

City of Sylvania
Comprehensive Plan
2008 - 2028

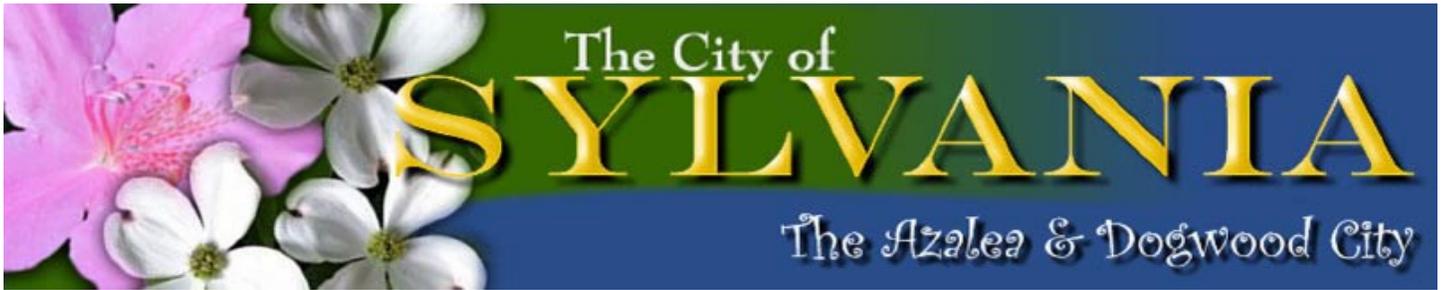
Component Three:
Community Agenda

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Adopted:

September 2, 2008



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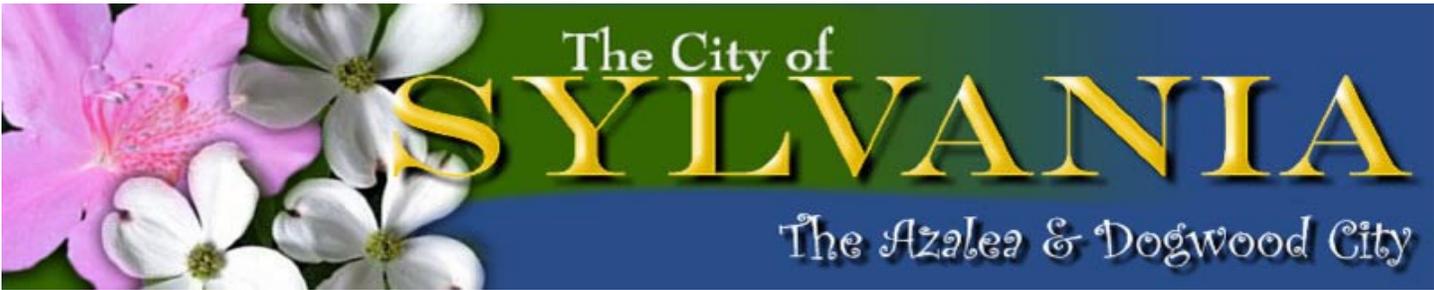


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Introduction

The 1989 Georgia Planning Act requires that each community and county in Georgia prepare and adopt a local Comprehensive Plan. The requirements for a Comprehensive Plan are established by the Georgia Department of Community Affairs (DCA), effective May 1, 2005. As part of the requirements for the Comprehensive Plan, DCA administers Rules for Local Comprehensive Planning for all Qualified Local Governments in the state. These rules provide guidance for local governments in attaining the state's identified goals for long-range planning.

These goals include:

- Involve all segments of the community in developing a vision for the community's future;
- Generate local pride and enthusiasm toward the future of the community;
- Engage the interest of citizens in implementing the plans; and
- Provide a guide to everyday decision-making for use by the local government officials and other community leaders.

The Comprehensive Plan is comprised of three main components: the Community Assessment, Community Participation Plan, and Community Agenda. The City of Sylvania's Community Assessment and Community Participation Plan was approved by DCA in December of 2007. This document is the Community Agenda component of the Comprehensive Plan for Sylvania.

