staff Time	General Fund	Complete
Support the Environmental Quality Committee	X	X	X	X	X	City	Staff Time	General Fund	Complete
Develop the Escambia Property into a large park	X					City	\$1 million	City/County/EPA funds	Complete
Support & participate in efforts to improve education	X	X	X	X	X	City	\$15k	Enterprise Fund/Grants	Complete
Expand & improve airport facilities	X	X	X	X	X	City	\$2.1 mill	City/DOT/Grants	Complete
Transportation & Circulation Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Continue citywide sidewalk project	X	X	X	X	X	City	\$75k	City GF, SPLOST	Complete
Inventory & create sidewalk linkages near schools and parks	X	X	X	X	X	City	Staff Time	General Fund	Complete
Work w/ DOT to improve truck route		X	X	X	X	City/DOT	Staff Time	DOT Funds	Complete
Roadway signage study	X	X	X	X	X	City/DOT	Staff Time	General Fund	Complete
Land Use Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Review and revise existing ordinance for best management practices	X	X	X	X	X	City	\$2k	General Fund/RC Dues	Complete

CITY OF PELHAM REPORT OF ACCOMPLISHMENTS 2013-2017

Economic Development Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	Status: Complete; Not Complete (Why? Delete?), Postponed(until when?),
Develop Education Improvement Program	X	X	X	X	X	City	N/A	General Funds, Grants	Not Complete. Funding Shortages. Delete
Create a detailed inventory system for available properties			X	X	X	City	\$2,000	General Funds, Grants	In-progress and Ongoing. Will require maintenance to remain up to date
Marketing program targeting retirement population	X	X	X	X	X	City	\$450,000	General Funds, Grants	Postponed. 2017 or when funding becomes available
Housing Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Work closely w/ Southwest Georgia Housing Task Force	X	X	X	X	X	City	N/A	General Funds, Grants	Complete
Promote infill development on identified sites	X	X	X	X	X	City	N/A	General Funds, Grants	Postponed. 2017
Continue supporting Millard Fuller Housing Initiative	X	X	X	X	X	City	N/A	General Funds, Grants	Complete
Provide support for church sponsored housing rehab programs	X	X	X	X	X	City	N/A	General Funds, Grants	Complete
Develop moderate income housing programs & projects	X	X	X	X	X	City	\$5,000	General Funds, Grants	In-Progress and ongoing
Investigate ways to increase the number of quality rental properties	X	X				City	N/A	General Funds, Grants	In-Progress and ongoing
Investigate state & federal rental rehab programs	X	X	X	X	X	City	N/A	General Funds, Grants	In-Progress and ongoing
Feasibility study for Coates & Clark property for retirement/assisted living	X	X				City	\$15,000	General Funds, Grants	Postponed 2017
Identify 50+ age housing development possibilities	X	X	X	X	X	City	\$2,000	General Funds, Grants	Postponed 2017
Natural and Cultural Resources Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source	
Provide signing for important trees	X	X	X	X	X	City	\$1,000	General Funds, Grants	Complete
Community Facilities & Services Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Develop & promote local "Litter Gitter" Campaign	X	X				City	\$1,000	General Funds, Grants	Not Complete. Delete. No local champion of the project
Develop a way to disguise the old water tower	X	X	X			City	\$20,000	General Funds, Grants	Complete
Clean up contaminated properties	X	X	X	X	X	City	?	General Funds, Grants	Postponed 2017
Revive neighborhood watch programs	X	X				City	?	General Funds, Grants	Postponed 2017
Develop a new Public Safety building w/ jail	X	X				City	\$2 mil	General Funds, Grants	Complete
Transportation & Circulation Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Continue to study options for a truck routes through town	X	X	X	X	X	City	\$5,000	General Funds, Grants	Complete
Improve Curry St. to provide aesthetic link to Hwy 19	X	X				City	\$500,000	General Funds, Grants	Postponed 2017

