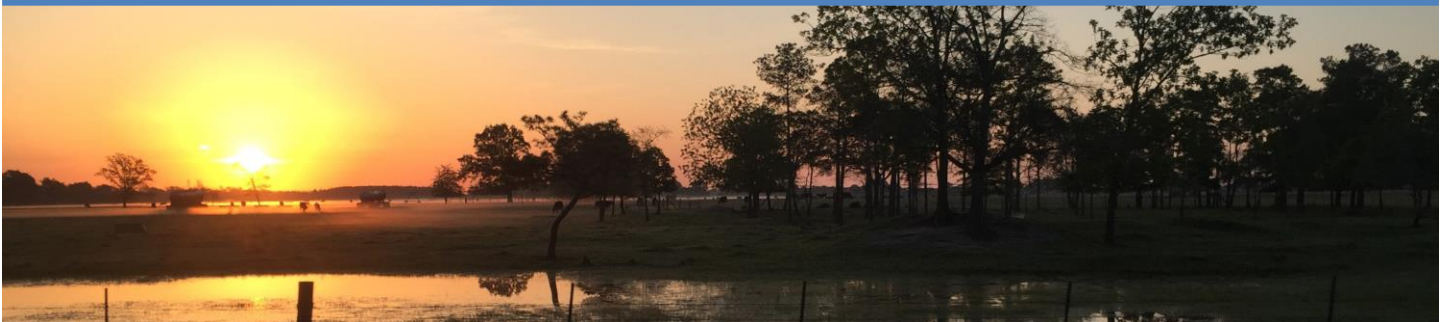


# Americus and Sumter County

## Comprehensive Plan

### 2017-2027



**RESOLUTION**

**WHEREAS**, the Georgia General Assembly did enact, and subsequently amend, the Georgia Planning Act of 1989 to institute local comprehensive planning in communities throughout the state, and

**WHEREAS**, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

**WHEREAS**, Sumter County has been notified by appropriate cognizant authority that its most recent effort to update the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to ensure compliance with said Act.

**NOW, BE IT THEREFORE RESOLVED**, by the Sumter County Board of Commissioners that the Americus-Sumter County Comprehensive Plan 2017-2027 be adopted.

Duly considered and approved by the Sumter County Board of Commissioners in session this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

SUMTER COUNTY  
BOARD OF COMMISSIONERS

\_\_\_\_\_  
Chairman

ATTEST

SEAL

\_\_\_\_\_  
County Clerk

**RESOLUTION**

**WHEREAS**, the Georgia General Assembly did enact, and subsequently amend, the Georgia Planning Act of 1989 to institute local comprehensive planning in communities throughout the state, and

**WHEREAS**, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

**WHEREAS**, the City of Americus has been notified by appropriate cognizant authority that its most recent effort to update the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to ensure compliance with said Act.

**NOW, BE IT THEREFORE RESOLVED**, by the Americus City Council that the Americus-Sumter County Comprehensive Plan 2017-2027 be adopted.

Duly considered and approved by the Mayor and City Council of the City of Americus in session this \_\_\_ day of \_\_\_\_\_, 2017.

CITY OF AMERICUS  
CITY COUNCIL

\_\_\_\_\_  
Mayor

ATTEST

SEAL

\_\_\_\_\_  
City Clerk





## **City of Americus**

**Hon. Barry Blount**

Mayor

**Hon. Carla Cook**

**Hon. Juanita Wilson**

**Dr. Shirley Green-Reese**

**Hon. Lou Chase**

**Hon. Daryl Dowdell**

**Hon. Nelson Brown**

**Mr. Steve Kennedy**

City Manager

**Paula Martin**

City Clerk



## **Sumter County**

**Hon. Randy Howard**

Commission Chairman

**Hon. Clay Jones**

Commission Vice-Chairman

**Hon. Mark Waddell**

**Hon. George Torbert**

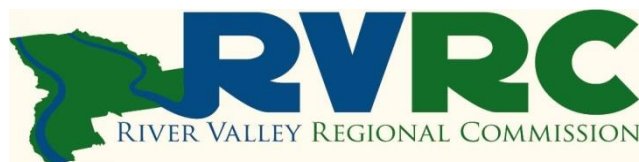
**Hon. Thomas Jordan**

**Bill Twomey**

County Administrator

**Rayetta Floyd**

County Clerk







# EXECUTIVE SUMMARY



## Vision Statement

We envision Americus-Sumter County as a vibrant, culturally-diverse community with an excellent educational system, a well-balanced transportation network, an appropriate balance of industry, retail, restaurants, corporations and housing stock that provide quality development for the places we live, work, learn and play. We will utilize our land, make public investments and manage our natural and cultural resources in a manner that encourages growth that is both economically viable and environmentally responsible in order to build a robust future for all citizens.

## Community Objectives

### Economic Prosperity

Development and expansion of suitable businesses and industries

### Resource Management

Efficient use of natural resources and protection of environmentally sensitive areas

### Efficient Land Use

Maximize use of existing infrastructure and minimize costly conversion of undeveloped land

### Local Preparedness

Establish prerequisites for the type of future the community seeks to achieve

### Sense of Place

Protect and enhance the community's unique qualities

### Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs

### Housing Options

Promote safe, affordable, inclusive, and resource efficient housing in the community

### Transportation Options

Address the transportation needs, challenges and opportunities of all community residents

### Educational Opportunities

Make educational and training opportunities readily available

### Community Health

Provide access to critical goods and services, safe and clean neighborhoods, and good work opportunities

### Quality of Life

Enhance daily living with access to wholesome food, clean air and water, enjoyment of nature, conservation of natural resources, security from crime, and protection from toxic substances

## TABLE OF CONTENTS

Introduction .....	1
Purpose .....	1
Comprehensive Planning Process .....	1
Identification of Stakeholders.....	2
Participation Techniques .....	2
Past Planning Efforts .....	3
Data, Needs and Opportunities.....	5
Population.....	5
Community Facilities .....	8
Community Owned Buildings.....	8
Utilities.....	10
Planning and Zoning.....	12
Fire Protection .....	12
Law Enforcement.....	14
Emergency Medical Service .....	14
Needs and Opportunities .....	14
Transportation .....	15
Needs and Opportunities .....	19
Housing.....	20
Identified Needs and Opportunities .....	24
Economic Development .....	25
Needs and Opportunities .....	32
Health.....	33
Needs and Opportunities .....	36
Education .....	36

Needs and Opportunities .....	38
Quality of Life.....	38
Needs and Opportunities .....	39
Natural Resources .....	39
Water Resources Planning.....	39
Water Supply Watersheds.....	40
Groundwater Recharge Areas .....	41
Wetlands .....	43
Flood Plains .....	43
Soil Types .....	44
Slopes .....	48
Protected River Corridors .....	48
Prime Agricultural and Forest Land .....	48
Plant and Animal Habitats.....	49
Major Park, Recreation and Conservation Areas.....	52
Needs and Opportunities .....	56
Cultural Resources .....	57
City of Americus.....	57
Sumter County .....	58
Needs and Opportunities .....	59
Intergovernmental Coordination.....	59
Needs and Opportunities .....	60
Land Use.....	61
Existing Land Use .....	61
Existing Development Patterns .....	61
Needs and Opportunities .....	63
Future Land Use.....	66
Areas Requiring Special Attention.....	70



Vision, Objectives and Policies.....	76
Vision Statement.....	76
Community Objectives.....	76
Economic Prosperity.....	76
Resource Management.....	78
Efficient Land Use.....	80
Local Preparedness.....	81
Sense of Place.....	82
Regional Cooperation.....	83
Housing Options.....	84
Transportation Options.....	85
Educational Opportunities.....	86
Community Health.....	87
Quality of Life.....	88
Report of Accomplishments.....	89
Sumter County Report of Accomplishments 2013 - 2017.....	90
Americus Report of Accomplishments 2013 – 2017.....	94
Community Work Program.....	100
Sumter County Community Work Program 2017 - 2022.....	101
City of Americus Community Work Program 2017 – 2022.....	105
Appendix: Maps.....	106
Appendix: Retail and Market Data.....	106
Appendix: Past Planning Efforts.....	106
Appendix: Framework for Future Planning Efforts.....	106
Appendix: Leadership Team.....	106
Appendix: Public Hearings and Work Sessions.....	106

## Purpose

The comprehensive planning process, at its inception and culmination, is a vision for the future. The ultimate aim of the process is to develop a strong community. In order to achieve that objective, a meaningful comprehensive planning process must solicit and integrate the input of community citizens, government officials, and staff. The result will be a well-balanced comprehensive plan addressing the issues of today, the opportunities of tomorrow, and outlining the steps necessary to bring about positive change over the next twenty (20) years. The intent of the Americus and Sumter County Comprehensive Plan Update process is to encourage as much public participation, open dialogue and communication as possible; seeking to build consensus among Americus and Sumter County residents that will result in better government decisions and greater community agreement with those decisions.

## Comprehensive Planning Process

The State of Georgia updated the Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1). These updates included a list of required and optional elements each community was encouraged to use to supplement their comprehensive planning efforts.

Elements required by the state for each community include:

- Community Involvement--An initial and final public hearing;
- Community Goals—A review of the community’s vision and goals;
- Needs and Opportunities--A list of potential community needs and opportunities;
- Land Use—An analysis of the community’s existing development patterns; and
- Community Work Program--The community’s action plan for the next five years.

While not included in the Comprehensive Plan Update document, renegotiation of the community’s Service Delivery Strategy is also required as part of the process.

Other elements encouraged by the state to supplement the comprehensive planning efforts include:

- Economic Development—Encouraged for communities seeking to improve economic opportunities for their citizens (Only required for communities included in Georgia Job Tax Credit Tier 1);
- Capital Improvements—Only required for governments that charge impact fees;
- Transportation—Recommended for communities with automobile congestion problems, parking problems, or that are interested in adding alternative transportation facilities (Only required for governments that have a portion of their jurisdiction included in a Metropolitan Planning Organization); and
- Housing—Encouraged for communities with concentrations of substandard housing or a jobs-housing imbalance (Only required for HUD CDBG Entitlement Communities).

The Americus and Sumter County Comprehensive Plan Update consists of the following elements: Community Vision and Goals, Community Needs and Opportunities, Community Land Use, Community Economic Development and Community Work Program. The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

### **Identification of Stakeholders**

The Americus City Council and the Sumter County Board of Commissioners appointed a leadership team at the beginning of the process. This group consisted of a combination of elected officials, government staff and local citizens. The leadership team developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update (See Appendix for Leadership Team and Stakeholder Lists).

### **Participation Techniques**

The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1) require that two (2) public hearings be held in association with the development of a Comprehensive Plan Update. The initial public hearing was held January 11, 2017 to inform the public that the planning process was underway, to go over the plan’s timeline, and to discuss how the public could be of help during the planning process. Attendees were also given an opportunity to comment on Americus and Sumter County’s potential Needs and Opportunities (See Appendix for Documentation).

A final public hearing was held May 23, 2017 at the Pope Technology Center at South Georgia Technical College. The purpose of the meeting was to allow citizens to review and comment on the Comprehensive Plan Update. All draft documents and maps were available for review. Staff



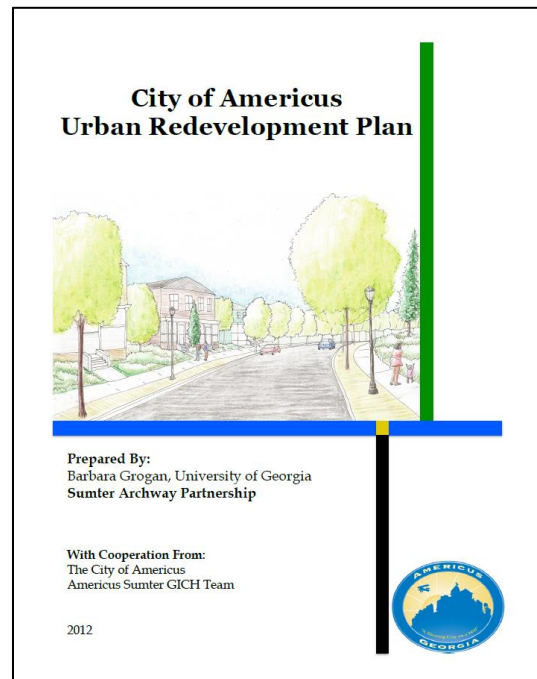
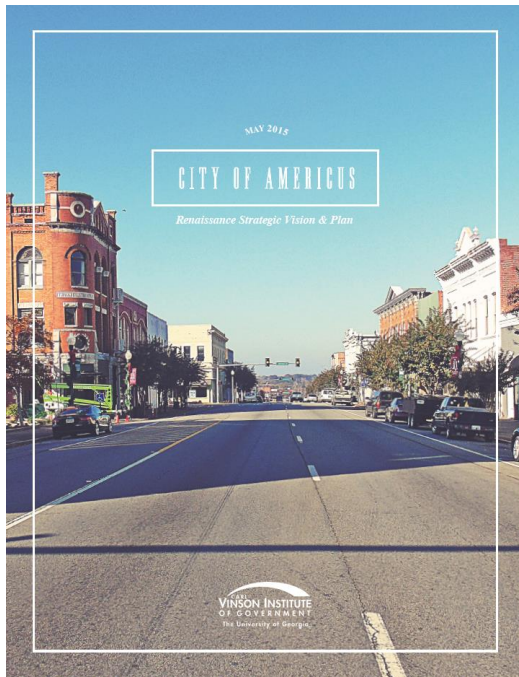
was positioned at various stations to take comments. Displays, comment cards, handouts, and other informative materials were distributed. All comments were collected at the conclusion of the meeting and were summarized and responded to in a timely manner. A deadline of June 2, 2017 was given for formal written comments.

In addition to the two required public hearings, numerous public work sessions were held to gain input into all elements of the Comprehensive Plan Update. The leadership team, civic leaders, stakeholders and local residents were contacted by email to assist in citizen involvement opportunities (See Appendix for Documentation).

### Past Planning Efforts

Residents of Americus and Sumter County have gone through several planning processes in the past five to ten years (See Appendix for a List of Past Planning Studies and Reports). Some of these plans focused on specific areas within the communities while others were city-wide or county-wide in scope. Needs and opportunities identified during these processes centered on the themes of land use, economic development, design/visual character, housing, transportation and healthy living.

These prior documents were reviewed as part of the effort to update the Americus and Sumter County Comprehensive Plan. Due to the recent nature of these planning processes, the Americus and Sumter leadership teams felt that it would be appropriate to use the issues named in these studies as a springboard for the development of the 2017 – 2027 comprehensive plan.



## Plan Development Time Frame

Plan	Dec	Jan	Feb	Mar	Apr	May	June
Element	2016	2017	2017	2017	2017	2017	2017
Plan Process Meeting							
Initial Public Hearing							
Needs and Opportunities							
Community Goals							
Land Use							
Economic Development							
Transportation							
Housing							
Community Work Program							
Service Delivery Strategy							
Final Public Hearing							
RC Review							
DCA Review							

# DATA, NEEDS AND OPPORTUNITIES

## Population

The first census (1840) of Sumter County credited the community with 5,759 residents. After recording a small loss in 1860 the community experienced strong growth for the next half century, averaging an increase of almost 4,000 each decade. With the onslaught of the boll weevil, the population growth 1910-1920 barely exceeded 500. As cotton yields and prices decreased and man-made fabrics were invented, the population decreased by almost 3,000 between 1920 and 1930. By 1940, as a result of the economic depression of 1929/1930, Sumter County's population lost an additional 2,000 residents. Not until U.S. entry into World War II did the nation's economy start improving. Recovery was slower developing in rural areas; the 1950 Census credited Sumter County with a loss of another 300 residents. However, a small increase (+450) between 1950 and 1960 marked the beginning of a half century of uninterrupted growth (37%); one quarter of this growth occurred in the 1960's (+2,279) with another quarter of this growth occurring during the 1970's (+2,429). The Sumter County population grew again between 1980 and 1990 (10%) and again between 1990 and 2000, by 33%. Sumter County reached its highest population to date in 2000 with a total of 33,200 residents. By 2010, the county's population slid by 381 persons. By 2015, Sumter County had lost another 2,040 persons.

But for the single exception of the 1920's when Americus' population decreased by 250 persons; the county seat increased in population across the century. Americus' highest population was reached in 2000 at a total of 17,013 persons. The city's period of greatest growth was the in 1960's (+2,600/19%); however, much of that (88%) was the result of annexation. In absence of the corporate boundary extension Americus' population would have only increased by 2% (317). The following decade was a period of significant growth for the county as a whole, but it was most heavily concentrated on the periphery of Americus' corporate limits.

The state's official twenty-five year population projections are presented in the following table.<sup>1</sup> State generated projections are only available at the county level. Separate projections for municipalities are not available from this source. For present purposes municipal projections have been derived by; (1) totaling the populations of Sumter County and each municipality separately across 1990, 2000 and 2010, (2) the single number this generated for each municipality was then divided by the single total for the county, yielding each city's average

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<sup>1</sup> The Governor's Office of Planning and Budget is the supplier of official demographic and statistical data for the state.



proportion of total county total population across the time periods/censuses<sup>2</sup>, and (3) each municipal percentage was then applied to the state's official countywide projections across the twenty-five year period.

The result of applying this static methodology is that it locks the cities' projections into the same trend as the county totals and in constant proportions. With the exception of Americus, this is very descriptive of the past eight decades. The greatest historical variation in municipal proportion was Americus which varied between 33% (1930) to a peak of 60% (1970), averaging 50% across the period. The proportions for Andersonville, De Soto and Plains were a constant 1%, 1% and 2%, respectively. Leslie's proportion decreased from 2% to 1% in 1990 and maintained the lower share through 2010. The unincorporated area, of course, accounted for the balance; ranging between 33% and 60% with a decennial average of 44%.

The state's projections suggest the population decrease at the county level will continue until mid-century, but that is not unique for the area. Among the ring of eight counties abutting Sumter, six are projected to lose population over the next twenty-five years and even to 2050. In the second ring of one dozen counties, nine are projected to decrease in population during the same time frame. Of the five counties among these two groups projected to experience growth, the numerical increase is significant in only Lee and Houston. The former is a bedroom community in a larger metropolitan statistical area (MSA) and the latter is itself classified as a MSA. Of the forty-seven counties which constitute the state's southwest quadrant, only sixteen are projected to increase in population 2010-2050. With the exception of Dougherty County, Sumter is the largest of these counties projected to decrease in population.

The most recent decennial census reflects a fifty-year trend among age groups across the community. The school age population (0-19 yrs.) in 2010 was reported to be at its lowest level since 1960. After decreasing in size by 1,400 this cohort's share of the total population decreased from 45% to 30%. The change shown below reflects a decrease of 760 residents 2000-2010. The only time of population loss among younger workers (20-39 yrs.) since 1960 is reflected in the accompanying table, equating to a decrease of 600. Net growth across the decades was 3,700, increasing from 22% to 27% total county population. Both older cohorts recorded uninterrupted growth since 1960. Older workers (40-64 yrs.) increased in number by 4,860, for a share increase from 24% to 30%; the 65 and older population increased by 1,700 which equated to share growth from 10% to 13%. Since 1960, Sumter County's median age increased an average of 1.9 years each decade, averaging 1.4 years below the state median for the period. The 2010 Census reported these age cohort distributions statewide to be, in chronological order, 29%-28%-33%-11%.

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<sup>2</sup> Americus 53%, Andersonville 1%, De Soto 1%, Leslie 1% and Plains 2% were applied to the state's projections for Sumter County

Population										
Jurisdiction	1930 <sup>1</sup>	1940	1950	1960	1970	1980	1990	2000	2010	2015
Sumter	26,800	24,502	24,208	24,652	26,931	29,360	30,232	33,200	32,819	30,779
Americus	8,760	9,281	11,389	13,472	16,091	16,120	16,516	17,013	17,041	16,028
Andersonville	231	211	281	263	274	267	277	331	255	236
De Soto	373	295	309	282	321	248	258	214	195	182
Leslie	620	479	417	494	562	470	445	455	409	388
Plains	609	528	546	572	683	651	716	637	776	740
Balance	16,207	13,708	11,266	9,479	9,000	11,604	12,020	14,550	14,143	13,205

<sup>1</sup> The earliest date for which US Census populations could be located for all local jurisdictions

Source: US Census

Population Projections						
Jurisdiction	2010 <sup>1</sup>	2015	2020	2025	2030	2035
Sumter County <sup>2</sup>	32,819	31,110	30,389	29,463	28,345	27,057
Americus	17,041	16,333	15,954	15,468	14,881	14,204
Andersonville	255	277	270	262	252	241
De Soto	195	215	210	203	196	187
Leslie	409	423	413	401	385	368
Plains	776	684	669	648	624	595
Balance	14,143	13,178	12,873	12,481	12,007	11,462

<sup>1</sup>2010 figures are from the 2010 Census.

<sup>2</sup>County projections provided by Governor's Office for Planning and Budget; all city and unincorporated area calculations reflect their respective average shares of the total county population from 1990, 2000 and 2010.

## Age Distribution 2010

Age Category	Sumter	Americus	Andersonville	De Soto	Leslie	Plains
Age 0-19	30%	65%	25%	27%	27%	21%
Age 20-39	27%	64%	24%	23%	21%	19%
Age 40-64	30%	59%	35%	34%	35%	30%
Age 65+	13%	11%	16%	16%	16%	30%
Median	33.8	29.2	42.2	40.1	42.4	50

### Community Facilities

Community Facilities includes buildings/sites and services that support efficient growth and development patterns that protect and enhance quality of life. These amenities are often the most direct connection between the citizens, the elected government, and the public servants. Often new visitors judge a community by the appearance or availability of the community facilities. An efficient system is both economical for existing residents and an incentive to attract new residents. If the public amenities are well-maintained and attractive, potential residents are encouraged to become part of the community and participate in the growth of the area. The following sections are a description of the City of Americus and Sumter County’s community facilities.

#### Community Owned Buildings

The City of Americus owns the following buildings, facilities and sites:

- City of Americus Municipal Building
- Rees Park Economic Development Center
- Lee Street Public Safety Building
- 2 Fire Stations
- Eastview Cemetery
- Rylander Theater
- Art Studio
- Oak Grove Cemetery
- Americus Public Works
- Furlow School



All of these facilities are in good to excellent condition except the East View Cemetery (Poor), the Art Studio on West Forsyth Street (Poor), the Public Works Building on Railroad Street (Poor) and the Furlow School on West College Street (Dilapidated).

Sumter County owns the following buildings, facilities and sites:

- Probation Services Building
- District Attorney Office
- Warden Residence
- Repair Garage
- Warden Office
- Prison with Office and Dormitory
- Church
- Old Parks and Recreation Office
- 21 Fire Stations
- 3 Livestock Pavilions
- Sheriff's Office and Jail
- Former Humane Society Building
- Concession Building/Fieldhouse
- Commissioner's Office
- Courthouse Annex
- Heavy Equipment Repair Shop
- Livestock Office/Auction
- Agriculture Center
- Courthouse
- Humane Society Building
- Records Storage and Office Building
- Americus-Sumter Exposition Center, Barn and Fairgrounds
- State Patrol Building
- Warden's Garage
- Workshop
- 3 Voting Precincts
- Firing Range House
- Turning Targets Assembly
- Pump House A and B
- Football Fieldhouse
- Well and Pump
- Vehicle Storage Hangar
- Tire Storage
- Bell Street Park and Play Unit
- Hwy 19S Play Unit and Pavilion
- Barnum Pond Park Pavilion
- Deriso Horse Park
- Boone Park
- Plains Pool
- Rock Hill Park
- Barlow Street Park
- R.L. Freeman Park
- Russell Street Park
- Georgia National Guard

Most of these facilities are in fair to good condition. All recreational facilities including park amenities are in excellent condition. The Americus-Sumter Exposition Center, however, is in poor to dilapidated condition.

## Utilities

### Water

Neither the City of Americus nor Sumter County uses the Flint River as a water source. Groundwater is mostly utilized for municipal, commercial, industrial and agricultural use within both communities. All the cities in Sumter County have municipal water supply and distribution systems. The unincorporated areas of Sumter County are served by private wells. However, Crisp County and Schley County also supply water outside their jurisdictional boundaries to densely populated areas of unincorporated Sumter County.

### Sewer

Unincorporated Sumter County is served primarily by individual septic systems not a sanitary sewer system. Although septic systems can cause groundwater pollution problems, they are generally not an issue in the county due to the lack of population density where the systems are utilized.

Sewage treatment is provided by the cities of Americus, Andersonville and Plains.

The provision of service in Americus is adequate to meet the projected growth. Development of sewage treatment facilities in unincorporated areas is often financially prohibitive as a result of customer base. However, the provision of sewer treatment would be beneficial in terms of attracting commercial and industrial development. The use of individual septic tanks is proliferating throughout the county, particularly in response to dense residential development in some areas like around Lake Blackshear. Water quality around Lake Blackshear should be monitored to ensure non-point source contamination does not become an issue.

### Gas

The City of Americus owns and operates a natural gas distribution system, providing services for commercial and industrial residents of the City. This utility is comprised of a 20 pound pressure system for residential customers and small businesses and a 150 pound pressure system for large commercial and industrial customers. There are over 103 miles of main lines in the system, with 2,672 MCF per day dedicated for customers.

<b>Water &amp; Sewer Service by Government</b>		
<b>City/County</b>	<b>Services Provided</b>	<b>No. of Connections</b>
<b>Americus</b>	Water	7,102
	Sewer	7,102
	Gas	3,231
<b>Andersonville</b>	Water	171
	Sewer	171
<b>DeSoto</b>	Water	89
<b>Leslie</b>	Water	192
<b>Plains</b>	Water	355
	Sewer	300
<b>Sumter County</b>	N/A	N/A

Source: RVRC Local Government Survey 2012, Georgia Drinking Water Watch and Georgia Water and Wastewater Rates Dashboard 2016

<b>Water Usage &amp; Storage Information</b>							
<b>City/County</b>	<b>Water Plant Capacity (gal/day)</b>	<b>Consumption (gal/day)</b>	<b>Elevated Storage Capacity</b>	<b>Ground Storage Capacity</b>	<b>Water Source</b>	<b>Cumulative Pumping Capacity</b>	<b>Population Served by Public Supply</b>
<b>Americus</b>	7,000,000	3,000,000	1,360,000	1,640,000	Ground	1,500 gpm	16,255
<b>Andersonville</b>					Ground		400
<b>DeSoto</b>					Ground		221
<b>Leslie</b>			60,000		Ground	250 gpm	445
<b>Plains</b>	600,000	125,000	200,000	N/A	Ground	450 gpm	892
<b>Sumter County</b>	7,600,000	3,125,000	1,620,000	1,640,000	N/A	N/A	18,213

Source: RVRC Local Government Survey 2012, Georgia Drinking Water Watch and Georgia Water and Wastewater Rates Dashboard 2016

<b>Sewage Treatment Capacity</b>		
<b>City/County</b>	<b>Sewage Plant Capacity</b>	<b>Average Daily Load</b>
<b>Americus</b>	4.4 mgd	2.682 mgd
<b>Andersonville</b>		
<b>DeSoto</b>	N/A	N/A
<b>Leslie</b>	N/A	N/A
<b>Plains</b>		
<b>Sumter County</b>	N/A	N/A

### **Planning and Zoning**

Planning and zoning are tools local governments use to guide and shape the future growth of a community so that areas with natural characteristics are kept in the highest and best use.

A zoning ordinance divides a community into districts and sets standards and permissible uses of land within those districts. This provides multiple benefits:

- to conserve and protect natural, economic and scenic resources
- to secure safety from fire, panic and other dangers; to promote health, aesthetics, morals, convenience, order, prosperity and general welfare
- to provide adequate light and air; to prevent the overcrowding of land
- to promote desirable living conditions and stability in neighborhoods
- to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

Both the City of Americus and Sumter County have adopted zoning ordinances and have trained staff on hand to oversee the implementation of this tool.

The City of Americus in 2016 issued a total of 1,845 building permits in the following categories: new residential, residential addition and repair, new commercial and commercial additions and repairs. Sumter County issued a total of 784 building permits in 2016.

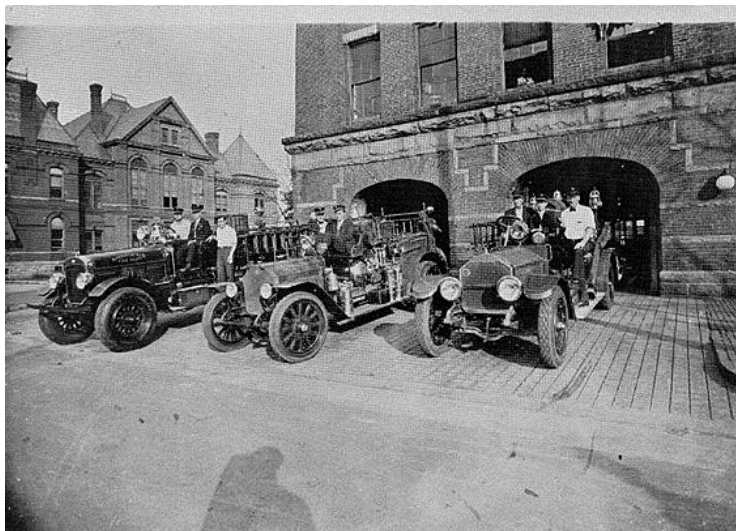
### **Fire Protection**

The International Standard for Standardization (ISO) collects information on municipal fire-protection efforts in communities throughout the United States, analyzes the data, and assigns a Public Protection Classification from 1 to 10. Class 1 represents superior property fire protection,

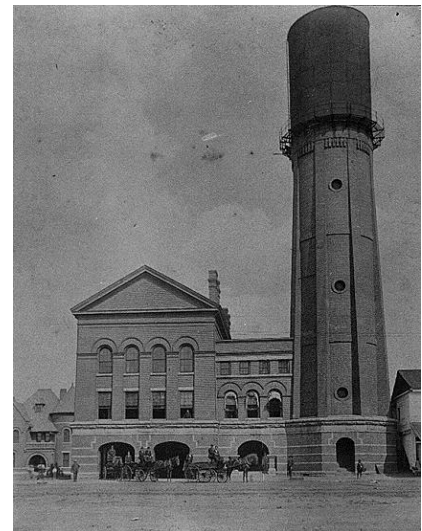
and Class 10 indicates that the area's fire-suppression program does not meet ISO's minimum criteria. These criteria include but are not limited to fire station service areas, station staffing, the availability of public water, pumping and storage capacity among others. The class in which a community is placed plays a major role in determining individual fire insurance rates.

Sumter County has earned an ISO rating of 5. The Sumter County Fire Department has three career staffed stations: U.S. Hwy 280E at Lake Blackshear, U.S. Hwy 19S near Pine Level Road and the main station on Rucker Street. There are five, two-bay, unmanned stations and twelve, one-bay, unmanned sub-stations throughout Sumter County. The strategic station and sub-station locations were determined by the National Fire Services Office in order to offer wide spread fire coverage into Sumter County. The Sumter County Fire Department responded to approximately 1,587 incidences in 2016 according to the Middle Flint Regional E-911 Authority.

The City of Americus has earned an ISO rating of 2. The Americus Fire Department deploys personnel from three locations. Station No. One is located in downtown Americus and houses one fully staffed engine company, one partially staffed ladder company, one reserve engine, and the administrative offices. Station No. Two is located off Southfield Road and houses one fully staffed engine company. Station No. Three houses one fully staffed engine company, the shift commander's office as well as the office of training and prevention. These stations protect the approximate 12 square miles inside the Americus city limits, as well as an additional 161 square miles of unincorporated area through a contract with Sumter County when mutual aid is requested. The Americus Fire Department responded to 2,230 incidences in 2016.



Americus Fire Department 1912  
Vanishing Georgia Collection, Georgia State  
Archives



Americus Fire Dept. 1893  
Vanishing Georgia  
Collection, Georgia State  
Archives

## **Law Enforcement**

In Sumter County, police functions are handled by the municipal police department within the Americus city limits with the Sumter County Sheriff's department responding to incidences in the unincorporated areas.

The Americus Police Department has approximately 40 officers and is comprised of three branches: Chief's Office, Operations and Administration. The Police Department is charged with apprehension of criminals, the prevention and detection of crime, protection and assistance of the public and maintaining public order. In 2016, the Americus Police Department responded to 51,906 calls for service, 792 traffic accidents, 1,309 animal control cases, 1,152 Part II Offenses and 1,296 Part I Offenses.

The Sumter County Sheriff's Office is comprised of seven branches: Administration, Animal Welfare and Control, Court and Courthouse Security, the Drug Task Force, Criminal Investigations, the Jail and Patrol. The Sheriff's Office handles investigation of complaints, emergency response, resolving disputes, arresting suspects, investigation of criminal activities, protection of courthouse personnel, operation of the county jail and execution of warrants. The Sumter County Sheriff's Department responded to a total of 29,051 calls for service according to the Middle Flint Regional E-911 Authority.

## **Emergency Medical Service**

Emergency Medical Service (EMS) is an important component of public safety as well. These services are a fundamental part of public safety and should be considered along with fire and police protection. EMS services in Sumter County are provided by Gold Star Ambulance. According to the Middle Flint Regional E-911 Authority, Gold Star Sumter EMS responded to 8,467 calls for service in 2016.

## **Needs and Opportunities**

- Create maintenance schedule for infrastructure
- New training facility/burn tower for first responders
- Keep information on the county's and city's website current and update services provided on the websites as feasible.
- Pay more money to first responders to reduce turnover
- Revitalize the fairgrounds Consolidate the city
- Develop new recreational facilities (i.e. skateboard park, ball fields, mountain bike trail)
- Create a pedestrian space/park in downtown Americus
- Expand utility services into the county to spur development in areas of dense housing



## Transportation

Americus and Sumter County are predominantly accessed and navigated by vehicular means; however, both of these local governments are making concerted efforts to improve bicycle and pedestrian networks. Americus also utilizes the Americus Public Transportation System, a public bus route, which serves residents within the city limits. The Jimmy Carter Regional Airport is located in Americus as well.

Circulation and transportation in Sumter County consists primarily of 168.9 miles of U.S. and GA Highways, 543.6 miles of county roads and 103.3 miles of city streets. The Sumter County Department of Public Works is responsible for the maintenance and repair of all county roads, as well as the associated and appropriate signage along those routes. Within the City of Americus, the Americus Public Works Department has a similar role of maintenance and repair.

There are three railroad lines operating in Sumter County. The Norfolk Southern Corporation owns 2,064 miles of route in Georgia and operates on an additional 1,721 miles of route. The Georgia Southwestern Railroad, Inc. owns 59 miles of route and operates on 225 miles of route in Georgia. The Heart of Georgia Railroad, Inc. operates on 140 miles of route through Georgia owned by GDOT. These lines carry mostly freight. However the SAM Shortline Excursion Train utilizes the Heart of Georgia tracks (2015 Georgia State Rail Plan, Georgia Department of Transportation).

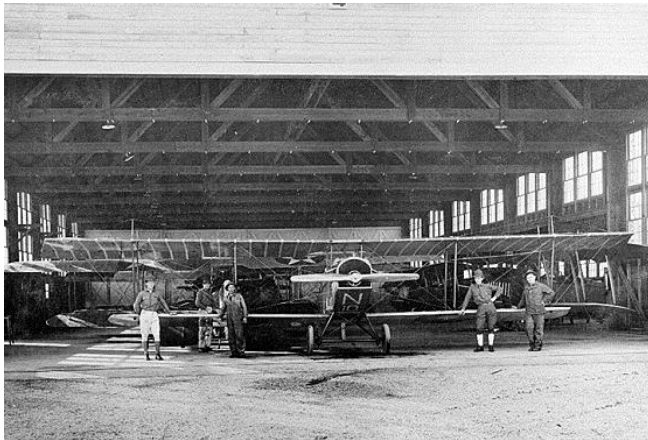
The Jimmy Carter Regional Airport is publicly owned by the Americus-Sumter County Airport Authority and is located roughly four miles northeast of Americus. This airport was a former military base created in 1917 known as Souther Field. The primary runway is 6,011 ft. long and is equipped with a precision instrument approach. The crosswind runway is 3,786 ft. long. It specializes in agricultural aircraft, but also has many private business users, recreational visitors, and medical crews. The Jimmy Carter Regional Airport supports Sumter County with 27 jobs, an annual payroll of \$803,100 and an economic output of \$3,453,000 for the local economy (Economic Impact of Jimmy Carter Regional Airport, 2011)

Many current residents of Americus and Sumter County rely on the efficient and safe transportation connections to surrounding areas for job related commuting. However, Georgia Department of Transportation data shows a net influx of 1,120 workers coming into Sumter County (See Tables A and B below). This data demonstrates that any improvements to infrastructure, including future land use, adjacent road planning, and aesthetic enhancements of transportation systems will not only benefit current residents of Americus and Sumter County, but also commuters, visitors, and future populations of the community.

In May 2016, the Americus City Council passed a resolution making Americus a Complete Streets community, therefore, providing safe and improved pedestrian and bicycle connections within the community. This plan includes redirecting current tractor trailer routes around the

central business district, fostering bicycle usage by GSW students between their main campus and downtown, promoting bicycle tourism in Americus and Sumter County utilizing the 40+ miles of designated bicycle routes and being an active participant of the Georgia Safe Routes to School Program.

These proposed improvements to the current transportation system will increase its efficiency and will benefit Americus and Sumter County in multiple ways. Enhancing connectivity within the area will decrease costs associated with trash service pick-up, the 911 systems and first responders, as well as for the school transit systems. These enhancements will also benefit local place-making efforts and promote economic development by highlighting gathering places and other focal points within the community. Being a Complete Streets community will enhance current resident quality of life and produce amenity spaces for tourists and visitors to enjoy.