The purpose of the Community Agenda is to lay out a road map for the community's future, developed through a public process of involving community leaders, stakeholders and the public. DCA defines the intent the Community Agenda as follows:

"The Community Agenda is the most important part of the plan, for it includes the community's Vision for the Future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Community Agenda is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented."

The format of this document considers the outline proposed in the State Planning Recommendations, as well as Chapter 110-12-1-.05 of the Rules, and provides the following:

- The Community's Vision for the Future as established through the public involvement process, including the Future Development Map and Defining Narrative.
- The Issues and Opportunities as developed through the Community Assessment and updated through the public involvement process.
- An Implementation Plan that includes a Short-Term Work Program (STWP), Report of Accomplishments (ROA) and Policies for Land Use.

The Community Agenda was prepared with public and stakeholder involvement as specified in the Community Participation Program, and is the culmination of all the hard work of many individuals holding a deep interest for the future of Sylvania. The result is a concise, user-friendly document for decision-making by community leaders as they work toward achieving the desired future goals of the community.

Vision - City of Sylvania Community Vision Statement

The City of Sylvania is a community of choice for living, working, and leisure through effective leadership and retention of the highest quality of life for its citizens: a place where everyone works together to make Sylvania a great place to live.

Vision Guidance

- Smart Growth
- Community Development
- Livable Communities
- Sustainable Communities

Future Development Map Defining Narrative

The following Future Development Map (FDM) represents the boundaries of previously identified Character Areas and corridors within Sylvania. These Character Areas were identified and designated during the Community Assessment phase of the Comprehensive Plan process. The City of Sylvania originally identified the following Character Areas:

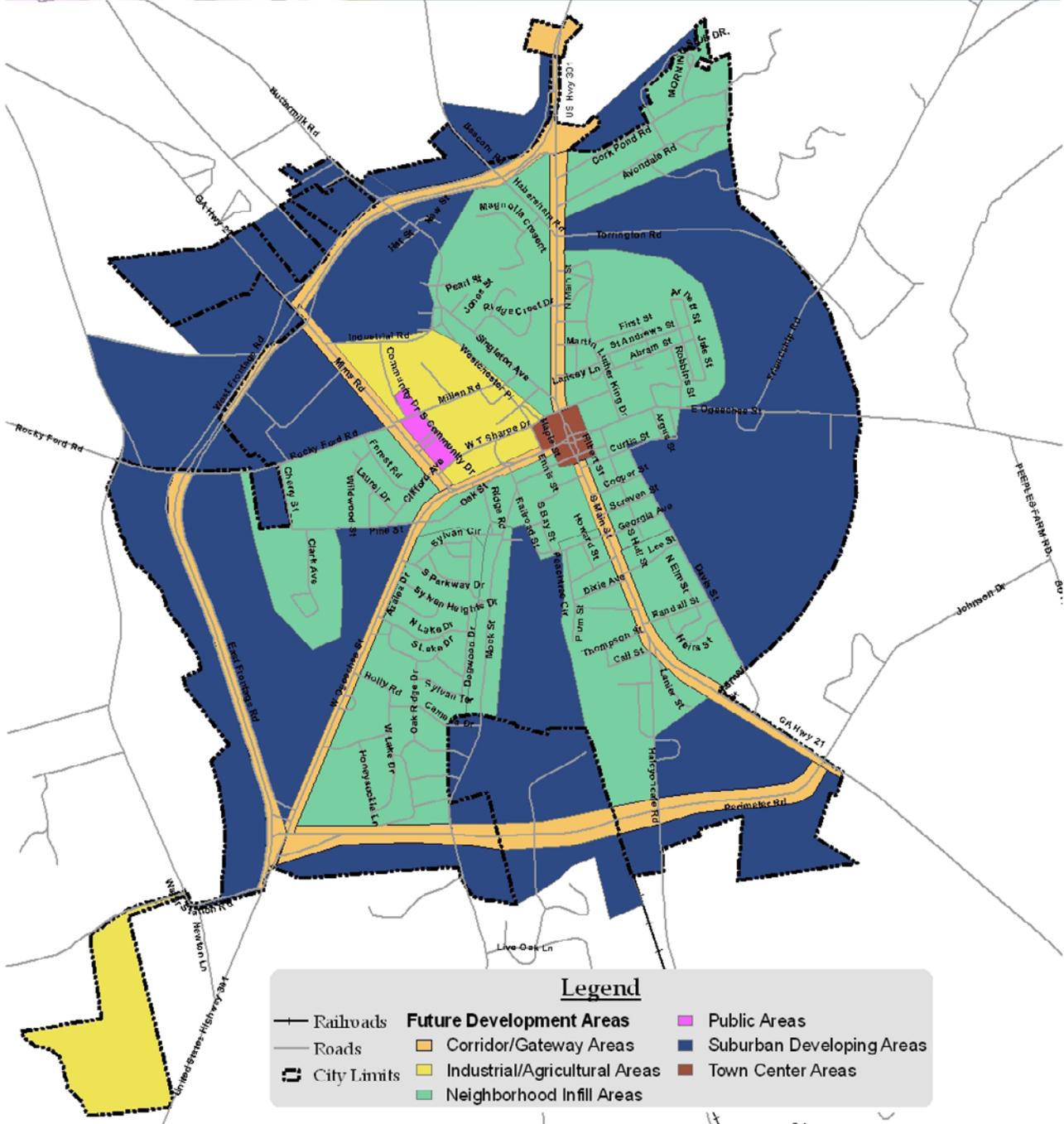
- Major Highway Corridor
- In-Town Corridor
- Industrial/Agricultural
- Public Space
- Suburban Developing
- Town Center
- Traditional Neighborhood, Declining
- Traditional Neighborhood, Redevelopment
- Traditional Neighborhood, Stable