SALE CITY REPORT OF ACCOMPLISHMENTS 2013-2017									
Economic Development Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	Status: Complete; Not Complete (Why? Delete?), Postponed(until when?)
Develop a Downtown Development Authority	X	X				City	\$5,000	General Fund	Not Complete. Delete. Not necessary at this time
Research & Planning to take down old damaged buildings & replace		X	X	X	X	City	unknown	Grants/General Fund & Property Owners-Fundraisers	Not Complete. Ongoing. Ownership Issues w/ properties.
Investigate a localized sewer system for the downtown area			x			City	\$4,000	Rural Community Assistance Partnership	Not Complete. Ongoing. Still very desired and in discussions with Engineers
Research Opportunities to bring services & businesses to the downtown area	X	X	X	X	X	City/Community	N/A	Grants/General Fund/Fundraising	Complete
Housing Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Investigate affordable housing opportunities	X	X	X	X	X	City	Staff Time	General Fund	Complete
Natural and Cultural Resources Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Organize a historical committee	X					City	N/A	N/A	Not Complete. Delete. City not involved
Increase heritage awareness	X	X	X	X	X	City/Historical Committee	\$1,000	Grants/Networking/Partnerships/Parents	Complete
Community Facilities & Services Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Create a Community Center for Seniors with activities, meals & technology	X	X	X	X	X	City	\$30,000	Grants/General Fund/Fundraising	Complete
Develop/maintain a non-profit in the community	X	X	X	X	X	City/Bd of Directors for non-	\$1,000	General Fund/Board Members	Not Complete. Delete. No interest from community
Plan & Schedules 2 Annual Health Fairs	X	X	X	X	X	City//Networking	\$2,000	Grants/General Fund/Networking	Not Complete. Ongoing. Working area local hospitals to provide.
Create an afterschool program/maintain	X	X	X	X	X	City//Networking	\$11,310	Grants/Partnerships/Fundraising	Not Complete. Delete. City not interested anymore
Maintain Summer Program for children	X	X	X	X	X	City/Networking	\$13,000	Grants/Networking/Partnerships	Complete. Ongoing.
Create/Maintain a teen committee for programming	X	X	X	X	X	City/Parents	\$5,000	Grants/Networking/Partnerships/Parents	Complete. Ongoing.
Improve & maintain existing parks	X	X	X	X	X	City	\$3k/yr	Grants/General Fund	Postponed. 2017
Provide adequate police coverage	X	X	X	X	X	City	\$40k/yr	Grants/General Fund	Complete
Assess & prioritize drainage problem locations	X	X	X	X	X	City	\$4k	Grants/General Fund	Complete
Continue to look for ways to improve library	X	X	X	X	X	City/DeSoto	\$15,000	Grants/General Fund	Complete
Build a Municipal Facility to house all dept within the City		X	X	X	X	City/Agencies	\$500,000	Grants/General Funds/Public Assets	Not Complete. Ongoing. Project very expensive but very desired.
Investigate & prioritize areas in need of beautification	X	X	X	X	X	City	\$15,000	Grants/Fundraising	Complete
Provide a Disaster Relief Shelter	X	X				City	\$30,000	Grants/General Funds	Postponed 2017
Transportation & Circulation Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Repair ditches on the right ways within the city limits	X	X	X	X	X	City/DOT	\$7,000	General Fund/DOT	Complete
Maintain safe streets & intersections w/ good signage	X	X	X	X	X	City/DOT	\$4k	General Fund/DOT	Complete