Souther Field, Americus 1918  
Vanishing Georgia Collection, Georgia State Archives



North Lee Street  
Vanishing Georgia Collection, Georgia State Archives



President Carter on his bicycle

<b>Sumter County Road Data</b>	
<b>Road by Function</b>	<b>Linear Miles</b>
<b>Unpaved</b>	172.13 miles
<b>U.S. Highway</b>	168.9 miles *
<b>State Route</b>	168.9 miles *
<b>County Road</b>	543.6 miles
<b>City Street</b>	103.3 miles
<b>Total Mileage</b>	815.8 miles

Source: Georgia County Guide 2017

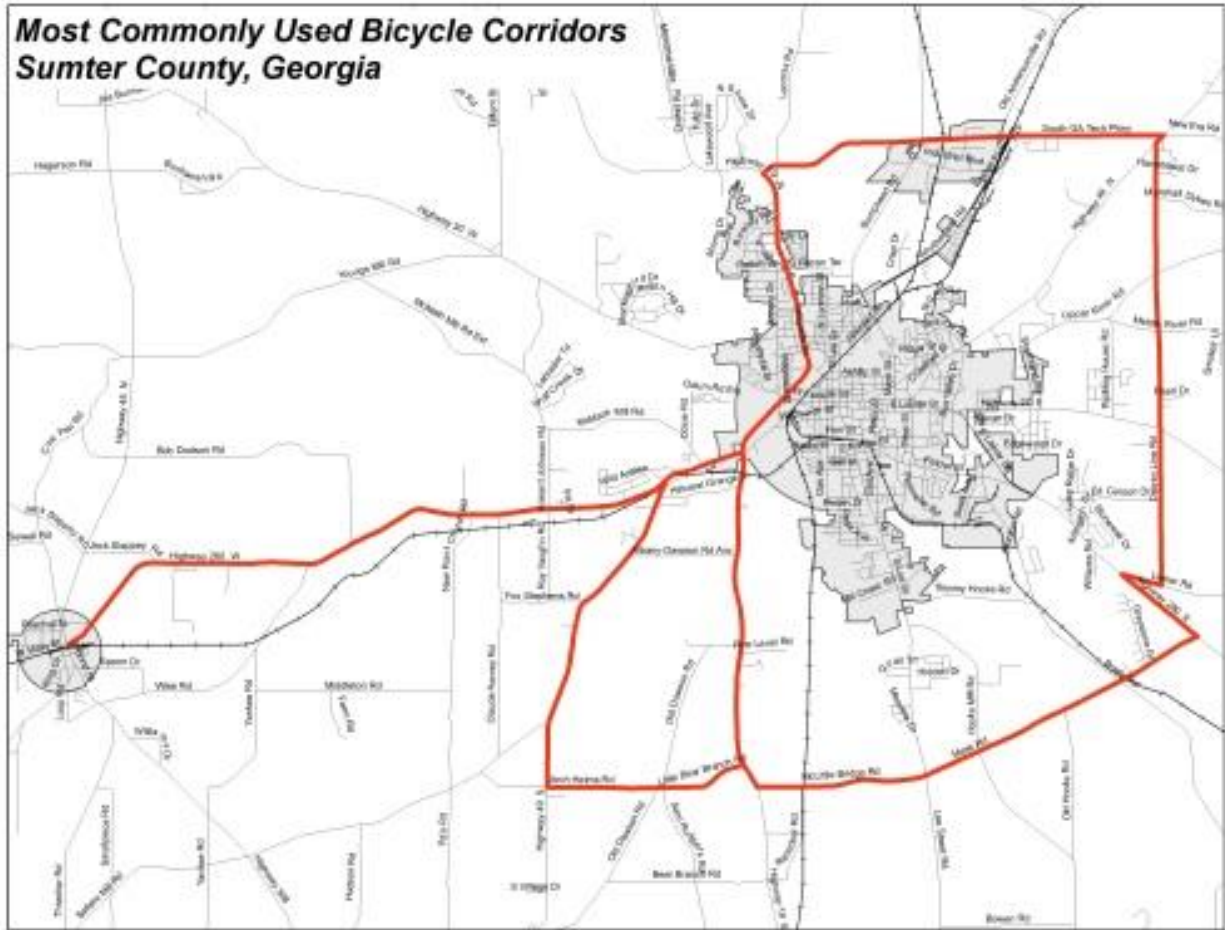
\* All U.S. Highways and State Routes are contiguous

<b>Freight Railroad Systems Operating in Sumter County</b>				
<b>Freight Railroads</b>	<b>Rank</b>	<b>Length</b>	<b>Location</b>	<b>Operating</b>
<b>Norfolk Southern</b>	Class I			NSR
<b>Georgia Southwestern</b>	Class III Short Line			GSWR
<b>Heart of Georgia</b>	Class III Short Line		Omaha, Richland to Stewart County and Webster County Line	GDOT

Source: Georgia State Rail Plan 2015







## Needs and Opportunities

- Pedestrian/Bicycle connectivity
- Add bike lanes
- Bike share program
- Repair/replace sidewalks and construct new sidewalks throughout Americus
- Gateway enhancement
- Improved signage design and placement
- Streetscape improvements
- Increase sidewalks on secondary downtown streets
- Connect Downtown and the Hospital
- Improve GA 377 (Lee Street) from GA 49 to US 19 for bicycle usage
- Improve public transportation offerings
- Offer transportation for students
- Complete truck route bypass of downtown

- Maintain roadways
- Improvements to the airport
- Facilitate higher capacity rail

## Housing

The economic boom of the 1960s and early '70s stimulated a demand for housing in Sumter County with homeownership the major focus. Occupied housing increased by 1,850 units between 1970 and 1980, ninety-one percent of which were owner-occupied. This surge increased the community's owner occupancy rate from 57% (1970) to 64% (1980), a rate which was maintained until 2000 and was within one point of the state rate. Beginning with the 2000 Census the rates began to diverge and in 2010 the state owner-occupancy rate (66%) was three points higher than Sumter (63%).

The community is experiencing a gradual increase in renter-occupied housing led by municipalities. County-wide the renter-occupancy rate reportedly increased by one point between 2000 and 2010. The two point renter increase shown for Americus is the same for the municipal population in aggregate. The large shifts shown for some of the smaller jurisdictions, Andersonville and Plains, especially, may be attributable to the large margins of error inherent in (census) surveying of small population bases. The renter-occupied housing rate for the unincorporated area in 2010 was reported at 17%. National and state homeownership rates reportedly decreased one-to-two percentiles from the 66% range 2000-2010.

The housing in Americus and Sumter County consists of a mixture of traditional single family stick-built homes. 2000 and 2010 Census data revealed 9% of occupied housing in Georgia is "mobile home or other type of housing." In Sumter County, the 16% of occupied housing is made up of mobile homes; in Americus, only 3% of occupied housing are mobile homes. In Americus, 28% of owner-occupied homes were built prior to 1960, and 29% were built in the 1960s and 70s. Sumter County showed similar numbers (21% prior to 1960 and 27% from 1960-1979). Between 1980 and 1999, 35% of the owner-occupied homes in Americus were built, while 40% of owner-occupied homes were built in Sumter County. After 2000, construction slowed down greatly; only 8% of the owner-occupied homes in Americus and 12% of the owner-occupied homes in Sumter County were constructed after 2000. Between 2000 and 2010, vacancy rates have increased in Sumter County from 12% to 18% and in Americus from 10% to 15%.



# Housing - 2014

Tenure	Sumter County	Plains	Americus	Andersonville	De Soto	Leslie
<b>Total Units</b>	13,872	216	7,299	127	116	197
<b>Occupied</b>	83%	96%	86%	57%	78%	82%
<b>Owner</b>	60%	54%	46%	60%	61%	66%
<b>Renter</b>	40%	46%	54%	40%	39%	34%
<b>Vacant</b>	17%	4%	14%	43%	22%	18%
<b>No Vehicle</b>	13%	15%	20%	11%	7%	14%
Year Built						
<b>≥ 2000</b>	11%	7%	7%	10%	24%	5%
<b>1980-1999</b>	37%	31%	31%	35%	40%	37%
<b>1960-1979</b>	29%	17%	31%	35%	19%	21%
<b>&lt; 1960</b>	22%	45%	31%	20%	17%	37%

Source: US Census 2000; American Community Survey, US Census 5-year estimates 2006-2010, DP04



Example: Historically Appropriate Affordable Housing

## Housing - 2014

Value	Sumter County	Plains	Americus	Andersonville	De Soto	Leslie
<b>Owner-occupied</b>	6,883	113	2,885	44	91	106
<b>&lt; \$100K</b>	59%	71%	60%	64%	79%	64%
<b>\$100K-\$199,999</b>	28%	26%	32%	27%	16%	28%
<b>≥ \$200,000</b>	14%	3%	8%	9%	5%	8%
<b>Median</b>	\$85,000	\$75,000	\$87,100	\$57,800	\$81,500	\$78,100
<b>Gross Rent</b>						
<b>Renter-Occupied</b>	4,156	95	3,100	27	18	55
<b>&lt; \$300</b>	11%	22%	14%	0%	0%	13%
<b>\$300-\$499</b>	25%	37%	25%	19%	0%	32%
<b>\$500-\$749</b>	45%	19%	43%	26%	33%	43%
<b>≥ \$750</b>	19%	22%	18%	55%	67%	13%
<b>Median</b>	\$609	\$407	\$600	\$813	\$788	\$531



Example Historic Single Family Residence in  
Americus



Example Historic Single Family Residence in  
Americus

## Housing - 2014

Tenure	Sumter County	Plains	Americus	Andersonville	De Soto	Leslie
<b>Total Units</b>	13,872	7,299	127	116	197	216
<b>Occupied</b>	83%	86%	57%	78%	82%	96%
<b>Owner</b>	60%	46%	60%	61%	66%	54%
<b>Renter</b>	40%	54%	40%	39%	34%	46%
<b>Vacant</b>	17%	14%	43%	22%	18%	4%
<b>No Vehicle</b>	13%	20%	11%	7%	14%	15%
Year Built	Sumter County	Plains	Americus	Andersonville	De Soto	Leslie
<b>≥ 2000</b>	11%	7%	10%	24%	5%	7%
<b>1980-1999</b>	37%	31%	35%	40%	37%	31%
<b>1960-1979</b>	29%	31%	35%	19%	21%	17%
<b>&lt; 1960</b>	22%	31%	20%	17%	37%	45%
Value	Sumter County	Plains	Americus	Andersonville	De Soto	Leslie
<b>Owner-occupied</b>	6,883	2,885	44	91	106	113
<b>&lt; \$100K</b>	59%	60%	64%	79%	64%	71%
<b>\$100K-\$199,999</b>	28%	32%	27%	16%	28%	26%
<b>≥ \$200,000</b>	14%	8%	9%	5%	8%	3%
<b>Median</b>	\$85,000	\$87,100	\$57,800	\$81,500	\$78,100	\$75,000
Gross Rent	Sumter County	Plains	Americus	Andersonville	De Soto	Leslie
<b>Renter-Occupied*</b>	4,156	3,100	27	18	55	95
<b>&lt; \$300</b>	11%	14%	0%	0%	13%	22%
<b>\$300-\$499</b>	25%	25%	19%	0%	32%	37%
<b>\$500-\$749</b>	45%	43%	26%	33%	43%	19%
<b>≥ \$750</b>	19%	18%	55%	67%	13%	22%
<b>Median</b>	\$609	\$600	\$813	\$788	\$531	\$407

\* Does not include occupied units where no rent is paid

Housing Tenure												
Tenure	Sumter County		Americus		Andersonville		De Soto		Leslie		Plains	
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
<b>Total</b>	13,700	13,958	7,053	7,208	142	134	88	86	192	206	244	237
<b>Occupied</b>	88%	82%	90%	85%	87%	67%	89%	94%	91%	85%	88%	78%
<b>Owner</b>	64%	63%	50%	48%	71%	49%	77%	72%	73%	68%	65%	43%
<b>Renter</b>	36%	37%	50%	52%	29%	51%	23%	28%	27%	32%	35%	57%
<b>Vacant</b>	12%	18%	10%	15%	13%	33%	11%	6%	9%	15%	12%	22%

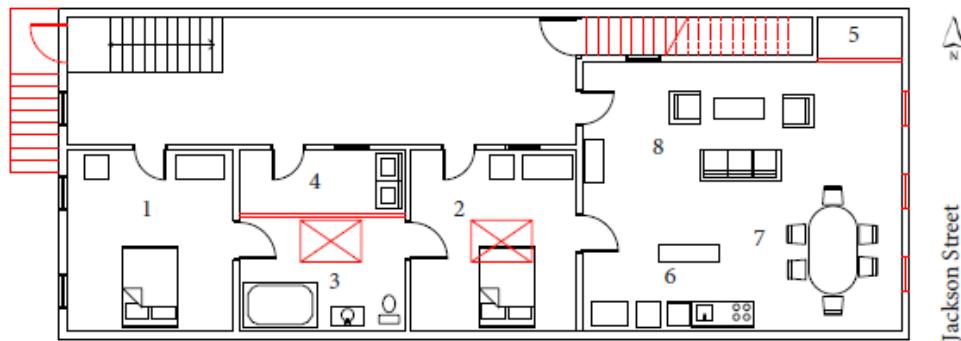
Source: US Census 2000; American Community Survey, US Census 5-year estimates 2006-2010, DP04

### Identified Needs and Opportunities

- Increase housing options and create optimal balance of housing types owner-occupied vs. rental properties
- Increase sidewalks and connectivity
- Establish mixed-use/mixed-income neighborhood developments
- Increase neighborhood density
- Develop/redevelop Lake Blackshear for multi-family and/or increase recreation/leisure use
- Increase “complete street” options for neighborhood residential
- Enforce building codes and land use ordinances to insure well-maintained housing.
- Continue rehabilitation of houses in and near the historic district
- Increase neighborhood density
- Identify incentives for preservation of historic properties
- Increase downtown housing options (i.e. lofts) and student apartments downtown

2nd Floor Proposal  
1/8" = 1'-0"

- 1) Bedroom 1
- 2) Bedroom 2
- 3) Bath
- 4) Laundry
- 5) Closet
- 6) Kitchen
- 7) Dining
- 8) Living



Proposal for upper story apartment of George’s Menswear, GA Institute of Technology, 2012

## Economic Development

For Americus and Sumter County to realize its full potential, the community must expand its economic development efforts. The City of Americus and the Sumter County Board of Commissioners in collaboration with the Payroll Development Authority, One Sumter Foundation and with other Economic Development partners must address critical needs such as recruiting new businesses compatible with the existing industry mix, assisting existing businesses to grow and succeed and forging strong alliances among local, regional, state and federal government agencies to promote the economic well-being of Americus and Sumter County. Americus and Sumter County business leaders must also work closely with education partners to enable residents to develop their talents and become productive members of the Americus and Sumter County workforce. Having a highly skilled workforce enables a community to recruit new quality jobs. This same well-trained workforce is equally important to the success of existing business and industry.

In 2016, Sumter County had a median household income of \$33,375 with 12,123 households and a population of 24,453 people over the age of 18 (ESRI Business Analyst, 2017). According to the Georgia Department of Labor, Sumter County had an unemployment rate of 8.2% in 2015. This rate is higher than the 7.4% found in the River Valley Region and the 5.9% in the State of Georgia.

Annual Unemployment Rates									
Jurisdiction	2000	2002	2004	2006	2008	2010	2012	2014	2015
Sumter County	4.20%	6.20%	5.80%	6.20%	7.70%	13.30%	11.90%	9.50%	8.20%
River Valley Region	4.80%	5.60%	5.70%	5.60%	6.60%	10.70%	10.20%	8.40%	7.40%
Georgia	3.50%	4.80%	4.70%	4.70%	6.30%	10.50%	9.20%	7.20%	5.90%

Source: Georgia Department of Labor

2000-2008 Sumter averaged 1.2 pts higher than Ga.

2010-2014 Sumter averaged 2 pts higher than Ga.

2000-2014 Sumter averages 1.7 pts higher than Ga.

A sustainable economy can be defined as one that has a diversity of jobs, supports local businesses and provides a predictable tax base. The mix of industries in Sumter County include retail trades, public administration, healthcare/social assistance and finance/insurance to name a few. Most employment in Sumter County is in the Services Industry (47.2%), followed by Manufacturing (14.0%), and Retail Trade (10.8%) (ESRI Business Analyst, 2017).

According to the Georgia Department of Labor, the top employers in Sumter County are:

- Container Marketing, Inc.
- Cooper Lighting, LLC.
- Georgia Southwestern State University
- J&M Tank Lines, Inc.
- Magnolia Manor
- Phoebe Sumter Medical Center, Inc.
- South Georgia Technical College
- Tape Specialists of Georgia, Inc.
- Thrift Savings Plan
- Walmart

<b>Business Summary</b>				
<b>NAICS Codes</b>	<b>Businesses</b>		<b>Employees</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Agriculture, Forestry, Fishing & Hunting	25	1.9%	211	1.6%
Mining	1	0.1%	4	0.0%
Utilities	6	0.4%	49	0.4%
Construction	61	4.6%	211	1.6%
Manufacturing	32	2.4%	1,076	8.2%
Wholesale Trade	56	4.2%	636	4.9%
Retail Trade	207	15.5%	2,092	16.0%
Motor Vehicle & Parts Dealers	29	2.2%	313	2.4%
Furniture & Home Furnishings Stores	11	0.8%	53	0.4%
Electronics & Appliance Stores	3	0.2%	22	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	11	0.8%	179	1.4%
Food & Beverage Stores	42	3.1%	337	2.6%
Health & Personal Care Stores	17	1.3%	88	0.7%
Gasoline Stations	14	1.0%	63	0.5%
Clothing & Clothing Accessories Stores	17	1.3%	94	0.7%
Sport Goods, Hobby, Book, & Music Stores	11	0.8%	25	0.2%
General Merchandise Stores	21	1.6%	817	6.3%
Miscellaneous Store Retailers	27	2.0%	63	0.5%
Nonstore Retailers	4	0.3%	38	0.3%
Transportation & Warehousing	39	2.9%	310	2.4%
Information	31	2.3%	239	1.8%
Finance & Insurance	84	6.3%	208	1.6%
Central Bank/Credit Intermediation & Related Activities	62	4.6%	142	1.1%
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	5	0.4%	11	0.1%
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles	17	1.3%	55	0.4%
Real Estate, Rental & Leasing	72	5.4%	186	1.4%



Professional, Scientific & Tech Services	65	4.9%	533	4.1%
Legal Services	7	0.5%	28	0.2%
Management of Companies & Enterprises	1	0.1%	26	0.2%
Administrative & Support & Waste Management & Remediation Services	44	3.3%	264	2.0%
Educational Services	34	2.5%	1,150	8.8%
Health Care & Social Assistance	106	7.9%	2,363	18.1%
Arts, Entertainment & Recreation	20	1.5%	143	1.1%
Accommodation & Food Services	76	5.7%	976	7.5%
Accommodation	14	1.0%	152	1.2%
Food Services & Drinking Places	62	4.6%	824	6.3%
Other Services (except Public Administration)	215	16.1%	759	5.8%
Automotive Repair & Maintenance	35	2.6%	139	1.1%
Public Administration	140	10.5%	1,609	12.3%
Unclassified Establishments	23	1.7%	16	0.1%
<b>Total</b>	<b>1,338</b>	<b>100.0%</b>	<b>13,061</b>	<b>100.0%</b>

Source: ESRI Business Analyst, 2017

As part of the Presidential Pathways Region of the State of Georgia, tourism is another significant component of the local economy in Americus and Sumter County. Most of the tourism benefits can be attributed to the Arts, Entertainment, Recreation, Accommodation and Food Services sector. According to the State of Georgia, tourism in Sumter in 2015 supported 437 local jobs, generated \$46 million in direct tourism spending and \$1.4 million in local tax revenues.



Source: State of Georgia Presidential Pathways Touris Region

The economic contribution of this industrial sector is influenced greatly by the presence of two of the nation’s foremost tourist attractions. In 2012, the CNN Travel website listed the Andersonville National Historic Site and Prisoner of War Museum among the nation’s twelve most fascinating Civil War sites. Within the City of Andersonville is the Drummer Boy Civil War Museum, one of the nation’s largest collections of civil war memorabilia. On the other side of the county, in and around Plains, is the Jimmy Carter National Historic Site and Preservation District with state welcome center. Sumter has been credited with being the only county in the nation home to two national historic sites.

Neither of these resources has seen the type and scale of complementary local development that could more fully unlock the heritage tourism potential they offer. The community’s economies have seen conventional industries come and go because of economic conditions. Yet, tourism is an industry which can neither relocate nor go out of business because they each are a reflection of the local history.

In addition, numerous ancillary heritage tourism development opportunities are available to more fully develop the larger tourism potential of Sumter County. Other existing sites and potential attractions that contribute to the local Sumter County economy are:

- The City of Leslie is home to the rural telephone museum.
- The City of De Soto has the potential of developing a historic site dating back to the 1500s and Hernando De Soto’s exploration of this area for Spain.

<b>Sumter County Visitation Rates</b>							
<b>Tourist Entity</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>Americus Welcome Center (Downtown Americus)</b>	6,011	11,864	8,648	4,395	12,160	14,030	14,212
<b>Americus and Sumter Co. Chamber of Commerce</b>	3,330	3,569	2,866	454	4,084	4,070	4,325
<b>HFHI Global Village and Discovery Center</b>	9,053	7,373	8,118	7,728	6,738	7,075	5,531
<b>Andersonville NHS</b>	121,535	108,808	122,885	93,477	129,349	131,880	128,268
<b>Jimmy Carter NHS</b>	64,849	64,819	69,901	66,843	53,934	67,797	66,320
<b>SAM Shortline Excursion Train</b>	38,815	10,516	18,858	22,642	23,395	21,551	22,594
<b>Plains Welcome Center</b>	8,657	37,646	35,748	3,491	45,319	39,662	38,149
<b>Totals</b>	292,818	251,547	273,461	234,634	281,502	293,066	285,811

Source: Americus-Sumter County Tourism Board

One measure of Americus’ position as a trade center is found in worker commuting patterns. Across the state, 41% of workers were employed outside their county of residence in 2000/2010. For the same census periods only 17% of workers living in Sumter County were employed outside the community. While this reveals the local job market is sufficient to support over 80% of the employed residents, there were actually more jobs in the community than local workers. The Census reported that in 2000 and 2010, 2,300 Sumter County residents were commuting out of the county to work, while 3,300 non-residents were driving into Sumter County to work. Based on this data, even if all of Sumter’s out-commuters had worked locally there would still have been an additional 1,000 jobs available for non-residents.

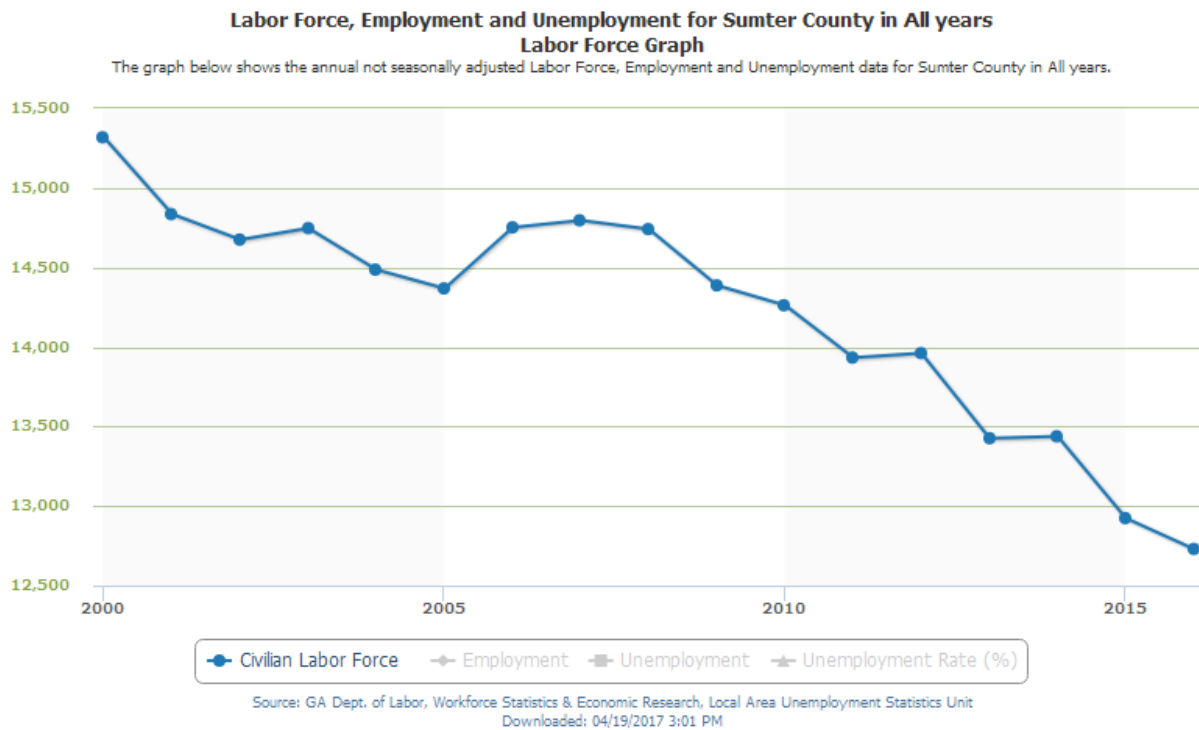
Sumter County								
Cross-County Worker Commuting Patterns								
Year	Place of Residence of Most In-commuters			Total In	Place of Employment of Most Out-commuters			Total Out
	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>		1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	
1980	Schley-349	Lee-306	Macon-298	1437	Macon-265	Schley-156	Lee-151	1009
1990	Schley-520	Macon-478	Lee-299	2864	Macon-322	Dougherty-316	Schley-186	1775
2000	Schley-560	Macon-530	Lee-384	3431	Dougherty-458	Schley-376	Macon-307	2311
2010	Schley-601	Macon-482	Lee-445	3137	Dougherty-484	Schley-284	Macon-279	2282

Source: US Census

As was the case in six of the eight adjoining counties, Sumter recorded significant job loss (3,595/-25%) between 2000 and 2015. During the same period the average weekly wage in the county increased 51%. Annualized per employee, that equated to a wage increase from \$23,300 to \$35,200, exceeding the national inflation rate for the period by twelve percentage points. As favorable as the wage rate growth was, the large job loss proved to be a stronger negative pull on the local economy. The net effect of these two factors was only a 14% increase in gross payroll over the 2000 level. For the local economy to reap the full benefit of the increase in the average wage rate the community needed the same job level as was recorded in 2000. The manufacturing sector was the single largest player in both of these factors. It accounted for 53% of the job loss during the period and was credited with a 117% increase in the average weekly wage, far out-pacing all other sectors.

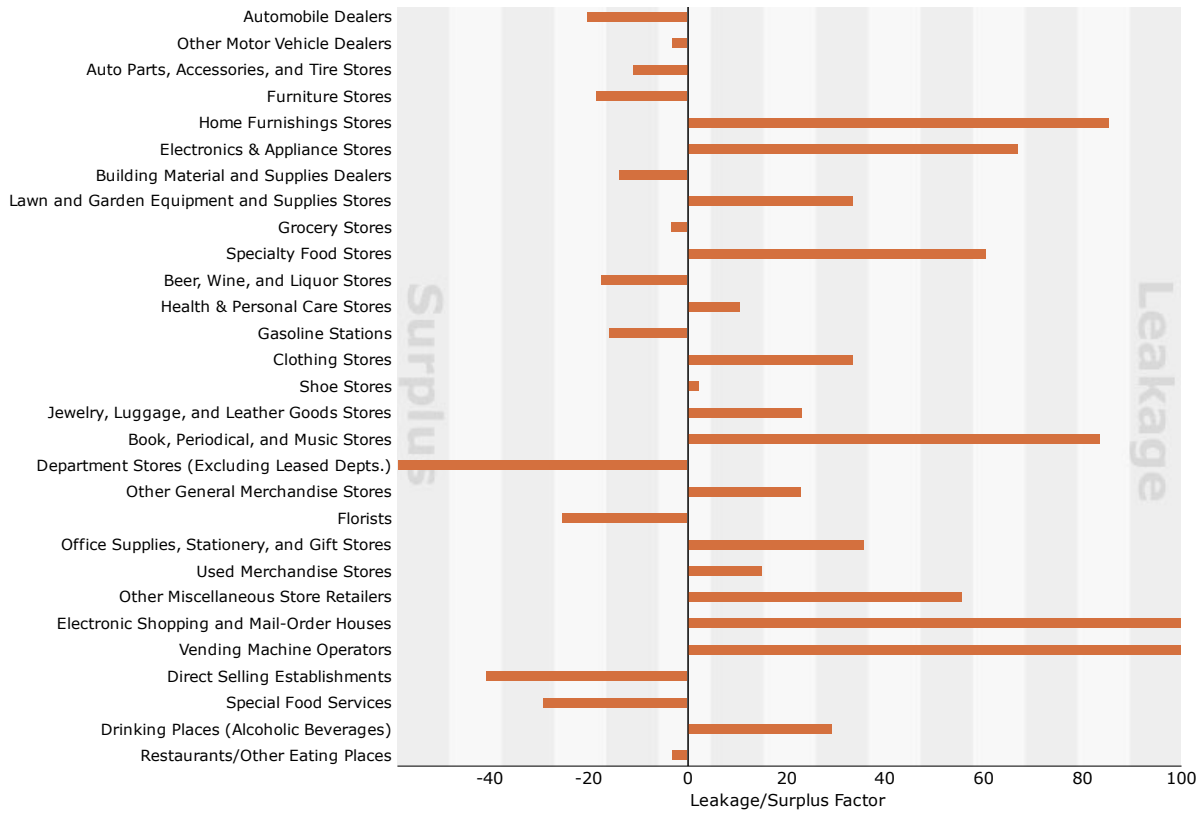
Jobs in Sumter County		
Year	Average Monthly	Average Weekly
	Employment	Wages
2000	14,519	\$448
2005	12,623	\$524
2010	10,716	\$561
2013	10,550	\$569
2014	10,983	\$660
2015	10,924	\$677

Source: Georgia Department of Labor, Industry Mix by County



Unemployment as a whole can harm economic growth as a waste of human capital and community resources. It also takes a toll on individuals by eroding self-esteem, spurring psychological anxiety/depression, exacerbating chronic diseases and placing stress on social relationships. All of these issues both for the individual and society drain a community of its assets and skilled workforce.

# Leakage/Surplus Factor by Industry Group



## Needs and Opportunities

- Commercial/Industrial development strategy
- More diverse businesses
- Partnership between Business Expansion Center at SGTC and the Center for Business and Economic Development at GSW
- Entrepreneur development program
- Job creation and retention
- Redevelop underutilized buildings and sites in Americus and Sumter County
- Improve access and options to broadband/internet, especially WiFi
- Implement the RSVP Plan
- Retail variety downtown
- Mid-level neighborhood retail
- Get feedback from tourists regarding improvements
- Create downtown as a destination—an all-day venue
- Have a larger farmer's market with a variety of goods and events downtown
- Host more events downtown—5k run, more arts initiatives, local-oriented events, cooking competitions, tailgate events, etc.
- Keep businesses/restaurants open at night/holidays/weekends
- Recruit brewery
- Improve lighting downtown to keep the area clean, safe and thriving
- Offer grants/incentives to attract businesses
- Offer internships and networking opportunities/ events targeted at young professionals in order to keep graduates in Sumter County
- Opportunity for programming and partnerships to develop a workforce with soft skills
- Locate college facilities and support facilities downtown
- Recruit support businesses for recreation and eco-tourism (i.e. bike shops and sporting goods stores)
- Market Americus and Sumter County statewide



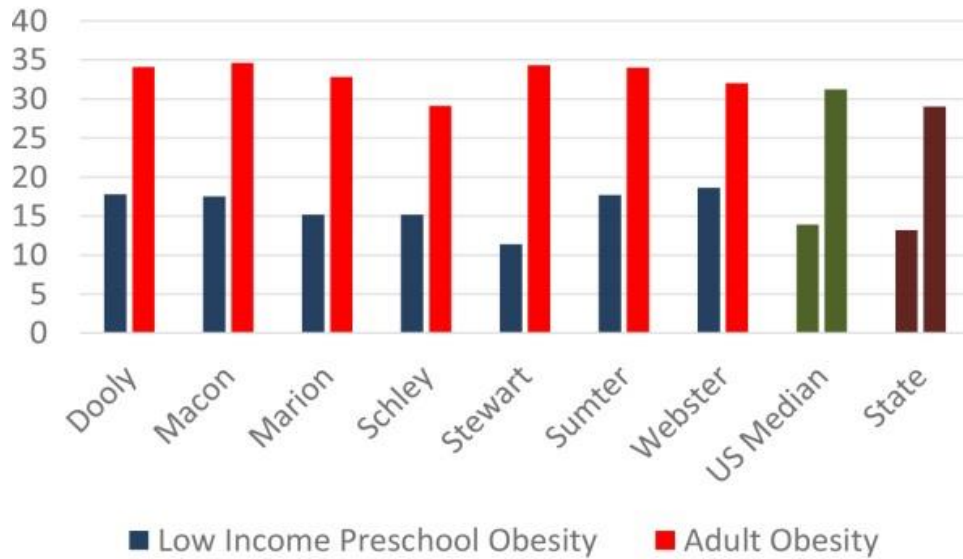
## Health

Americus and Sumter County are fortunate to have a medical center, with affiliated doctors of ranging specialties, which is focused on the current and future needs of the community. Phoebe Sumter Medical Center recently collaborated with strategic community partners to complete a Community Health Needs Assessment and develop a comprehensive plan which prioritizes needs within the region and focuses efforts on community issues that are within the facility's scope of work and are attainable in provided timeframes. The three most significant issues that were designated for future planning efforts included child and adult obesity, the provision of behavioral health and addictive disease prevention and treatment, and diabetes prevention and management.

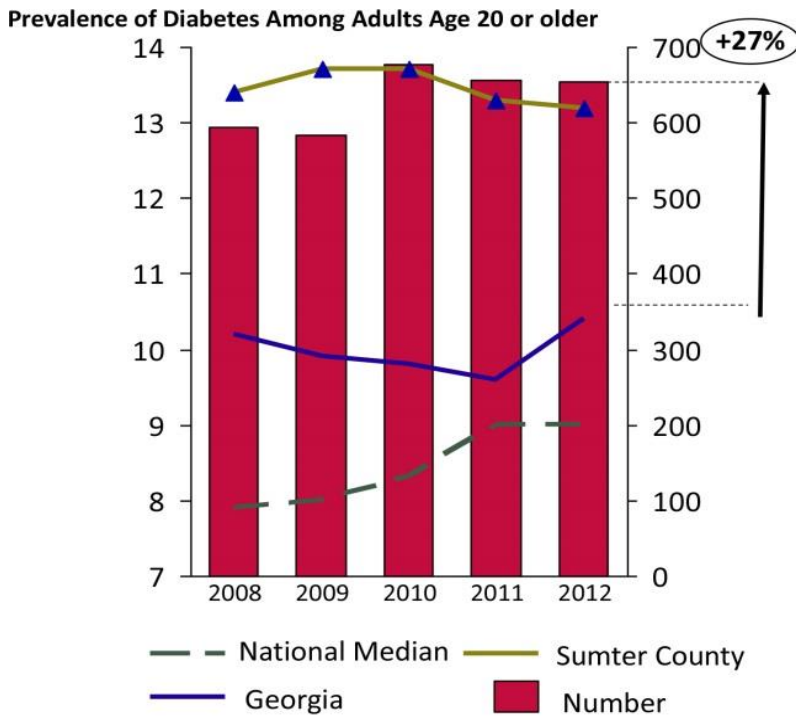
Through the use of educational and interactive activities and events, Phoebe Sumter partnered with stakeholders and community groups to pledge a 3 year goal of 5-10% reduction of obesity rates in Sumter County (See Tables 1 and 2). With the significant number of individuals who have unmet medical needs regarding mental health and substance abuse, additional focus of efforts will be applied to providing and expanding upon current awareness of information and available resources for related assistance (see Table 3). Diabetes has statistically proven to be one of the leading causes of death and other related health issues in our region. Through the use of educational assessments, providing educational material on commonly over-consumed or misleading food items, improving access to testing supplies and diabetes care, furthering prevention education and awareness of local resources and information, Phoebe Sumter and their community partners have also pledged to reduce the Age Adjusted Death Rate due to Diabetes in Sumter County in the next 3 years (See Table 4).

Many factors contribute to a community's overall health and wellness, but Americus and Sumter County face challenges specific to current available housing, employment opportunities, access to and availability of community exercise opportunities, abundance of healthy, cost-effective food choices, and neighborhood and community safety. With healthy growth of the economy and fostering smart business and growth, the employment rates, household median income levels, improved medical provider access and coverage rates, means to access of healthy food choices, and other related improvements can significantly impact the current health challenges of the community. Recognition of these current challenges and the subsequent hardships on its residents will allow community leaders and affiliated partnerships to focus efforts on short term goals which help contribute to and attain the larger established goals of the region.

### Low Income Preschool(2009 to 2011) and Adult Obesity (2012)



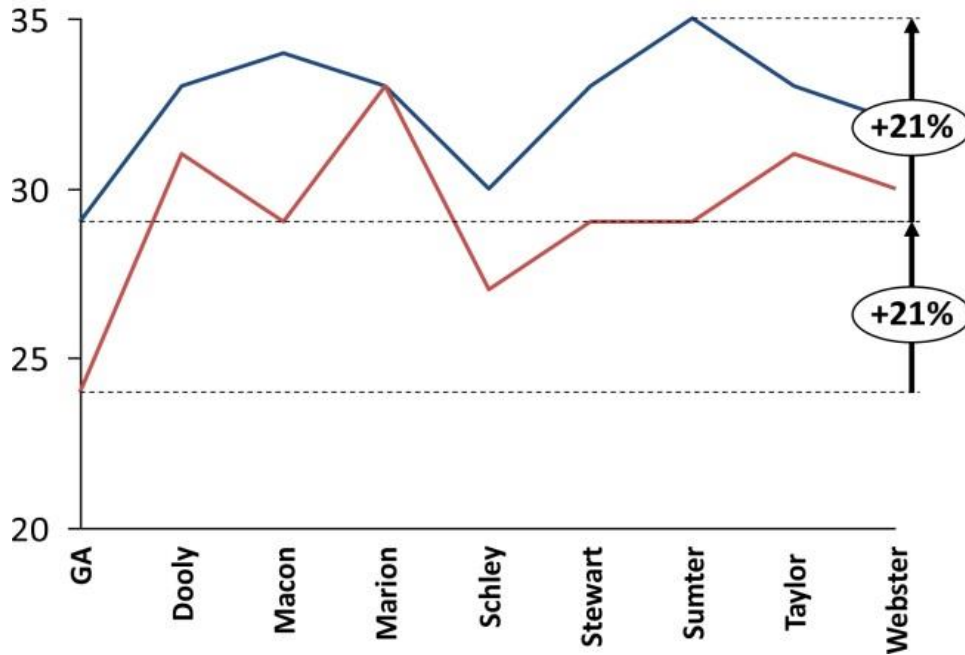
*Data Sources: Centers For Disease Prevention and USDA Food Environment Atlas*



*Data Source: Centers for Disease Control and Prevention*

— %Adult Obesity — %Physical Inactivity

*Data Source: County Rankings 2015*



Category	REGION 6			REGION 4
	Estimated Number of Needing Services	Number Served	Unmet Need	Unmet Need
Adult Serious and Persistent Mental Illness	3426	2101	38.7%	45.1
C&A Serious Emotional Disturbance	950	370	61.1%	63.5
Adult Addictive Disorder/Substance Abuse	3046	494	83.8%	91.2
Adolescent Addictive Disorder/Substance Abuse	680	6	99.1%	96.8

## Needs and Opportunities

- Increase public knowledge of Phoebe-Sumter Outpatient Dietician services and Health and Wellness programming
- Study the feasibility of centralized community fitness center like a YMCA
- Improve access to education, testing supplies and risk assessments for people in danger of developing chronic disease
- Continue recruitment for internal medicine and primary care providers to give disease management
- Improve access to healthy foods, educate parents and children on how to prepare easy nutritional meals
- Create fitness programs and opportunities for healthy activities and educate parents and children on exercise and healthy life choices

## Education

Americus and Sumter County has faced many challenges to its education system and support staff which has contributed to statistics of the academically underachieving and undereducated population. The district is comprised of 7 schools ranging from primary and elementary school to high school education, and also remains the largest employer in the region. The percentage of individuals living under the poverty level, declination of population and enrollment, reductions in funding, and failures to retain current and future teaching staff has been detrimental to the success of students and staff region-wide.

Current faculty has made tremendous efforts to address concerns and issues within the school system and in many ways have been successful. Recent technology updates and facility upgrades have been made possible through government grant funds. Evidence of curriculum improvements and teacher performance can be seen through the improved test results on the elementary level as well as in high school graduation tests, positive progress has been made within Advanced Placement classes and corresponding student testing, as well as success for students accepted into and excelling through Dual Enrollment courses. Despite increased furlough days for administrative positions and teaching staff, significant reductions in government funding, and the decline in regional population, Sumter County Schools have managed to maintain accreditation and make substantial achievement related improvements.

Retention of current educated residents who contribute to the workforce and community is the highest priority and goal for future growth and economic achievement of Americus and Sumter County. Higher education offered through Georgia Southwestern State University and South Georgia Technical College aid in providing opportunities for residents to further themselves within the area, but the surrounding communities lack in comparative employment rates and other advancements offered by more developed cities and communities. Providing information

and guidance of post-education opportunities within the region to individuals within the education systems prior to graduation would help promote local businesses and potentially contribute to resident retention rates. Encouraging economic growth and fostering positive environments for local business and smart growth would improve the financial health of Americus, Sumter County and neighboring communities and therefore result in economic progress needed to maintain and grow the current educated resident population.