The FDM Designation Areas found in the Community Agenda are iterations of these Character Areas. The FDM Designation Areas have been updated based on public review and comments from a series of public workshops and now form the basis of the Future Development Map.

The Defining Narrative, in tabular format below, includes a specific vision and description for each FDM Designation Area, as well as recommended policies and implementation measures to achieve the vision for each area. The written descriptions for each FDM Designation Area, along with accompanying photographs, briefly identify the types, forms, styles and patterns of development to be encouraged in each area.

Following the description and Vision Statement for each FDM Designation Area is a chart that provides the Quality Community Objectives (QCOs) to be satisfied in each area, the appropriate land uses to be encouraged in each area, and corresponding policies and implementation measures designed to achieve the desired development patterns in each area.

This information, along with the descriptions and Vision Statement, guide implementation of the development policies related to land use, population growth, economic development, housing, natural and cultural resources, community facilities and services, intergovernmental coordination and transportation.



Legend

—+— Railroads	Future Development Areas	■ Public Areas
— Roads	■ Corridor/Gateway Areas	■ Suburban Developing Areas
⊞ City Limits	■ Industrial/Agricultural Areas	■ Town Center Areas
	■ Neighborhood Infill Areas	

Geographic Information Systems
Information Technology Department
July 2008

DISCLAIMER: This map has been prepared to facilitate public access to information. Data shown is for planning purposes only and its accuracy is NOT warranted. CGRDC assumes no liability for the quality, content, accuracy or completeness of the information and other items contained in this map. Individuals are advised to independently verify information before use.

Source: City of Sylvania & CGRDC

DRAFT

City of Sylvania
Comprehensive Plan
Future
Development Areas
MAP FD-1

Future Development Map Designation Corridor/Gateway Areas



Vision: To enhance mobility and create inviting and aesthetically pleasing entrances to Sylvania; where both uniqueness of place and economic vitality are promoted.

Description/Location:

Major Highway Corridor: North and South Main Street. This area is largely undeveloped. According to the Community Assessment, this area is to be developed in a manner reflective of the historic nature of Sylvania, and in keeping with the character of the city. This area will provide opportunity for larger commercial and light industrial ventures, as current business is preserved.