CITY OF BACONTON REPORT OF ACCOMPLISHMENTS 2013-2017									
Economic Development Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	Status: Complete; Not Complete (Why? Delete?), Postponed(until when?)
Implement storefront renovation program	X	X	X	X	X	City	\$2,000	UGA School of Environmental Design	Postponed (2017)
Inventory potential properties for commercial/industrial development		X	X			City	\$2,000	General Fund, Grants	In Progress (completion in 2017)
Promote available utilities to attract commercial/industrial development		X				City	N/A	General Fund, Grants	Complete
Get a tech school satellite campus in Baconton	X	X	X	X	X	City	?	General Fund, Grants	Postponed (2017)
Attract high-priority commercial development (childcare facility, grocery, etc)	X					City/Development Authority	?	General Fund, Grants	Complete
Housing Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Work closely w/ Southwest Georgia Housing Task Force	X	X	X	X	X	City	N/A	General Funds, Grants	Complete
Promote infill development	X	X	X	X	X	City	N/A	General Funds, Grants	Complete
Develop moderate income housing programs & projects	X	X	X	X	X	City	\$5,000	General Funds, Grants	Complete
Natural and Cultural Resources Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Work to renovate downtown buildings	X	X	X	X	X	City	\$2,000	General Fund, Grants	Postponed (2017)
Protect historic districts from incompatible development	X	X	X	X	X	City	N/A	General Fund, Grants	Complete
Community Facilities & Services Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Develop a walking track in and around expanded park area	X	X	X	X	X	City	\$10,000	General Fund, Grants	Postponed (2017)
Construct tennis courts	X	X	X	X	X	City/County	\$15,000	General Fund, Grants	Postponed (2017)
Work with sheriff's dept for improved police coverage	X	X	X	X	X	City/County	N/A	General Fund, Grants	Complete
Attract a small medical facility w/ a doctor and a clinic	X	X	X	X	X	City	N/A	General Fund, Grants	Complete
Lay more sidewalks, Church St, MLK, School, and Durham	X	X				City	\$25,000	General Fund, Grants	In Progress (MLK Complete)
Garner more support from county	X	X	X	X	X	City	N/A	General Fund, Grants	Complete
Develop a promotional strategy for the Charter School			X	X	X	City/School	N/A	General Fund, Grants	Complete
Build a Community Center to house senior/youth programs	X	X	X	X	X	City/School	\$300,000	General Fund, Grants	In Progress (Early 2017 completion expected)
Construction of Library Project		X	X	X	X	City	\$350,000	General Fund, Grants	In Progress (Early 2017 completion expected)
Invest in more new books	X	X	X	X	X	City/School	\$1,500	General Fund, Grants	In Progress (Early 2017 completion expected)
Land Use Objectives	2013	2014	2015	2016	2017	Responsible Party	Cost Estimate	Possible Funding Source	
Develop and implement design restrictions for downtown and hwy 19		X	X	X		City	Included	General Fund, Grants	Not Complete. Lack of development/interest

MEETING AD'S

**Notice
Public Hearing
Comprehensive Plan**

The City of Baconton is conducting a Public Hearing to begin the Mitchell County Comprehensive Plan on October 26th 2015 at 5:30 pm at the Baconton City Hall Council Chambers. The current plan will expire on October 31, 2017. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

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

Copies of the current Comprehensive Plan are available for viewing at Baconton City Hall between the hours of 8 am and 5 pm M-F.

Questions should be directed to the City of Baconton office Tel: 229-787-5511. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext. 1616.

The Camilla Enterprise, Wednesday, December 23, 2015 - Page 5A

HELP CHART THE COURSE FOR THE FUTURE!
- Public Meeting Notice -

The City of Baconton is conducting a public meeting to discuss Needs and Opportunities and Goals/Objectives for the City. The meeting date is as follows:
Needs & Opportunities, Goals & Objectives – 5 pm January 11th, 2016 at Baconton City Hall

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies in the City of Baconton. The input will be utilized to assist in developing the Mitchell County Comprehensive Plan. For more information regarding the Mitchell County Comprehensive Plan please visit:
<http://www.swgcrplanning.org/mitchell-county.html>

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



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HELP CHART CAMILLA'S COURSE FOR THE FUTURE!
PUBLIC MEETING NOTICE
Goals/Policies for the City
Tuesday, March 1st – 5:30 p.m.

 Southwest Georgia Regional Commission
Joe B. Adams Conference Center
181 E. Broad Street

The public is encouraged to attend. For more information call Steve O'Neil at 229-522-3552 Ext. 1616.



mentality. Joseph's story of forgiveness and integrity has made this Bible story a timeless truth, inspiring generations of men and women to walk upright in the midst of great temptation," said Smith.

ing trips, including New Orleans and the new World War II Museum and Pacific Northwest, visit www.pel-hambank.com and click on the suitcase.

Ad was published
Wednesday, October
21, 2015

Public Hearing Notice

The City of Camilla is conducting a Public Hearing to begin the Mitchell County Comprehensive Plan on November 9th 2015 at 6:30 pm at the Camilla City Hall Council Chambers (30 East Broad St). The current plan will expire on October 31, 2017. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 115-12-1), each community must conduct a public hearing prior to the start of the planning process.

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

Copies of the current Comprehensive Plan are available for viewing at Camilla City Hall between the hours of 8 am and 5 pm.