<b>Four-Year Cohort Graduation Rates</b>			
<b>Sumter and Surrounding Counties</b>			
<b>Jurisdiction</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
<b>Sumter</b>	65.90%	83.70%	86.80%
<b>Schley</b>	77.80%	84.70%	90.60%
<b>Macon</b>	61.00%	73.40%	76.90%
<b>Dooly</b>	73.60%	73.40%	74.40%
<b>Crisp</b>	61.40%	70.50%	78.80%
<b>Lee</b>	82.00%	76.80%	87.10%
<b>Terrell</b>	90.90%	85.10%	93.80%
<b>Webster</b>	54.80%	70.00%	80.00%
<b>Marion</b>	68.40%	80.20%	90.60%
<b>Georgia</b>	71.80%	72.60%	78.80%

Educational Attainment									
	Georgia			Sumter County			Americus		
	2000	2010	2015	2000	2010	2015	2000	2010	2015
High School Grad/ GED or Higher	79%	84%	85%	70%	75%	77%	69%	78%	77%
Bachelor's Degree or Higher	24%	27%	29%	19%	19%	19%	21%	23%	21%

### Needs and Opportunities

- Increase education attainment levels and reduce the dropout rate
- Continue to support the Town and Gown program
- Encourage parental involvement in schools by assisting the Boys and Girls Club, Family Connections and other civic organizations
- Encourage partnerships between schools, businesses and civic organizations to create internship/ mentorship opportunities
- Support the College and Career Academies
- Improve on the job training opportunities/ career pathways to encourage students to stay following graduation
- Continue to support the GED program
- Coordination of program initiatives with GSW and SGTC
- Pursue the University’s Carnegie designation as a Community Engaged University

### Quality of Life

The current quality of life for residents of Americus and Sumter County can be attributed to several criteria within the region. While the definition of and factors impacting quality of life could vary substantially from one individual to another based on personal interests or hardships, the term can be used to describe the health of an economy or community which is evaluated on the positive features it boasts and impacts it can have on residents and visitors. Some of the broad spectrum dynamics a community can expect to impact residents’ quality of life are community involvement and awareness, neighborhood and community safety, employment opportunities and economic stability, as well as the availability and ease of access to community amenities, public facilities and utilities, quality education and enrichment programs, and healthcare systems and information.

Maintaining and improving upon community outreach and involvement efforts between local governments, civic societies, economic development organizations, local businesses, and volunteer groups will ensure issues facing residents are clearly identified and appropriately addressed by all involved parties. Transparency within the local governing bodies will bolster community support and trust enabling further progress and advancements through a joint and unified effort.

Recognizing and enhancing community features and potential through neighborhood charrettes and workshops would spark local interest and aid in support from sponsors and local funding to begin revitalization and upgrades to Sumter County's sense of place. Wayfinding and place-making efforts promote local tourism and investment in community pride and awareness, strengthening resident ties and investments into the local economy. Creating and investing in Americus and Sumter County's quality of life will continue to benefit all facets of planning and development within the region.

### **Needs and Opportunities**

- Reduce Crime Rate
- Improve lighting throughout the community to keep the area clean, safe and thriving
- Create opportunities for public roundtable discussions among residents and local leaders to encourage civic engagement and community unity

### **Natural Resources**

Americus and Sumter County should expand appropriate infrastructures to meet development needs and minimize the effects on sensitive areas. The natural and cultural resources of Americus and Sumter County are fundamental components in the development of the area and should be included in the planning process. Both governments should develop educational programs to promote conservation and protection of important resources for all segments of society. Sumter County and Americus should also strengthen and improve existing regulations regarding development in sensitive areas. Within the jurisdictional boundaries of Americus and Sumter County there are water supply watersheds, groundwater recharge areas, wetlands, flood prone areas, steep slopes and cultural resources that need protection.

### **Water Resources Planning**

Americus and Sumter County realize the importance of their location in the Upper Flint River Watershed and understands the significant role current and future development plays in water quality. Mike J. Donnelly, Jim C. Reid, Jr. and Senator George Hooks represented Americus and Sumter County during the regional water planning efforts 2008-2011 that created the Upper Flint River Regional Water Plan. Americus and Sumter County continue to support the regional water



planning process by maintaining an active presence on the regional water council and by making water policy issues a priority in local government decisions.



Image: Upper Flint River Water Planning Council; April, 2011  
(Upper Flint Regional Water Plan)

## Water Supply Watersheds

A watershed is an area of land that drains all rainfall to a common outlet, such as a stream, river, or lake. The boundaries of a watershed are delineated by the highest points of land which surround it. These land areas can be infinitesimally small or very large and are comprised of all surface water—lakes, streams, reservoirs and wetlands—and all underlying ground water within the given boundary ([water.usgs.gov/edu/watershed.html](http://water.usgs.gov/edu/watershed.html)). However, when discussing watersheds, one must first consider the flowing water, streams, which create them.

Streams are ranked based on the number of the tributaries flowing into them. There are several methods used to classify streams in this manner; however, the Strahler method is the most commonly used. In this method, streams without tributaries, or headwaters, are given a value of 1 and are called first order. As streams of the same order begin to intersect, the resulting stream is assigned an order one value higher (ex.  $1+1=2$ ). When streams of different orders come together, the resulting stream retains the order of the stream with the greatest order (ex.  $1+2=2$ ) ([pro.arcgis.com/en/pro-app/tool-reference/spatial-analyst/how-stream-order-works.htm](http://pro.arcgis.com/en/pro-app/tool-reference/spatial-analyst/how-stream-order-works.htm)).

Just as smaller streams come together to create greater bodies of water, large watersheds are created by numerous small watersheds. All watersheds are measured by hydrologic unit codes

(HUC). The HUC is a sequence of numbers or letters that identify a unique hydrological feature such as a watershed. The smallest water sheds can have a ten or twelve digit HUC identification (HUC-10 or HUC-12). These areas come together to create watersheds with eight digit codes (HUC-8) ([water.usgs.gov/GIS/huc.html](http://water.usgs.gov/GIS/huc.html)). The State of Georgia is divided into 52 large HUC-8 watersheds. Sumter County is included in two of these, the Muckalee Watershed and the Middle Flint Watershed. However, due to the number of first and second order streams in Americus and Sumter County, there are multiple small watersheds (HUC-12) which can affect the streamflow and water quality of rivers downstream ([water.usgs.gov/edu/watershed.html](http://water.usgs.gov/edu/watershed.html)).

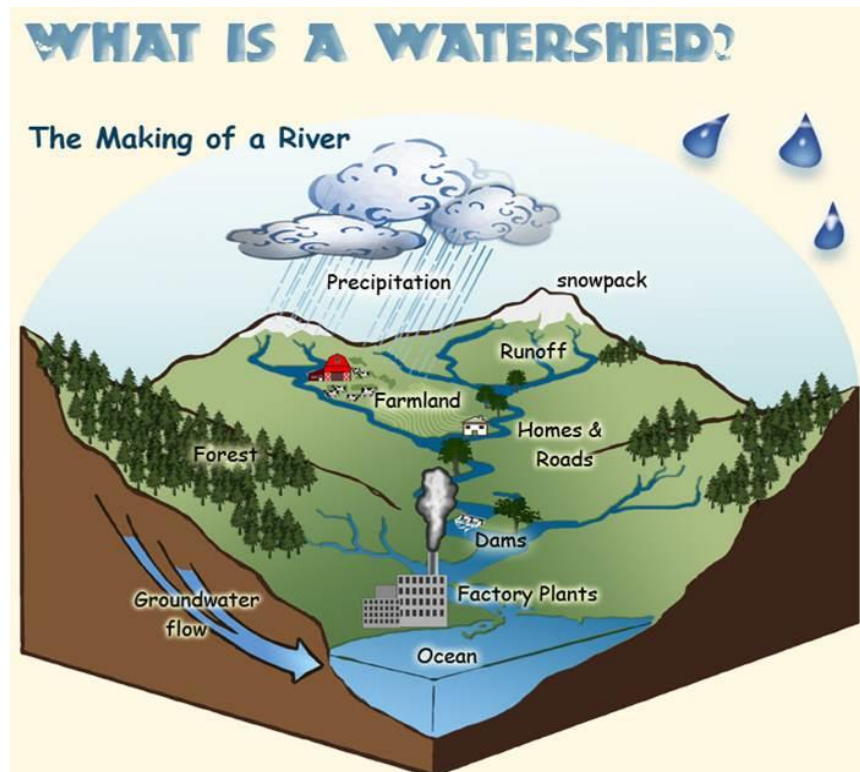
Watersheds are important because they support ecological processes that sustain diverse populations of plants and animals and provide humans with water that can be used for a multitude of purposes. The activity occurring within watersheds affects the quantity and quality of the water that flows downstream ([water.usgs.gov/edu/watershed.html](http://water.usgs.gov/edu/watershed.html)). Water quantity can be altered by drought, excessive rainfall, withdrawals, or transfers between watersheds. Water quality can be negatively impacted by pollution, which can enter the water through point or non-point sources, causing it to become impaired or threatened. When the quality of water in a watershed is degraded, the ecosystem can suffer and the water that we use for drinking, irrigation, and recreation is compromised. As a result, watershed protection is vital to ensuring the health of the environment and the health of the people who live and play in them ([www.cwp.org/mission-vision/](http://www.cwp.org/mission-vision/)) (See Appendix for Maps).

### **Groundwater Recharge Areas**

Sumter County is located in the Southern Coastal Plain Province in an important groundwater recharge area. There are five major aquifer systems in the Coastal Plain Province. Sumter County is located over the Floridan/Jacksonian Aquifer System, the Claiborne Aquifer System, and the Clayton Aquifer System ([epd.georgia.gov/sites/epd.georgia.gov/files/related\\_files/site\\_page/HA-18.pdf](http://epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/HA-18.pdf)) (See Appendix for Maps). Aquifers are geologic formations that are comprised of permeable rock which contribute groundwater to wells and springs. The groundwater supplied by aquifers is an important natural resource, accounting for more than 90% of the drinking water for rural populations across the country ([www2.usgs.gov/faq/categories/9812/2496](http://www2.usgs.gov/faq/categories/9812/2496)). In the Flint River Basin, a strong connection exists between groundwater and surface water. In the past, groundwater withdrawal has resulted in reduced flows in the river as well as its tributaries, especially during periods of drought. This continues to be an area of concern for the region ([www.georgiawatercouncil.org/Files\\_PDF/plan\\_9-13-07\\_overview.pdf](http://www.georgiawatercouncil.org/Files_PDF/plan_9-13-07_overview.pdf)).

The Floridan/Jacksonian Aquifer System is one of the largest aquifers in the United States and one of the most productive in the world. This system is created by a thick sequence of Tertiary carbonate rocks that thicken from the northern to the southern boundary. The upper portion of the aquifer is confined by late and middle Miocene series rocks of the upper confining unit, while the lower portion is confined by early Paleocene series rocks. Located in the southeastern

United States, it covers a total of 100,000 square miles which includes all of Florida and parts of Georgia, Alabama, Mississippi, and South Carolina. This aquifer serves as the primary source of drinking water for almost 10 million people in the region. It is also heavily used for agricultural irrigation, which makes up roughly 50 percent of its total withdrawals ([fl.water.usgs.gov/floridan/intro.html](http://fl.water.usgs.gov/floridan/intro.html)).



Source: U.S. Forest Service Air, Water and Aquatic Environments Science Program

The Claiborne Aquifer System has a recharge area of 350 square miles and the Clayton Aquifer System has a recharge area which covers an estimated 80 square miles ([https://epd.georgia.gov/sites/epd.georgia.gov/files/related\\_files/site\\_page/HA-19.pdf](https://epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/HA-19.pdf)).

The Environmental Protection Division has required that Sumter County and the City of Americus adopt a Groundwater Recharge Area Protection Ordinance. They have both done so. However, Sumter County and all municipalities within its borders should partner with one another to require all development within protected groundwater recharge areas follow established Best Management Practices.

## **Wetlands**

Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. They serve vital ecological purposes in providing habitat and natural control measures for stormwater runoff. In general, wetlands enhance water resources by detaining overflows during flood periods and acting as water storage basins during dry seasons. Wetlands replenish both surface water and groundwater systems and naturally filter sediments and non-point source pollutants from water supplies (Georgia Department of Natural Resources).

The National Wetlands Inventory conducted by U.S. Fish and Wildlife Services discovered wetlands scattered throughout Sumter County. In Sumter County there are 15,119 acres of forested wetlands, 5,361 acres of non-forested emergent wetlands, 4,593 acres of scrub/shrub wetlands and 4,593 acres of open water (See Appendix for Maps). The wetlands identified in Sumter County and Americus are considered to be significant. As a result, the Georgia Environmental Protection Division has required both local governments to adopt the Wetlands Protection Ordinance, and they have done so.

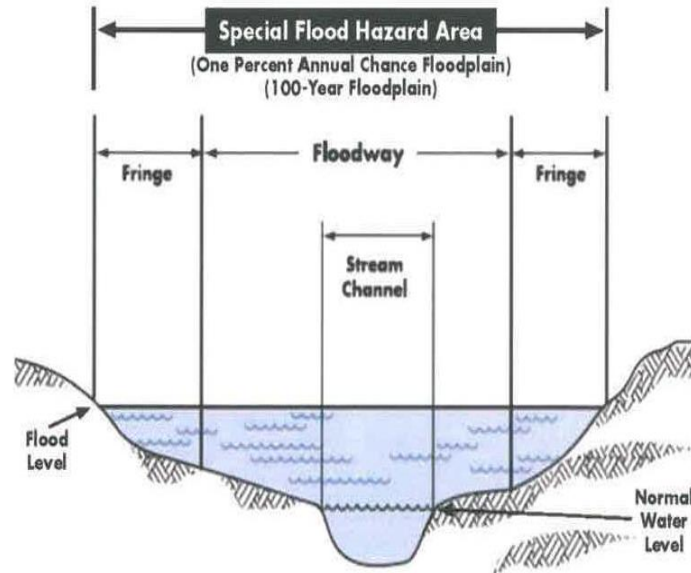
While special protection measures for these wetlands are not needed at this time, Sumter County and the City of Americus realize the importance of wetlands and the many benefits their protection provides. Consequently, these local governments have established policies regarding development in areas of significant environmental sensitivity.

## **Flood Plains**

Flood plains provide many valuable services for both people and wildlife. Using flood prone areas for community amenities such as parks, bike paths, open spaces and wildlife areas can improve a community's quality of life. Preserving flood prone areas as open space is effective for avoiding damage from flooding and can enhance the natural functions of waterways. Proper management of flood plains and watersheds can keep pollutants out of rivers, can assist in the maintenance of optimum flow volume and velocity of streams, and can keep sediment loads from overpowering the riverine system.

Flood plains are found along the many tributaries and rivers in Americus and Sumter County. There are identified flood zones along Muckalee Creek within the boundaries of both Americus and Sumter County. While no base flood elevation has been determined for the Flint River, it has produced devastating flooding in the past (See Appendix for Maps). Any development should be closely monitored in areas subject to flooding. Communities built in flood plains should incorporate flood control-infrastructure and evacuation procedures into their design plan (<https://www.nationalgeographic.org/encyclopedia/flood-plain/>). Americus and Sumter County have been mapped for flood prone areas under the Federal Emergency

Management Agency program. Both Sumter County and Americus participate in the National Flood Insurance Program.



Source: Municode

## Soil Types

Soil quality is the capacity of the soil to function as a vital living ecosystem sustaining plants, animals and human beings. Soil that is well cared for can regulate the movement of water, provide essential nutrients, filter and buffer pollutants, aid in nutrient cycling, and create physical stability and support for roots and other structures. Healthy soil provides clean air and water, bountiful crops and forests, productive grazing lands, diverse wildlife and beautiful landscapes. Soil has both inherent and dynamic properties. For example, sandy soil drains faster than clayey soil and deep soils have more room for roots than soils with bedrock near the surface. Soils respond differently to management techniques based on their inherent properties and the surrounding landscape (<https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>). The following table illustrates the many soil types found in Sumter County and a partial list of uses for each (See Appendix for Maps).

## Soil Suitability

Soil Classification	Dominant Slope %	Drainage	Permeability	Use and Vegetation
<b>Americus</b>	0-15	Excessively Drained Slow Runoff	Moderately Rapid	Most of the soil on gentle slopes has been cleared and is used for general agriculture. The remainder is in forest of pine and blackjack oak.
<b>Carnegie</b>	2-12	Well drained	Moderately Slow	Much of this soil has been cleared and is used for cropland and pasture. Some areas formerly cultivated have been planted to pine trees. Forested areas consist of longleaf pine, slash pine, and loblolly pine, along with a few red oak, scarlet oak, post oak, blackjack oak, hickory, haws, and dogwood.
<b>Esto</b>	5-17	Well drained Rapid runoff	Slow	Occur on knolls, short choppy slopes, and ridge crests on gently sloping to steeply sloping landscapes of the Coastal Plain
<b>Grady</b>	0-2	Poor Slow runoff to ponded	Slow	Most areas are in woodland, but a few areas have been cleared, drained, and are used mostly for pasture. Native vegetation includes cypress, blackgum, live oak, and water oak. The undergrowth is water tolerant sedges and grasses.
<b>Henderson</b>	2-17	Well drained	Slow	Most are in forest of mixed hardwoods and pines. Cleared areas are used for pasture.
<b>Irvington</b>		Moderately Well drained Slow to Medium Runoff	Slow	Most are cultivated to potatoes, corn, small grains, or soybeans. Forested areas consist of mixed pines, oaks, sweetgum and other hardwoods.
<b>Norfolk</b>	0-5	Well drained Negligible to Medium Runoff	Moderate	Major uses are for general farm crops as mostly cleared land. Where cultivated, corn, cotton, peanuts, tobacco, and soybeans are prominent crops. Where wooded, pines and mixed hardwoods are present.
<b>Lakeland</b>	0-17	Excessively Drained Slow Runoff	Rapid to very rapid	Many areas are cleared and used for peanuts, watermelons, peaches, corn, tobacco, and improved pasture. The natural vegetation consists of blackjack oak, turkey oak, post oak; scattered long leaf pine with an understory of creeping bluestem, sandy bluestem, lopsided indiagrass, hairy panicum, fringeleaf paspalum, and native annual forbs.



Soil Classification	Dominant Slope %	Drainage	Permeability	Use and Vegetation
Lucy	0-15	Well drained Varies, Slow to Rapid	Moderate	Nearly level to gently sloping areas are used for growing peanuts, corn cotton, and soybeans. Sloping areas are used for hay and pasture. Steeper areas are used for woodland.
Kinston and Bibb	0-2	Poor  Negligible to Slow Runoff	Moderate	Mostly for forest and limited pasture or crops. Where cultivated: pasture, corn, soybeans, and other general farm crops. Where wooded: water tolerant hardwoods such as sweetgum, blackgum, water oak, poplar, hickories, beech, elm, and ironwood. Loblolly pine is grown in some drained areas.  Most are used for wildlife habitat and watershed protection. The dominant over story vegetation consists of sweetgum, scattered loblolly pine, red maple, water oak, willow oak, green ash, baldcypress, swamp tupelo, and black willow. A few areas have been cleared and used for pasture.
Ochlockonee	0-3	Well drained Slow Runoff	Moderate	Most areas have been cleared and are cultivated to corn, sorghum, soybeans, cotton, small grains, vegetables, and hay. Other areas are in pasture or forest. Common trees growing in wooded areas include sweetgum, water oak, red maple, green ash, American elm, willow oak, Eastern cottonwood, sycamore, American beech, Southern magnolia, hickory, and loblolly pine.
Orangeburg	0-12	Well-drained Medium to Slow Runoff	Moderate	Mostly for growing cotton, corn, tobacco, and peanuts. Some areas are in pasture and woodland. Forest species include longleaf pine, shortleaf pine, loblolly pine, various oaks, hickory, and dogwood.
Faceville	0-8	Poorly Drained Medium Runoff	Moderate	Most are cleared and used for growing cotton, corn, peanuts, soybeans, wheat, hay, vegetables, small grains, and tobacco. Some have been converted to pasture or reforested. Dominant trees include loblolly, shortleaf, and slash pine, and a mixture of upland oaks, hickory, and dogwood.

Soil Classification	Dominant Slope %	Drainage	Permeability	Use and Vegetation
<b>Greenville</b>	0-12	Well-drained Medium Runoff	Moderate	Most areas are cleared and used for production of cotton, corn, small grain, soybeans, truck crops, orchards, and pasture. Wooded areas are in pine, oak, and hickory.
<b>Goldsboro</b>	0-2	Moderately Well drained Negligible to Medium Runoff	Moderate	Mostly cropland. Where cultivated: corn, peanuts, tobacco, soybeans, small grain, cotton, pasture. Where wooded: loblolly pine, longleaf pine, slash pine, sweetgum, southern red oak, white oak, water oak, and red maple, yellow polar. Understory plants include American holly, blueberry, flowering dogwood, greenbrier, persimmon, redbay, southern bayberry, inkberry, honeysuckle, poison ivy, and summer sweet clethra
<b>Rains</b>	0-2	Poor	Moderate to Moderately High	Mostly used for forest or cropland. Dominant vegetation: corn, soybeans, and small grains. Wooded: pond pine, loblolly pine, and hardwoods.
<b>Red Bay</b>	0-12	Well drained Slow to Medium Runoff	Moderate	Most areas are cleared and used for the production of cotton, corn, small grain, truck crops, fruits, shade grown tobacco, annual legumes, and pasture. Common trees in wooded areas include longleaf pine, loblolly pine, Southern red oak, white oak, yellow poplar, sweetgum, and hickory.
<b>Tifton</b>	0-8	Well drained	Rapid to Moderately Rapid	Most are under cultivation with cotton, corn, peanuts, vegetable crops, and small grains. Some areas are in pasture and forestland. The forested areas consist largely of longleaf pine, loblolly pine, slash pine, with some scattered hardwoods on cutover areas.
<b>Vaucluse</b>	2-17	Well-drained High Runoff	Moderately Slow to Slow	— Forest, cropland where cultivated--corn, cotton, small grain, soybeans, or pasture. Where wooded--loblolly and longleaf pine.
<b>Wagram</b>	0-15	Somewhat excessively drained Negligible to Medium Runoff	Moderate	— Cropland where cultivated--tobacco, cotton, corn, and small grains. Where wooded--loblolly and longleaf pine, white oak, red oak, turkey oak, and post oak; hickory, holly, and dogwood.

Source: National Cooperative Soil Survey, U.S.A.



## **Slopes**

Topography, or slope, is a term used to describe the contours and surface features of the earth. Topography includes information such as latitude and longitude, but also data regarding elevation; namely how steep or how flat the land is. Detailed information about the topography of an area is essential for the planning and construction of buildings and structures. Along with soil type, topography dictates what uses are best suited for a parcel of land. Steep areas, by their very nature, are more likely to experience problems with soil erosion and stormwater runoff than flat areas. Due to this, these areas are more likely to have an increased risk for damage from natural disasters.

Most of the slopes within the county are less than 15%. Areas with slopes over 15% can be found in the northeastern section of the county around Andersonville and along the Flint River. There is also a band of slopes over 15% in the western area of county north of Plains (See Appendix for Maps).

## **Protected River Corridors**

The Flint River has been designated as a protected river corridor under the River Corridor Protection Act (O.C.G.A. 12-2-8). This river flows along the eastern boundary of Sumter County. Land along the Flint River performs a variety of critical functions related to water resources: controlling floods, trapping sediments, filtering out toxins and excess nutrients, and supporting rich assortments of wildlife and plant species. Uncontrolled development along the Flint River Corridor could lead to contamination of the water, thus having an adverse impact on the fishing, recreation, and drinking quality of the water.

The Environmental Protection Division has required Sumter County to adopt a river corridor protection ordinance. The county has adopted an ordinance to provide for the protection and preservation of the Flint River Corridor in order to protect the health, safety, and welfare of all its citizens.

## **Prime Agricultural and Forest Land**

Prime agricultural land is defined as those soil types which are ideally suited for production of crops. There are 492.7 square miles or 296,960 acres of land in Sumter County. In the county, 160,353 acres are farmland with 79,141 acres in harvest crops.

The forested areas of Americus and Sumter County are both aesthetically and ecologically valuable in the provision of natural beauty, wildlife habitat, and the maintenance of water quality. There are 196,100 acres in privately owned forestland. The forestland provides a haven for wildlife. The hunting and fishing industries are increasingly important to the economic sector of Americus and Sumter County. Both governments should require that forestry activities be consistent with best management practices established by the Georgia Forestry Commission in order to ensure the scenic and environmental value of this large land area.

Sumter County Agricultural Trends						
	Number of Farms	Total Acreage	Acres of Harvested Cropland	Percent Crops Harvested	Forestland Total Acreage	Acres of Harvested Timber
Sumter County	369	160,353	79,141	49.35	191.5 (thousands)	66.2
River Valley Region	4,588	1,002,225	420,520	41.95	2,360.2 (thousands)	509.8
Georgia	42,257	9,620,836	3,609,788	37.52	24,744.7 (thousands)	4731.3

Source: Georgia County Guide (data is from 2012)

### Plant and Animal Habitats

Americus and Sumter County have many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species in Sumter County. State and federally designated endangered plant and animal species are listed in the following tables.



Gopher Tortoise: Endangered Species in Sumter County



Red Cockaded Woodpecker: Endangered species with habitat in Sumter County

# Sumter County Endangered Species

## Animal Occurrences

Scientific Name	Common Name	Status
<i>Alasmidonta triangulata</i>	Southern Elktoe	Endangered
<i>Ameiurus serracanthus</i>	Spotted Bullhead	Rare
<i>Anodonta heardi</i>	Apalachicola Floater	Rare
<i>Anodontoides radiatus</i>	Rayed Creekshell	Threatened
<i>Clemmys guttata</i>	Spotted Turtle	Unknown
<i>Elliptio arcata</i>	Delicate Spike	Endangered
<i>Elliptio purpurella</i>	Inflated Spike	Threatened
<i>Elliptoideus sloatianus</i>	Purple Bankclimber	Threatened
<i>Gopherus polyphemus</i>	Gopher Tortoise	Threatened
<i>Graptemys barbouri</i>	Barbour's Map Turtle	Threatened
<i>Haliaeetus leucocephalus</i>	Bald Eagle	Threatened
<i>Hamiota subangulata</i>	Shinyrayed Pocketbook	Endangered
<i>Macrochelys temminckii</i>	Alligator Snapping Turtle	Threatened
<i>Medionidus penicillatus</i>	Gulf Moccasinshell	Endangered
<i>Pleurobema pyriforme</i>	Oval Pigtoe	Endangered
<i>Procambarus gibbus</i>	Muckalee Crayfish	Threatened



Shinyrayed Pocketbook  
[www.pubs.usgs.gov](http://www.pubs.usgs.gov)



Pickering's Morning-glory  
[www.cumauriceriver.org](http://www.cumauriceriver.org)

# Sumter County Endangered Species

## Plant Occurrences

Scientific Name	Common Name
<i>Asclepias rubra</i>	Red Milkweed
<i>Carex decomposita</i>	Cypress-knee Sedge
<i>Coleataenia tenera</i>	Panic Grass
<i>Dichanthelium hirstii</i>	Hirst Brothers Panic Grass
<i>Eryngium aquaticum</i> var. <i>ravenelii</i>	Ravenel's Eryngo
<i>Fimbristylis perpusilla</i>	Harper's Fimbry
<i>Glyceria septentrionalis</i>	Floating Manna-grass
<i>Hexastylis shuttleworthii</i> var. <i>harperi</i>	Harper Wild Ginger
<i>Hypericum adpressum</i>	Bog St. Johnswort
<i>Liatris pauciflora</i>	Few-flower Gay-feather
<i>Linum harperi</i>	Harper Grooved Flax
<i>Minuartia godfreyi</i>	Godfrey's Stitchwort
<i>Muhlenbergia torreyana</i>	Torrey Dropseed
<i>Oxypolis canbyi</i>	Canby Dropwort
<i>Rhexia aristosa</i>	Awned Meadowbeauty
<i>Rhynchospora harperi</i>	Harper's Beaksedge
<i>Rhynchospora pleiantha</i>	Clonal Thread-leaved Beakrush
<i>Sarracenia leucophylla</i>	Whitetop Pitcherplant
<i>Sarracenia psittacina</i>	Parrot Pitcherplant
<i>Sarracenia rubra</i>	Sweet Pitcherplant
<i>Scirpus lineatus</i>	Drooping Bulrush
<i>Sideroxylon thornei</i>	Swamp Buckthorn
<i>Spermolepis inermis</i>	Rough-fruited Spermolepis
<i>Stylisma pickeringii</i> var. <i>pickeringii</i>	Pickering's Morning-glory
<i>Thelypteris ovata</i>	Ovate Maiden Fern

## Major Park, Recreation and Conservation Areas

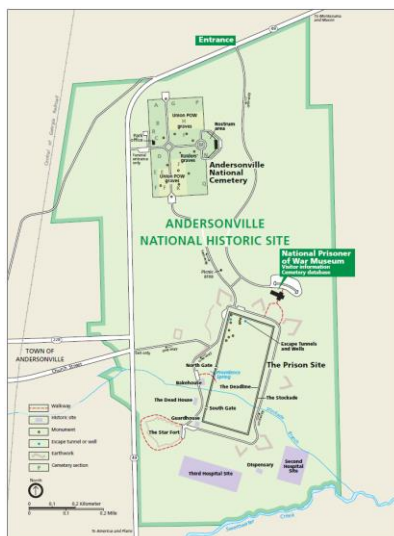
Americus and Sumter County have many recreational resources as a result of its location along the Flint River and Lake Blackshear. Also, the rural nature of the county with its many forested areas and agricultural facilities result in many scenic sites and viewsheds (See Appendix for Maps).

### Andersonville National Historic Site

The Camp Sumter military prison at Andersonville was one of the largest and deadliest Confederate military prisons during the Civil War. Today, the Andersonville National Historic Site is a memorial to all American prisoners of war throughout the nation's history ([www.nps.gov/ande/index.htm](http://www.nps.gov/ande/index.htm)). The historic site is comprised of a re-creation of Camp Sumter, the National Prisoner of War Museum and the Andersonville National Cemetery.

The Andersonville National Cemetery was established by an act of Congress in July, 1865. The site of Camp Sumter was purchased by the Georgia Department of the Grand Army of the Republic in May, 1890. Between 1890 and 1910, the prison site was administered by the Woman's Relief Corps, an auxiliary to the Grand Army of the Republic. In 1910, the Woman's Relief Corps donated the prison site to the United States government. At that time, both the prison site and the National Cemetery were to be managed by the Department of the Army. In 1936, the prison site was officially designated the Andersonville Prison Park by the War Department. In October, 1970, Public Law 91-465 authorized the Andersonville National Historic Site ([www.nps.gov/ande/learn/management/statistics.htm](http://www.nps.gov/ande/learn/management/statistics.htm)).

The park maintains a total of 514.61 acres. 480.88 acres are owned by the federal government. The remaining 33.73 acres are non-federally owned but are managed by the park ([www.nps.gov/ande/learn/management/statistics.htm](http://www.nps.gov/ande/learn/management/statistics.htm)).



Andersonville Site Map



Providence Spring Andersonville Park



## Jimmy Carter National Historic Site

Jimmy Carter was the 39<sup>th</sup> President of the United States. His ties to his upbringing in Plains are strong and influenced his character, his life choices and his political policies ([www.nps.gov/jica/index.htm](http://www.nps.gov/jica/index.htm)). The Jimmy Carter National Historic Site is comprised of the Historic District of Plains, Plains High School, Plains Train Depot, the Carter Boyhood Farm and the Rosalynn Carter Butterfly Trail.

The Plains High School serves as the park museum and visitor center. Exhibits feature a furnished classroom, principal's office and auditorium with displays about the Carters' lives, political and business careers, education, family and religion in Plains. The Plains Train Depot, campaign headquarters in 1976, has a self-guided museum with exhibits focusing on the presidential campaign. President Carter lived at the Boyhood Farm in Archery from age four until he left Plains for college. It is restored to its 1938 appearance and is depicted pre-electricity. The Rosalynn Carter Butterfly Trail consists of eight public gardens and highlights the First Lady's love of nature and desire to conserve butterfly habitat ([www.nps.gov/jica/planyourvisit/things2do.htm](http://www.nps.gov/jica/planyourvisit/things2do.htm)).

Annual Park visitation in 2016 was 66,441 persons. Since the park's inception in 1988, there have been 1,615,203 visitors ([https://irma.nps.gov/Stats/SSRSReports/Park%20Specific%20Reports/Annual%20Park%20Recreation%20Visitation%20\(1904%20-%20Last%20Calendar%20Year\)?Park=JICA](https://irma.nps.gov/Stats/SSRSReports/Park%20Specific%20Reports/Annual%20Park%20Recreation%20Visitation%20(1904%20-%20Last%20Calendar%20Year)?Park=JICA)).



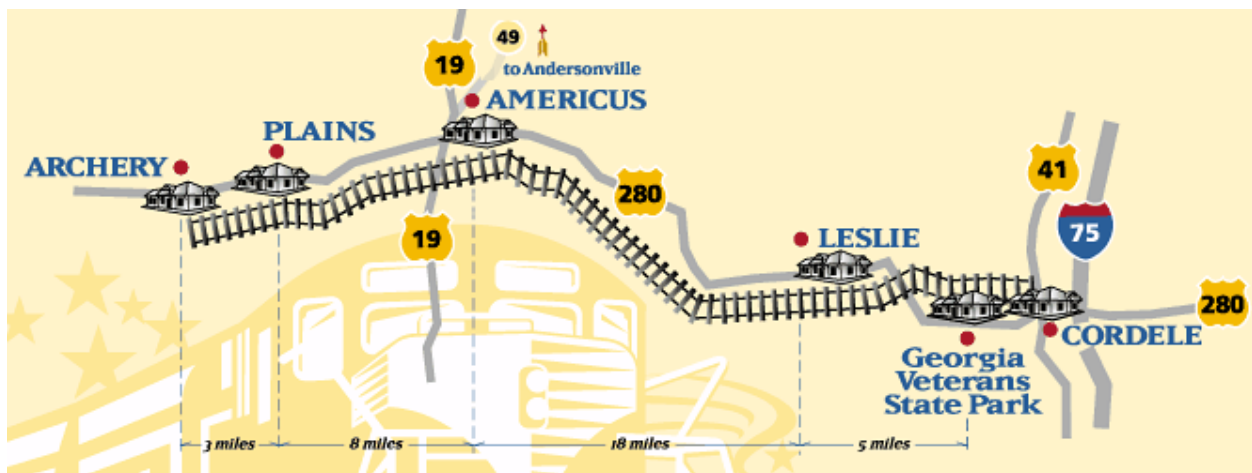
Carter Home at Boyhood Farm in Archery

### SAM Shortline Excursion Train

The SAM Shortline Excursion Train part of the Heart of Georgia Railroad and traverses a route from Cordele through Americus and Plains to Archery. This historic Savannah, Americus and Montgomery (SAM) line operates 17 train cars and saw a total of 23,194 visitors in FY 2010. The primary service markets of Valdosta, Albany, Columbus and Macon are all within 100 miles of the park.

Expedition features include the Georgia Veterans State Park and Military Museum (Crisp County), Lake Blackshear Resort and Golf Club (Crisp County), The Rural Telephone Museum (Leslie), Habitat for Humanity's Global Village (Americus), Café Campesino (Americus), The Rylander Theater (Americus), The Windsor Hotel (Americus), President Carter's Campaign Headquarters Museum (Plains) and President Carter's Boyhood Home (Archery). According to the SAM Shortline Excursion Train Business and Management Plan, the most popular amenities for visitors are:

- Visiting the hometown and boyhood farm of President Jimmy Carter
- Riding a passenger train
- The possibility of seeing President Carter
- Viewing the Habitat for Humanity Global Village
- The unique opportunity for a full-day experience
- Visiting the Windsor Hotel in Americus



SAM Shortline Route

### **Local Parks and Recreation Facilities**

Sumter County has a number of facilities promoting recreation. The Highway 19 Sports Complex has fields for baseball, softball, football and soccer, an 18-hole disc golf course, a 5K cross country trail, a playground and a pavilion for family gatherings. The Columns at Boone Park has an outdoor splash pad, a gymnastics center, two gyms for basketball, an indoor walking track and rooms for other programs.

### **Scenic Sites and Viewsheds**

The natural resources available in Americus and Sumter County, combined with the rural character, result in many scenic sites and viewsheds. In addition, the numerous creeks and streams that traverse the county create hills and valleys, providing beautiful views for the visitors and residents of the county to enjoy.

There are many highways and roads in Sumter County that are scenic resources. GA Hwy 49 from Macon County to Americus is particularly tranquil, characterized by views of natural areas, abundant wildlife, pecan groves, rolling farmland and historic farmhouses. There are also many scenic areas along the Flint River and around Lake Blackshear that provide a sense of serenity amid the beauty of nature. Avid bicyclists in Sumter County have established a route along South Lee Street that highlights the historic homes and neighborhoods of Americus and the rich agricultural heritage found in the county.



Hwy 280; Sumter County, GA





Hwy 280; Sumter County, GA

- Review/Adopt necessary Part V Environmental Ordinances
- Insure active presence on the water planning board
- Reinvigorate the Keep Sumter Beautiful Program
- Seek funds to install a water system in Sumter County
- Seek funds to install a water system in Sumter County
- Designate water trails along the Flint River, Lake Blackshear and create a Muckalee Creek Kayak Trail and Rec Area
- Improve access to solar energy creation technology for property owners



Fishing on Muckalee Creek  
Sumter County 1918

## Cultural Resources

People have lived in the State of Georgia and what is now Sumter County for eleven thousand years. Europeans and Africans have had a presence and influence in the state for the last five hundred years. The remains of these groups, their habitation and their activities, are considered cultural resources.

In 1991, a comprehensive survey of Americus and Sumter County historic resources was completed. This survey identified sites, objects, structures and buildings that were eligible for the National Register of Historic Places.

### City of Americus

The 1991 survey identified 1,508 structures as being eligible for the National Register of Historic Places. Architectural styles present in the city include Greek Revival, Second Empire, Queen Anne and other high Victorian Eclectic styles, Neoclassical Revival, Folk Victorian, and Craftsman. House types present included everything from Single Pens to Bungalows.

Two areas of Americus were identified as having enough historic integrity to be eligible as districts on the National Register of Historic Places. The northern area consists of the historically African-American business district and residential neighborhoods. The southern area includes the existing Americus National Register Historic District and also consists of a historic business district and residential neighborhoods.

There are eight designations in Americus listed on the National Register of Historic Places and the Georgia Register of Historic Places. These include: the Americus Historic District (1975, Amended, 1979), Ashby Street Shotgun Row (1997), Campbell Chapel AME (1997), the Dismuke Storehouse (1996), the Guerry Mitchell House (1983), Lustron House (1996), New Corinth Baptist Church (1998), and the Third District Agriculture and Mechanical School (2007).

To protect the city's historic resources, the Americus City Council has enacted a historic preservation ordinance with an appointed historic preservation commission. The historic preservation commission is charged with sponsoring National Register listings, overseeing the



Rylander Theater



Windsor Hotel



application for survey funds, maintaining an inventory of local historic resources, and attempting to preserve endangered resources. The City has one locally designated historic district, the Americus Historic District that encompasses the same boundaries as the National Register designation.

At present, the City of Americus also participates in the Certified Local Government program administered by the National Park Service. As a result, the city is eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office.

### Sumter County

The 1991 survey of historic resources identified 2,603 structures in Sumter County as being eligible for the National Register of Historic Places. Of these resources, 1,804 were in incorporated areas while 799 were in rural Sumter County. Identified building types in the unincorporated county ranged from Single Pen, Saddlebag, Central Hallway, Dogtrot, Shotgun, Gabled Ell Cottage, Queen Anne Cottage and Pyramidal Cottage. The Folk Victorian architectural style was predominant in the rural areas of the county; however, Neoclassical Revival and Craftsman were also present.

There are currently fourteen designations in Sumter County listed on the National Register of Historic Places and the Georgia Register of Historic Places. The five located in the unincorporated of the county include: Liberty Hall (1980), McBain-Newman House (1980), the Morgan Farm (1998), the Teel-Crawford-Gaston Plantation (2004) and the Webb Farm (1985).

Sumter County has not enacted a historic preservation ordinance or appointed a historic preservation commission to protect historic resources. As a result, there are no locally designated historic properties and the county is not eligible for the Certified Local Government program administered by the National Park Service, nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. The Sumter Historic Trust is a county-wide government entity that sponsors National Register listings, oversee the



Webb Farm National Register Listed Property



Liberty Hall National Register Listed Property



Teel Crawford Gaston Plantation National Register Listed Property

application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources.