In-Town Corridor: This area is to develop in a manner that reflects the surrounding tradition and suburban neighborhoods. The city will encourage redevelopment and new development in this area of small and medium sized commercial ventures. Existing structures provide opportunity for revitalization.

Specific Land Uses:

- Retail Commercial
- Hotel/Restaurant Services
- Professional Offices
- Low-density Residential

Quality Community Objectives:

- Regional Identity
- Appropriate Businesses
- Regional Cooperation
- Transportation Alternatives
- Regional Solutions

Issues & Opportunities

- A clear boundary of where the city stops and countryside begins does not exist. There is little or no uniqueness or sense of place. Visitors do not know when they have arrived in the city.
- Economic development efforts do not focus on helping local small businesses to grow. Business retention is not active or successful.
- Transportation corridors are congested and high intensity uses are not concentrated along major corridors or activity centers that might facilitate public transportation.
- Sprawl development, including unattractive commercial or shopping areas, occurs along roadways.

Policy

- Define the main corridors of the city through such means as appropriate signs, street trees, landscaping and lighting.
- Improve mechanisms to assist local small businesses, and to attract new businesses.
- Eliminate additional sprawl development occurring within main corridors of the city, and enhance areas where such development exists.

Implementation Measure

- Enhance the city's existing entrance signs with better landscaping and lighting, and involve citizens in maintaining such enhancements.
- Develop a business retention strategy that addresses the needs of local businesses and increases local career opportunities in the city.
- Consider establishment of a city economic development department.
- Contract to prepare a commercial/business retail needs analysis, to determine incentives for development of areas preferred for commercial use like the bypass site.
- Consider revising the zoning code to encourage preferred land uses and forms.
- Develop and adopt street design and architectural design standards, with consideration of "form-based" standards.

**Future Development Map Designation
Neighborhood Infill Areas**



Vision: To preserve, protect and enhance the city's established and historic neighborhoods, by preserving and supplementing tree canopy, preserving and rehabilitating historic structures, and replacing unsalvageable structures with compatible infill development.

Description/Location:

North and east, and south of the Town Center - This area contains most of the older, traditional neighborhoods. These neighborhoods have generally not been well kept through the years and are in need of renovation and in some cases redevelopment. These areas include some of the most historically valuable areas in the city. The City encourages infill development, sensitive to existing architectural styles and materials, in these neighborhoods.

Along Mock Street - This area is a single area of housing that should be considered for redevelopment of affordable housing.

Adjacent to the major streets of the city - This area contains many of the suburban neighborhoods. Some of these neighborhoods contain a number of lots available for infill development.

Thompson Street— multi-family redevelopment is preferred.

Specific Land Uses:

- Small-lot single-family residential
- Multi-family residential
- Neighborhood parks with ample tree canopy
- Architecturally appropriate residential-supplementing commercial
- Streetscape with continuous pedestrian access

Quality Community Objectives:

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Heritage Program
- Housing Choices

Table Continued on Next Page.....