Questions should be directed to the City of Camilla office Tel: 229-335-2220. Or alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext. 1616.

The Camilla Enterprise, Wednesday, January 20, 2016 -

HELP CHART THE COURSE FOR THE FUTURE!

- Camilla Public Meeting Notice -

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

Needs & Opportunities - 6:00 pm on February 1st, 2016 at the Southwest Georgia Regional Commission (McCree Hall) Joe B. Adams Conference Center located at 181 E. Broad Street., Camilla, Georgia.

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies in the City of Camilla. The input will be utilized to assist in developing the Mitchell County Comprehensive Plan. For more information regarding the Mitchell County Comprehensive Plan please visit:

<http://www.swgrcplanning.org/mitchell-county.html>

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

HELP CHART THE COURSE FOR THE FUTURE!

– Camilla Public Meeting Notice –

The City of Camilla is conducting a public meeting to discuss Goals/Policies for the city. The meeting date is as follows:

Goals & Policies – Tuesday, March 1, 2016 at 5:30 p.m. at the Southwest Georgia Regional Commission (McCree Hall) Conference Room, 181 E. Broad Street, Camilla, GA.

The public is encouraged to attend and provide input on what it views as the potential future goals and policies for the City of Camilla. The input will be utilized to assist in developing the Mitchell County Comprehensive Plan. For more information regarding the Mitchell County Comprehensive Plan please visit:

<http://www.swgrcplanning.org/mitchell-county.html>

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

Public Hearing Notice

Mitchell County is conducting a Public Hearing to begin the Mitchell County Comprehensive Plan on November 10th 2015 at 6 pm at the Mitchell County Board of Commissioners chambers (26 N. Court St). The current plan will expire on October 31, 2017. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

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

Copies of the current Comprehensive Plan are available for viewing at the Mitchell County Board of Commissioners office between the hours of 8 am and 5 pm.

Questions should be directed to the Mitchell County BOC office Tel: 229-336-2000. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext.1616.

HELP CHART THE COURSE FOR THE FUTURE!

- Mitchell County Public Meeting Notice -

Mitchell County is conducting public meetings to discuss Needs and Opportunities and Goals/Objectives for the county. The meeting dates are as follows:

Needs & Opportunities – 6 pm January 19th, 2016 at the Mitchell County Board of Commissioners Office, 26 N. Court St. Camilla, GA

Goals & Policies – 6 pm February 11th, 2016 at the Mitchell County Board of Commissioners Office, 26 N. Court St. Camilla, GA

The public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies for Mitchell County. The input will be utilized to assist in developing the Mitchell County Comprehensive Plan. For more information regarding the Mitchell County Comprehensive Plan please visit:

<http://www.swgcrplanning.org/mitchell-county.html>

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

Public Hearing Notice

The City of Palham is conducting a Public Hearing to begin the Mitchell County Comprehensive Plan on October 19th 2015 at 6:30 pm at the Palham City Hall Council Chambers (108 Hand Avenue). The current plan will expire on October 31, 2017. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

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

Copies of the current Comprehensive Plan are available for viewing at Palham City Hall between the hours of 8 am and 5 pm.

Questions should be directed to the City of Palham office Tel: 229-294-7800. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext. 1616.

Notice of Public Workshop Session

Comprehensive Plan for the

City of Pelham Georgia

January 26, 2016 6:00PM

Depot Assembly Room

Your participation is

encouraged and appreciated.



A Comprehensive Plan:

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

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

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

Is closely integrated with other municipal documents and initiatives.

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

Needs and Opportunities

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



Public Hearing Notice

The City of Sale City is conducting a Public Hearing to begin the Mitchell County Comprehensive Plan on November 12th 2015 at 6:00 pm at the Sale City Community Center (221 S. Barnes Avenue). The current plan will expire on October 31, 2017. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (O.C.G.A. Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

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

Copies of the current Comprehensive Plan are available for viewing at Sale City Hall between the hours of 8 am and 5 pm.

Questions should be directed to the City of Sale City office Tel: 229-336-7885. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext. 1616.