Sumter County and the City of Americus understand the significance of cultural resources and place high importance on conservation of the area's history, tradition, and culture through preservation. Both local governments make the conservation of the area's history, tradition, and culture through preservation a priority. They also know the benefits of preservation are far-reaching, and can lead to increased heritage tourism, growth in small businesses because of available locations, and a sense of community and tradition.

### **Needs and Opportunities**

- Save the historic fabric of the community (take care of historic downtown assets, protect the integrity of downtown)
- Determine the best uses for, rehabilitate and utilize vacant historic buildings
- Encourage Federal and State governments to improve/enhance National parks in the county

### **Intergovernmental Coordination**

Coordination between local governments, community service providers and local/regional authorities is vital when planning for and anticipating positive growth and development success. Americus and Sumter County have tried in the past to communicate with neighboring jurisdictions and local stakeholders without much success. However, a renewed focus by Americus and Sumter County on sharing information regarding initiatives with elected officials in neighboring jurisdictions will strengthen partnerships and build new cooperative connections.

Coordination of projects and resources will also reduce costs for large endeavors such as road improvements. This approach will not only foster fiscal responsibility by stretching tax payer dollars, it will also ensure that planning and development across jurisdictional boundaries is done in a cohesive manner.

Furthermore, by partnering with neighboring jurisdictions, Americus and Sumter County can produce a greater impact on regional environmental/conservation issues related to water quality, the longleaf pine ecosystem and endangered habitats of the gopher tortoise and red cockaded woodpecker. Working together to ensure conservation of natural resources can spur growth in the outdoor recreation industry and be a powerful economic engine for local communities.

City and county officials must be actively involved in the planning activities of regional organizations like the River Valley Regional Commission. Confirming that all elected officials, government staff, authority members and other appointed officials are certified by the

appropriate agencies according to state law will mean that residents have access to the latest information, tools and best management practices that benefit the Americus and Sumter County.

Lastly, the Service Delivery Strategy, Pre-Disaster Mitigation Plan and Comprehensive Plan should be updated regularly. The SDS update will be completed in conjunction with this update of the Comprehensive Plan. The Pre-Disaster Mitigation Plan for Sumter County, Americus, Andersonville, De Soto, Leslie and Plains was adopted by the Sumter County Board of Commissioners and the Americus City Council in February of 2015.



River Valley Regional Commission, monthly council meeting

### Needs and Opportunities

- Better means of communication between local governments, local civic groups, youth development organizations, groups that respond to specific community needs, etc.
- Increase the number of civic leadership meetings held annually
- Utilize current technology including social media to engage the community in council/commission meetings, planning efforts and civic volunteering opportunities
- The City and County should partner on projects that cross jurisdictional lines to insure cost-effective use of resources

## **Existing Land Use**

The proper mix of land uses ensures that a community is both viable and sustainable. It is a daunting task to limit new development in order to maintain a certain type of lifestyle. No one really wishes to limit growth at the expense of potential income. Many difficult decisions must be made in order to encourage and improve the economic environment of the community while creating a safe, healthy living environment for the citizens.

Often times, the balance between the residents and business community are at odds. The community decision makers are asked to weigh the past, present, and future desires and demands when making choices about the uses of the land within a jurisdiction, neighborhood, or even a parcel.

The following section includes the results of how the decision makers of Americus and Sumter County would like to see their communities use the land. The information reflects zoning decisions, ordinances, and public input.

## **Existing Development Patterns**

An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. An existing land use map is the first step in gaining an understanding of not only what land uses exist and where they are, but how they interact. The purpose of this section is to map and review existing land use in Americus and Sumter County, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

In order to maintain an ideal visual character, Americus has consistently included landscaping and shade trees in its plans and design standards. The City of Americus has adopted a zoning ordinance and building codes and has adequate staff to enforce these regulations. The city primarily relies on overlay districts to insure attractive development. Overlay districts can be used to implement additional requirements in targeted areas without changing a property's underlying land use designation. However, the visual quality of areas without additional overlay regulations is lacking.

## Existing Land Use Definitions Table

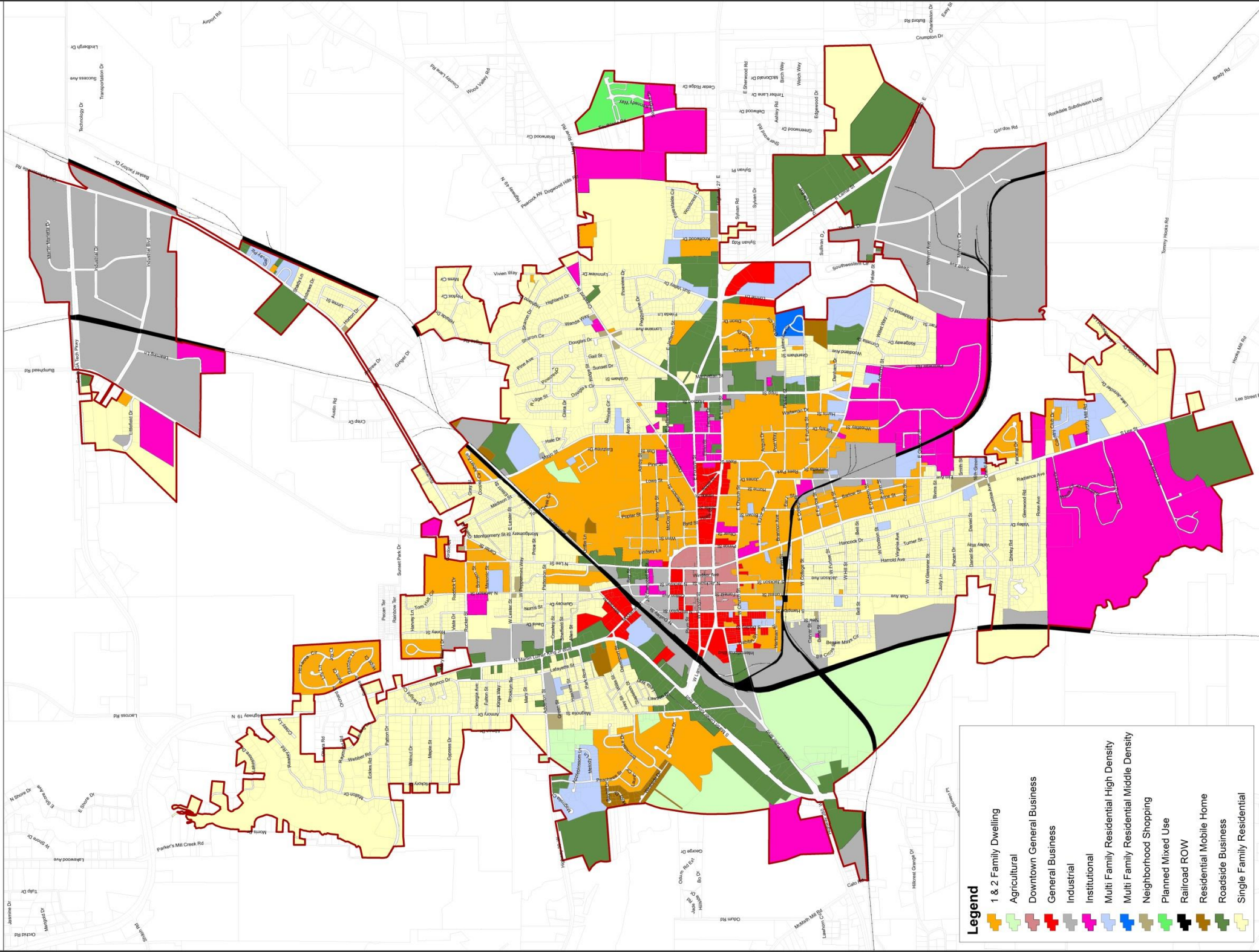
Existing Land Use	Definition
<b>Residential</b>	The predominant use of land within the residential category is for single-family dwelling units organized into general categories of net densities.
<b>Multi-Family Residential</b>	The predominant use of land within the residential category is for duplex and multi-family dwelling units organized into general categories of net densities.
<b>Agriculture/ Forestry</b>	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, commercial timber or pulpwood harvesting.
<b>Commercial</b>	This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
<b>Industrial</b>	This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities or other similar uses. This category includes landfills.
<b>Parks/ Recreation/ Conservation</b>	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land in a land trust or similar uses.
<b>Public/ Institutional</b>	Community facilities excluding utilities. This category includes certain state, federal or local government uses and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.
<b>Transportation/ Communication/ Utilities</b>	This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, cell towers, telephone switching stations, airports, port facilities or other similar uses.
<b>Undeveloped/ Vacant</b>	This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has been abandoned.



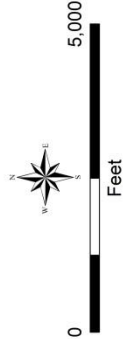
## Needs and Opportunities

- Review/Update Future Land Use Map for all impacted governmental entities
- Review and update zoning ordinance and all other codes and ordinances as necessary
- Remediate blight in Urban Redevelopment Plan target areas
- Rezone as necessary
- Review zoning of downtown and institute design standards city wide

# City of Americus Existing Land Use Map

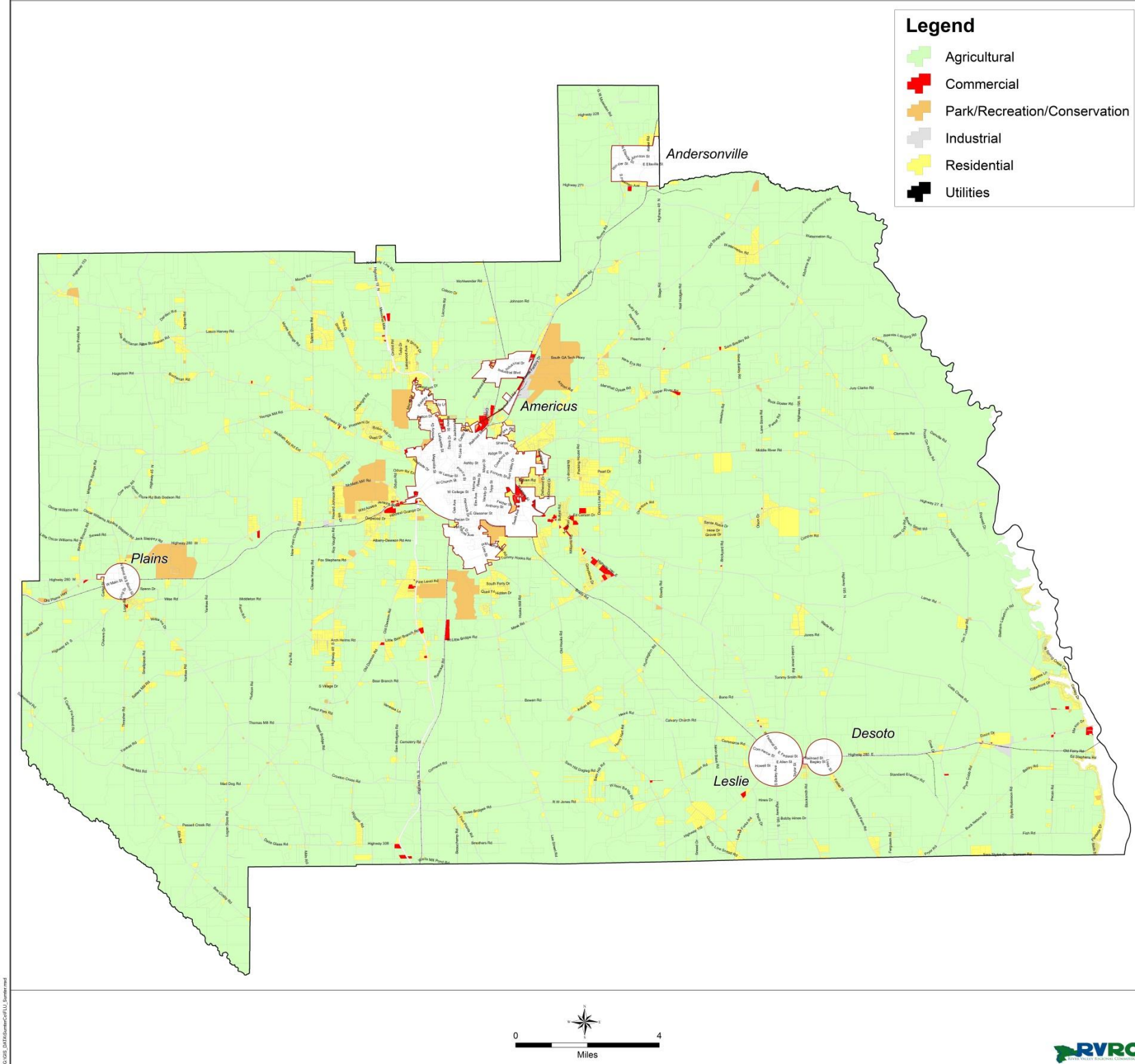


- Legend**
- 1 & 2 Family Dwelling
  - Agricultural
  - Downtown General Business
  - General Business
  - Industrial
  - Institutional
  - Multi Family Residential High Density
  - Multi Family Residential Middle Density
  - Neighborhood Shopping
  - Planned Mixed Use
  - Railroad ROW
  - Residential Mobile Home
  - Roadside Business
  - Single Family Residential





# Sumter County Existing Land Use Map



## **Future Land Use**

An analysis of probable future development patterns is based on an understanding of how local officials and citizens want land used. The first step in this process is the development of a future land use map. Such a map allows analysis of existing and potential resources, current and possible land uses and where and how they may interact. Due to the population trends, there should be only limited pressure placed on Americus and Sumter County's infrastructure and public facilities caused by future development.

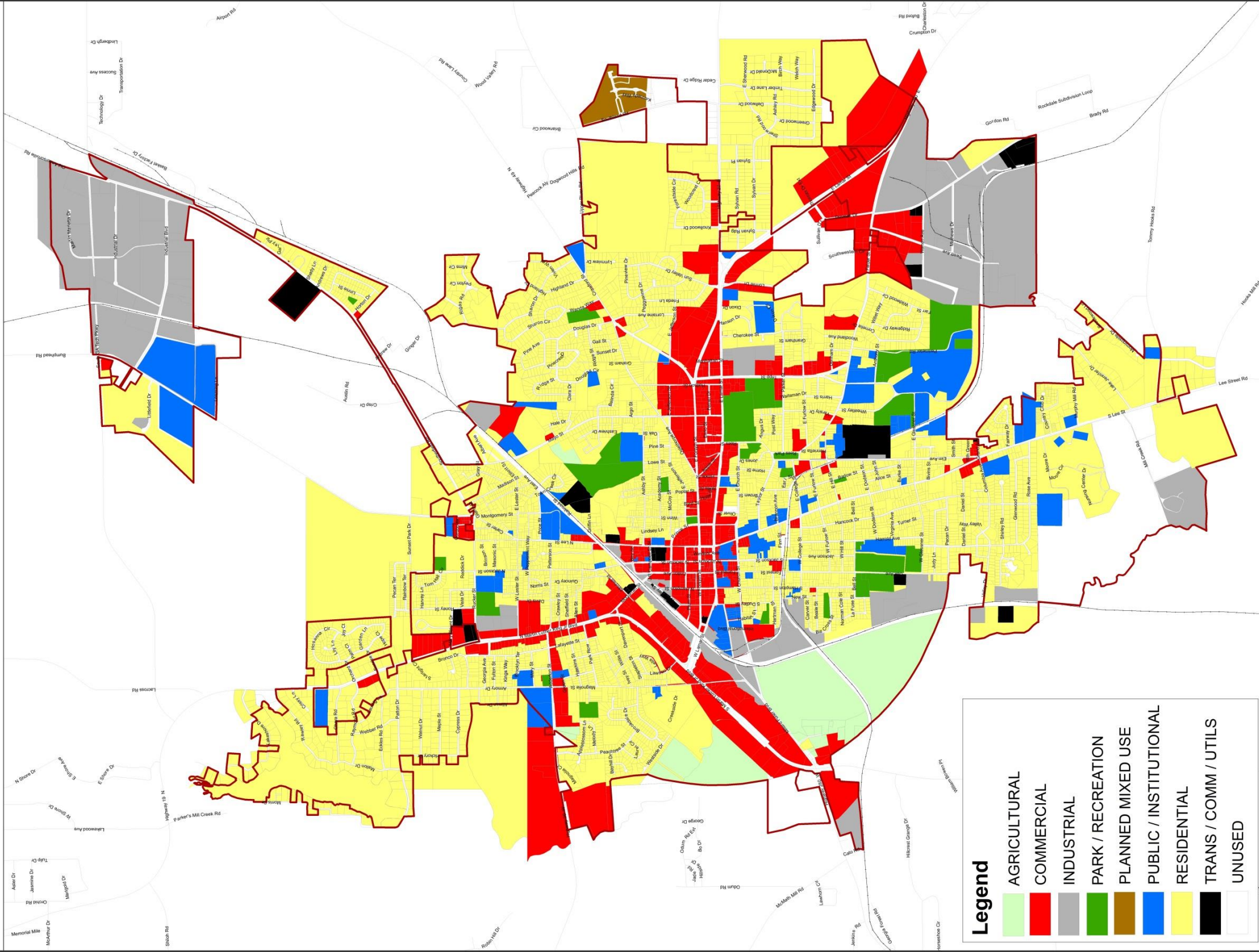
This section will map and review proposed land use in Americus and Sumter County, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

# Sumter County Future Land Use Definitions

Future Land Use	Definition
<b>Residential</b>	This category is established to preserve land areas for single dwelling unit structures and to promote residential areas with low densities. These areas are intended to be geographically defined and protected from the encroachment of uses not performing a function necessary to a residential environment. Certain nonresidential uses which are more compatible with residential uses may be permitted on review by the planning commission. Public water is required.
<b>Multi-Family Residential</b>	The predominant use of land within the residential category is for duplex and multi-family dwelling units organized into general categories of net densities.
<b>Agriculture/Forestry</b>	The agricultural/forestry category is established to maintain those areas with land characteristics, such as soil moisture, temperature and content suitable for farming, forestry operations and other agricultural uses from encroachment by untimely and unplanned residential, commercial or industrial development; to permit the continuation of agricultural uses in areas where development is anticipated, but where the present application of zoning controls for future, more intensive uses would be unreasonable and premature; to prevent the subdivision of land for residential development that requires public services such as paved roads, water and sanitary sewer; and to preserve the rural, open space character of certain areas. Certain agricultural uses are referred to as a conditional use and are subject to approval by the planning commission.
<b>Commercial</b>	The commercial category is established to provide suitable areas for a broad range of retail, wholesale and service uses. General compatibility with abutting different uses is required, this may be achieved through buffering, screening and/or development plan review. Development in these districts should be located on major thoroughfares, arterial streets or collector streets and the associated street network. The location and development of these commercial activities shall be encouraged so as to minimize traffic hazards and interference with adjacent uses.
<b>Industrial</b>	The industrial category is established to provide areas for the development of industrial and assembly plants and their related activities. It is also the intent of this district that noise, odor, dust and glare associated with uses permitted in this district be confined as much as possible. It is also the intent of this district that traffic generated by uses permitted including raw materials, finished products and employees, be minimal but that transportation facilities and routes be easily accessible. Development in these districts should be served by sanitary sewer or have provision for on-site disposal.
<b>Parks/ Recreation/ Conservation</b>	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land in a land trust or similar uses.
<b>Public/Institutional</b>	Community facilities excluding utilities. This category includes certain state, federal or local government uses and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.
<b>Transportation/ Communication/ Utilities</b>	This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, cell towers, telephone switching stations, airports, port facilities or other similar uses.

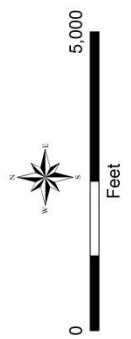


# City of Americus Future Land Use Map



**Legend**

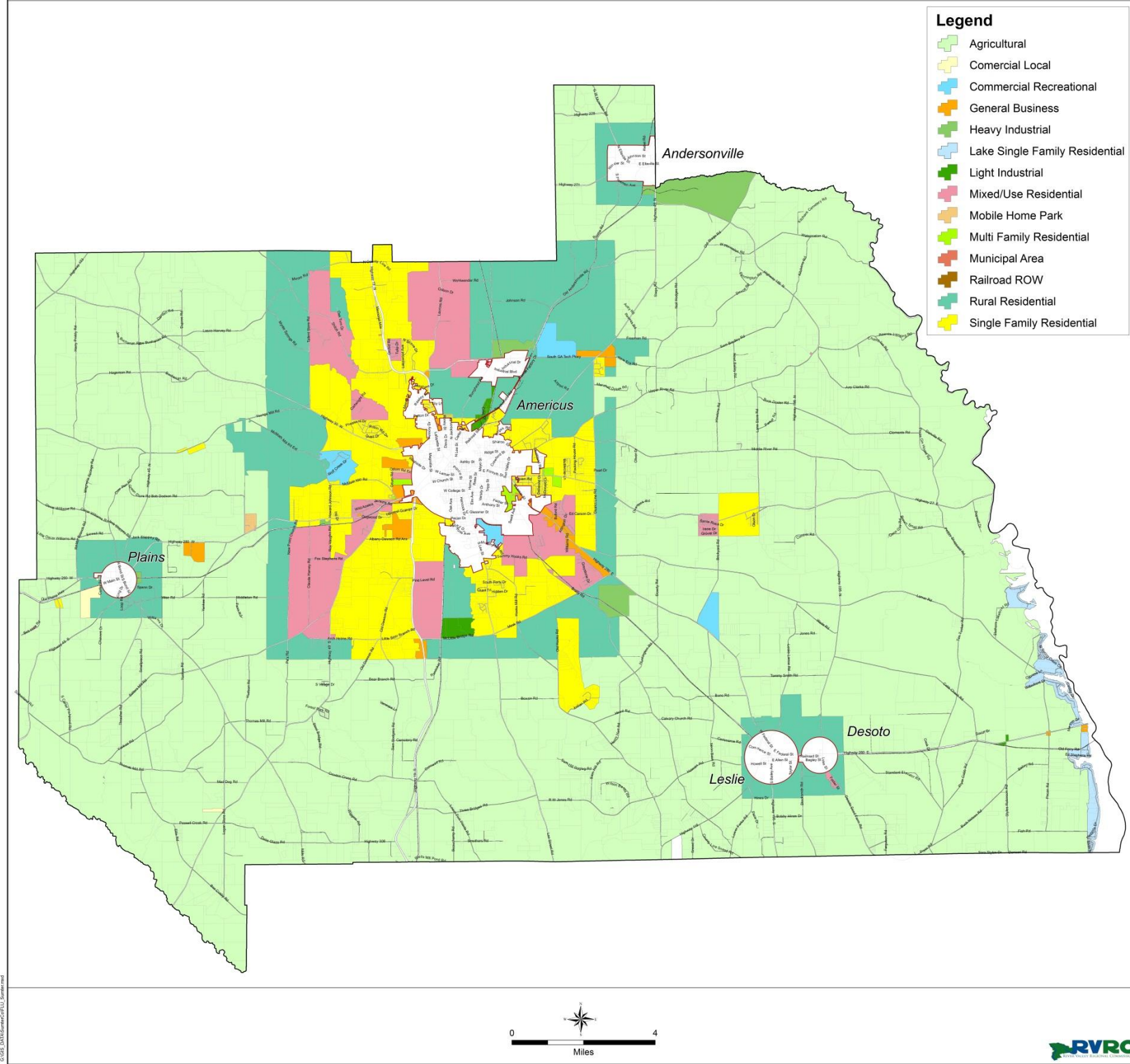
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<span style="color: grey;">■</span>	INDUSTRIAL
<span style="color: darkgreen;">■</span>	PARK / RECREATION
<span style="color: brown;">■</span>	PLANNED MIXED USE
<span style="color: blue;">■</span>	PUBLIC / INSTITUTIONAL
<span style="color: yellow;">■</span>	RESIDENTIAL
<span style="color: black;">■</span>	TRANS / COMM / UTILS
<span style="color: white;">■</span>	UNUSED



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# Sumter County Future Land Use Map





## Areas Requiring Special Attention

### *Significant Natural Resources*

The City of Americus and Sumter County contain significant environmental features such as soil types, topography, flood prone areas, location of aquifers and wetlands that provide opportunities for and place constraints on the way land is used. Mapping these natural resources in the community can identify where development can safely and feasibly occur and which zones should be protected. Vegetative areas and natural habitats are best left undisturbed in order to optimize the environmental health of the ecosystem by providing sun and wind protection, mitigating stormwater runoff, reducing flooding, improving air quality by reducing carbon dioxide and releasing oxygen into the atmosphere. These resources play a large role in the quality of life for residents; providing access to the natural beauty of the community, and expanding the economy by virtue of their value as tourist amenities.

Natural Resources need to be protected for their ecological and environmental benefits, but also for preservation of regional heritage and character. The environmental resources of Americus and Sumter County are a vital part of the economy, history, and future of the community and should be safeguarded.

### **Flint River**

The Flint River has been identified by the River Valley Regional Commission as a regionally important resource. The importance of the Flint River to the River Valley region is shown through both its natural beauty and environmental diversity. The watershed encompasses 8,500 square miles of Georgia's Piedmont and Coastal Plains provinces. Within the region municipal, domestic, industrial, and agricultural water needs are supplied by the intricate aquifer system tied to the area's streams. The region's agricultural industry is supported by this water supply.

The Flint River meanders through much of the state, covering 350 river miles within a basin measuring only 212 miles in length. The river is also unique in that it flows unimpeded for over 200 miles, one of only forty rivers in the contiguous United States free-flowing for such a long distance.

While the river is a much-needed water supply for agriculture, the long-term effects of water withdrawal on the river are still unknown. Advocates are concerned the river may be over-utilized in times of prolonged drought; a frequent occurrence in recent decades. In addition, the growing metropolitan areas in the state might begin to impact in-stream flows as a result of increasing water withdrawals. While the river has been left mostly unimpeded by reservoirs, the growing need for new water supplies has created pressure for construction of new dams. The potential impacts of such development on fish and aquatic habitats, birds and other wildlife and vegetation is of such concern that in 2009

the national environmental organization American Rivers classified the Flint as one of America's most endangered rivers.



Flint River; Sumter County, GA



Flint River; Sumter County, GA

### **Lake Blackshear**

Lake Blackshear has also been identified by the River Valley Regional Commission as a regionally important resource. Lake Blackshear was created in the late 1920's when Crisp County constructed a hydro-electric dam near the approximate mid-point of the Flint River. The lake, which is approximately fifteen miles long and a mile wide, covers approximately 8,500 acres on portions of shared boundaries between three of the region's counties (and a fourth further south).

For the avid fisherman several varieties of game fish common to southwest Georgia can be found in Lake Blackshear. These include various species of bass, sunfish, perch, crappie, and catfish.

The lake is susceptible to adverse impacts of high concentrations of residential septic tanks along the lakefront, and intensive agricultural activity in the watershed.



Lake Blackshear; Sumter County, GA



Lake Blackshear; Sumter County, GA

### ***Significant Cultural Resources***

Cultural Resources are among those components of life that contribute to development of the Region's sense of place; characteristics that generally distinguish it from other regions. While most events are not known beyond the site of occurrence, some have impacts which reverberate far beyond the site. Americus and Sumter County has a unique history and many locally significant resources. Preserving the resources that represent the history of this community add to the quality of life for all city and county residents.

#### **Andersonville National Historic Site**

The Andersonville National Historic Site has been recognized by the River Valley Regional Commission as a regionally important resource. Andersonville National Historic Site commemorates the sacrifices, untold hardships, and tremendous courage of Americans held as prisoners of war. The site is comprised of the site of Camp Sumter (Andersonville Prison), the Andersonville National Cemetery and the National Prisoner of War Museum. The stated purpose of the 1970 legislation establishing Andersonville National Historic Site was "...to interpret the role of prisoners-of-war camps in history..." and "commemorate the sacrifice of Americans who lost their lives in such camps."



Andersonville National Prisoner of War Museum Memorial



Memorial at Andersonville National Cemetery



## Jimmy Carter National Historic Site

The Jimmy Carter National Historic Site consists of three sites in or near Plains, Georgia. Plains High School serves as the museum and visitor center for the site. The Plains Train Depot served as the presidential campaign headquarters for Jimmy and now houses a self-guided museum detailing his grassroots campaign. The Carter farm was purchased by the National Park Service in 1994 and consists of seventeen of the original 360 acre farm with the residence and surrounding structures restored to its appearance before electricity was installed in 1938.



Jimmy Carter National Historic Site



Downtown Plains, GA



Jimmy Carter National Historic Site



Jimmy Carter Boyhood Farm Site Map

### **Areas Where Development is Likely to Occur**

Sumter County is a rural area highlighted by pine forests, pecan groves and farmland. Growth in Sumter County is most likely to occur in areas with access to water and direct access to state or federal highways. These areas are primarily around the municipalities in Sumter County. However, proximity to the scenic beauty along the Flint River and Lake Blackshear on the county's eastern border is a ready draw for recreation, eco-tourism and housing development. U.S. Highway 280, running east to west through Sumter County, and U.S. Highway 19, running north to south through the county, are also attractive for business and industrial development. U.S. Highway 280 connects Sumter County to I-75 and the Inland Port in Cordele. U.S. Highway 19 is a four-lane highway connecting Sumter County to Albany in the south and Atlanta in the north.

### **Areas Where Development May Outpace Available Facilities and Services**

While the majority of Sumter County is in agricultural use, there are population pockets along the northern and eastern borders of the county. The area around Lake Blackshear is being quickly developed. Sumter County has an intergovernmental agreement with Crisp County to provide water to those residents. Another developing area is along the Schley County border. Sumter County has an intergovernmental agreement with Schley County as well to provide water to residents in northern parts of the county. During this comprehensive planning process, the Sumter County Board of Commissioners has adopted a policy of identification and monitoring of areas of dense housing and development to determine if these areas would benefit from a future installation or expansion of utilities to improve water quality and access.

### **Areas of Disinvestment with Significant In-fill Development Opportunities**

The City of Americus Urban Redevelopment Plan targeted five areas for redevelopment.

The Jackson and College Street neighborhoods are located southwest of the Americus downtown. It is an area characterized by single-family homes and duplexes. However, there is also a trend in these neighborhoods of owner-occupied housing becoming rental units. The primary needs in the Jackson and College Street area are stabilizing the neighborhood, promoting housing development/reinvestment and dealing with nuisance properties.

The Cotton Avenue area is located northwest of the Americus downtown. It is characterized by historic warehouse buildings. The primary needs along Cotton Avenue are creating jobs, economic development and increasing commercial and residential opportunities. The Urban Redevelopment Plan also identified this neighborhood as being a potential extension of the downtown shopping district focusing on the arts and providing venues such as an outdoor marketplace.

Martin Luther King, Jr. Boulevard is located west of the Americus downtown. It consists of major commercial nodes as well as older, established residential neighborhoods. The primary needs along Martin Luther King, Jr. Boulevard are stabilizing the neighborhoods,

promoting housing development/reinvestment, dealing with nuisance properties and addressing existing development located in the floodplain.

The Elm Avenue area is located southeast of the Americus downtown and includes neighborhoods to the east and west of Elm Avenue. The primary needs in this area are neighborhood stabilization, housing development, infill/reinvestment, dealing with nuisance properties and promoting economic development/job creation. The Urban Redevelopment Plan identified these neighborhoods as having the potential for private investment to expand the Georgia Southwestern University community.

The Hospital Site is located northeast of the Americus downtown. This area was home to the former Sumter Regional Hospital and was devastated by a tornado in 2007. This area consists of the location of the former hospital and several commercial businesses which have been built or rebuilt since the tornado. The primary needs of this area are housing development, infill/reinvestment, dealing with nuisance properties and promoting economic development/job creation.

While there are no pockets of disinvestment in the county, there are many individual sites that would benefit from redevelopment. These include locations of former industrial uses as well as abandoned sites that served intensive agricultural purposes.

### **Brownfields**

In general terms, Brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for Brownfield's. Some issues involving Brownfield's are the potential to cause harm to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the reduction in the property value for the surrounding area. Redeveloping Brownfield's can restore property to productive use, increase property values, improve public health and the environment, and utilize existing public infrastructure and increasing job opportunities and local tax revenues.

There are no brownfields listed for Americus or Sumter County on the Environmental Protection Agency's Superfund list. Potential Brownfield's in Americus and Sumter County consist mostly of abandoned industrial/agricultural properties, junk yards, old gas stations, and property with abandoned vehicles and equipment (See Appendix for Future Development Areas Map).

# VISION, OBJECTIVES AND POLICIES

## Vision Statement

We envision Americus-Sumter County as a vibrant, culturally-diverse community with an excellent educational system, a well-balanced transportation network, an appropriate balance of industry, retail, restaurants, corporations and housing stock that provide quality development for the places we live, work, learn and play. We will utilize our land, make public investments and manage our natural and cultural resources in a manner that encourages growth that is both economically viable and environmentally responsible in order to build a robust future for all citizens.

## Community Objectives

This section is organized with a broad statement defining each community planning objective followed by policies to guide project implementation. The objectives, created by the Georgia Department of Community Affairs and known as “Quality Community Objectives,” were “adapted from generally accepted community development principles” (Quality Community Objectives Fact Sheet, Georgia Department of Community Affairs). Americus and Sumter County have reviewed, adopted and used these objectives as a framework for the development of the Comprehensive Plan Update. The policies accompanying each objective were developed by Americus and Sumter County in response to community identified Needs and Opportunities. Together these objectives and policies will assist community leaders in making local government decisions that affect the county’s future land use patterns, environmental and historical resources, economic development and overall quality of life.

## 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.



### ***Americus and Sumter County Policies***

- *Americus and Sumter County should partner with the Sumter County Chamber, One Sumter Foundation, SGTC, GSW, and other entities to develop a strategy for business/industrial retention and recruitment.*
- *Assist in securing funding for economic development activities.*
- *Identify untapped markets in the economy of Americus and Sumter County and actively recruit businesses to fill those gaps.*
- *Support partnerships between GSW and SGTC to improve training of workforce and development of new businesses in Americus and Sumter County.*
- *Identify entrepreneurs in Americus and Sumter County and assist them with business development.*
- *Ensure Americus and Sumter County have the facilities and services in place to retain existing businesses and recruit new businesses.*
- *Identify new uses for and actively recruit developers for underutilized buildings and sites in Americus and Sumter County.*
- *Improve the variety of retail offerings in downtown Americus by promoting available financial incentives.*
- *Identify areas where mid-level neighborhood retail would be feasible and appropriate.*
- *Support the Main Street program and its initiatives.*
- *Enlarge the CBD to provide more businesses with the services and benefits of the Main Street program.*



Main Street Downtown Americus



Agritourism in South Georgia



Little Brothers Bistro  
Americus, GA

- *Identify business incentive programs offered by the state and federal governments that would best benefit Americus and Sumter County.*
- *Partner with local businesses, the Sumter County Chamber, One Sumter Foundation, SGTC, GSW, and other entities to develop a young professionals program that will provide internships, mentoring opportunities and networking aimed at retaining graduates and recruiting the brightest workers in Americus and Sumter County.*
- *Partner with local businesses, WIOA, the Sumter County Chamber, One Sumter Foundation, SGTC, GSW, and other entities to provide internships and mentoring opportunities to assist in the development of soft skills in the workforce.*
- *Support GSW and SGTC in the location of college facilities downtown.*
- *Recruit and develop businesses that will support healthy lifestyles, bicycle tourism and eco-tourism initiatives.*
- *Support Agri-tourism initiatives in Americus and Sumter County*

## **Resource Management**

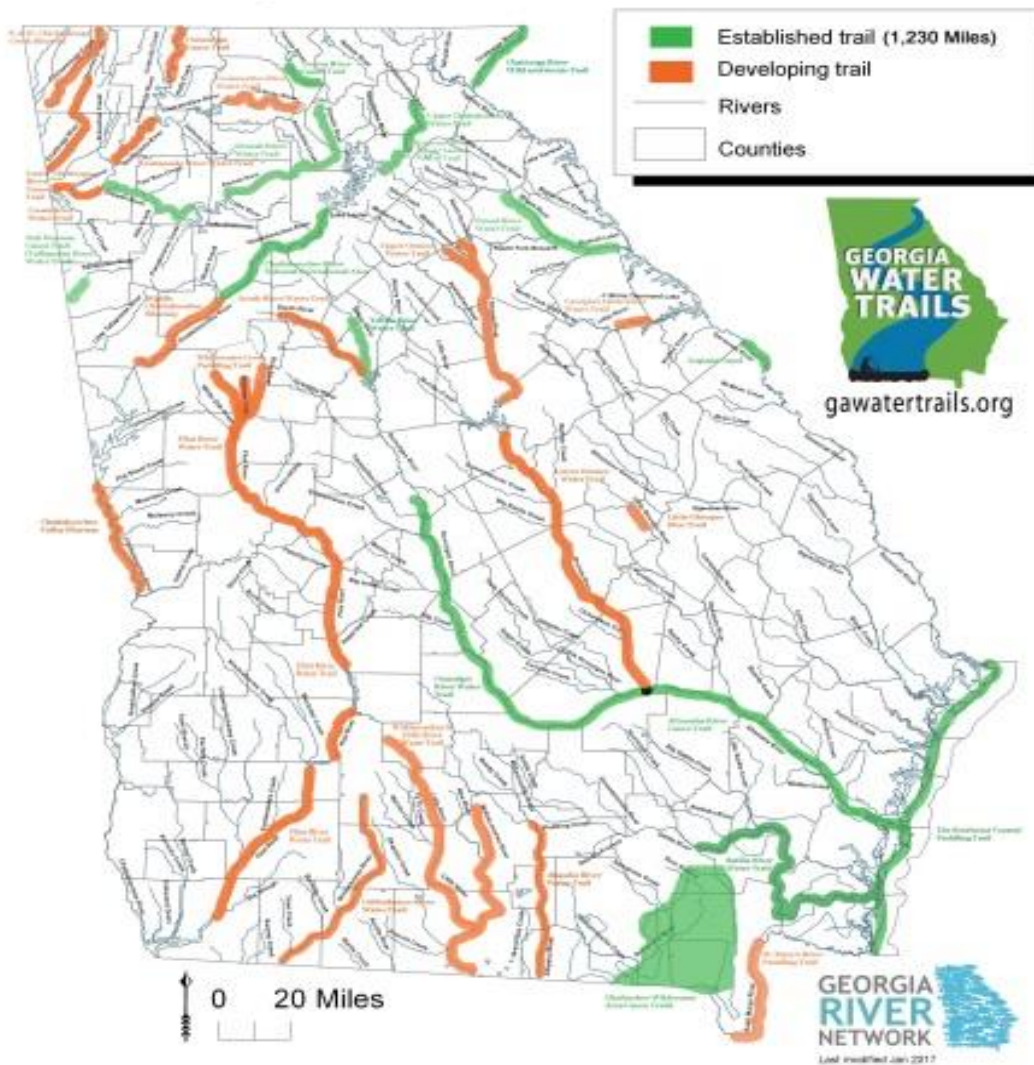
Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management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

### ***Americus and Sumter County Policies***

- *Ensure EPD Part V ordinances are up to date.*
- *Encourage conservation of water in Americus and Sumter County by providing information on the importance of water quality to the people, businesses and industries of the area.*
- *Partner with local and state organizations that focus on natural resources conservation to develop educational programs for property owners and local schools.*
- *Assist in securing funding for natural resources conservation.*
- *Monitor areas of dense housing and development in the county to identify which areas would benefit from installation or expansion of utilities to improve water quality.*
- *Identify and enhance areas of natural beauty and scenic views to attract tourism.*

- *Determine the feasibility of developing water trails along the Flint River, Lake Blackshear and Muckalee Creek.*
- *Provide information to property owners regarding state and federal financial incentives for natural resources conservation.*
- *Encourage the use of alternate energy sources by providing information on financing and installation to property owners.*

## Georgia Water Trails Network

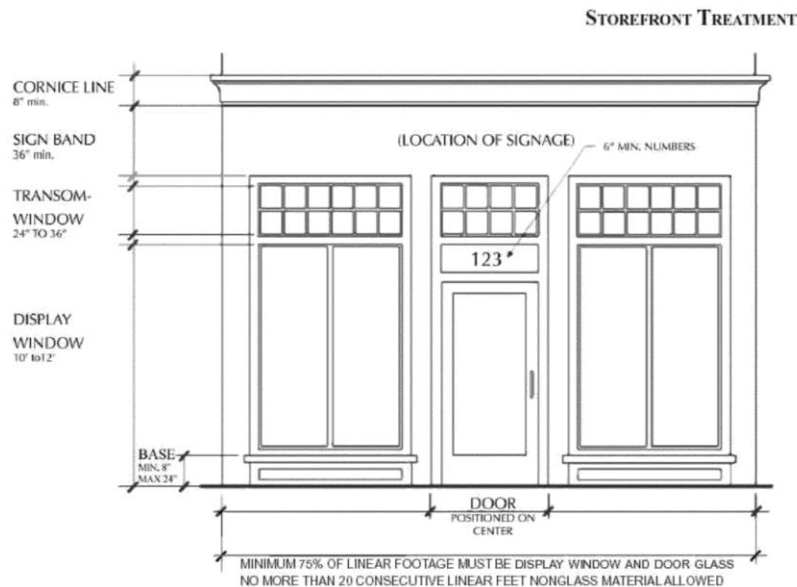


## Efficient Land Use

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.