Neighborhood Infill Areas continued from previous page

Issues & Opportunities	Policy	Implementation Measure
<ul style="list-style-type: none"> • There is an inadequate mix of uses (like corner groceries or drugstores) within neighborhoods. There are not enough neighborhood centers to serve adjacent neighborhoods. • Some neighborhoods are in need of revitalization or upgrade. There are significant amounts of housing in poor or dilapidated condition. • There is an insufficient mix of housing sizes, types, and income levels within most neighborhoods. • The city does not have enough affordable housing for workers. • Infill housing should be encouraged. • There is not enough greenspace or parkland. • Opportunity exists to connect neighborhood parks with sidewalk connections to neighborhoods, amphitheater, and arterial bike/walking path. • Street design is not always sensitive to the context of areas, such as pedestrian activity centers, historic districts, environmentally sensitive areas, or quiet residential neighborhoods, where street traffic impacts need to be minimized. Streets are designed in ways that discourage pedestrian and bike activity. 	<ul style="list-style-type: none"> • Encourage rehabilitation and homeownership. • Encourage infill housing. • Promote opportunities for development of rental and other affordable housing. • Consider the Mock Street neighborhood for redevelopment with affordable housing. • Promote a livable city through encouraging expansion of housing options, compatible mixed use, and associated job opportunities. • Give high priority to neighborhood park development, and opportunities for tree planting. • Promote neighborhood character through design standards, including “form-based” standards. • Expand and connect local pedestrian/bicycle trail networks and sidewalks. • Establish neighborhood housing standards. 	<ul style="list-style-type: none"> • Establish separate historic districts for Hobby Hill, South Main and Singleton Avenue, and develop building standards and landscape overlays unique to each district. • Designate the Mock Street neighborhood as high priority for complete redevelopment, with special consideration for affordable housing. • Develop sign design standards for distinctive signage identifying neighborhoods. • Promote infill development in established neighborhoods, sensitive to existing architectural styles and materials. • Conduct a housing needs assessment and use the results to draft a housing plan. • Develop an ordinance that requires set-asides of open space in new developments, and that encourages and provides incentive for donations of land for open space. • Create incentives for creation of community/ neighborhood gardens by giving owners of vacant lots the opportunity to transfer property maintenance responsibility to the city or a neighborhood in return for allowing such public garden use. • Seek designation as “Tree City USA”. • Require new development and re-development to provide community- accessible trails and sidewalks, by subdivision regulation amendment. • Develop and adopt street design and architectural design standards, with consideration of “form-based” standards.

Future Development Map Designation Town Center Area



Vision: Preserve and protect this area, maintain integrity of historical character.

Description/Location:

Intersection of GA 21 and Ogeechee Street. This downtown is the historical and current center of commercial activity in Sylvania. It is also geographically central to the city.

Specific Land Uses:

- Street-level commercial with historic downtown intensity and character
- Parking to supporting retail business
- Residential use located above commercial use, including condominiums and apartments

Quality Community Objectives:

- Sense of Place
- Regional Identity
- Heritage Preservation
- Appropriate Business
- Housing Choice
- Employment Options

Issues & Opportunities

- Economic development efforts do not focus on helping grow local small businesses. Business retention is not active or successful.
- Citizens are unaware of natural and cultural resources and their significance. Natural and cultural resources are not being improved, enhanced, and/or promoted. Local natural resource protection is inadequate. Local protection of historic and cultural resources is inadequate.
- There is not enough parking available in busy activity centers. On-street parking is inadequate, even in downtown and retail districts where it can be safely provided. Our community does not offer a variety of parking solutions.

Policy

- Increase small business retention by assisting local small businesses.
- Increase citizen awareness, promotion, enhancement and protection of natural and cultural resources.
- Support continuing redevelopment of buildings in a manner complementary to existing historic quality architectural styles.
- Increase availability of public parking in the downtown area.

Implementation Measure

- Consider establishment of a city economic development department.
- Contract to prepare a commercial and business retail needs analysis, to determine incentives for development of areas preferred for commercial use like the bypass site.
- Develop a business retention strategy that addresses the needs of local businesses and increases local career opportunities in the City.
- Renovate the old City Hall to accommodate administrative office expansions.
- Create a city museum at the Ennis Street jail, or old county-owned jail, for battlefield interpretation and other local history.
- Add more and larger directional signs at the bypass to inform motorists where to turn to reach downtown, historic and recreational sites.
- Develop and adopt a sign ordinance.
- Develop and adopt street design and architectural design standards, with consideration of “form-based” standards.
- Revamp traffic patterns downtown to allow a traffic circle, moving the stop sign at the fountain, initiated through GDOT collaboration.
- Study potential for increased parking in support of downtown commerce.

Future Development Map Designation

Public Areas



Vision: To maintain public greenspace for public recreational use, redevelop greenspace, and provide trail connections between local greenspace and regional points of interest.

Description/Location:

This area is occupied by the County Courthouse and Administration building, and the Fire Station. It also includes the Cail Community Center and recreational greenspace with ballfields.

The location is West of the Town Center on Mims Road including parts of Millen Road and Community Drive.