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located at Tax Map & Parcel 0024A021,
Baker County, Georgia.

available to serve Phoebe come for their infant.
patients and their families • Patient Communication

Notice of Public Hearing

The Mitchell County Board of Commissioners is conducting a Public Hearing to present a draft of the Mitchell County Comprehensive Plan at 10:00 am on May 3, 2017 at the Board of Commissioners Office located at 26 North Court Street. The current plan will expire on October 31, 2017.

The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review.

Copies of the draft Comprehensive Plan are available for viewing and downloading at <http://www.swgrcplanning.org/mitchell-county.html> or a copy can be obtained from the Commissioners Office between the hours of 8 am and 5 pm, Monday through Friday.

Questions should be directed to Mitchell County Board of Commissioners Office at 229-336-2000. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext. 116.

MEETING SIGN IN SHEETS

Public Meeting Sign In Sheet

Date: January 11th 2016	Facilitator: Steve O'Neil
Location: Baconton City Hall	

	Name	Address	Email Address
1	Bridgette E. Williams	P.O. Box 401, Baconton, GA 31716	jireh119@yahoo.com
2	Lion Pinson	259 E. Walton St. Baconton, GA 31716	lpinson@msn.com
3	Annetta Marmor	POB 399 Baconton, GA	marmor@cityofbacontonga.com
4	Bridgette Ritchie	P.O. Box 14 Baconton GA 31716	br.ritchie@cityofbacontonga.com
5	Shel Pate	652 Youngblood Rd. Sylva, GA 31791	spate@cityofbacontonga.com
6	Steve O'Neil	282 E. Walton St. Baconton, GA	---
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			

Public Meeting Sign In Sheet

Date: March 1st 2016 Facilitator: Steve O'Neil
 Location: Joe B. Adams Conference Center, Camilla GA

	Name	Address	Email Address
1	Bennett Adams	PO Box 328 Camilla GA 31730	b.adams@cityofcamilla.com
2	Lucille Burns	388 Sylvester Rd. Apt B34 Camilla	
3	Barbara Fredrick	388 Sylvester Rd Apt B36 Camilla	
4	Gertrude Rhodes	215 Davis Street Camilla	gertrude1rhodes@gmail.com
5	Latoya Jackson	30 Worley Street Camilla	tden319@yahoo.com
6	Larrene Dawson	199 N. Ellis St. Camilla	larrene@bellsouth.net
7	Cynthia R. Marcus	81 Dogwood St Camilla Ga	cynthia.marcus1273@gmail.com
8	Elvira Brown	207 Singleton St. Camilla, Ga.	
9	Bea Brown	207 Singleton St. Camilla Ga	
10	JIMMY JONES	161 BAINBRIDGE RD.	
11	ESTHER JONES	161 BAINBRIDGE RD., CAMILLA	estherdickinsonjones@gmail.com
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Public Meeting Sign In Sheet

Date: February 1st 2016 Facilitator: Steve O'Neil
 Location: Joe B. Adams Conference Center, Camilla GA

	Name	Address	Email Address
1	Jamie Sullivan	Camilla Fire Department	jamies@cityofcamilla.com
2	Bennett Adams	Camilla City Hall	b.adams@cityofcamilla.com
3	Timet Coore	Camilla	jcoore@camillaga.net
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Public Meeting Sign In Sheet

Date: January 19th 2016	Facilitator: Steve O'Neil
Location: Mitchell County Board of Commissioners Room	

	Name	Address	Email Address
1	Alto McCook	516 Pinewood Lane Sale City 31784	mccook@mitchellcountyga.net
2	A. Doris Johnson	6219 S. Tandy Rd Camilla	bujacks@aol.com
3	William L Johnson	6219 S. Tandy Rd Camilla	" " "
4	Ben Hayward	34 Jefferson St. Camilla	bhayward@camillaga.net
5	Thomas Wade	10619 Wrens Way Albany Ga	mwade@mitchellcountyga.net
6	Vince Gilchrist	6251 Pinecliff Rd Camilla	vgilchrist@mitchellcountyga.net
7	Robert Richardson	3250 Sale City Rd Camilla Ga 31730 P.O. Box 953 Camilla Ga 31730	rrich@j58@gmail.com rrichardson@mitchellcountyga.net
8	Chris Rice	4594 Squirrel Haven Rd Camilla Ga 31730	arice@ourcommunityambulance.org
9	Blakeith Jones	4522 Oak Road Pelham	mblakeithjones@aol.com
10	Jessie Howard	P.O. Box 40 Bulcroft	JessieH@gmail.com
11	CLARK HARNELL	26 N COURT ST Camilla Camilla	charnell@mitchellcountyga.net
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Public Meeting Sign In Sheet