### *Americus and Sumter County Policies*

- *Insure all codes and ordinances are up to date and reflect current state law and legal practices.*
- *Implement the work items found in the Urban Redevelopment Plan*
- *Determine feasibility of form-based codes versus conventional zoning for downtown Americus.*
- *Determine the need for new equipment (vehicles, computers, color copier) and software to better manage zoning and code enforcement cases.*
- *Assist in securing funding for land use initiatives.*
- *Continue to pursue, promote and encourage relationships with all jurisdictions within Sumter County regarding growth and development concerns.*



Example of form-based code in a downtown



## Local Preparedness

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

### *Americus and Sumter County Policies*

- *Identify potential uses for the fairgrounds and support revitalization of the space.*
- *Assist in securing funding for facilities and services provided by the local governments to the residents of Americus and Sumter County.*
- *Develop or recruit private investors to construct recreational facilities for residents of Americus and Sumter County as needed.*
- *Monitor areas of dense housing and development in the county to identify which areas would benefit from installation or expansion of utilities.*
- *Ensure first responders have necessary training and equipment to guarantee the safety of the residents of Americus and Sumter County.*
- *Review pay scale for first responders and support necessary pay increases to improve recruitment and reduce turnover in the departments.*
- *Determine the feasibility of using existing agricultural irrigation systems as water points for the fire department to improve ISO rating.*
- *Continue to cooperate with the Georgia Department of Transportation in the design and implementation of projects along state and federal routes.*
- *Maintain, improve and/or expand existing utility systems in the city.*



Sumter County Rec. Facility

## 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.

### *Americus and Sumter County Policies*

- *Promote the identification, protection and enhancement of historic properties.*
- *Insure that historic buildings in downtown Americus and in the Americus National Register Historic District are well-maintained.*
- *Assist in securing funding for historic preservation activities.*
- *Determine best uses for, rehabilitate and utilize vacant historic buildings.*
- *Provide information regarding state and federal financial incentives for owners of historic properties.*
- *Communicate regularly with the park rangers, state legislators and federal representatives regarding the importance of the National Parks in Sumter County, their mission and their effect on the local economy.*



Downtown Americus by Allen Forrest



## 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.

### *Americus and Sumter County Policies*

- *All jurisdictions within Sumter County should partner to complete projects, accomplish goals and promote fiscal responsibility that benefits the residents of Sumter County and each jurisdiction.*
- *Determine better means of communication between local civic groups, youth development organizations, groups that respond to specific community needs, and diverse social, economic and racial groups in order to improve decision making.*
- *Identify the best way to inform the community of local government decisions and to engage the community in planning efforts and volunteering for civic projects.*
- *Participate in regional planning efforts promoted by the River Valley Regional Commission and other regional organizations.*



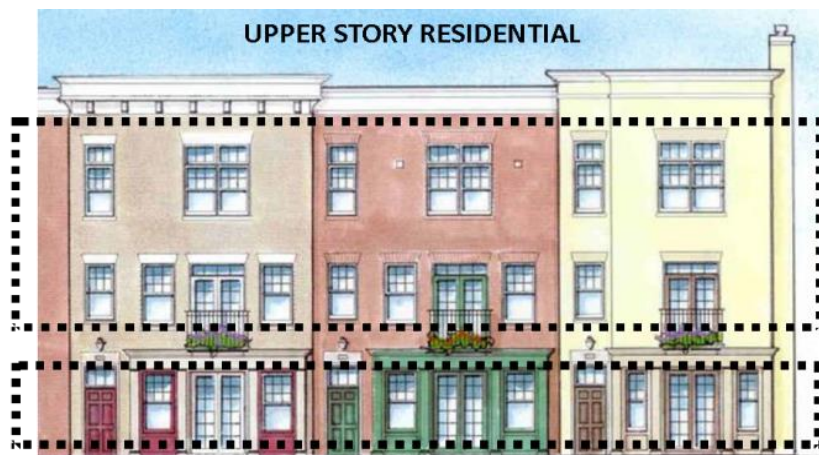
Americus and Sumter Comprehensive Planning Meeting 2017

## 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; promoting programs to provide housing for residents of all socio-economic backgrounds; including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

### *Americus and Sumter County Policies*

- *Support development of a variety of housing options to create an optimal balance of housing types between owner-occupied and rental units.*
- *Partner with state and federal agencies to provide information to local residents regarding housing resources.*
- *Assist in securing funding for housing activities.*
- *Support the increase in density of residential development where feasible.*
- *Encourage the development/redevelopment of the area around Lake Blackshear to optimize the return on community investment.*
- *Continue rehabilitation of houses in and near the historic district.*
- *Encourage rehabilitation of historic buildings in Americus and Sumter County through providing information on state and federal grants and incentives.*
- *Support housing downtown to assist in revitalizing the central business district.*



**GROUND FLOOR COMMERCIAL**

Example of Live/Work Development

## 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.

### *Americus and Sumter County Policies*

- *Develop bike lanes and trails to encourage alternative means of transport, healthy living and tourism throughout Americus and Sumter County.*
- *Connect important locations in Americus and Sumter County by well-maintained sidewalks and pedestrian trails to provide residents with alternate ways to get around the community.*
- *Support the Americus-GSW bike share program.*
- *Improve major gateways into Americus and Sumter County with landscaping.*
- *Encourage appropriate design and placement of wayfinding signage throughout Americus and Sumter County.*
- *Improve streetscapes in Americus to encourage bicycle and pedestrian access and revitalize business districts.*
- *Improve connectivity and walkability of Americus by linking important and desirable locations and resources for pedestrians and bicyclists.*
- *Link GA 377 to GA 49 and US 19 to a designated bicycle route creating a pedestrian-bicycle tourism corridor.*
- *Provide information regarding public transportation routes and services to residents by placing posters and brochures in places where people gather (i.e. grocery stores, post offices, churches, schools, libraries, etc.).*



Example of Pedestrian and Bicycle Pathway



Example of a Sharrow for bicycle paths



Americus Bike to Work Day

- *Provide information regarding public transportation routes and services to students by placing posters and brochures in places where students gather.*
- *Optimize the use of the airport by maintaining facilities and improving services as necessary.*
- *Optimize the use of the railroad in Americus and Sumter County for freight and tourism*

## **Educational Opportunities**

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, 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; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

### ***Americus and Sumter County Policies***

- *Support the efforts of the Sumter County Board of Education, local colleges and universities, and other local organizations in the efforts to reduce the high school dropout rate and increase education attainment among students in Americus and Sumter County.*
- *Support the efforts of local organizations to increase parental involvement in the school system.*
- *Partner with local businesses, the Sumter County Chamber, One Sumter Foundation, SGTC, GSW, and other entities to develop programming that will provide internships, mentoring opportunities for students in Americus and Sumter County.*
- *Support the Board of Education in their development of a College and Career Academy.*
- *Partner with the WIOA program, local colleges and universities, and other local groups to provide more job training opportunities.*





- *Partner with local colleges and universities and other organizations to insure facilities for the GED program are sufficient.*
- *Support GSW and SGTC in the coordination of program initiatives.*
- *Support the GSW application to become a Carnegie Community Engaged University.*

## **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, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

### ***Americus and Sumter County Policies***

- *Provide information on Phoebe-Sumter Health and Wellness programming at local government offices.*
- *Support Phoebe-Sumter in the effort to improve access to health education, testing supplies, and assessments for at-risk populations.*
- *Support Phoebe-Sumter in the recruitment for healthcare providers.*
- *Support the efforts of local organizations to improve access to healthy foods and to educate residents on nutrition management.*
- *Support the efforts of local organizations to provide programming and opportunities on healthy activities and life choices.*
- *Support the Sumter County Health Department and their initiatives to improve the lives of Americus and Sumter County residents.*



## Quality of Life

Enhance daily living with wholesome food and clean air and water, enjoyment of unfettered open spaces and bodies of water, conservation of wildlife and natural resources, security from crime, and protection from toxic substances.

### *Americus and Sumter County Policies*

- *Ensure local law enforcement has needed equipment and training.*
- *Support partnerships between local law enforcement agencies and other local groups with initiatives to reduce the crime rate.*
- *Enhance public spaces with amenities to encourage social interaction among residents.*
- *Engage the community in planning efforts and volunteering through regular active communication.*



Bike to Work Event; Rylander Park.  
Americus, GA

**COMMUNITY  
SPRING CLEAN** 

*"Keep America Beautiful" Campaign*  
**Saturday, May 21, 2016 @ 9:30 a.m.**

Meeting Location:  
City Hall/Municipal Building  
101 West Lamar Street  
(Parking Lot)

**Gloves, Vests, &  
Trash Bags  
will be provided**

Please wear a t-shirt of the organization you represent.  
The organization that has the most volunteers will  
receive **\$100 in Downtown Dollars!**

To sign up, call the Main Street office at  
229-924-4411 ext. 247 or email [qwillis@americusga.gov](mailto:qwillis@americusga.gov).

Volunteer City Clean Up Event  
Americus, GA



# REPORT OF ACCOMPLISHMENTS

## Sumter County Report of Accomplishments 2013 - 2017

Activity	Status	Explanation
<b>Community Facilities</b>		
Tornado safe rooms completion	Completed 2013	
Emergency warning system/signals	Completed 2013	
Complete human services one-stop-shop/driver's license	Completed	
Purchase fire vehicles	Completed 2013	
Purchase fire equipment	Completed 2013, 2014, 2015, 2016, 2017	
Develop emergency operation shelter	Completed 2013	Basic EOC is operational. We will continue to enhance.
Georgia state patrol office improvements	Completed 2013	
Narrow banding and communication upgrades	Completed 2013, 2014	
Purchase vehicles sheriff's office	Completed 2013, 2014, 2015, 2016, 2017	Project was modified to 3 vehicles due to funding.
Investigate feasibility of managing landfill gases	Completed 2014	A Study was completed by UGA. This was coordinated through Archway.

Library building renovations and resource materials	Completed 2014, 2015	Primarily lighting retrofit.
Human services one-stop-shop/elections	Postponed 2014	This project will be undertaken in 2017. Possibly relocated to a location other than the High School.
Lake Blackshear library drainage mediation	Postponed 2015	Decision to Postpone was made in consensus with the library. A feasibility assessment will be done in 2020.
Fire cascade refill system	Completed 2015	Largely grant funded.
Fairground improvements	Underway 2017	Will carry forward into 2018. SPLOST funding in place.

Activity	Status	Explanation
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### Economic Development

Facilitate economic and residential development through service delivery, financial packaging, etc.	Underway 2014, 2016	\$800,000 CDBG approved. Contingent upon funding to PDA.
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Activity	Status	Explanation
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### Housing

Housing and/or public infrastructure improvements	Completed 2013, 2015, 2017	Applied for \$800,000 CDBG
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Activity	Status	Explanation
<b>Land Use</b>		
Zoning ordinance revisions U.S. 19; 19/280 int. memorial mile	Not Accomplished 2013	The County had a study done through Archway. The subject became complicated regarding signage and the BOC postponed implementation.
Adopt urban redevelopment plan	Postponed 2013	The Board of Commissioners will revisit this in 2020.
Create land bank	Completed 2014	
Create urban development authority	Not Accomplished 2014	Delayed in favor of creating a land bank.
Begin update of comprehensive plan	Underway 2016	Comprehensive Planning process will be completed in June, 2017.

Activity	Status	Explanation
<b>Natural and Cultural Resources</b>		
Pursue recreation enhancements (trails, etc.)	Completed 2015	

Activity	Status	Explanation
<b>Transportation</b>		
Road resurfacing	Completed 2013, 2014, 2015, 2016. 2017	Road Resurfacing is always a work in progress; however, we are on schedule with LMIG funding.
Support widening of U.S. 280 (2-4 lane)	Not Accomplished 2013	Through meetings and communications with GDOT, there are currently no plans for this.

Realign (signal) 5-points int. Rucker/Northside, Bumphead, Southerfield, Montgomery, Carver	Not Accomplished 2013	GDOT unofficially declined to fund this project due to cut backs.
Resurface S.R. 30	Completed 2014	
Consider extending bicycle routes	Completed 2014	Feasibility considered in conjunction with District Line TSPLOST project. Funding insufficient.
South Georgia Tech Parkway improvements	Underway 2015	Regional TSPLOST funded. Should be completed in 2019.
Intersection improvements S. GA Tech Parkway/S.R. 49	Underway 2015	Regional TSPLOST funded. Should be completed in 2020.
Replace traffic signal at Mayo/Southerfield int.	Postponed 2015	As part of a greater project (See last item on 2013 scope of work).
District Line Road improvements	Underway 2017	2019 Preliminary hearings have been held. Plans being designed.



## Americus Report of Accomplishments 2013 – 2017

Activity	Status	Explanation
<b>Community Facilities</b>		
Data Center Computer System Upgrades	Ongoing 2013, 2014, 2015, 2016, 2017	Needs are evaluated annually. This is regular maintenance and will be removed from the next Work Program.
GIS Department 44" plotter	Completed 2013	
Human Resources Furniture upgrade	Completed 2013	
Website	Ongoing 2013, 2014	Maintenance and upgrades to the website are done on a regular basis.
Outdoor Display sign	Completed 2013	
Service vehicle/truck/van replacement	Ongoing 2013, 2014, 2015, 2016, 2017	Replacement of all city service vehicles are done on a regular basis. This item will be removed from the next Work Program.
Vehicle Exhaust Removal System	Completed 2013, 2014, 2015	
Purchase of Fire Hose, SCBA, Nozzles/Appliances and Protective Gear	Ongoing 2013, 2014, 2015, 2016, 2017	Purchase and replacement of equipment and gear for the fire department is done on a regular basis. This item will be removed from the next Work Program.
Furniture Upgrade	Completed 2013	

Health and Wellness upgrade	Ongoing 2013	Reviewing and upgrading equipment and location of the city gym. This is a priority for the city and will be included in the next Work Program.
Thermal Imager	Completed 2013, 2014	
Live Fire Training Facility	Ongoing 2013	This facility is needed; however, the city has been unable to locate funding. This is still a priority for the City and will be on the next Work Program.
Fire Protection Sprinkler Sys.	Ongoing 2013, 2014	Providing fire suppression for each city building is done as funding is available. This item will be on the next Work Program.
Station #2	Completed 2013	
Municipal Bldg. Fire Suppression Syst.	Underway 2013	Providing fire suppression for each city building is done as funding is available. This item will be on the next Work Program.
HVAC Cooling Towers	Completed 2013	
Emergency generator	Postponed 2014	Postponed due to budget constraints. Moved to 2018.
Police Department Vehicle Replacement	2013, 2014, 2015, 2016, 2017	Purchase and replacement of equipment and gear for the police department is done on a regular basis. This item will be removed from the next Work Program.
Computers, cameras and equipment for vehicles	2013, 2014, 2015, 2016, 2017	Purchase and replacement of equipment and gear for the police department is done on a regular basis. This item will be removed from the next Work Program.

Body Armor	2013, 2014, 2015, 2016, 2017	Purchase and replacement of equipment and gear for the police department is done on a regular basis. This item will be removed from the next Work Program.
Eastview Cemetery Beautification Phases II/III	Ongoing 2013	Plans have been designed. The City is looking for a funding source.
18,000 lb. heavy duty lift	Completed 2013	
Mowers and Equipment	2013, 2014, 2015, 2017	Purchase and replacement of mowers and equipment is done on a regular basis. This item will be removed from the next Work Program.
Water/Sewer maintenance, line replacement and extension	2013, 2014, 2015, 2016, 2017	Maintenance of the water and sewer system is done on a regular basis. This item will be removed from the next Work Program.
Plant #1 Window Replacement	Completed 2013	
RAS Pump Rebuild	Completed 2013	
CAO Rees Park kitchen upgrade	Not Accomplished 2014	Project was re-evaluated and determined not to be feasible. It will be removed from the next Work Program.
Natural Gas Dept. maintenance, main extensions and valve replacement	Completed 2013, 2014, 2015, 2016, 2017	
Natural Gas Dept. high pressure lines addition/extension	Not Accomplished 2013	There was not enough customer growth or added gas load to warrant further development of the system. This item will be removed from the next Work Program.

Baffles for meeting room	Ongoing 2015, 2016, 2017	Upgrade plans for the Rees Center will be completed by 2018.
Fire Station #4	Ongoing 2016, 2017	This is a priority for the city. Funding has not been available for this project. It will be on the next Work Program.
Engine for Fire Station #4	Ongoing 2016	This is a priority for the city. Funding has not been available for this project. It will be on the next Work Program.
Sewer Vac. truck	Ongoing 2016	Purchase and replacement of service trucks and equipment is done on a regular basis. This item will be included in the next Work Program.

Activity	Status	Explanation
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### Economic Development

Farmers Market	Completed 2013	
Christmas decorations & lighting	Underway 2013, 2014, 2015, 2016, 2017	Staff changed in 2014. Upgrade of lighting and decorations done annually. Final completion in 2018.
Facade & Sign Grants	Underway 2013, 2014, 2015, 2016, 2017	Applications received on an on-going basis. This item will be removed from the next Work Program.
Business Needs Analysis	Underway 2013	This is completed on a monthly basis for the City of Americus. This item will be removed from the next Work Program.
Facilitate economic and residential development through service delivery, financial packaging, etc.	Underway 2013	Projects are evaluated as they arise. This item will be removed from the next Work Program.

Activity	Status	Explanation
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### Housing

Comm. & Econ. Dev. Housing Assistance/Public Facilities	Underway 2014, 2016, 2017	CDBG and CHIP programs in place. New requests are evaluated on a first come first
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		served basis. This item will be removed from the next Work Program.
Housing Assistance	Completed 2013	

Activity	Status	Explanation
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**Land Use**

Adopt urban redevelopment plan	Completed 2013	
Create urban redevelopment authority	Completed 2013	
Create land bank	Completed 2013	
Begin Update of Comprehensive Plan	Underway 2016	Expected completion date of June, 2017.

Activity	Status	Explanation
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**Natural and Cultural Resources**

Respond to needed neighborhood park enhancements	Completed 2015, 2016	
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Activity	Status	Explanation
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**Transportation**

Support improvements to US 280; (four lane for inland port in Crisp) unknown DOT	Underway 2013	Americus is coordinating with Sumter County, Crisp County and GDOT. Anticipated completion of project in 2020.
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TE Grant (GSW Entranceway)	Underway 2013	Project has moved to Hwy 19 and is in the design phase.
Resurfacing	Underway 2013, 2014, 2015, 2016, 2017	Road maintenance is completed on a regular basis. This item will be removed from the next Work Program.
Street Sweeper Replacement	Completed 2013	
Consider designating bike routes	Underway 2014	The City has partnered with RVRC and Sumter Cycling to identify routes. The City also adopted a Complete Streets Ordinance in 2017.
Sidewalk replacement	Underway 2014, 2015, 2016, 2017	Sidewalk maintenance is completed on a regular basis. This item will be removed from the next Work Program.
Barlow Bridge maintenance	Completed 2014	

# COMMUNITY WORK PROGRAM

## Sumter County Community Work Program 2017 - 2022

Activity	Years	Responsible Party	Cost Estimate	Funding Source
<b>Community Facilities</b>				
Maintain a maintenance schedule for infrastructure	2017-2022	Public Works / Bldgs & Grounds	5,000,000	TIA, LMIG, SPLOST, Grants
Keep information on the county's and city's website current and update services provided on the websites as feasible.	2017-2022	Web Site Coord/ Department Heads	Staff Time and subscriptions	General Fund
Replace Main County Fire Department Office	2020-2021	Fire Chief/ BOC	1,500,000	SPLOST
Upgrade one bay fire stations in the county to two bay fire stations	2020	Fire Chief / BOC	500,000	SPLOST
Continue build out at former Armory site to Establish an Emergency Operations Ctr	2018-2019	Coordinated through EMA Director	\$350,000	SPLOST, Grants
Explore Feasibility of providing utilities to unincorporated areas	2019-2020	Public Works/ Finance Director/ RVRC	25,000	Grants/ General Fund
Purchase County Vehicles on Projected Schedule to accomplish Fleet Replenishment	2017-2022	BOC	\$125,000/YR	SPLOST
Replace Fair Grounds Facility as SPLOST Priority Project	2022	BOC	\$3,000,000	SPLOST
Enhance Recreation Facilities as SPLOST Priority Project	2021-2022	BOC	\$2,000,000	SPLOST

Activity	Years	Responsible Party	Cost Estimate	Funding Source
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### Economic Development

Get feedback from tourists regarding improvements	2017-2022	Tourism Council	Minimal/ Staff Time	Tourism Council Operating Funds
Complete a branding study for Sumter County tourism and downtown Americus	2018	Tourism Council	Unk	Tourism Council Operating Funds/ Hotel-Motel Tax
Market Americus and Sumter County statewide	2017-2022	Multi Agency Coordination	TBD	Coordinated Agency Funding
Coordinate utilities study being done for Comm Devel with Econ Devel	2019-2020	PDA/ Public Works/ Finance Director/ RVRC	Staff Time	Grants/ General Fund
Each Year, Consider Economic Development Contingencies in County Budget	2017-2022	Finance Director/ County Admin / BOC	TBD	All sources applicable to County General Fund / Grants
Coordinate Transportation issues as identified by ONE SUMTER with County's Transportation priorities	2018-2022	One Sumter / Sumter County Public Works / BOC	TBD by Project	TIA / LMIG / SPLOST

Activity	Years	Responsible Party	Cost Estimate	Funding Source
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### Housing

Consider sidewalks and connectivity	2017-2022	Public Works	Widely variable	TIA, TEA, Grants
Consider the establishment of mixed-use/mixed-income neighborhood developments	2017-2022	Planning & Zoning Board / BOC / RVRC	TBD, est. \$1,000/yr/ Staff Time	General Fund
Enforce building codes and land use ordinances to insure well-maintained housing.	2017-2022	Code Enforcement	\$50,000/yr	Departmental Budget

Lobby DCA and State Legislature regarding need to control Density of Low Income and subsidized housing	2017-2022	BOC/ Americus City Council	Staff Time	General Fund
Seek CDBG and CHIP Funding	2018, 2020, 2022	BOC	\$500,000/ Every Other Year	CDBG/ CHIP / Local Match

Activity	Years	Responsible Party	Cost Estimate	Funding Source
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### Land Use

Review/Update Future Land Use Map	2017-2022 Ongoing	Planning & Zoning/ BOC	\$5,000/Yr	Department Budget/ General Fund
Review and update zoning ordinance and all other codes and ordinances as necessary.	2017-2022	Planning & Zoning/ Code Enforcement / BOC/ County Atty	TBD	Departmental Budget / General Fund
Rezone as necessary	2017-2022 Ongoing	BOC	Staff Time and Operational Expense	Department Budget/ General Fund
Consider preservation of Agricultural resources when making Land Use determinations	2017-2022	Planning & Zoning/ BOC	Staff Time	General Fund

Activity	Years	Responsible Party	Cost Estimate	Funding Source
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### Natural and Cultural Resources

Update the countywide Historic Resources Survey	2019	RVRC	\$5,000	General Fund / Grants
Review and adopt required Part V Environmental Planning Criteria.				



Reinvigorate the Keep Sumter Beautiful Program	2018 -2019	Tourism Council	\$10,000	Hotel / Motel Tax
Study the need to designate water trails along the Flint River, Lake Blackshear and create a Muckalee Creek Kayak Trail and Rec Area.	2019-2022	Tourism Council/ PDA / BOC / Americus City Council	\$5,000	Hotel/ Motel Tax / General Fund

Activity	Years	Responsible Party	Cost Estimate	Funding Source
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### Transportation

Consider adding Bike Lanes	2017-2022	Public Works	TBD, by project	Transportation Grants
Work toward completions of segments of truck route bypass of downtown Americus	2018-2022	GDOT/ Public Works / Other Interested Parties	\$30,000,000	GDOT/ LMIG / TIA / Grants
Maintain Roadways and Bridges	2017-2022	GDOT/ Public Works / Other Interested Parties	\$2,500,000/ YR	GDOT/ LMIG / TIA / Grants / SPLOST

Activity	Years	Responsible Party	Cost Estimate	Funding Source
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### Intergovernmental Coordination

Review and update all Intergovernmental Agreements – as Needed	2018-2022	All Governmental Entities	TBD by provisions of agreements	General Fund of Entities
Increase the number of civic leadership meetings held annually	2017-2018	All Governmental Entities	UNK	General Fund of Entities / Sponsorship Opportunities
Explore Economies of scale in purchasing / paving / shared services opportunities	2017-2022, ongoing	All Governmental Entities	UNK	Sources to be Identified according to project

## City of Americus Community Work Program 2017 – 2022

Activity	Years	Responsible Party	Cost Estimate	Funding Source
<b>Community Facilities</b>				
Create maintenance schedule for infrastructure	2017	City of Americus	N/A	Americus General Fund
Keep information on the county's and city's website current and update services provided on the websites as feasible.	2017-2022	City of Americus Tourism Board Main Street	N/A	Americus COA/General Fund
New training facility/burn tower for first responders	2018	Americus Fire Dept.	\$10,000	Americus General Fund
Health and Wellness upgrade to City Gym.	2019	City of Americus	\$200,000	Americus General Fund
Live Fire Training Facility	2022	City of Americus Americus Fire Dept.	\$500,00	Americus General Fund Dept. of Homeland Security
Fire Protection Sprinkler System for city-owned buildings including the Municipal Building	2020	City of Americus	\$50,000	Americus General Fund Grants
Purchase emergency generator	2018	City of Americus	\$5,000	Americus General Fund
Eastview Cemetery Beautification Phases 2 and 3	2020	City of Americus	\$30,000	Americus General Fund Grants
Baffles for meeting room at Rees Center	2018	City of Americus	\$10,000	Americus General Fund

Fire Station #4	2022	City of Americus Americus Fire Dept.	\$750,000	Americus General Fund USDA
Engine for Fire Station #4	2022	City of Americus Americus Fire Dept.	\$750,000	Americus General Fund USDA Dept. of Homeland Security
Sewer Vac. truck	2019	City of Americus	\$50,000	Americus General Fund USDA

Activity	Years	Responsible Party	Cost Estimate	Funding Source
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### Economic Development

Get feedback from tourists regarding improvements	2017-2022	Tourism Board	\$200	Americus Tourism/Marketing
Create downtown as a destination—an all-day venue	2017-2022	Main Street Tourism Board	N/A	Americus General Fund Hotel/Motel Tax
Have a larger farmer's market with a variety of goods and events downtown	2017-2022	City of Americus Main Street Tourism Board	\$25,000	Americus General Fund Hotel/Motel Tax
Host more events downtown—5k run, more arts initiatives, local-oriented events, cooking competitions, tailgate events,	2017-2022	Main Street Tourism Board	Unknown	Americus Tourism/Marketing Hotel/Motel Tax
Keep businesses/restaurants open at night/holidays/weekends	2017-2022	Main Street	Unknown	Americus Tourism/Marketing Hotel/Motel Tax

Recruit brewery	2017-2022	Main Street Payroll Development Authority Georgia Southwestern	Unknown	Americus Tourism/Marketing GSW DCA USDA
Complete a branding study for Sumter County tourism and downtown Americus	2018	Main Street	\$10,000	One Sumter
Perform a market study for downtown Americus	2017-2022	Tourism Board	\$500,000	Americus General Fund Hotel/Motel Tax
Market Americus and Sumter County statewide	2017-2022	Tourism Board	\$50,000	Americus Tourism/Marketing
Christmas decorations and lighting	2018	City of Americus Main Street	\$5,000	Americus General Fund Hotel/Motel Tax

Activity	Years	Responsible Party	Cost Estimate	Funding Source
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### Housing

Increase sidewalks and connectivity	2018-2022	City of Americus	\$40,000 Annually	SPLOST TSPLOST
Establish mixed-use/mixed-income neighborhood developments	2018-2022	City of Americus	\$10,000	Americus General Fund
Increase “complete street” options for neighborhood residential	2019	City of Americus	\$10,000	Americus General Fund
Enforce building codes and land use ordinances to insure well-maintained housing.	2018-2022	City of Americus	N/A	Americus General Fund

Activity	Years	Responsible Party	Cost Estimate	Funding Source
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### Land Use

Review/Update Future Land Use Map for all impacted governmental entities	2018-2019	City of Americus	\$20,000	Americus General Fund
Review and update zoning ordinance and all other codes and ordinances as necessary.	2018-2019	City of Americus	\$20,000	Americus General Fund
Rezone as necessary	2018-2022	City of Americus	N/A	Americus General Fund

Activity	Years	Responsible Party	Cost Estimate	Funding Source
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### Natural and Cultural Resources

Update the countywide Historic Resources Survey.	2017-2022	City of Americus	\$50 per Resource	Americus General Fund GA DNR
Review and adopt required Part V Environmental Planning Criteria.	2017-2022	City of Americus RVRC	N/A	Americus General Fund
Reinvigorate the Keep Sumter Beautiful Program	2017-2019	City of Americus Garden Clubs of Americus	\$30,000	Americus General Fund Grants
Designate water trails along the Flint River, Lake Blackshear and create a Muckalee Creek Kayak Trail and Rec Area.	2017-2022	City of Americus Sumter County GA DNR RVRC	\$400,000	Americus General Fund Sumter County GA DNR

Activity	Years	Responsible Party	Cost Estimate	Funding Source
<b>Transportation</b>				
Add bike lanes	2017-2022	City of Americus GA DOT RVRC	\$100,000	City of Americus TSPLOST GA DOT
Bike share	2017-2022	City of Americus GA Southwestern GA DOT RVRC	\$10,000	City of Americus TSPLOST Grants
Repair/replace sidewalks and construct new sidewalks throughout Americus	2017-2022	City of Americus GA DOT	\$500,000	City of Americus TSPLOST GA DOT
Conduct a traffic study in the downtown to identify areas in need of streetscape improvements	2017-2018	City of Americus GA DOT	\$50,000	City of Americus TSPLOST
Connect Downtown and the Hospital	2017-2018	City of Americus GA DOT	\$50,000	City of Americus TSPLOST GA DOT
Complete truck route bypass of downtown	2018-2022	City of Americus Sumter County GA DOT	\$300,000 Annually	City of Americus Sumter County TSPLOST GA DOT
Maintain roadways and resurfacing	2017-2018	City of Americus	\$150,000 Annually	City of Americus TSPLOST GA DOT
Improve U.S. Hwy 280	2020	City of Americus GA DOT	\$1.5 million	City of Americus TSPLOST GA DOT
TE project on U.S. Hwy 19	2020	City of Americus GA DOT	\$200,000	City of Americus TSPLOST GA DOT



Activity	Years	Responsible Party	Cost Estimate	Funding Source
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### Intergovernmental Coordination

Review and update all Intergovernmental Agreements.	2017-2018	City of Americus Neighboring Jurisdictions	N/A	Americus General Fund Sumter County
Increase the number of civic leadership meetings held annually	2017-2022	City of Americus Sumter County Neighboring Jurisdictions	N/A	Americus General Fund Sumter County

Activity	Years	Responsible Party	Cost Estimate	Funding Source
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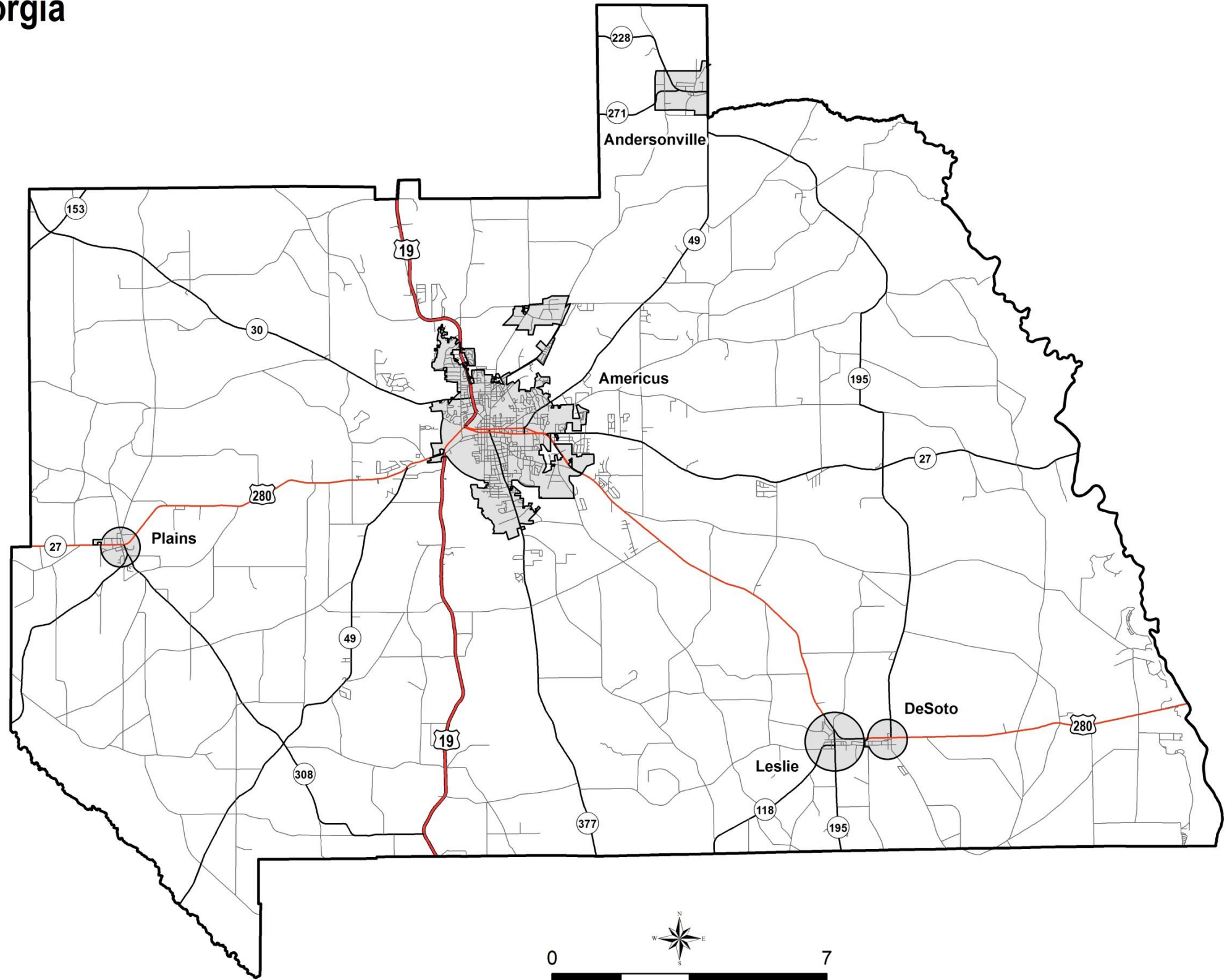
### Education

Continue the Town and Gown program.	2018-2022	City of Americus Sumter County One Sumter Foundation GA Southwestern	Unknown	One Sumter Foundation GA Southwestern Grants
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## APPENDIX: MAPS

# Sumter County, Georgia

## Transportation














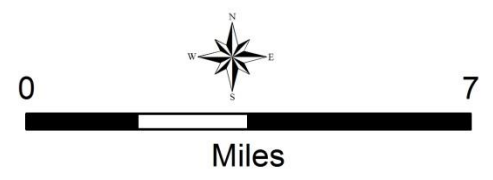
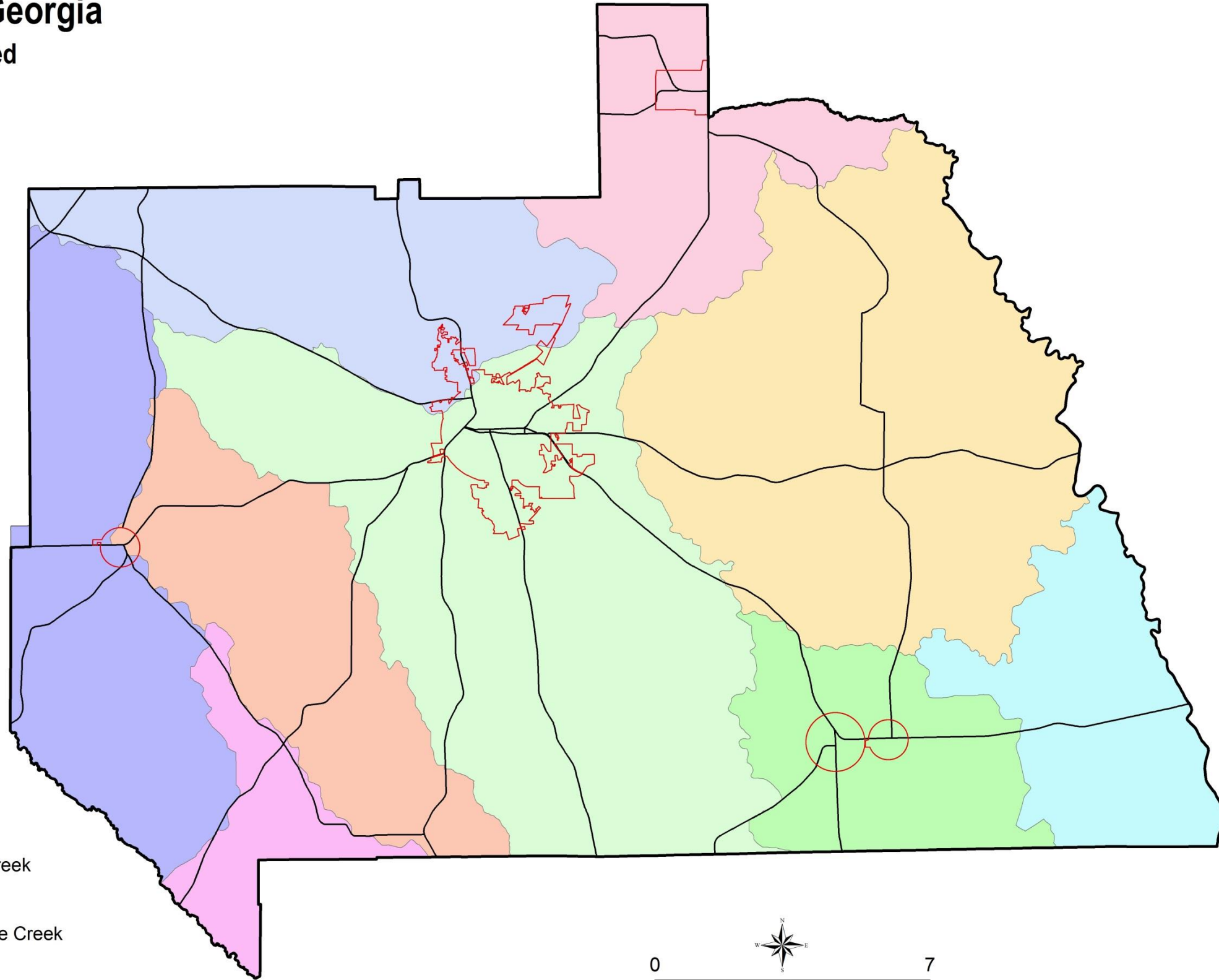
- CountyLine
- CityLimits
- Road Type**
- US HWY
- GA HWY
- Local Road