Specific Land Uses:

- Government Institutional
- Public Institutional
- Parks, public open space, pedestrian trails

Quality Community Objectives:

- Regional Identity
- Sense of Place
- Open Space Preservation
- Environmental Protection
- Regional Cooperation
- Transportation Alternatives

Issues & Opportunities

- There is not enough greenspace or parkland.
- The city lacks a local trail network. Local trails are not linked with those of neighboring communities, the region, and the state.

Policy

- Create regional pedestrian/bicycle trails and drive tours for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.

Implementation Measure

- Develop a joint marketing plan with the county to create a unified historic resource interpretive and recreational trail, and a drive tour route, from city points of interest to county points of interest.
- Redevelop existing greenspace and connect it regionally with a “rails-with-trails” path.

Future Development Map Designation

Industrial/Agricultural Areas



Vision: To redevelop in keeping with the character of old traditional uses, in a manner complimentary to the surrounding traditional neighborhoods and the nearby town center, and supportive of Sylvania’s economic development plans and activities.

Description/Location:

This area is transitional with current land uses including Railroad Access, agribusiness, and underused warehouses. An active railroad spur connecting Sylvania to Savannah serves this area.

Northwest of the Town Center surrounding Maple Street, Ennis Street, West W. T. Sharpe Drive, and Westchester Place.

Specific Land Uses:

- Small scale commercial and light industrial
- Parks, public open space, pedestrian trails
- Rail and agricultural heritage interpretation

Quality Community Objectives:

- Sense of Place
- Regional Identity
- Heritage Preservation
- Appropriate Business
- Educational Opportunities
- Employment Options

Issues & Opportunities

- There is not enough greenspace or parkland.
- There is an inadequate mix of uses (like corner groceries or drugstores) within neighborhoods.
- There are not enough neighborhood centers to serve adjacent neighborhoods. Insufficient attractive public spaces for gathering and social interaction exist. There are not enough places for arts activities and performances.
- Economic development efforts do not focus on helping to grow local small businesses.
- Economic development efforts favor new development over redevelopment opportunities.
- New development is locating in areas that should not be developed - such as farmland or environmentally sensitive areas. Farmland and rural scenery are disappearing.
- Citizens are unaware of natural and cultural resources and their significance.
- Natural and cultural resources are not being improved, enhanced, and/or promoted.
- Local natural resource protection is inadequate.
- Local protection of historic and cultural resources is inadequate.
- Current facility extension policies do not foster development (such as infill, redevelopment, and compact development) that maximizes the use of existing infrastructure.

Policy

- Encourage connectivity; green space parks.
- Promote redevelopment to mixed use with emphasis on small-business commercial, light industrial and public open space.
- Consider potential redevelopment to include a venue for arts activities and performances.
- Increase citizen awareness, promotion, enhancement and protection of natural and cultural resources.

Implementation Measure

- Adopt an ordinance requiring that owners of abandoned buildings and vacant property register with the city to declare their future plans for the property.
- Master plan redevelopment to mixed use, including small-business commercial, light industrial and public open space; complimentary to the character of old traditional uses; complimentary to the surrounding traditional neighborhoods and the nearby town center; and highlighting agricultural heritage of the city.

Future Development Map Designation

Suburban Developing Areas



Vision: Neighborhood development following form-based residential and mixed-use commercial, compatible with and supportive of adjacent land uses.

Description/Location:

This comparatively large area surrounds the established neighborhoods or neighborhood infill areas of Sylvania; is largely undeveloped; is mostly within the city's water/sewer district; and is adjacent to the Corridor/Gateway Areas. Also within this designation to the north, south and west are areas outside of the city limits under consideration for future annexation.

Specific Land Uses:

- Commercial and Light Industrial
- Parks, public open space, pedestrian trails
- Mixed use
- Neo-traditional residential

Quality Community Objectives:

- Growth Preparedness
- Appropriate Businesses
- Open Space Preservation
- Housing Choices
- Transportation Alternatives
- Traditional Neighborhood

Issues & Opportunities

- There is an inadequate mix of uses (like corner groceries or drugstores) within neighborhoods.
- There are not enough neighborhood centers to serve adjacent neighborhoods.
- There is an insufficient mix of housing sizes, types, and income levels within most neighborhoods. The city does not have enough affordable housing for workers.
- New development is locating in areas that should not be developed - such as farmland or environmentally sensitive areas. Farmland and rural scenery are disappearing. Current development practices are not sensitive to natural and cultural resources.
- There is not enough greenspace or parkland.
- Transportation corridors are congested and high intensity uses are not concentrated along major corridors or activity centers that might facilitate public transportation.