Date: February 11th 2016	Facilitator: Steve O'Neil
Location: Board of Commissioners Chambers, Camilla	

	Name	Address	Email Address
1	Robert Richardson	3250 Sale City Rd Camilla GA 31730	rrich@j58@gmail.com rrichardson@mitchellcountyga.net
2	CLARK HARNELL	26 N COURT ST Camilla, GA 31730	charnell@mitchellcountyga.net
3	Steve O'Neil	4565 Northpine Dr. Camilla Ga	stephen_o_neil@hotmail.com
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Public Meeting Sign In Sheet

Date: February 16th 2016	Facilitator: Steve O'Neil
Location: Pelham Depot	

Name	Address	Email Address	
1	Beka Shiver	151 E. Broad St. Camilla, GA 31779	rshiver@gmail.com
2	Louis F. JOHNSON	223 TENNYSON ST., PELHAM, GA	Louis@BellSouth.NET
3	SPARROW ANN JOHNSON	" "	" "
4	DALE NOCAND	378 STEWART ST	DALE NOCAND 30@gmail.com
5	Chester Shelmutt	201 Rawson Cr.	CJShel@bellsouth.net
6	Alfred Brown	365 Church St Pelham	alfred141@bellsouth.net
7	James Eubanks	281 Hand Ave Pelham	jeubanks.hsc@gmail.com
8	Steven Burnette	210 Postbury St. Pelham, GA	jsburnette@valdosta.edu
9	MATTHEW BACLEY	2322 SADDLES REA RD (AMERICA, GA 31730	BACLEY8573@AOL.COM
10	Mrs Dale Hilliard		
11	Kent Holtzclaw		
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Public Meeting Sign In Sheet

Date: January 26th 2016	Facilitator: Steve O'Neil
Location: Pelham Depot	

Name	Address	Email Address	
1	Floyd Fort	203 Street Mathewson Ave Pelham	Floydfort@gmail.com
2	Neal Hilliard	165 Grant Pelham, GA	nealhilliard@gmail.com
3	Kent Holtzclaw	P.O. Box 151 Pelham GA 31779	pelhamchaiber@pelhanga.org
4	Steven Burnette	P.O. Box 210 Postbury St. Pelham, GA 31779	jsburnette@valdosta.edu
5	James Eubanks	281 Hand Ave Pelham	jeubanks.hsc@gmail.com
6	Nichole A. Hilliard	165 Grant St Pelham	
7	DALE NOCAND	783 STEWART ST PELHAM	DALE NOCAND 30@gmail.com
8	Patti Adams	PO Box 266 Pelham	lpadams@camillaga.net
9	Nikkyia Y. Epps	373 Wilson St. NE PELHAM	rdhnikki916@gmail.com
10	Nancy G. BELL	373 Wilson St NE PELHAM GA	
11	Beka Shiver	PC	
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Public Meeting Sign In Sheet

Date: January 28th 2016	Facilitator: Steve O'Neil
Location: Sale City Community Center	

	Name	Address	Email Address
1	Alecia Miller	157 W Bush Street Sale City	amiller@mitchellcountyga.net
2	Joseph Sessions	298 N Gregory St Sale City	
3	Tracy McCook	156 Jones Street	
4	Sammy Mathis	170 Broad St Sale City	Cityofsalecity@bellsouth.net
5	Betty Bramblett	132 Maggie Ct, Leesboro, Ga.	Cityofsa@cityclerk@salecityga.com
6	Pauline	189 Tully St	Cityclerk@salecityga.com
7	Wendy Bryant	151 N. Barnes	
8	Brenda Sessions	147 N. Gregory	
9	Betsy Wallingford	127 E. Walnut Street	
10	Kay Burk	127 W. Bush Street	
11	Dave Miller	141 W Bush Street - Sale City	ersnipes@gmail.com
12	Beeth Simpson	1921 County Line Rd Odessa, Ga.	
13	Matthew Miller	157 W Bush Street - Sale City GA 31704	investigator1984@yahoo.com
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