# Sumter County, Georgia

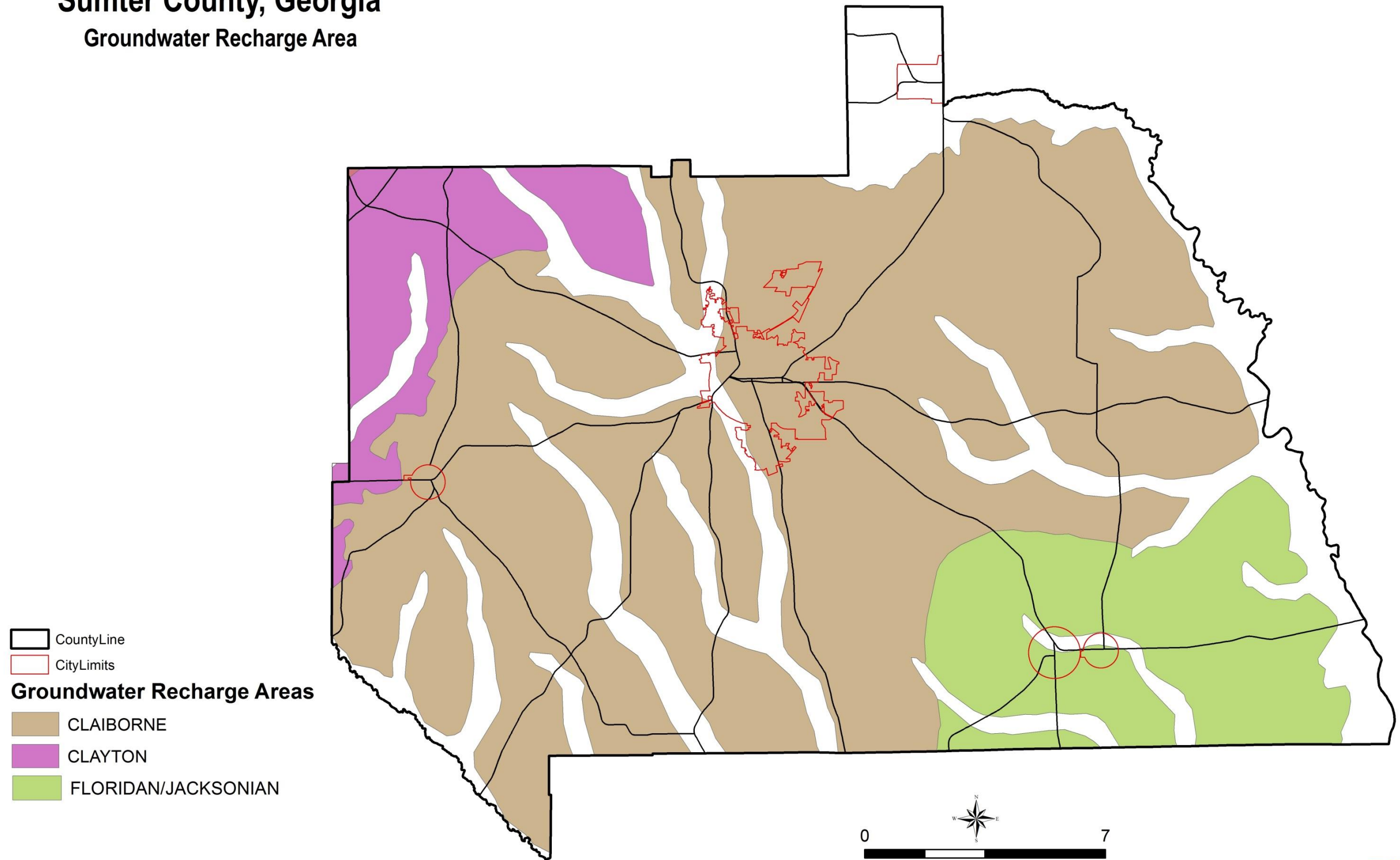
## HUC10 Watershed

-  CountyLine
  -  CityLimits
- NAME**
-  Flint River-Camp Creek
  -  Flint River-Jones Creek
  -  Flint River-Lake Blackshear
  -  Flint River-Lime Creek
  -  Kinch Creek-Choctahatchee Creek
  -  Kinchafoonee Creek-middle
  -  Muckalee Creek-Little Muckalee Creek
  -  Muckalee Creek-Wolf Creek
  -  Muckaloochee Creek



# Sumter County, Georgia

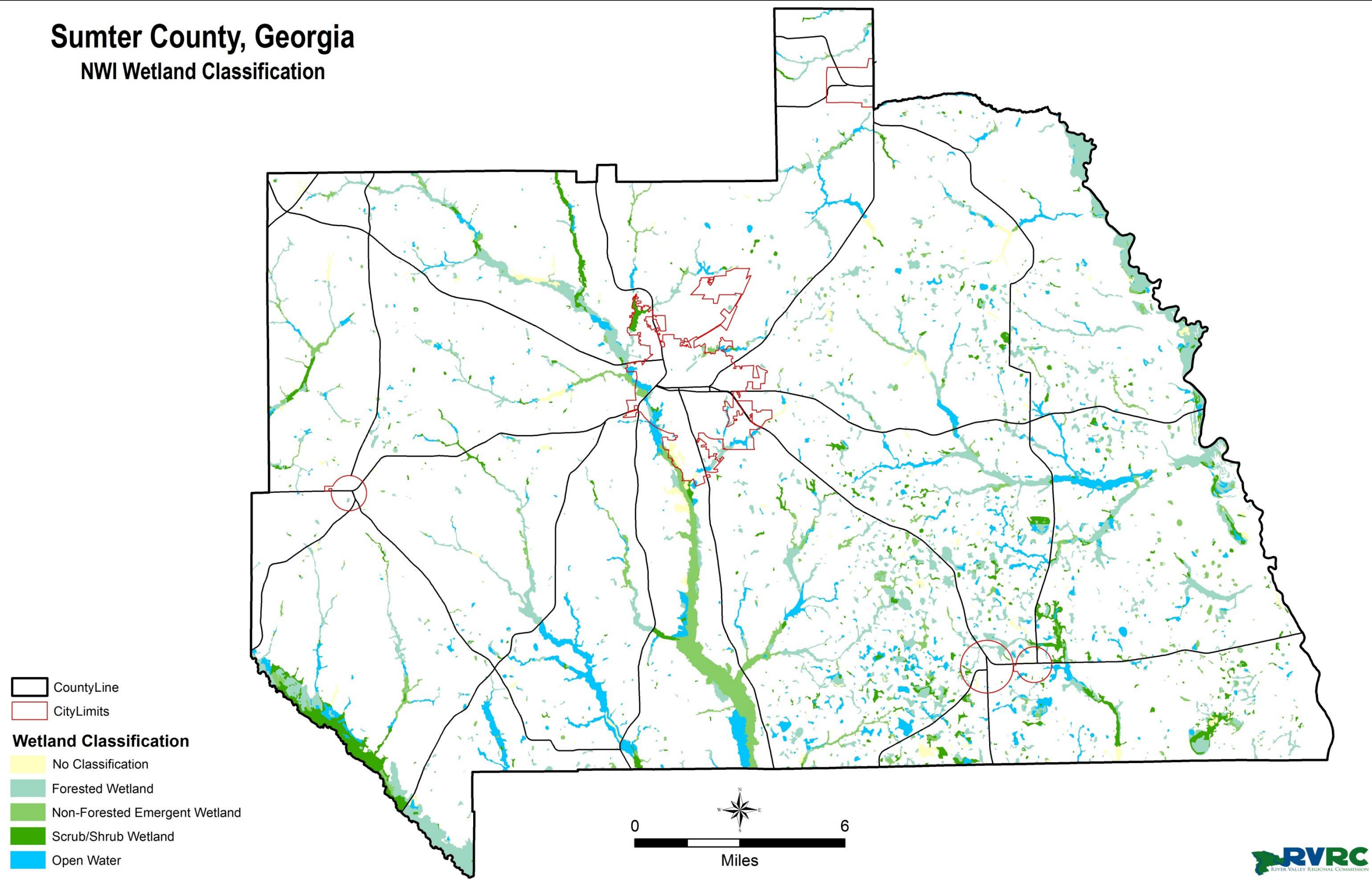
## Groundwater Recharge Area





# Sumter County, Georgia

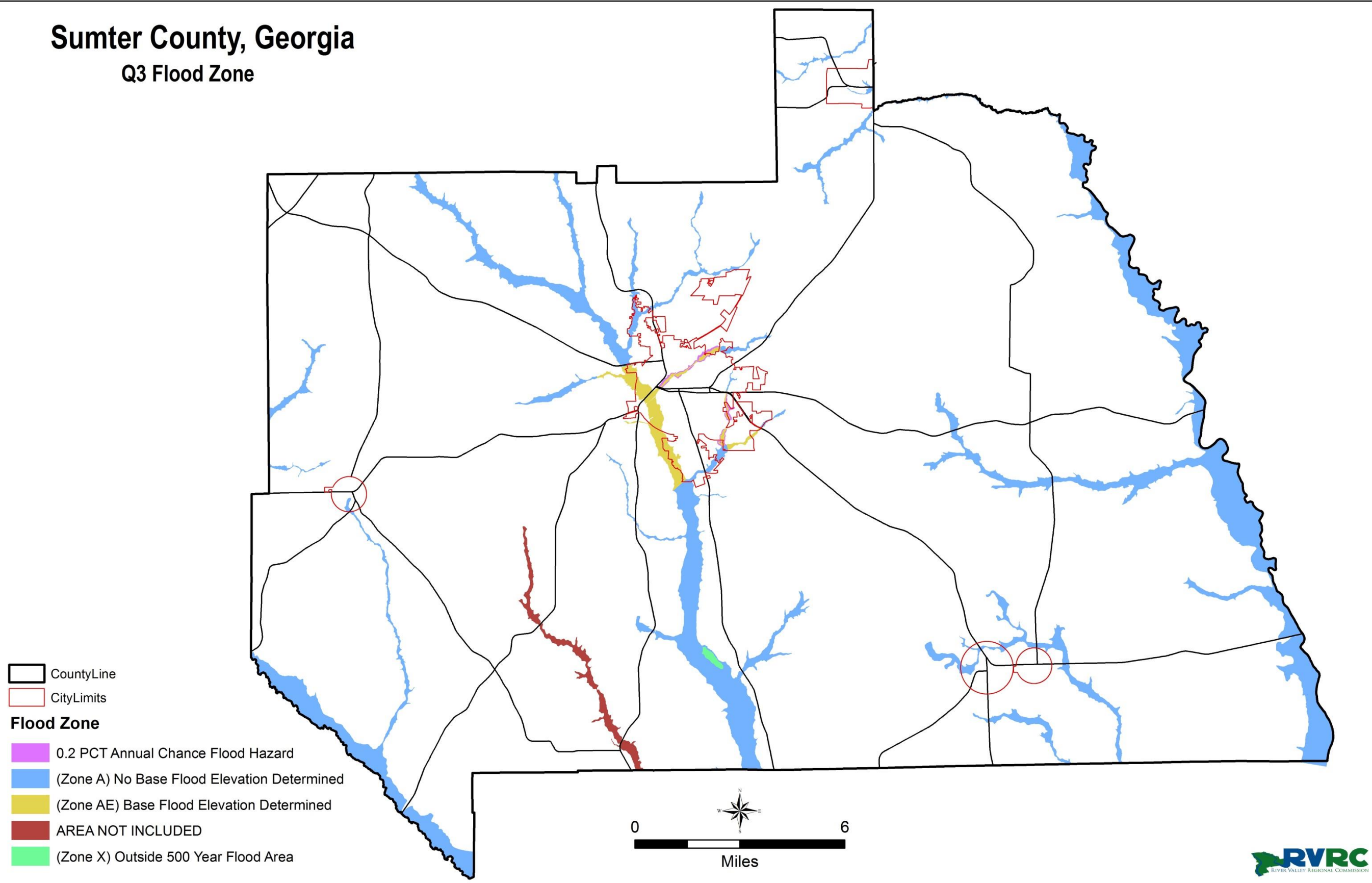
## NWI Wetland Classification





# Sumter County, Georgia

## Q3 Flood Zone





# Sumter County, Georgia Soil Classification

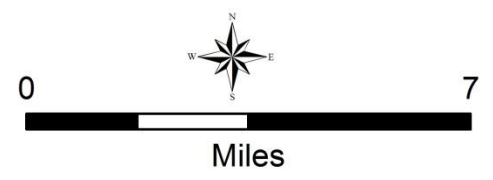
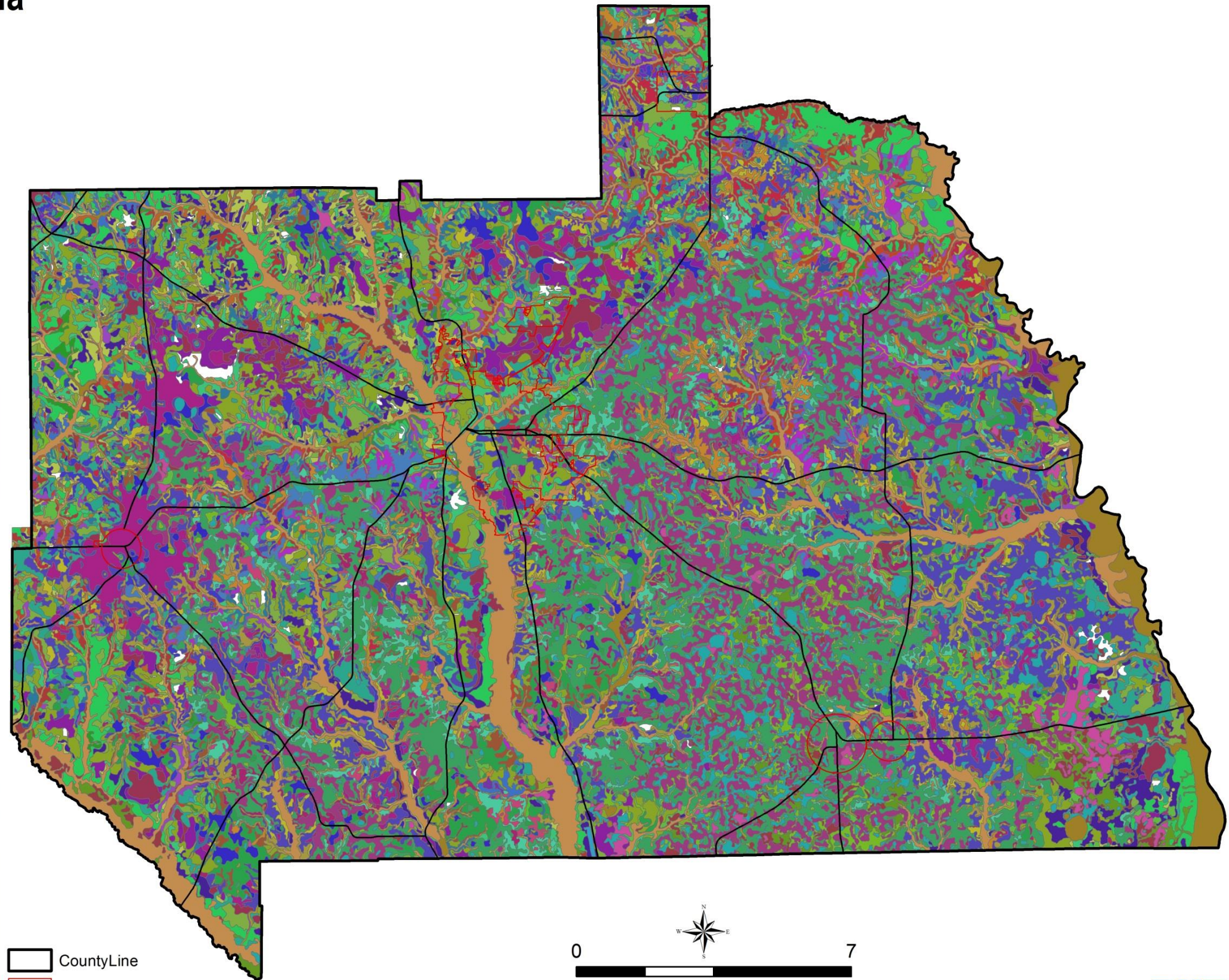
## Legend

- ArB
- ArC
- ArD
- BP
- CoB2
- CoC2
- CoD2
- EvC2
- EvE
- FuA
- FuB2
- FuC2
- GoA
- GoB
- GoC2
- GqC3
- GqD3
- Grd
- Gt
- HdC
- HdE
- Ig
- Kib
- LMB
- LMC
- LMD
- LpC
- LpE
- NhA
- NhB
- OeA
- OeB
- OeC2
- OeD2
- Oi
- RhA
- RhB
- RhC2
- RhD2
- Ros
- TuA
- TuB2
- TuC2
- VeB2
- VeC2
- VeE2
- W

SYMBOL	NAME
ArB	Americus loamy sand, 0 to 5 percent slopes
ArC	Americus loamy sand, 5 to 8 percent slopes
ArD	Americus loamy sand, 8 to 15 percent slopes
CoB2	Carnegie sandy loam, 2 to 5 percent slopes, eroded
CoC2	Carnegie sandy loam, 5 to 8 percent slopes, eroded
CoD2	Carnegie sandy loam, 8 to 12 percent slopes, eroded
EvC2	Esto complex, 5 to 8 percent slopes, eroded
EvE	Esto complex, 8 to 17 percent slopes
FuA	Faceville sandy loam, 0 to 2 percent slopes
FuB2	Faceville sandy loam, 2 to 5 percent slopes, eroded
FuC2	Faceville sandy loam, 5 to 8 percent slopes, eroded
GoA	Greenville sandy loam, 0 to 2 percent slopes
GoB	Greenville sandy loam, 2 to 5 percent slopes
GoC2	Greenville sandy loam, 5 to 8 percent slopes, eroded
GqC3	Greenville sandy clay loam, 5 to 8 percent slopes, severely eroded
GqD3	Greenville sandy clay loam, 8 to 12 percent slopes, severely eroded
Grd	Grady soils
Gt	Goldsboro loamy sand
HdC	Henderson cherty sandy loam, 2 to 8 percent slopes
HdE	Henderson cherty sandy loam, 8 to 17 percent slopes
Ig	Irvington sandy loam
Kib	Kinston and Bibb soils *
LMB	Lucy loamy sand, 0 to 5 percent slopes
LMC	Lucy loamy sand, 5 to 8 percent slopes
LMD	Lucy loamy sand, 8 to 12 percent slopes
LpC	Lakeland sand, 0 to 8 percent slopes
LpE	Lakeland sand, 8 to 17 percent slopes
NhA	Norfolk loamy sand, 0 to 2 percent slopes
NhB	Norfolk loamy sand, 2 to 5 percent slopes
OeA	Orangeburg loamy sand, 0 to 2 percent slopes
OeB	Orangeburg loamy sand, 2 to 5 percent slopes
OeC2	Orangeburg loamy sand, 5 to 8 percent slopes, eroded
OeD2	Orangeburg loamy sand, 8 to 12 percent slopes, eroded
Oi	Ochlocknee soils, local alluvium
RhA	Red Bay sandy loam, 0 to 2 percent slopes
RhB	Red Bay sandy loam, 2 to 5 percent slopes
RhC2	Red Bay sandy loam, 5 to 8 percent slopes, eroded
RhD2	Red Bay sandy loam, 8 to 12 percent slopes, eroded
Ros	Rains sandy loam
TuA	Tifton sandy loam, 0 to 2 percent slopes
TuB2	Tifton sandy loam, 2 to 5 percent slopes, eroded
TuC2	Tifton sandy loam, 5 to 8 percent slopes, eroded
VeB2	Vaulse loamy sand, 2 to 5 percent slopes, eroded
VeC2	Vaulse loamy sand, 5 to 8 percent slopes, eroded
VeE2	Vaulse loamy sand, 8 to 17 percent slopes, eroded

\* The composition of these units is more variable than that of other units in the survey area but has been controlled well enough to interpret for the expected use of the soils.

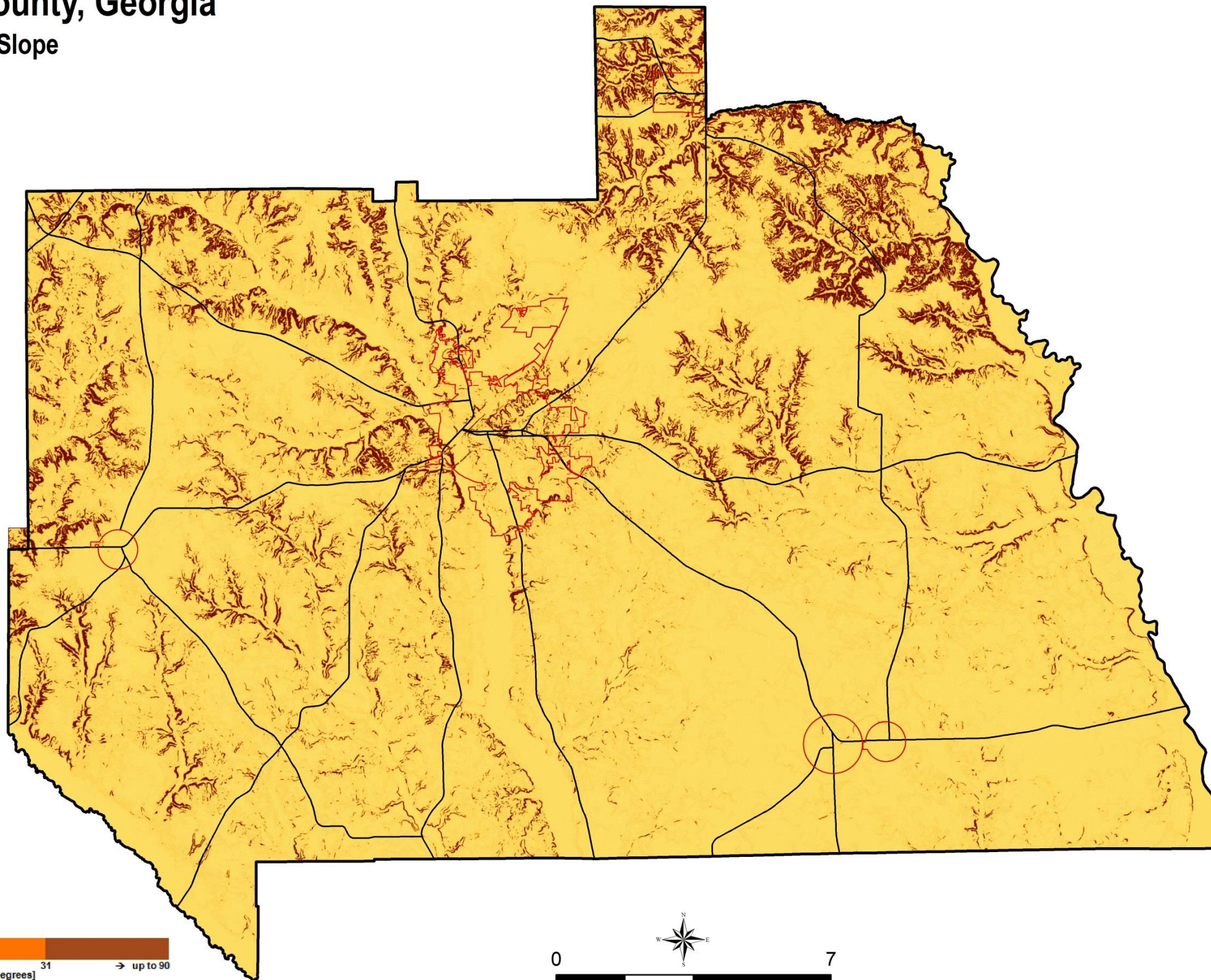
- CountyLine
- CityLimits





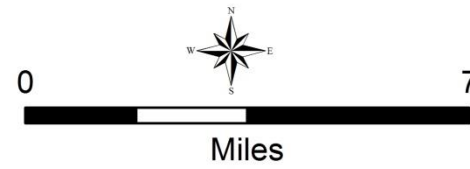
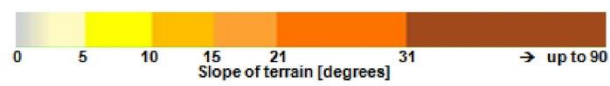
# Sumter County, Georgia

## Slope



- CountyLine
- CityLimits

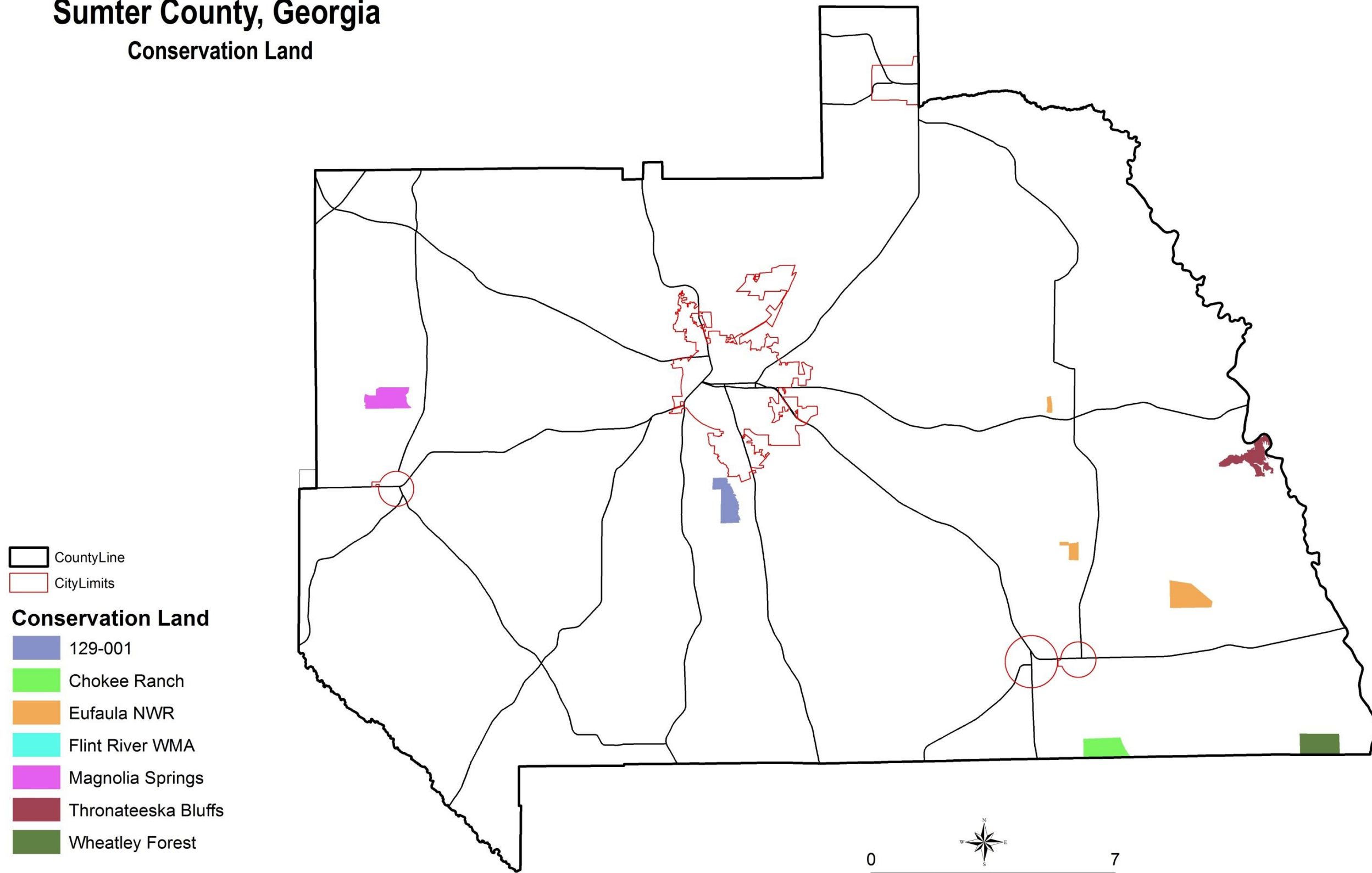
Slope





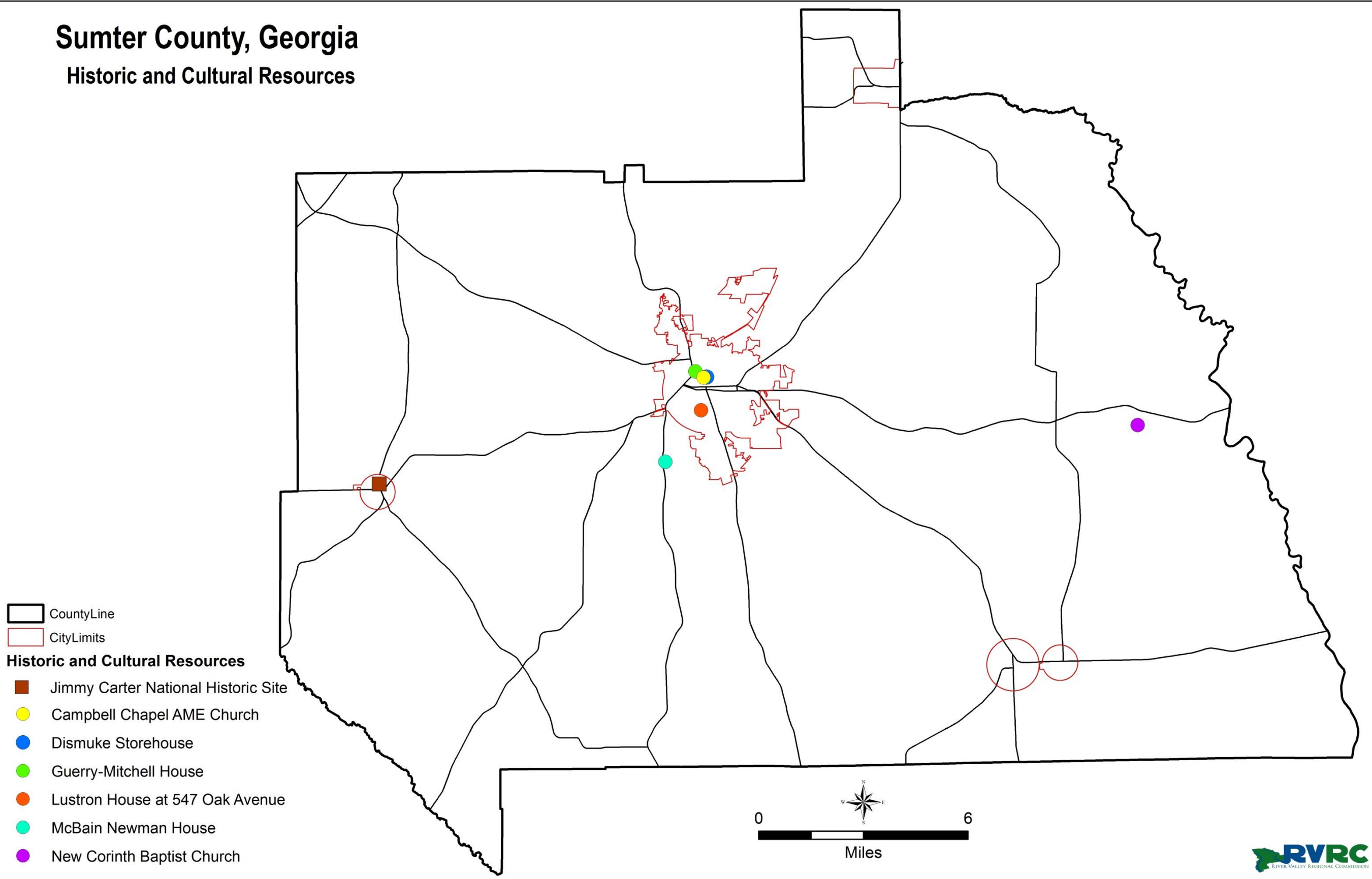
# Sumter County, Georgia

## Conservation Land



# Sumter County, Georgia

## Historic and Cultural Resources







## **APPENDIX: RETAIL AND MARKET DATA**



# Business Summary

Prepared by Esri

Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

Data for all businesses in area		Sumter County...			
Total Businesses:		1,338			
Total Employees:		13,061			
Total Residential Population:		32,091			
Employee/Residential Population Ratio:		0.41:1			
by SIC Codes		Businesses		Employees	
		Number	Percent	Number	Percent
Agriculture & Mining		44	3.3%	277	2.1%
Construction		59	4.4%	204	1.6%
Manufacturing		31	2.3%	1,086	8.3%
Transportation		50	3.7%	388	3.0%
Communication		19	1.4%	152	1.2%
Utility		10	0.7%	109	0.8%
Wholesale Trade		56	4.2%	636	4.9%
Retail Trade Summary		277	20.7%	2,955	22.7%
Home Improvement		11	0.8%	179	1.4%
General Merchandise Stores		21	1.6%	817	6.3%
Food Stores		44	3.3%	337	2.6%
Auto Dealers, Gas Stations, Auto Aftermarket		43	3.2%	376	2.9%
Apparel & Accessory Stores		15	1.1%	85	0.7%
Furniture & Home Furnishings		16	1.2%	97	0.7%
Eating & Drinking Places		62	4.6%	824	6.3%
Miscellaneous Retail		65	4.9%	244	1.9%
Finance, Insurance, Real Estate Summary		135	10.1%	368	2.8%
Banks, Savings & Lending Institutions		59	4.4%	135	1.0%
Securities Brokers		5	0.4%	11	0.1%
Insurance Carriers & Agents		17	1.3%	55	0.4%
Real Estate, Holding, Other Investment Offices		54	4.0%	167	1.3%
Services Summary		494	36.9%	5,015	38.4%
Hotels & Lodging		14	1.0%	152	1.2%
Automotive Services		43	3.2%	175	1.3%
Motion Pictures & Amusements		30	2.2%	172	1.3%
Health Services		65	4.9%	1,197	9.2%
Legal Services		7	0.5%	28	0.2%
Education Institutions & Libraries		30	2.2%	1,140	8.7%
Other Services		305	22.8%	2,151	16.5%
Government		139	10.4%	1,601	12.3%
Unclassified Establishments		24	1.8%	266	2.0%
Totals		1,338	100.0%	13,061	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.  
 Data Note: Data on this Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



## Business Summary

Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

Prepared by Esri

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	25	1.9%	211	1.6%
Mining	1	0.1%	4	0.0%
Utilities	6	0.4%	49	0.4%
Construction	61	4.6%	211	1.6%
Manufacturing	32	2.4%	1,076	8.2%
Wholesale Trade	56	4.2%	636	4.9%
Retail Trade	207	15.5%	2,092	16.0%
Motor Vehicle & Parts Dealers	25	2.2%	313	2.4%
Furniture & Home Furnishings Stores	11	0.8%	53	0.4%
Electronics & Appliance Stores	3	0.2%	22	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	11	0.8%	179	1.4%
Food & Beverage Stores	42	3.1%	337	2.6%
Health & Personal Care Stores	17	1.3%	88	0.7%
Gasoline Stations	14	1.0%	63	0.5%
Clothing & Clothing Accessories Stores	17	1.3%	94	0.7%
Sport Goods, Hobby, Book, & Music Stores	11	0.8%	25	0.2%
General Merchandise Stores	21	1.6%	817	6.3%
Miscellaneous Store Retailers	27	2.0%	63	0.5%
Nonstore Retailers	4	0.3%	38	0.3%
Transportation & Warehousing	35	2.9%	310	2.4%
Information	31	2.3%	239	1.8%
Finance & Insurance	62	4.6%	142	1.1%
Central Bank/Credit Intermediation & Related Activities	5	0.4%	11	0.1%
Securities, Commodity Contracts & Other Financial	17	1.3%	55	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	72	5.4%	186	1.4%
Real Estate, Rental & Leasing	65	4.9%	533	4.1%
Professional, Scientific & Tech Services	7	0.5%	28	0.2%
Legal Services	1	0.1%	26	0.2%
Management of Companies & Enterprises	44	3.3%	264	2.0%
Administrative & Support & Waste Management & Remediation	34	2.5%	1,150	8.8%
Educational Services	106	7.9%	2,363	18.1%
Health Care & Social Assistance	20	1.5%	143	1.1%
Arts, Entertainment & Recreation	76	5.7%	976	7.5%
Accommodation & Food Services	14	1.0%	152	1.2%
Accommodation	62	4.6%	824	6.3%
Food Services & Drinking Places	215	16.1%	759	5.8%
Other Services (except Public Administration)	35	2.6%	138	1.1%
Automotive Repair & Maintenance	140	10.5%	1,609	12.3%
Public Administration				
Unclassified Establishments	23	1.7%	16	0.1%
<b>Total</b>	<b>1,338</b>	<b>100.0%</b>	<b>13,061</b>	<b>100.0%</b>

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.  
 Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



## Market Profile

Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

Prepared by Esri

	Sumter County...
<b>Population Summary</b>	
2000 Total Population	33,200
2010 Total Population	32,819
2016 Total Population	32,091
2016 Group Quarters	1,721
2021 Total Population	31,416
2016-2021 Annual Rate	-0.42%
2016 Total Daytime Population	32,899
Workers	13,607
Residents	19,292
<b>Household Summary</b>	
2000 Households	12,025
2000 Average Household Size	2.64
2010 Households	12,123
2010 Average Household Size	2.55
2016 Households	12,013
2016 Average Household Size	2.53
2021 Households	11,798
2021 Average Household Size	2.52
2016-2021 Annual Rate	-0.36%
2010 Families	8,153
2010 Average Family Size	3.11
2016 Families	7,995
2016 Average Family Size	3.10
2021 Families	7,808
2021 Average Family Size	3.10
2016-2021 Annual Rate	-0.47%
<b>Housing Unit Summary</b>	
2000 Housing Units	13,700
Owner Occupied Housing Units	56.2%
Renter Occupied Housing Units	31.6%
Vacant Housing Units	12.2%
2010 Housing Units	13,909
Owner Occupied Housing Units	49.8%
Renter Occupied Housing Units	37.4%
Vacant Housing Units	12.8%
2016 Housing Units	13,909
Owner Occupied Housing Units	45.9%
Renter Occupied Housing Units	40.4%
Vacant Housing Units	13.6%
2021 Housing Units	13,824
Owner Occupied Housing Units	45.2%
Renter Occupied Housing Units	40.1%
Vacant Housing Units	14.7%
<b>Median Household Income</b>	
2016	\$33,375
2021	\$37,163
<b>Median Home Value</b>	
2016	\$87,399
2021	\$112,868
<b>Per Capita Income</b>	
2016	\$18,234
2021	\$19,962
<b>Median Age</b>	
2010	33.9
2016	34.6
2021	35.9