Policy

- Promote a livable city through encouraging housing options and job opportunities through mixed use development. Encourage and expand housing options in the city.
- Promote opportunities for development of rental and other affordable housing.
- Encourage connectivity; green space parks.
- Give high priority to neighborhood park development, and opportunities for tree planting.
- Promote neighborhood character through design standards, including "form-based" standards.
- Expand and connect local pedestrian/bicycle trail networks and sidewalks.

Implementation Measure

- Master plan new development of mixed use, including commercial and light industrial along the bypass, and public open space; compatible with and supportive of adjacent land uses; and complimentary to the surrounding traditional neighborhoods and the nearby town center.
- Look for ways to create more affordable housing in the city, including rental property.
- Develop a system of bike/hike trails with interconnected sidewalks throughout the city; amend the subdivision regulations to require developers to dedicate a prescribed portion of new developments for the new trail and sidewalk network.
- Develop an ordinance that requires set-asides of open space in new developments, and that encourages and provides incentive for donations of land for open space.
- Create incentives for creation of community/neighborhood gardens by giving owners of vacant lots the opportunity to transfer property maintenance responsibility to the city or a neighborhood in return for allowing such public garden use.
- Consider revising the zoning code to encourage preferred land uses and forms.
- Develop and adopt street design and architectural design standards, with consideration of "form-based" standards.

Community Refinement of Issues and Opportunities / Quality Community Objectives

Identifying Issues and Opportunities is only one piece of a thorough and effective Comprehensive Plan. The Georgia Department of Community Affairs (DCA) encourages a community's Comprehensive Plan to proactively address the issues and opportunities identified in the Community Assessment by outlining an implementation plan. The goal is to effectively address the issues, by means including recommended land use policies, development standards, and community-based projects and programs. Part 110-12-1-.05 of DCA's guidelines for developing the Community Agenda states:

This [Chapter] is the final, locally agreed upon, list of issues and opportunities the community intends to address...Each of these issues or opportunities must be followed-up with corresponding implementation measures in the Implementation Program.

Over a series of three public meetings, the original list of Issues and Opportunities in the Assessment element was refined, based on committee input and staff administrative knowledge.

The Issues and Opportunities are categorized in the Assessment element according to eight community elements, as defined by DCA's Local Planning Requirements. These elements include Population Growth, Economic Development, Housing, Natural Resources, Cultural Resources, Community Facilities and Services, Intergovernmental Coordination, and Transportation. This Community Agenda also considers a ninth element—Development Patterns. The eight DCA-outlined elements impact all future land use and development patterns. The Development Pattern element was included to address long-range concerns for growth and development in Sylvania.

Many of the Issues and Opportunities provided in the Assessment element, after refinement based on committee input and staff administrative knowledge, are addressed above by the Future Development Map and associated Narrative. However, the broader scope Issues and Opportunities do not relate geographically to Future Development Map Designation Areas.

The DCA's Quality Community Objectives (QCOs) were utilized to create a framework for consideration of these broader Issues and Opportunities. The following QCO Narrative table addresses the four primary goals of Development Patterns, Resource Conservation, Social and Economic Development, and Government Relations.

Similar to the Future Development Map Defining Narrative, the QCO Narrative includes a specific vision, policies, and recommended implementation measures to achieve the vision for each primary goal.