**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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 09, 2017



## Market Profile

Sumter County, GA  
 Sumter County, GA (13261)  
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	Sumter County...
<b>2016 Households by Income</b>	
Household Income Base	12,013
<\$15,000	24.4%
\$15,000 - \$24,999	13.8%
\$25,000 - \$34,999	13.6%
\$35,000 - \$49,999	14.8%
\$50,000 - \$74,999	15.5%
\$75,000 - \$99,999	7.9%
\$100,000 - \$149,999	7.0%
\$150,000 - \$199,999	1.9%
\$200,000+	1.2%
Average Household Income	\$47,070
<b>2021 Households by Income</b>	
Household Income Base	11,798
<\$15,000	25.3%
\$15,000 - \$24,999	12.1%
\$25,000 - \$34,999	9.6%
\$35,000 - \$49,999	15.6%
\$50,000 - \$74,999	16.5%
\$75,000 - \$99,999	8.9%
\$100,000 - \$149,999	8.4%
\$150,000 - \$199,999	2.3%
\$200,000+	1.3%
Average Household Income	\$51,484
<b>2016 Owner Occupied Housing Units by Value</b>	
Total	6,388
<\$50,000	22.4%
\$50,000 - \$99,999	36.9%
\$100,000 - \$149,999	12.4%
\$150,000 - \$199,999	10.8%
\$200,000 - \$249,999	8.9%
\$250,000 - \$299,999	2.8%
\$300,000 - \$399,999	3.1%
\$400,000 - \$499,999	1.6%
\$500,000 - \$749,999	0.7%
\$750,000 - \$999,999	0.4%
\$1,000,000 +	0.0%
Average Home Value	\$121,423
<b>2021 Owner Occupied Housing Units by Value</b>	
Total	6,253
<\$50,000	19.9%
\$50,000 - \$99,999	26.5%
\$100,000 - \$149,999	14.1%
\$150,000 - \$199,999	15.6%
\$200,000 - \$249,999	12.7%
\$250,000 - \$299,999	4.7%
\$300,000 - \$399,999	3.5%
\$400,000 - \$499,999	1.9%
\$500,000 - \$749,999	0.7%
\$750,000 - \$999,999	0.4%
\$1,000,000 +	0.0%
Average Home Value	\$140,481

**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 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

May 09, 2017





## Market Profile

Sumter County, GA  
 Sumter County, GA (13261)  
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	Sumter County...
<b>2010 Population by Age</b>	
Total	32,819
0 - 4	7.2%
5 - 9	6.6%
10 - 14	7.0%
15 - 24	17.8%
25 - 34	12.7%
35 - 44	11.8%
45 - 54	12.8%
55 - 64	11.6%
65 - 74	6.9%
75 - 84	4.0%
85 +	1.7%
18 +	74.7%
<b>2016 Population by Age</b>	
Total	32,091
0 - 4	6.9%
5 - 9	6.7%
10 - 14	6.3%
15 - 24	16.2%
25 - 34	14.3%
35 - 44	11.1%
45 - 54	11.9%
55 - 64	11.9%
65 - 74	8.8%
75 - 84	4.1%
85 +	1.7%
18 +	76.2%
<b>2021 Population by Age</b>	
Total	31,416
0 - 4	6.7%
5 - 9	6.5%
10 - 14	6.5%
15 - 24	15.4%
25 - 34	14.0%
35 - 44	11.8%
45 - 54	10.9%
55 - 64	11.7%
65 - 74	10.1%
75 - 84	4.9%
85 +	1.8%
18 +	76.6%
<b>2010 Population by Sex</b>	
Males	15,627
Females	17,192
<b>2016 Population by Sex</b>	
Males	15,370
Females	16,721
<b>2021 Population by Sex</b>	
Males	15,156
Females	16,260

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 09, 2017



## Market Profile

Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

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	Sumter County...
<b>2010 Population by Race/Ethnicity</b>	
Total	32,819
White Alone	42.2%
Black Alone	51.8%
American Indian Alone	0.3%
Asian Alone	1.3%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.2%
Two or More Races	1.2%
Hispanic Origin	5.2%
Diversity Index	59.8
<b>2016 Population by Race/Ethnicity</b>	
Total	32,091
White Alone	40.5%
Black Alone	53.2%
American Indian Alone	0.4%
Asian Alone	1.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.3%
Two or More Races	1.3%
Hispanic Origin	5.4%
Diversity Index	59.9
<b>2021 Population by Race/Ethnicity</b>	
Total	31,416
White Alone	38.7%
Black Alone	54.2%
American Indian Alone	0.4%
Asian Alone	1.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.6%
Two or More Races	1.5%
Hispanic Origin	5.8%
Diversity Index	60.5
<b>2010 Population by Relationship and Household Type</b>	
Total	32,819
In Households	94.2%
In Family Households	79.5%
Householder	24.8%
Spouse	14.5%
Child	33.3%
Other relative	4.5%
Nonrelative	2.2%
In Nonfamily Households	14.7%
In Group Quarters	5.8%
Institutionalized Population	2.9%
Noninstitutionalized Population	2.9%

**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 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

May 09, 2017



## Market Profile

Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

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	Sumter County...
<b>2016 Population 25+ by Educational Attainment</b>	
Total	20,492
Less than 9th Grade	8.3%
9th - 12th Grade, No Diploma	13.9%
High School Graduate	27.8%
GED/Alternative Credential	4.7%
Some College, No Degree	19.4%
Associate Degree	5.6%
Bachelor's Degree	9.6%
Graduate/Professional Degree	10.8%
<b>2016 Population 15+ by Marital Status</b>	
Total	25,701
Never Married	42.6%
Married	40.5%
Widowed	7.5%
Divorced	9.4%
<b>2016 Civilian Population 16+ in Labor Force</b>	
Civilian Employed	91.1%
Civilian Unemployed	8.9%
<b>2016 Employed Population 16+ by Industry</b>	
Total	12,727
Agriculture/Mining	4.5%
Construction	4.3%
Manufacturing	14.0%
Wholesale Trade	1.9%
Retail Trade	10.8%
Transportation/Utilities	3.6%
Information	2.0%
Finance/Insurance/Real Estate	3.8%
Services	47.2%
Public Administration	8.0%
<b>2016 Employed Population 16+ by Occupation</b>	
Total	12,727
White Collar	51.3%
Management/Business/Financial	11.7%
Professional	17.5%
Sales	8.2%
Administrative Support	13.9%
Services	20.2%
Blue Collar	28.5%
Farming/Forestry/Fishing	2.6%
Construction/Extraction	4.3%
Installation/Maintenance/Repair	2.9%
Production	8.8%
Transportation/Material Moving	9.9%
<b>2010 Population By Urban/ Rural Status</b>	
Total Population	32,819
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	58.2%
Rural Population	41.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 09, 2017



## Market Profile

Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

Prepared by Esri

	Sumter County...
<b>2010 Households by Type</b>	
Total	12,123
Households with 1 Person	27.6%
Households with 2+ People	72.4%
Family Households	67.3%
Husband-wife Families	39.4%
With Related Children	15.8%
Other Family (No Spouse Present)	27.9%
Other Family with Male Householder	4.9%
With Related Children	2.4%
Other Family with Female Householder	23.0%
With Related Children	16.4%
Nonfamily Households	5.2%
All Households with Children	35.0%
Multigenerational Households	6.0%
Unmarried Partner Households	5.8%
Male-female	5.3%
Same-sex	0.5%
<b>2010 Households by Size</b>	
Total	12,123
1 Person Household	27.6%
2 Person Household	32.0%
3 Person Household	16.9%
4 Person Household	12.6%
5 Person Household	6.5%
6 Person Household	2.7%
7 + Person Household	1.8%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	12,123
Owner Occupied	57.1%
Owned with a Mortgage/Loan	35.0%
Owned Free and Clear	22.2%
Renter Occupied	42.9%
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	13,909
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	55.0%
Rural Housing Units	45.0%

**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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 09, 2017



## Market Profile

Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

Prepared by Esri

		Sumter County...
<b>Top 3 Tapestry Segments</b>		
	1.	Rural Bypasses (10E)
	2.	Midlife Constants (5E)
	3.	Set to Impress (11D)
<b>2016 Consumer Spending</b>		
Apparel & Services: Total \$		\$14,953,788
Average Spent		\$1,244.80
Spending Potential Index		62
Education: Total \$		\$9,183,108
Average Spent		\$764.43
Spending Potential Index		54
Entertainment/Recreation: Total \$		\$22,080,234
Average Spent		\$1,838.03
Spending Potential Index		63
Food at Home: Total \$		\$39,710,956
Average Spent		\$3,305.67
Spending Potential Index		66
Food Away from Home: Total \$		\$23,333,363
Average Spent		\$1,942.34
Spending Potential Index		63
Health Care: Total \$		\$41,826,423
Average Spent		\$3,481.76
Spending Potential Index		66
HH Furnishings & Equipment: Total \$		\$13,027,504
Average Spent		\$1,084.45
Spending Potential Index		61
Personal Care Products & Services: Total \$		\$5,411,077
Average Spent		\$450.44
Spending Potential Index		61
Shelter: Total \$		\$110,736,949
Average Spent		\$9,218.09
Spending Potential Index		59
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$17,656,782
Average Spent		\$1,469.81
Spending Potential Index		63
Travel: Total \$		\$12,454,751
Average Spent		\$1,036.77
Spending Potential Index		56
Vehicle Maintenance & Repairs: Total \$		\$8,042,776
Average Spent		\$669.51
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 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

May 09, 2017





## Retail Market Potential

Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

Prepared by Esri

Demographic Summary	2016	2021
Population	32,091	31,416
Population 18+	24,465	24,080
Households	12,013	11,798
Median Household Income	\$33,375	\$37,163

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Apparel (Adults)</b>			
Bought any men's clothing in last 12 months	11,229	45.9%	97
Bought any women's clothing in last 12 months	10,655	43.6%	99
Bought clothing for child <13 years in last 6 months	6,491	26.5%	96
Bought any shoes in last 12 months	12,485	51.0%	95
Bought costume jewelry in last 12 months	4,702	19.2%	98
Bought any fine jewelry in last 12 months	4,594	18.8%	102
Bought a watch in last 12 months	2,706	11.1%	100
<b>Automobiles (Households)</b>			
HH owns/leases any vehicle	9,986	83.1%	97
HH bought/leased new vehicle last 12 mo	943	7.8%	84
<b>Automotive Aftermarket (Adults)</b>			
Bought gasoline in last 6 months	20,548	84.0%	99
Bought/changed motor oil in last 12 months	13,270	54.2%	110
Had tune-up in last 12 months	7,248	29.6%	98
<b>Beverages (Adults)</b>			
Drank bottled water/seltzer in last 6 months	15,311	62.6%	96
Drank regular cola in last 6 months	12,122	49.5%	110
Drank beer/ale in last 6 months	9,365	38.3%	90
<b>Cameras (Adults)</b>			
Own digital point & shoot camera	5,843	23.9%	82
Own digital single-lens reflex (SLR) camera	1,666	6.8%	79
Bought any camera in last 12 months	1,344	5.5%	96
Printed digital photos in last 12 months	751	3.1%	105
<b>Cell Phones (Adults/Households)</b>			
Bought cell phone in last 12 months	8,854	36.2%	100
Have a smartphone	12,199	49.9%	85
Have a smartphone: Android phone (any brand)	6,219	25.4%	94
Have a smartphone: Apple iPhone	4,283	17.5%	68
Number of cell phones in household: 1	4,566	38.0%	118
Number of cell phones in household: 2	4,161	34.6%	93
Number of cell phones in household: 3+	2,481	20.7%	81
HH has cell phone only (no landline telephone)	5,641	47.0%	112
<b>Computers (Households)</b>			
HH owns a computer	8,013	66.7%	87
HH owns desktop computer	4,719	39.3%	87
HH owns laptop/notebook	5,537	46.1%	85
HH owns any Apple/Mac brand computer	1,133	9.4%	63
HH owns any PC/non-Apple brand computer	7,361	61.3%	90
HH purchased most recent computer in a store	3,898	32.4%	86
HH purchased most recent computer online	1,216	10.1%	77
Spent <\$500 on most recent home computer	1,793	14.9%	103
Spent \$500-\$999 on most recent home computer	1,977	16.5%	86
Spent \$1,000-\$1,499 on most recent home computer	835	7.0%	73
Spent \$1,500-\$1,999 on most recent home computer	378	3.1%	69
Spent \$2,000+ on most recent home computer	373	3.1%	79

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

May 09, 2017



## Retail Market Potential

Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at convenience store in last 6 mos	11,618	47.5%	94
Bought brewed coffee at convenience store in last 30 days	3,579	14.6%	93
Bought cigarettes at convenience store in last 30 days	4,014	16.4%	131
Bought gas at convenience store in last 30 days	9,151	37.4%	113
Spent at convenience store in last 30 days: <\$20	1,587	6.5%	80
Spent at convenience store in last 30 days: \$20-\$39	2,005	8.2%	91
Spent at convenience store in last 30 days: \$40-\$50	2,053	8.4%	110
Spent at convenience store in last 30 days: \$51-\$99	1,076	4.4%	99
Spent at convenience store in last 30 days: \$100+	6,479	26.5%	116
<b>Entertainment (Adults)</b>			
Attended a movie in last 6 months	12,918	52.8%	89
Went to live theater in last 12 months	2,238	9.1%	70
Went to a bar/night club in last 12 months	3,482	14.2%	85
Dined out in last 12 months	9,227	37.7%	84
Gambled at a casino in last 12 months	2,483	10.1%	74
Visited a theme park in last 12 months	3,237	13.2%	75
Viewed movie (video-on-demand) in last 30 days	2,889	11.8%	69
Viewed TV show (video-on-demand) in last 30 days	2,057	8.4%	65
Watched any pay-per-view TV in last 12 months	2,682	11.0%	83
Downloaded a movie over the Internet in last 30 days	1,401	5.7%	80
Downloaded any individual song in last 6 months	4,195	17.1%	84
Watched a movie online in the last 30 days	2,958	12.1%	76
Watched a TV program online in last 30 days	2,910	11.9%	80
Played a video/electronic game (console) in last 12 months	2,409	9.8%	94
Played a video/electronic game (portable) in last 12 months	1,038	4.2%	93
<b>Financial (Adults)</b>			
Have home mortgage (1st)	5,855	23.9%	77
Used ATM/cash machine in last 12 months	10,303	42.1%	86
Own any stock	1,281	5.2%	68
Own U.S. savings bond	964	3.9%	74
Own shares in mutual fund (stock)	1,296	5.3%	73
Own shares in mutual fund (bonds)	750	3.1%	63
Have interest checking account	5,711	23.3%	83
Have non-interest checking account	6,322	25.8%	91
Have savings account	11,436	46.7%	87
Have 401K retirement savings plan	2,798	11.4%	79
Own/used any credit/debit card in last 12 months	16,566	67.7%	91
Avg monthly credit card expenditures: <\$111	2,808	11.5%	99
Avg monthly credit card expenditures: \$111-\$225	1,502	6.1%	89
Avg monthly credit card expenditures: \$226-\$450	1,255	5.1%	81
Avg monthly credit card expenditures: \$451-\$700	985	4.0%	76
Avg monthly credit card expenditures: \$701-\$1,000	697	2.8%	66
Avg monthly credit card expenditures: \$1,001+	1,351	5.5%	61
Did banking online in last 12 months	6,627	27.1%	76
Did banking on mobile device in last 12 months	2,689	11.0%	78
Paid bills online in last 12 months	8,416	34.4%	80

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.  
**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

May 09, 2017



## Retail Market Potential

Sumter County, GA  
 Sumter County, GA (13261)  
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Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
Used beef (fresh/frozen) in last 6 months	8,317	69.2%	100
Used bread in last 6 months	11,274	93.8%	100
Used chicken (fresh or frozen) in last 6 months	8,000	66.6%	97
Used turkey (fresh or frozen) in last 6 months	1,865	15.5%	98
Used fish/seafood (fresh or frozen) in last 6 months	6,305	52.5%	96
Used fresh fruit/vegetables in last 6 months	10,031	83.5%	97
Used fresh milk in last 6 months	10,446	87.0%	99
Used organic food in last 6 months	2,003	16.7%	85
<b>Health (Adults)</b>			
Exercise at home 2+ times per week	6,145	25.1%	89
Exercise at club 2+ times per week	1,953	8.0%	61
Visited a doctor in last 12 months	17,920	73.2%	97
Used vitamin/dietary supplement in last 6 months	11,931	48.8%	92
<b>Home (Households)</b>			
Any home improvement in last 12 months	2,882	24.0%	89
Used housekeeper/maid/professional HH cleaning service in last 12	1,156	9.6%	73
Purchased low ticket HH furnishings in last 12 months	1,742	14.5%	90
Purchased big ticket HH furnishings in last 12 months	2,285	19.0%	91
Bought any small kitchen appliance in last 12 months	2,499	20.8%	94
Bought any large kitchen appliance in last 12 months	1,491	12.4%	98
<b>Insurance (Adults/Households)</b>			
Currently carry life insurance	10,414	42.6%	100
Carry medical/hospital/accident insurance	14,974	61.2%	93
Carry homeowner insurance	10,461	42.8%	91
Carry renter's insurance	1,715	7.0%	86
Have auto insurance: 1 vehicle in household covered	4,056	33.8%	109
Have auto insurance: 2 vehicles in household covered	2,998	25.0%	88
Have auto insurance: 3+ vehicles in household covered	2,173	18.1%	83
<b>Pets (Households)</b>			
Household owns any pet	6,485	54.0%	100
Household owns any cat	2,815	23.4%	104
Household owns any dog	5,103	42.5%	104
<b>Psychographics (Adults)</b>			
Buying American is important to me	11,460	46.8%	111
Usually buy items on credit rather than wait	2,618	10.7%	91
Usually buy based on quality - not price	4,205	17.2%	96
Price is usually more important than brand name	7,053	28.8%	110
Usually use coupons for brands I buy often	4,907	20.1%	106
Am interested in how to help the environment	4,116	16.8%	103
Usually pay more for environ safe product	3,104	12.7%	99
Usually value green products over convenience	2,825	11.5%	110
Likely to buy a brand that supports a charity	8,798	36.0%	103
<b>Reading (Adults)</b>			
Bought digital book in last 12 months	2,360	9.6%	73
Bought hardcover book in last 12 months	4,481	18.3%	87
Bought paperback book in last 12 month	6,991	28.6%	91
Read any daily newspaper (paper version)	6,558	26.8%	102
Read any digital newspaper in last 30 days	6,734	27.5%	83
Read any magazine (paper/electronic version) in last 6 months	21,685	88.6%	98

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

May 09, 2017



## Retail Market Potential

Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to family restaurant/steak house in last 6 months	17,740	72.5%	97
Went to family restaurant/steak house: 4+ times a month	6,514	26.6%	97
Went to fast food/drive-in restaurant in last 6 months	22,142	90.5%	101
Went to fast food/drive-in restaurant 9+ times/mo	10,281	42.0%	106
Fast food/drive-in last 6 months: eat in	8,413	34.4%	95
Fast food/drive-in last 6 months: home delivery	1,658	6.8%	88
Fast food/drive-in last 6 months: take-out/drive-thru	11,944	48.8%	105
Fast food/drive-in last 6 months: take-out/walk-in	4,428	18.1%	93
<b>Television &amp; Electronics (Adults/Households)</b>			
Own any e-reader/tablet	5,776	23.6%	74
Own e-reader/tablet: iPad	2,336	9.5%	62
Own any portable MP3 player	6,204	25.4%	82
HH owns 1 TV	2,503	20.8%	102
HH owns 2 TVs	3,109	25.9%	100
HH owns 3 TVs	2,463	20.5%	96
HH owns 4+ TVs	2,152	17.9%	95
HH subscribes to cable TV	5,391	44.9%	90
HH subscribes to fiber optic	437	3.6%	48
HH has satellite dish	3,760	31.3%	123
HH owns DVD/Blu-ray player	6,923	57.6%	95
HH owns camcorder	1,275	10.6%	76
HH owns portable GPS navigation device	2,691	22.4%	82
HH purchased video game system in last 12 mos	671	5.6%	70
HH owns Internet video device for TV	594	4.9%	70
<b>Travel (Adults)</b>			
Domestic travel in last 12 months	9,811	40.1%	80
Took 3+ domestic non-business trips in last 12 months	2,071	8.5%	76
Spent on domestic vacations in last 12 months: <\$1,000	2,293	9.4%	87
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	1,150	4.7%	81
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	634	2.6%	73
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	691	2.8%	72
Spent on domestic vacations in last 12 months: \$3,000+	860	3.5%	64
Domestic travel in the 12 months: used general travel website	1,110	4.5%	67
Foreign travel in last 3 years	3,577	14.6%	61
Took 3+ foreign trips by plane in last 3 years	545	2.2%	50
Spent on foreign vacations in last 12 months: <\$1,000	600	2.5%	59
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	542	2.2%	68
Spent on foreign vacations in last 12 months: \$3,000+	623	2.5%	51
Foreign travel in last 3 years: used general travel website	870	3.6%	64
Nights spent in hotel/motel in last 12 months: any	8,174	33.4%	82
Took cruise of more than one day in last 3 years	1,431	5.8%	70
Member of any frequent flyer program	2,060	8.4%	52
Member of any hotel rewards program	2,182	8.9%	63

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

May 08, 2017



## Financial Expenditures

Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

Prepared by Esri

Demographic Summary	2016	2021	
Population	32,091	31,416	
Households	12,013	11,798	
Families	7,995	7,808	
Median Age	34.6	35.9	
Median Household Income	\$33,375	\$37,163	
	Spending Potential Index	Average Amount Spent	Total
<b>Assets</b>			
Value of Checking/Savings/Money Market Accounts & CDs	57	\$2,209.81	\$26,546,505
Value of Checking/Savings/Money Market Accounts & CDs (1 year ago)	56	\$2,057.17	\$24,712,838
Value of Stocks/Bonds/Mutual Funds	58	\$4,350.64	\$52,264,247
Value of Stocks/Bonds/Mutual Funds (1 year ago)	59	\$3,923.39	\$47,131,690
Value of Other Financial Assets	66	\$746.50	\$8,967,724
Value of Other Financial Assets (1 year ago)	67	\$636.85	\$7,650,474
Value of Retirement Plans	58	\$15,142.25	\$181,903,899
Value of Retirement Plans (1 year ago)	58	\$14,309.93	\$171,905,207
Surrender Value of Whole Life Policies	57	\$530.55	\$6,373,456
Surrender Value of Whole Life Policies (1 year ago)*	56	\$448.38	\$5,386,431
<b>Earnings</b>			
Interest/Dividends	55	\$510.97	\$6,138,299
Royalty/Estate/Trust Income	56	\$212.14	\$2,548,413
<b>Liabilities</b>			
Original Mortgage Amount (Owned Home)	55	\$6,150.00	\$73,879,920
Vehicle Loan Amount (1)	69	\$1,676.35	\$20,138,030
Value of Credit Card Debt	61	\$351.13	\$4,218,146
Value of Credit Card Debt (1 year ago)	61	\$341.20	\$4,098,845
Value Owed on Student Loans	62	\$816.60	\$9,809,785
Value Owed on Student Loans (1 year ago)	61	\$729.61	\$8,764,758
Value Owed on Non-student Loans	83	\$183.36	\$2,202,681
Value Owed on Non-student Loans (1 year ago)	85	\$144.37	\$1,734,322
<b>Amount Paid: Interest</b>			
Home Mortgage	55	\$2,041.31	\$24,522,304
Lump Sum Home Equity Loan	57	\$32.28	\$387,789
New Car/Truck/Van Loan	66	\$79.25	\$952,013
Used Car/Truck/Van Loan	71	\$89.28	\$1,072,505
Finance/Late/Interest Charges for Credit Cards	58	\$46.18	\$554,768
Finance/Late/Interest Charges for Student Loans	54	\$18.47	\$221,922
Finance/Late/Interest Charges for Non-student Loans	56	\$6.83	\$82,010
<b>Amount Paid: Principal</b>			
Home Mortgage	56	\$1,098.04	\$13,190,754
Lump Sum Home Equity Loan	58	\$50.04	\$601,132
New Car/Truck/Van Loan	64	\$562.82	\$6,761,207
Used Car/Truck/Van Loan	72	\$515.45	\$6,192,041
Checking Account and Banking Service Charges	65	\$21.52	\$258,498

**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) **Vehicle Loan Amount** is the amount of a loan for a car, truck, van, boat, camper, motorcycle, motor scooter, moped, plane, snowmobile, dune buggy, ATV, or Segway, excluding interest.

**Source:** Esri forecasts for 2016 and 2021; Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics.

May 09, 2017





## Retail MarketPlace Profile

Sumter County, GA  
Sumter County, GA (13261)  
Geography: County

Prepared by Esri

Summary Demographics						
2016 Population						32,091
2016 Households						12,013
2016 Median Disposable Income						\$28,334
2016 Per Capita Income						\$18,234
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$325,889,594	\$451,667,084	-\$125,777,490	-16.2	261
Total Retail Trade	44-45	\$297,039,660	\$421,340,775	-\$124,301,115	-17.3	199
Total Food & Drink	722	\$28,849,934	\$30,326,309	-\$1,476,375	-2.5	62
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$69,889,607	\$101,695,865	-\$31,806,258	-18.5	28
Automobile Dealers	4411	\$59,040,631	\$89,260,760	-\$30,220,129	-20.4	14
Other Motor Vehicle Dealers	4412	\$5,980,354	\$6,365,747	-\$385,393	-3.1	4
Auto Parts, Accessories & Tire Stores	4413	\$4,868,622	\$6,069,358	-\$1,200,736	-11.0	10
Furniture & Home Furnishings Stores	442	\$9,776,695	\$8,375,706	\$1,400,989	7.7	10
Furniture Stores	4421	\$5,512,499	\$8,037,714	-\$2,525,215	-18.6	9
Home Furnishings Stores	4422	\$4,264,196	\$337,992	\$3,926,204	85.3	1
Electronics & Appliance Stores	443	\$14,673,035	\$2,901,044	\$11,771,991	67.0	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$16,677,771	\$20,980,430	-\$4,302,659	-11.4	11
Bldg Material & Supplies Dealers	4441	\$15,401,102	\$20,344,958	-\$4,943,856	-13.8	9
Lawn & Garden Equip & Supply Stores	4442	\$1,276,669	\$635,472	\$641,197	33.5	2
Food & Beverage Stores	445	\$54,089,663	\$55,157,393	-\$1,067,730	-1.0	34
Grocery Stores	4451	\$47,151,762	\$50,219,143	-\$3,067,381	-3.2	26
Specialty Food Stores	4452	\$4,201,496	\$1,031,078	\$3,170,418	60.6	4
Beer, Wine & Liquor Stores	4453	\$2,736,405	\$3,907,172	-\$1,170,767	-17.6	4
Health & Personal Care Stores	446,4461	\$17,973,724	\$14,471,565	\$3,502,159	10.8	15
Gasoline Stations	447,4471	\$23,041,937	\$31,770,039	-\$8,728,102	-15.9	21
Clothing & Clothing Accessories Stores	448	\$12,125,718	\$7,109,513	\$5,016,205	26.1	16
Clothing Stores	4481	\$8,273,971	\$4,122,034	\$4,151,937	33.5	10
Shoe Stores	4482	\$1,762,100	\$1,684,124	\$77,976	2.3	4
Jewelry, Luggage & Leather Goods Stores	4483	\$2,089,647	\$1,303,355	\$786,292	23.2	2
Sporting Goods, Hobby, Book & Music Stores	451	\$7,002,251	\$2,619,060	\$4,383,191	45.6	11
Sporting Goods/Hobby/Musical Instr Stores	4511	\$5,942,487	\$2,524,419	\$3,418,068	40.4	10
Book, Periodical & Music Stores	4512	\$1,059,764	\$94,641	\$965,123	83.6	1
General Merchandise Stores	452	\$54,752,332	\$166,873,232	-\$112,120,900	-50.6	21
Department Stores Excluding Leased Depts.	4521	\$41,117,316	\$158,329,793	-\$117,212,477	-58.8	7
Other General Merchandise Stores	4529	\$13,635,016	\$8,543,439	\$5,091,577	23.0	14
Miscellaneous Store Retailers	453	\$12,177,956	\$5,026,534	\$7,151,422	41.6	27
Florists	4531	\$372,657	\$624,502	-\$251,845	-25.3	4
Office Supplies, Stationery & Gift Stores	4532	\$1,752,636	\$830,943	\$921,693	35.7	5
Used Merchandise Stores	4533	\$1,543,234	\$1,135,302	\$407,932	15.2	9
Other Miscellaneous Store Retailers	4539	\$8,509,429	\$2,435,787	\$6,073,642	55.5	9
Nonstore Retailers	454	\$4,858,971	\$4,360,394	\$498,577	5.4	3
Electronic Shopping & Mail-Order Houses	4541	\$2,754,375	\$0	\$2,754,375	100.0	0
Vending Machine Operators	4542	\$270,175	\$0	\$270,175	100.0	0
Direct Selling Establishments	4543	\$1,834,421	\$4,360,394	-\$2,525,973	-40.8	3
Food Services & Drinking Places	722	\$28,849,934	\$30,326,309	-\$1,476,375	-2.5	62
Special Food Services	7223	\$300,574	\$547,961	-\$247,387	-29.2	3
Drinking Places - Alcoholic Beverages	7224	\$613,966	\$335,858	\$278,108	29.3	2
Restaurants/Other Eating Places	7225	\$27,935,394	\$29,442,490	-\$1,507,096	-3	57

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. [http://www.esri.com/data/esri\\_data/methodology-statements](http://www.esri.com/data/esri_data/methodology-statements)

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May 09, 2017

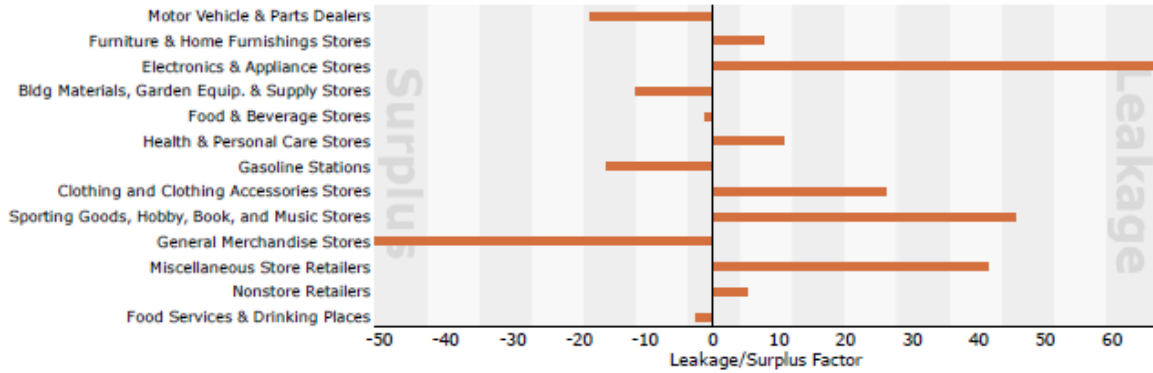


## Retail MarketPlace Profile

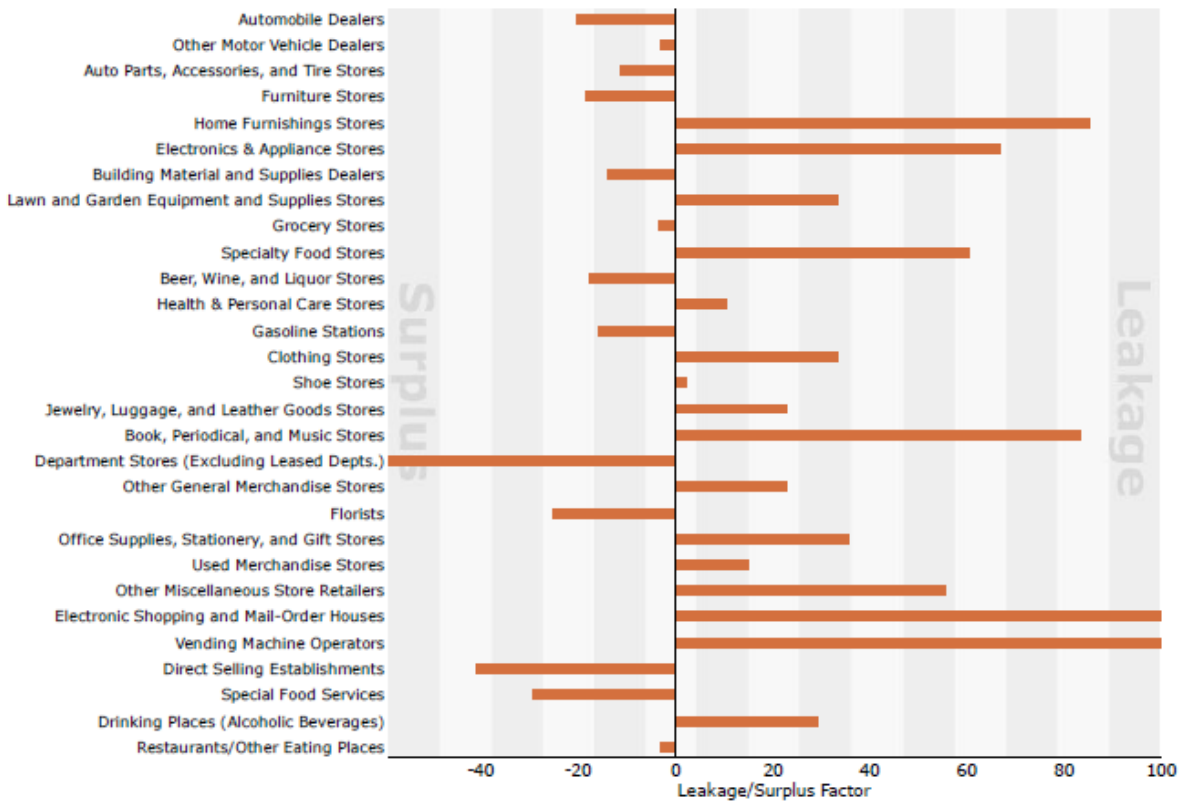
Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

Prepared by Esri

### Leakage/Surplus Factor by Industry Subsector



### Leakage/Surplus Factor by Industry Group



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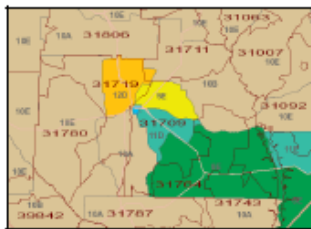
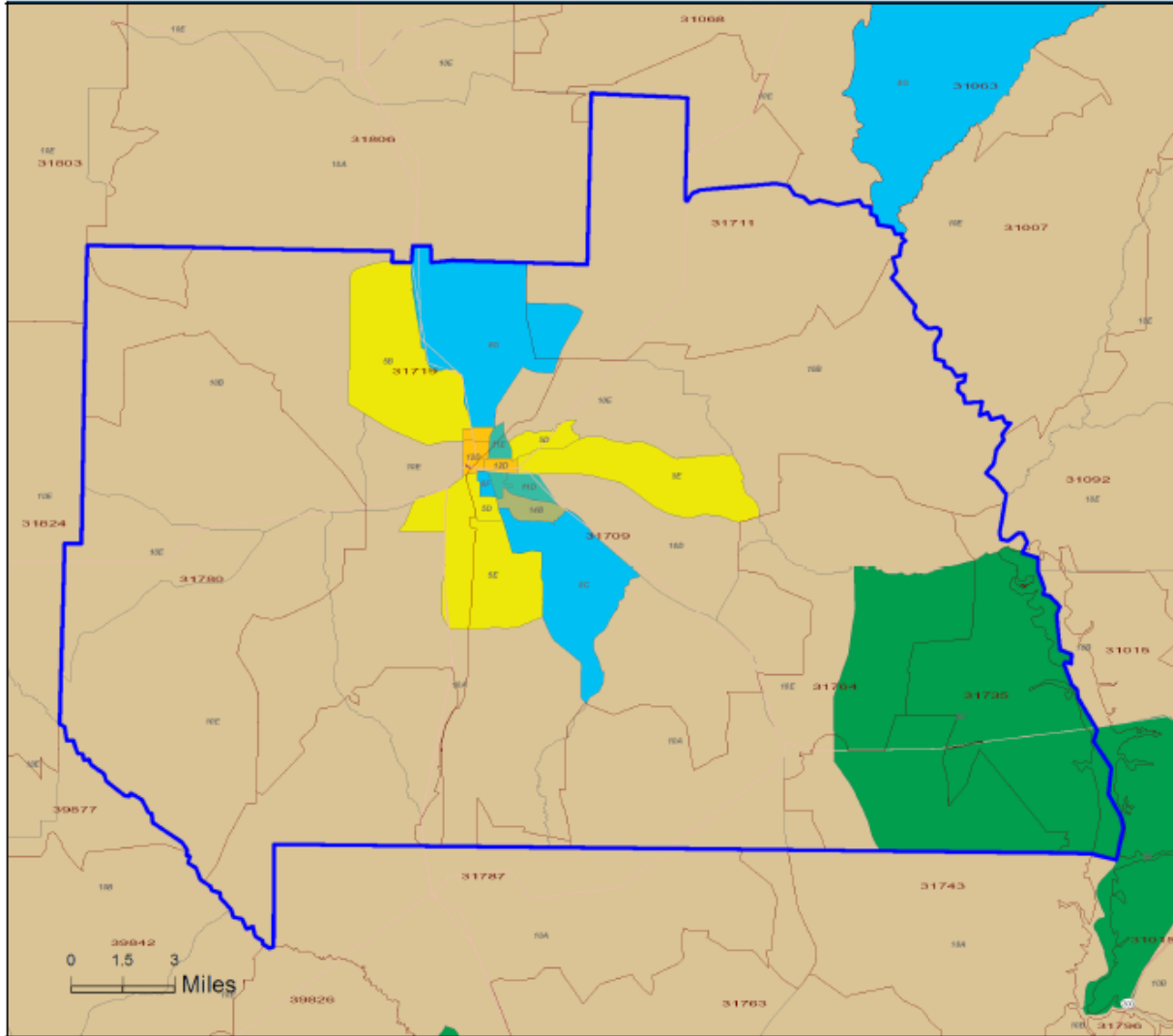
May 09, 2017



# Dominant Tapestry Map

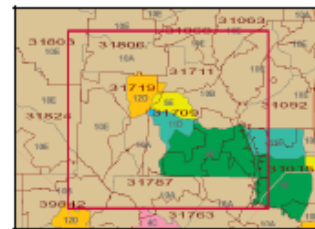
Sumter County, GA  
Sumter County, GA (13261)  
Geography: County

Prepared by Esri



### Tapestry LifeMode

- |                        |                            |
|------------------------|----------------------------|
| L1: Affluent Estates   | L8: Middle Ground          |
| L2: Upscale Avenues    | L9: Senior Styles          |
| L3: Uptown Individuals | L10: Rustic Outposts       |
| L4: Family Landscapes  | L11: Midtown Singles       |
| L5: GenXurban          | L12: Hometown              |
| L6: Cozy Country       | L13: Next Wave             |
| L7: Ethnic Enclaves    | L14: Scholars and Patriots |



Source: Esri

May 18, 2017



## Dominant Tapestry Map

Sumter County, GA  
Sumter County, GA (13261)  
Geography: County

Prepared by Esri

### Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               | Segment 15 (Unclassified)               |

Source: Esri

May 18, 2017

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Page 2 of 2



# Tapestry Segmentation Area Profile

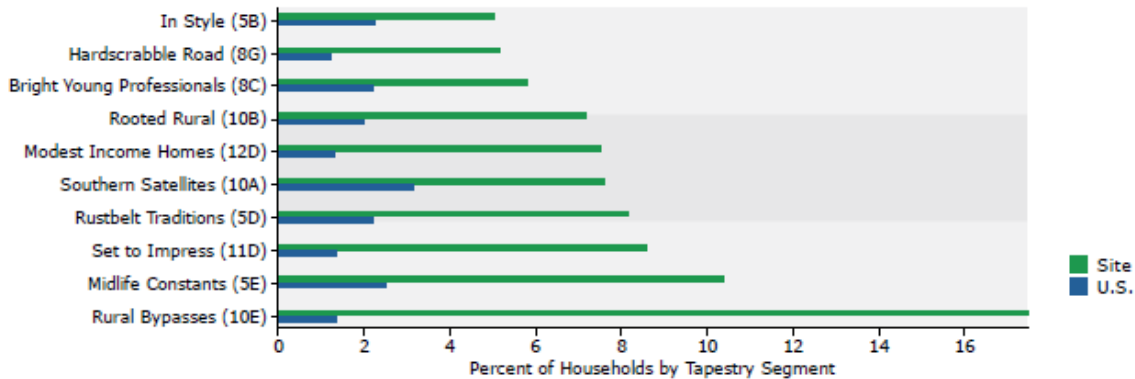
Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

Prepared by Esri

## Top Twenty Tapestry Segments

Rank	Tapestry Segment	2016 Households		2016 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Rural Bypasses (10E)	17.5%	17.5%	1.4%	1.4%	1276
2	Midlife Constants (5E)	10.4%	27.9%	2.5%	3.9%	413
3	Set to Impress (11D)	8.6%	36.5%	1.4%	5.3%	618
4	Rustbelt Traditions (5D)	8.2%	44.7%	2.2%	7.5%	368
5	Southern Satellites (10A)	7.6%	52.3%	3.2%	10.7%	241
	<b>Subtotal</b>	<b>52.3%</b>		<b>10.7%</b>		
6	Modest Income Homes (12D)	7.6%	59.9%	1.3%	12.0%	565
7	Rooted Rural (10B)	7.2%	67.1%	2.0%	14.0%	357
8	Bright Young Professionals (8C)	5.8%	72.9%	2.2%	16.2%	262
9	Hardscrabble Road (8G)	5.2%	78.1%	1.2%	17.4%	421
10	In Style (5B)	5.1%	83.2%	2.3%	19.7%	224
	<b>Subtotal</b>	<b>30.9%</b>		<b>9.0%</b>		
11	Down the Road (10D)	4.5%	87.7%	1.1%	20.8%	395
12	Rural Resort Dwellers (6E)	3.7%	91.4%	1.0%	21.8%	360
13	College Towns (14B)	2.9%	94.3%	0.9%	22.7%	311
14	City Commons (11E)	2.9%	97.2%	0.9%	23.6%	321
15	Old and Newcomers (8F)	2.9%	100.1%	2.3%	25.9%	123
	<b>Subtotal</b>	<b>16.9%</b>		<b>6.2%</b>		
<b>Total</b>		<b>100.0%</b>		<b>26.1%</b>		<b>384</b>

## Top Ten Tapestry Segments Site vs. U.S.



**Data Note:** This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

May 18, 2017



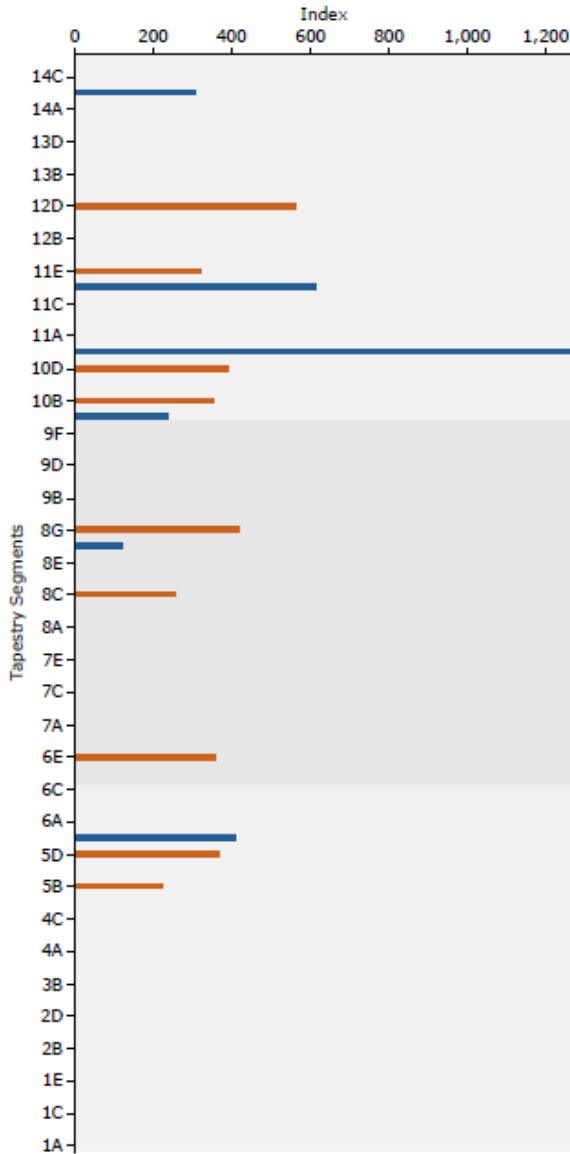


# Tapestry Segmentation Area Profile

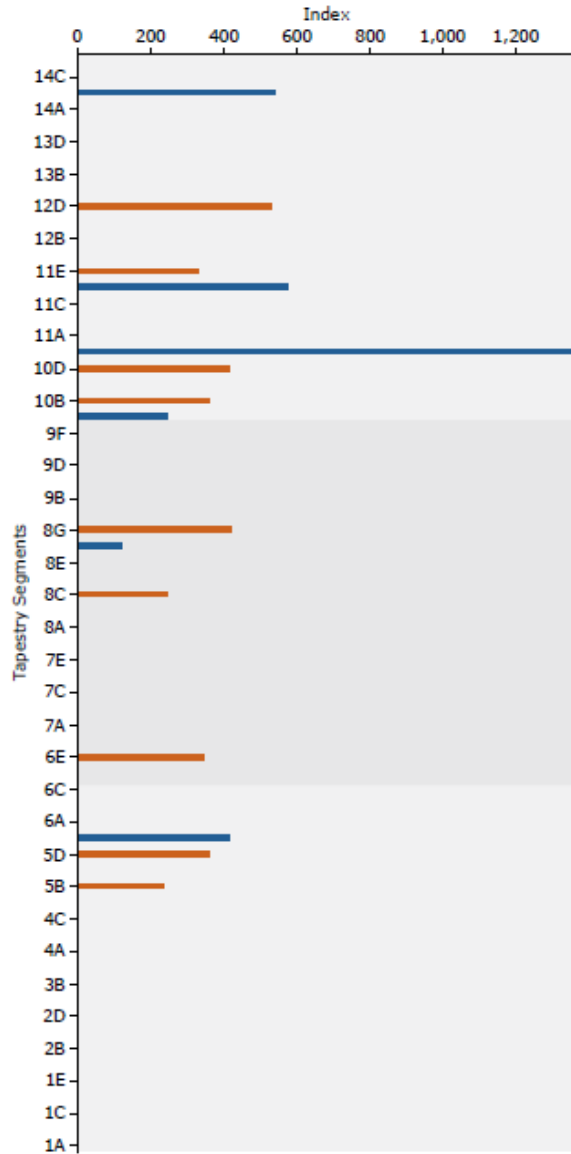
Sumter County, GA  
Sumter County, GA (13261)  
Geography: County

Prepared by Esri

### 2016 Tapestry Indexes by Households



### 2016 Tapestry Indexes by Total Population 18+



**Data Note:** This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

May 18, 2017



## Tapestry Segmentation Area Profile

Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

Prepared by Esri

Tapestry LifeMode Groups	2016 Households			2016 Adult Population		
	Number	Percent	Index	Number	Percent	Index
<b>Total:</b>	12,013	100.0%		24,465	100.0%	
<b>1. Affluent Estates</b>	0	0.0%	0	0	0.0%	0
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	0	0.0%	0	0	0.0%	0
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
<b>2. Upscale Avenues</b>	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
<b>3. Uptown Individuals</b>	0	0.0%	0	0	0.0%	0
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
<b>4. Family Landscapes</b>	0	0.0%	0	0	0.0%	0
Soccer Moms (4A)	0	0.0%	0	0	0.0%	0
Home Improvement (4B)	0	0.0%	0	0	0.0%	0
Middleburg (4C)	0	0.0%	0	0	0.0%	0
<b>5. GenXurban</b>	2,841	23.6%	206	5,544	22.7%	206
Comfortable Empty Nesters (5A)	0	0.0%	0	0	0.0%	0
In Style (5B)	608	5.1%	224	1,237	5.1%	240
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	983	8.2%	368	1,861	7.6%	364
Midlife Constants (5E)	1,250	10.4%	413	2,446	10.0%	419
<b>6. Cozy Country Living</b>	440	3.7%	30	813	3.3%	28
Green Acres (6A)	0	0.0%	0	0	0.0%	0
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	440	3.7%	360	813	3.3%	352
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
<b>7. Ethnic Enclaves</b>	0	0.0%	0	0	0.0%	0
Up and Coming Families (7A)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
American Dreamers (7C)	0	0.0%	0	0	0.0%	0
Barrios Urbanos (7D)	0	0.0%	0	0	0.0%	0
Valley Growers (7E)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0

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Source: Esri

May 18, 2017



## Tapestry Segmentation Area Profile

Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

Prepared by Esri

Tapestry LifeMode Groups	2016 Households			2016 Adult Population		
	Number	Percent	Index	Number	Percent	Index
<b>Total:</b>	12,013	100.0%		24,465	100.0%	
<b>8. Middle Ground</b>	1,669	13.9%	127	3,044	12.4%	122
City Lights (8A)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	702	5.8%	262	1,217	5.0%	248
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	0	0.0%	0	0	0.0%	0
Old and Newcomers (8F)	343	2.9%	123	607	2.5%	123
Hardscrabble Road (8G)	624	5.2%	421	1,220	5.0%	423
<b>9. Senior Styles</b>	0	0.0%	0	0	0.0%	0
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
<b>10. Rustic Outposts</b>	4,420	36.8%	440	9,680	39.6%	469
Southern Satellites (10A)	914	7.6%	241	1,942	7.9%	249
Rooted Rural (10B)	863	7.2%	357	1,779	7.3%	366
Diners & Miners (10C)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	542	4.5%	395	1,189	4.9%	421
Rural Bypasses (10E)	2,101	17.5%	1,276	4,770	19.5%	1,369
<b>11. Midtown Singles</b>	1,381	11.5%	186	2,348	9.6%	175
City Strivers (11A)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Metro Fusion (11C)	0	0.0%	0	0	0.0%	0
Set to Impress (11D)	1,033	8.6%	618	1,685	6.9%	577
City Commons (11E)	348	2.9%	321	663	2.7%	335
<b>12. Hometown</b>	909	7.6%	121	1,672	6.8%	116
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	909	7.6%	565	1,672	6.8%	531
<b>13. Next Wave</b>	0	0.0%	0	0	0.0%	0
International Marketplace (13A)	0	0.0%	0	0	0.0%	0
Las Casas (13B)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	0	0	0.0%	0
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
<b>14. Scholars and Patriots</b>	353	2.9%	183	1,364	5.6%	244
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
College Towns (14B)	353	2.9%	311	1,364	5.6%	542
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

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**Source:** Esri

May 18, 2017



## Tapestry Segmentation Area Profile

Sumter County, GA  
 Sumter County, GA (13261)  
 Geography: County

Prepared by Esri

Tapestry Urbanization Groups	2016 Households			2016 Adult Population		
	Number	Percent	Index	Number	Percent	Index
<b>Total:</b>	<b>12,013</b>	<b>100.0%</b>		<b>24,465</b>	<b>100.0%</b>	
<b>1. Principal Urban Center</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
City Strivers (11A)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	0	0	0.0%	0
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
<b>2. Urban Periphery</b>	<b>2,594</b>	<b>21.6%</b>	<b>128</b>	<b>4,750</b>	<b>19.4%</b>	<b>108</b>
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	983	8.2%	368	1,861	7.6%	364
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
American Dreamers (7C)	0	0.0%	0	0	0.0%	0
Barrios Urbanos (7D)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0
City Lights (8A)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	702	5.8%	262	1,217	5.0%	248
Metro Fusion (11C)	0	0.0%	0	0	0.0%	0
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	909	7.6%	565	1,672	6.8%	531
International Marketplace (13A)	0	0.0%	0	0	0.0%	0
Las Casas (13B)	0	0.0%	0	0	0.0%	0
<b>3. Metro Cities</b>	<b>3,309</b>	<b>27.5%</b>	<b>151</b>	<b>6,776</b>	<b>27.7%</b>	<b>163</b>
In Style (5B)	608	5.1%	224	1,237	5.1%	240
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	0	0.0%	0	0	0.0%	0
Old and Newcomers (8F)	343	2.9%	123	607	2.5%	123
Hardscrabble Road (8G)	624	5.2%	421	1,220	5.0%	423
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Set to Impress (11D)	1,033	8.6%	618	1,685	6.9%	577
City Commons (11E)	348	2.9%	321	663	2.7%	335
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
College Towns (14B)	353	2.9%	311	1,364	5.6%	542
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0

**Data Note:** This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.  
**Source:** Esri

May 18, 2017



## Tapestry Segmentation Area Profile

Sumter County, GA  
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Tapestry Urbanization Groups	2016 Households			2016 Adult Population		
	Number	Percent	Index	Number	Percent	Index
<b>Total:</b>	12,013	100.0%		24,465	100.0%	
<b>4. Suburban Periphery</b>	<b>1,250</b>	<b>10.4%</b>	<b>33</b>	<b>2,446</b>	<b>10.0%</b>	<b>31</b>
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	0	0.0%	0	0	0.0%	0
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
Soccer Moms (4A)	0	0.0%	0	0	0.0%	0
Home Improvement (4B)	0	0.0%	0	0	0.0%	0
Comfortable Empty Nesters (5A)	0	0.0%	0	0	0.0%	0
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	1,250	10.4%	413	2,446	10.0%	419
Up and Coming Families (7A)	0	0.0%	0	0	0.0%	0
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
<b>5. Semirural</b>	<b>542</b>	<b>4.5%</b>	<b>48</b>	<b>1,189</b>	<b>4.9%</b>	<b>54</b>
Middleburg (4C)	0	0.0%	0	0	0.0%	0
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
Valley Growers (7E)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	542	4.5%	395	1,189	4.9%	421
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
<b>6. Rural</b>	<b>4,318</b>	<b>35.9%</b>	<b>212</b>	<b>9,304</b>	<b>38.0%</b>	<b>224</b>
Green Acres (6A)	0	0.0%	0	0	0.0%	0
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	440	3.7%	360	813	3.3%	352
Southern Satellites (10A)	914	7.6%	241	1,942	7.9%	249
Rooted Rural (10B)	863	7.2%	357	1,779	7.3%	366
Diners & Miners (10C)	0	0.0%	0	0	0%	0
Rural Bypasses (10E)	2,101	17.5%	1,276	4,770	19.5%	1,369
Unclassified (15)	0	0.0%	0	0	0.0%	0

**Data Note:** This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

May 18, 2017



## APPENDIX: PAST PLANNING EFFORTS

List of plans, studies and surveys prepared during the past ten years and reviewed as part of the current Comprehensive Planning Update.

Preliminary Americus Report: Retail Market Power Analysis

Retail Market Place Profile and Supporting Research for the Sumter County Area, 2016

City of Americus Wayfinding and Signage, 2016

Pedestrian and Bicycle Planning Research

River Valley Regional Commission: Housing Survey for City of Americus

City of Americus Urban Redevelopment Plan, 2012

GeorgiaForward Young Gamechangers Proposals to City of Americus, 2013

City of Americus Renaissance Strategic Vision and Plan, Carl Vinson Institute of Government, 2016

2016 Community Health Needs Assessment, Phoebe Sumter, 2016

Phoebe Sumter Implementation Strategy for Tax Years 2017 – 2019

Jimmy Carter National Historic Site Transportation Assistance Group Report, 2016

Sumter County Joint Comprehensive Plan Partial Update, 2009

Georgia Southwestern University Strategic Plan Draft, 2016

OneSumter Growth Task Force and Implementation Strategy

State of the Park Report: Andersonville National Historic Site, Georgia, 2014

SAM Shortline Excursion Train Business and Management Plan, 2013

## **APPENDIX: FRAMEWORK FOR FUTURE PLANNING EFFORTS**

A successful comprehensive plan process will lead to completion of action items included in the work program. In order to further planning efforts, goals and objectives from the comprehensive plan should be referenced throughout all community development activities.

This section is divided into overall strategies for continued planning endeavors and focus groups for specific topic-based development. The strategies, partners and tools listed below are not all inclusive, but should provide a framework for continued planning and development initiatives.

Planning efforts and focus should continue to evolve and progress along with the communities of Americus and Sumter County. The goals and objectives listed in this comprehensive plan should be evaluated consistently and regularly by all parties involved in the development process within the community to ensure specific work items reflect the current nature and future desires of Americus and Sumter County.

### **Strategies**

#### **Communication**

Engaging community stakeholders is paramount when planning for and anticipating positive growth and economic development success. Americus and Sumter County have tried in the past to communicate with neighboring jurisdictions and local stakeholders without much success. Effective approaches to communication between groups are community specific. What works well in one community may not be productive in another. However, a renewed focus by Americus and Sumter County on sharing information regarding local government initiatives with residents, civic groups, authorities, development organizations, and other groups that respond to specific community needs will strengthen current partnerships and build new cooperative connections.

Americus and Sumter County should establish and promote regular community workshops, charrettes, or other interactive sessions that will allow residents to become involved in the local government process. Providing these opportunities will not only ensure citizen ideas are included in local decision-making, but also permit local government officials to exhibit their desire to address the concerns of the community. Americus and Sumter County is home to many public sector and nonprofit organizations that could easily facilitate such citizen education and information exchanges. While these organizations can facilitate community meetings, valuable input and assistance from individuals could also be obtained through notice and publication of open forum discussions which are local government led and topic oriented.

## **Collaboration**

Building alliances with and relying on the expertise of community groups will exponentially increase the ability of a local government to accomplish identified development goals. Many of the issues and opportunities developed by Americus and Sumter County residents during this comprehensive planning process did not fall within the purview of the local government. One way the City of Americus and Sumter County can address these community concerns is to partner with local, regional or state organizations whose missions focus on responding to these specific community needs.

Partnerships are often the key to successful policy/project implementation. Following the examples of the efforts to save the Rylander Theater and the Windsor Hotel, cooperating with community organizations empowers residents to take ownership of implementation and, thus, share in the pride of completed ventures.

## **Implementation**

Residents of Americus and Sumter County have gone through several planning processes in the past five to ten years. Some of these plans focused on specific areas within the communities while others were city-wide or county-wide in scope. Each of these documents contains a work program or action plan with several items appearing in multiple work programs. Many of these planning initiatives have been carried over into this comprehensive plan as either projects or policies for both the City of Americus and Sumter County.

By partnering together to implement these identified policies and projects, both Americus and Sumter County will ensure steady accomplishment of tasks and a cohesive approach to development across jurisdictional lines.

## **Planning Focus Groups**

Developing groups of stakeholders with a concentration on individual planning goals identified in this comprehensive plan will assist Americus and Sumter County in targeting projects and policies for implementation. Each group should have no more than seven members including city/county staff and appointed local stakeholders. Each group should report back to the Americus City Council and the Sumter County Board of Commissioners on a regular basis informing the elected officials of community needs to be addressed and specific goals accomplished.

## Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community.

### Partners

- Sumter County
- City of Americus
- City of Andersonville
- City of DeSoto
- City of Leslie
- City of Plains
- One Sumter Foundation
- Americus-Sumter Payroll Development Authority
- Downtown Development Authority of the Mayor and City Council of Americus
- Sumter County Industrial Development Authority
- Georgia Southwestern University
- South Georgia Technical College
- Schley, Sumter, Macon, Webster Joint Development Authority
- River Valley Regional Commission
- Middle Flint Workforce Investment Opportunity Act
- Georgia Power Company
- Sumter Electric Membership Corporation
- Georgia Department of Community Affairs
- Georgia Department of Economic Development
- U.S. Small Business Administration
- Small Business Development Center
- U.S. Department of Agriculture Rural Development
- U.S. Department of Commerce Economic Development Administration

### Tools

- ✓ Employment Incentive Program (EIP)
- ✓ Downtown Development Revolving Loan Fund (DDRLF)
- ✓ Tax Allocation Districts/Tax Increment Financing (TAD)
- ✓ Opportunity/Enterprise Zone
- ✓ River Valley Regional Commission Revolving Loan Fund
- ✓ River Valley Area Development Corporation Revolving Loan Fund

## Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community.

### Partners

- Sumter County
- City of Americus
- City of Andersonville
- City of DeSoto
- City of Leslie
- City of Plains
- One Sumter Foundation
- Americus-Sumter Payroll Development Authority
- River Valley Regional Commission
- Upper Flint Regional Water Planning Council
- University of Georgia College of the Environment
- University of Georgia Warnell School of Forest Resources
- Flint River Keeper
- Georgia River Network
- Georgia Conservancy

- Georgia Environmental Management Agency
- Georgia Department of Agriculture
- Georgia Department of Natural Resources
- Georgia Forestry Commission
- Cooperative Extension Service
- U.S. Department of Agriculture
- Federal Emergency Management Agency

## Tools

- ✓ Mitigation/Land Bank
- ✓ EPD 319 (h) Grant—for improving water quality
- ✓ Pre-Disaster Hazard Mitigation Plan process
- ✓ Georgia Recreational Trails Grant
- ✓ Land and Water Conservation Fund
- ✓ Conservation Tax Credits

## Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community.

## Partners

- Sumter County
- City of Americus
- City of Andersonville
- City of DeSoto
- City of Leslie
- City of Plains
- Downtown Development Authority of the Mayor and City Council of Americus
- Sumter County Industrial Development Authority
- The Housing Authority of the City of Americus, Georgia
- Schley, Sumter, Macon, Webster Joint Development Authority
- River Valley Regional Commission
- Georgia Planning Association
- Georgia Association of Zoning Administrators
- Building Officials Association of Georgia
- Georgia Association of Code Enforcement
- Georgia Department of Community Affairs
- Georgia Department of Natural Resources Environmental Protection Division
- Georgia Emergency Management Agency

## Tools

- ✓ Mitigation/Land Bank
- ✓ Pre-Disaster Hazard Mitigation Plan process
- ✓ Form Based Code
- ✓ Blight Tax
- ✓ International Property Maintenance Code
- ✓ Smart Growth Initiatives
- ✓ Tax Allocation Districts/Tax Increment Financing (TAD)
- ✓ Historic Preservation Ordinance and Commission
- ✓ Area Specific Plans
- ✓ Design Guidelines
- ✓ Development Ordinances/Regulations
- ✓ National Flood Insurance Program



## Local Preparedness

Identify and put in place the prerequisites for the type of infrastructure the community needs to provide for future development.

### Partners

- Sumter County
- City of Americus
- City of Andersonville
- City of DeSoto
- City of Leslie
- City of Plains
- One Sumter Foundation
- Americus-Sumter Payroll Development Authority
- Middle Flint Regional E-911 Authority
- Housing Authority of the City of Americus, Georgia
- Schley, Sumter, Macon, Webster Joint Development Authority
- River Valley Regional Commission
- Upper Flint Regional Water Planning Council
- Georgia Department of Community Affairs
- Georgia Department of Natural Resources Environmental Protection Division
- Georgia Environmental Finance Authority
- Georgia Rural Water Association
- U.S. Department of Agriculture Rural Development
- U.S. Army Corps of Engineers

### Tools

- ✓ Develop a Capital Improvements Plan
- ✓ GEFA Loans
- ✓ USDA Loans
- ✓ Tax Allocation Districts/Tax Increment Financing (TAD)
- ✓ Community Development Block Grants
- ✓ Immediate Threat and Danger Grant

## Sense of Place

Protect and enhance the community's unique qualities.

### Partners

- Sumter County
- City of Americus
- City of Andersonville
- City of DeSoto
- City of Leslie
- City of Plains
- Americus Main Street
- Rylander Theater
- Americus-Sumter County Tourism
- One Sumter Foundation
- Americus-Sumter Payroll Development Authority
- Downtown Development Authority of the Mayor and City Council of Americus
- Americus Theater and Cultural Center Authority
- Sumter Historic Trust
- River Valley Regional Commission
- Flint River Keeper
- Georgia River Network
- Georgia Conservancy
- Georgia Trust for Historic Preservation
- Georgia Department of Natural Resources Historic Preservation Division
- Georgia Department of Community Affairs
- Georgia Department of Transportation
- U.S. Department of Agriculture Rural Development

- National Trust for Historic Preservation

## Tools

- ✓ Tax Allocation Districts/Tax Increment Financing (TAD)
- ✓ Main Street Program
- ✓ Historic Preservation Ordinance and Commission
- ✓ Complete Streets Program
- ✓ Form Based Code
- ✓ Historic Preservation Ordinance and Commission
- ✓ Area Specific Plans
- ✓ Design Guidelines
- ✓ Transportation Enhancement (TE)

## Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs.

### Partners

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Sumter County</li> <li>• City of Americus</li> <li>• City of Andersonville</li> <li>• City of DeSoto</li> <li>• City of Leslie</li> <li>• City of Plains</li> <li>• One Sumter Foundation</li> <li>• Americus-Sumter Payroll Development Authority</li> </ul> | <ul style="list-style-type: none"> <li>• Sumter Electric Membership Corporation</li> <li>• Middle Flint Regional E-911 Authority</li> <li>• Schley, Sumter, Macon, Webster Joint Development Authority</li> <li>• Upper Flint Regional Water Planning Council</li> <li>• River Valley Regional Commission</li> <li>• Georgia Department of Community Affairs</li> </ul> |
|--|---|

### Tools

- ✓ Regular meetings with neighboring jurisdictions
- ✓ Utilize current technology including social media to engage the community in council/commission meetings, planning efforts and civic volunteering opportunities
- ✓ Participate in regional and statewide organizations

## Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community.

### Partners

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Sumter County</li> <li>• City of Americus</li> <li>• City of Andersonville</li> <li>• City of DeSoto</li> <li>• City of Leslie</li> </ul> | <ul style="list-style-type: none"> <li>• City of Plains</li> <li>• Housing Authority of the City of Americus, Georgia</li> <li>• Americus-Sumter Payroll Development Authority</li> </ul> |
|--|---|

- Habitat for Humanity
- Fuller Center for Housing
- Georgia Southwestern University
- South Georgia Technical College
- River Valley Regional Commission
- Georgia Department of Community Affairs
- U.S. Department of Agriculture

### Tools

- ✓ Sumter County Community Service Center—Weatherization Program
- ✓ Community HOME Investment Program (CHIP)
- ✓ Georgia Initiative for Community Housing (GICH)
- ✓ Community Development Block Grants
- ✓ USDA Housing Program

### Transportation Options

Address the transportation needs, challenges and opportunities of all community residents.

### Partners

- Sumter County
- City of Americus
- City of Andersonville
- City of DeSoto
- City of Leslie
- City of Plains
- One Sumter Foundation
- Americus-Sumter Payroll Development Authority
- Middle Flint Regional E-911 Authority
- Sumter Cycling
- Americus Public Transportation System
- River Valley Regional Commission
- Georgia Department of Transportation
- Georgia Department of Natural Resources
- Georgia Department of Community Affairs
- Federal Highway Administration

### Tools

- ✓ Complete Streets Program
- ✓ Tax Allocation Districts/Tax Increment Financing (TAD)
- ✓ Transportation Enhancement (TE)
- ✓ Community Development Block Grants
- ✓ Transportation Investment Act (TSPLOST)
- ✓ Local Maintenance Improvement Grant (LMIG)
- ✓ Safe Routes to School Program
- ✓ Innovative Transit Workforce Development Program

### Educational Opportunities

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

### Partners

- Sumter County
- City of Americus
- City of Andersonville
- City of DeSoto

- City of Leslie
- City of Plains
- One Sumter Foundation
- Boys and Girls Club of Americus/Sumter County, Inc.
- Sumter County Board of Education
- Georgia Southwestern University
- South Georgia Technical College
- One Sumter Foundation
- Americus Theater and Cultural Center Authority
- River Valley Regional Commission
- Middle Flint Workforce Investment Opportunity Act

### Tools

- ✓ Community Development Block Grants
- ✓ College and Career Academies
- ✓ Carnegie Community Engagement
- ✓ Internships with Local Businesses
- ✓ Mentoring Programs with Local Leaders

### 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.

### Partners

- Sumter County
- City of Americus
- City of Andersonville
- City of DeSoto
- City of Leslie
- City of Plains
- One Sumter Foundation
- Phoebe-Sumter Medical Center
- Sumter County Health Department
- River Valley Regional Commission
- River Valley Area Agency on Aging
- Cooperative Extension Service
- Georgia Department of Human Services
- Georgia Department of Community Affairs
- U.S. Department of Health and Human Services
- Center for Disease Control
- U.S. Department of Agriculture

### Tools

- ✓ Health Impact Assessment
- ✓ Community Development Block Grants
- ✓ Community Health Funding
- ✓ Partnerships to Improve Community Health
- ✓ Prevention and Public Health Fund
- ✓ Rural Health Information Hub
- ✓ Healthy Food Financing Initiative
- ✓ Farm to School Grant program
- ✓ Community Transformation Grants – Small Communities Program

## Quality of Life

Enhance daily living with wholesome food and clean air and water, enjoyment of unfettered open spaces and bodies of water, conservation of wildlife and natural resources, security from crime, and protection from toxic substances.

### Partners

- Sumter County
- City of Americus
- City of Andersonville
- City of DeSoto
- City of Leslie
- City of Plains
- One Sumter Foundation
- Americus Theater and Cultural Center Authority
- Americus-Sumter Payroll Development Authority
- River Valley Regional Commission
- Georgia Department of Community Affairs
- Georgia Department of Natural Resources
- U.S. Department of Agriculture
- U.S. Department of Transportation
- U.S. Environmental Protection Agency

### Tools

- ✓ Community Connectivity
- ✓ Georgia Recreational Trails Program
- ✓ Community Development Block Grants
- ✓ Neighborhood Stabilization Program
- ✓ Community Facilities Grant Program
- ✓ National Scenic Byways Program
- ✓ Brownfields and Lands Revitalization



## **APPENDIX: LEADERSHIP TEAM**

## **APPENDIX: PUBLIC HEARINGS AND WORK SESSIONS**

Saturday, January 7, 2017

crimes involving, interference  
 possession of alcohol, and  
 purchase/attempt to purchase/knowingly possessing alcoholic beverage.  
 • Dylan J. Walden, 23, and was released on

• Firefighters responded to Tulip Drive where they assisted EMS in lifting a patient.  
 • Firefighters responded-

### Public Meeting

Sumter County and the City of Americus will hold a joint public meeting on Wednesday, January 11, 2017 at 6:00 p.m. in the SB&T Room at the John M. Pope Technology Center on the South Georgia Technical College Campus, Americus, Georgia to review Comprehensive Plan Update activities and a schedule of completion.

The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan, provide opportunity for residents to make suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for Review. We will receive community comments on the contents of the Comprehensive Plan, which includes the Future Land Use Map, Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Issues and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

Sumter County and Americus are committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Sumter County Clerk. The Sumter County Clerk, Rayetta Floyd, can be reached at (229) 928-4500. For more information about this public hearing, please contact Allison Slocum with the River Valley Regional Commission at 706-256-2910.

### Sumter Youth Development Campus is accepting applications along with COMPASS test scores on a daily basis for the position of Juvenile Correctional Officer 1.

Starting salary, \$27,936  
 After six months, \$29,332.80  
 After one year, \$31,040

Applications and COMPASS Test Scores may be faxed to 229/931-2894, delivered or mailed to 300 McMath Mill Road/Americus, GA 31719

The following documents are required if recommended for hire:

- Valid Georgia Driver's License
- Social Security Card
- Birth Certificate

High School Diploma, GED, Certified Copy of High School Transcript

For prior Military DD214 Member 4 Form  
 Selective Service Registration Card  
 (males between the ages of 18 and 26)

Department of Juvenile Justice  
 Sumter Youth Development Campus  
 300 McMath Mill Road  
 Americus, Georgia 31719  
 229/931-5800

An Equal Opportunity Employer

rice, fruit, cornbread mix, mac & cheese, and yams. Along with these items, we gave out picnic hams and a Happy New Year. Yours in Christ! And she signed her name.

opportunity that is 2017, and pray that it goes down smoother than that most recently departed year whose name has been wiped from

previously heinous. But those 366 days of death and destruction and disaster and desolation and disease and despair and diabolical and dis-

another 52 weeks like the one we just endured makes you want to build a bunker in the back yard and fill it to the brim with Little Debbie

**AMERICUS – SUMTER COUNTY  
JOINT COMPREHENSIVE PLAN 2017**

**AGENDA**

Joint Comprehensive Plan  
Work Session  
January 11, 2017  
South Georgia Technical College  
Pope Technology Center  
6:00 p.m.

- I. Welcome and Announcements**
  
- II. Review of Process**
  - A. Identification of Leadership Team**
  - B. Identification of Stakeholders**
  - C. Public Participation Techniques**
  - D. Plan Elements**
  - E. Plan Schedule and Benchmarks**
  
- III. Questions and Answers**
  
- IV. Adjourn**





**AMERICUS – SUMTER COUNTY  
JOINT COMPREHENSIVE PLAN 2017**

**AGENDA**

Joint Comprehensive Plan  
Work Session  
January 26, 2017  
South Georgia Technical College  
Pope Technology Center  
6:00 p.m.

- I. Welcome and Announcements
- II. Review of Prior Needs and Opportunities
- III. Develop Current List of Needs and Opportunities
- IV. Review Plan Schedule and Benchmarks
  - A. Set Up February Meeting Dates
  - B. Sumter County Staff
  - C. Sumter County Board of Commissioners Briefing—February 13, 2017 at 6:00
  - D. City of Americus Staff
  - E. Americus City Council Briefing—February 16, 2017 at 5:00
- V. Ending Comments
- VI. Adjourn

**AMERICUS – SUMTER COUNTY  
JOINT COMPREHENSIVE PLAN 2017**

January 26, 2017

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Nathan Peck	nathan.peck@slca.mil.edu 229-410-5573 (229)	Americus
Beverly Butcher	bbutcher@americusga.gov 924-4411	Americus / Sumter
Nicole Thurston	nthurston@americusga.gov 229 924-4411	Americus / Sumter
Steve Kennedy	skennedy@americusga.gov "	Americus
SuAnn Bird	sbird@southgatech.edu	Americus / Sumter
Hershel Smith	hsmith@summit3@gmail.com	"
Patrick Kay	pkay@aric-ss.gov	Americus
Josh Roth	jroth@americusga.gov	Americus
Jill Hannerker	jill.hannerker@gsn.edu	AMERICUS
Bill Twomey	B.Twomey@sumtercountyga.us	Sumter Co.
Charles Patterson	Charles.Patterson@gsn.edu	Americus
Wesley Bass	wesbass@onsumter.org	Sumter Co.
Ivy Oliver	ivoliver@sumtercounty-chamber.com	Sumter Co Chamber
Bobby Free	bfree@belbouth.net	Southwest Georgia
George menswear	229-904 3424	AMERICUS

**AMERICUS – SUMTER COUNTY  
JOINT COMPREHENSIVE PLAN 2017**

January 26, 2017

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Barbara Givran	FDAC/Chamblee	Sumter City
Frank H. Barron	Sumter County School Board	Sumter City
Lorenzo Johnson	Johnson@peken.com	Pecken Learning Sumter
Ed McMillan	Ed.mcmillan@sumteremc.com (229)	Sumter County
Jimmy Wholey	jwwholey@ymail.com 930-4837	Americus/Sumter
Tom Harrison	Tom.Harrison4@UATV.com	Americus
Kathleen Tucker	tucker_americus@bellsouth.net	Americus/Sumter
Dave Tucker	" "	Americus/Sumter
Kim Christmas	Kchristmas@pharmacentra.com	Americus/Sumter
Charles Christmas	ccchristmas@southgatech.edu	Americus/Sumter

**AMERICUS – SUMTER COUNTY  
JOINT COMPREHENSIVE PLAN 2017**

**AGENDA**

Joint Comprehensive Plan  
Work Session  
February 23, 2017  
South Georgia Technical College  
Pope Technology Center  
6:00 p.m.

- I. Welcome and Announcements**
- II. Create Vision Statements**
- III. Review List of Needs and Opportunities**
- IV. Develop Coordinated Implementation Plan**
  - A. Identify Projects**
  - B. Identify Responsible Entity and Partners**
  - C. Designate Time Frame**
- V. Ending Comments**
- VI. Adjourn**

AMERICUS – SUMTER COUNTY  
 JOINT COMPREHENSIVE PLAN 2017

February 23, 2017

Name	Contact Information / Email / Phone No.	Which community are you interested in?
THOMAS JORDAN Paul Farr	PO. BOX 51 SGTC	AMERICUS, GA. jordan3324@bellsouth.net
Ivy Oliver	Sumter OOC	joivner@sumtercountychamber.com
WALLY SUMMERS	SSTC	WSUMMERS@SOUTHGATECH.EDU
Marc Beth-Jos		
Susan F Wilson	City Council	
Josh Poph	City of Americus	
Steve Kennedy	City of Americus	skennedy@americusga.gov





**AMERICUS – SUMTER COUNTY  
JOINT COMPREHENSIVE PLAN 2017**

**AGENDA**

Joint Comprehensive Plan  
Work Session  
March 20, 2017  
South Georgia Technical College  
Pope Technology Center  
6:00 p.m.

- I. Welcome and Announcements
- II. Review Vision Statement
- III. Review List of Needs and Opportunities
- IV. Develop Coordinated Implementation Plan
  - A. Identify Projects
  - B. Identify Responsible Entity and Partners
  - C. Designate Time Frame
- V. Ending Comments
- VI. Adjourn

AMERICUS - SUMTER COUNTY  
 JOINT COMPREHENSIVE PLAN 2017

March 20, 2017

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Amy Summers	wsummers@southtech.edu 259-931-2040	All
Bill Twomey	BTwomey@sumtercountyga.us	SC BOC
Steve Kennedy	skennedy@americusga.gov	City of Americus
Bobby Fria	fria@bellouth.ga.gov	All
Barry Blount	barryblount@shmetbank.com	All
Josh Roth	jroth@americusga.gov	City of Americus
Mary Beth Bass	marybeth@desuwater.org	All
Barbara Eagan	beagan@sumtercountycharities.com	"
Suy Oliver	suyoliver@"	"
Charles Patterson	Charles.Patterson@gsu.edu	GSU



**AMERICUS – SUMTER COUNTY  
JOINT COMPREHENSIVE PLAN 2017**

**AGENDA**

Joint Comprehensive Plan  
Work Session  
April 3, 2017  
South Georgia Technical College  
Pope Technology Center  
6:00 p.m.

- I. Welcome and Announcements
- II. Review Vision Statement Changes
- III. Review List of Needs and Opportunities Changes
- IV. Develop Coordinated Implementation Plan
  - A. Identify Projects
  - B. Identify Responsible Entity and Partners
  - C. Designate Time Frame
- V. Ending Comments
- VI. Adjourn

AMERICUS – SUMTER COUNTY  
 JOINT COMPREHENSIVE PLAN 2017

April 4, 2017

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Ruth Cullen	pcullen@rivervalleycc.org	
Paul Fan	pfan@southgatech.edu	
Allison Alcorn	alacorn@rivervalleycc.org	
Josh Roth	jroth@americsga.gov	
Betsy Blount	betsy.blount@sumterfbasket.com	
Bill Twomey	BTwomey@sumtercc.edu	
Steve Kennedy	skennedy@americsga.gov	
Charles Patterson	Charles.Patterson@gsu.edu	



**AMERICUS – SUMTER COUNTY  
JOINT COMPREHENSIVE PLAN 2017**

**AGENDA**

Joint Comprehensive Plan  
Work Session  
April 6, 2017, 2017  
Bethesda Missionary Baptist Church  
6:00 p.m.

- I. Welcome and Announcements**
- II. Review Vision Statement**
- III. Review List of Needs and Opportunities**
- IV. Ending Comments**
- VI. Adjourn**

AMERICUS – SUMTER COUNTY  
 JOINT COMPREHENSIVE PLAN 2017

April 6, 2017

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Linda S. Harris	teach82@bellsouth.net	
Tracy Wilson	tmwilson198@aol.com	
Pamela Angry	pammy1289@yahoo.com	
Victoria L. Harris	<del>XXXXXXXXXX</del> victoriah32590@yahoo.com	
Wanda J. Curry	wcurry262@gmail.com	
Juanita F. Wilson	wilson1747@bellsouth.net	
HOLT, TERRY	Terr.Diaz@aol.com	
Robbie S. Latimore	robbie.latimore@bellsouth.net	
Thomas Jordan	fordaw3324@bellsouth.net	
Suleania Bryant	Suleania1908@yahoo.com	
Frank Baltimore	franklatimore@bellsouth.net	
Bishop McElroy	bishop.mcelroy-123-fmbc@yahoo.com	

## Final Public Hearing Ad

## Final Public Hearing Sign-In Sheet