Quality Community Objective Development Patterns



Vision:

- Streamline the development review process
- Encourage preferred development types
- Attractive commercial and shopping areas
- Adequate downtown commercial parking

Quality Community Objectives:

- Traditional Neighborhood
- Infill development
- Sense of Place
- Transportation Alternatives
- Regional Identity

Issues & Opportunities	Policy	Implementation Measure
<ul style="list-style-type: none"> • Unattractive commercial shopping areas exist. • More alternatives for transportation will help to meet traffic and parking challenges. • Not enough land downtown is designated for parking. 	<ul style="list-style-type: none"> • Promote opportunities for transportation alternatives. • Expand and connect local pedestrian/bicycle trail networks and sidewalks. • Strengthen and enforce existing ordinances. • Increase availability of public parking in the downtown area. 	<ul style="list-style-type: none"> • Develop a senior citizen transportation system; Monitor the county's negotiations to bring an on-demand van system to the county, eliminating need for re-starting taxi service in Sylvania. • Promote through the city's website and other information the availability of rail access as a potential benefit to economic development. • Require new development and re-development to provide community-accessible trails and sidewalks, by subdivision regulation amendment. • Connect neighborhood parks with sidewalk connections to neighborhoods, amphitheater, and arterial bike/walking path. • Revamp traffic patterns downtown to allow a traffic circle, removing the stop sign at the fountain. Begin discussions ASAP with GDOT regarding this proposal. • Promote the four-laning of U.S. Highway 301 from Statesboro to the South Carolina / Georgia line. • Add more and larger directional signs at the bypass to inform motorists where to turn to reach downtown, historic and recreational sites. • Develop and adopt street design and architectural design standards, with consideration of "form-based" standards. • Evaluate potential opportunities for development of underutilized city property for parking.

Quality Community Objective
Resource Conservation



Vision:

- Protect, conserve, enhance and promote public appreciation and sensitive use of the local natural and cultural resources.
- Increased public awareness of natural and cultural resources values.

Quality Community Objectives:

- Heritage Preservation
- Open Space Preservation
- Environmental Protection

Issues & Opportunities	Policy	Implementation Measure
<ul style="list-style-type: none"> • Work with the county is needed to pursue federal recognition of the Briar Creek Battlefield site. • Citizens are unaware of natural and cultural resources and their significance. Natural and cultural resources are not being improved, enhanced, and/or promoted. Local natural resource protection is inadequate. Local protection of historic and cultural resources is inadequate. • Develop a joint marketing plan with the county to create a unified historic trail from city offerings to county offerings. • Waste water and storm water systems are challenged by community growth. 	<ul style="list-style-type: none"> • Increase cooperation with the county to pursue federal recognition of the Briar Creek Battlefield site. • Increase citizen awareness, promotion, enhancement and protection of natural and cultural resources. • Create regional pedestrian/ bicycle trails and drive tours for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation. • Promote natural and cultural resources conservation within the city through existing agencies. • Preserve and increase tree canopy throughout the city. • Manage storm water and waste water to accommodate growth. • Inform citizens about the energy audit service and other utility services, and encourage geothermal heating/cooling systems in city codes. 	<ul style="list-style-type: none"> • Determine the exact location of the Briar Creek Battlefield site. • Lead the securing of funding, in collaboration with the county, to develop and protect Briar Creek Battlefield. • Promote and collaborate with the 13th Colony Trail effort. • Develop a land use plan for the Old Recreation Department. • Develop seating for an Outdoor Theater. • Conduct a Tree Assessment. • Start tree replacement and additional tree planting. • Enact a Tree Ordinance. • Enact a Green Space Ordinance. • Promote tree canopy improvement. • Apply for designation as a “Tree City”. • Strengthen wetlands ordinances. • Conduct a Natural and Cultural Resource Needs Assessment of all age groups. • Formulate a plan to develop nature trails on city-owned property located outside of the city limits. • Redevelop existing greenspace and connect it regionally with a “rails-with-trails” path. <p>The remainder of this column is continued on the following page.</p>

Implementation Measures Continued on Next Page.....

Resource Conservation Implementation Measures continued from previous page.

Issues & Opportunities	Policy	Implementation Measure
		<ul style="list-style-type: none"> • Develop a walking, exercise and bike trail(s). • Develop the 23-acre city-owned site into a nature center. • Obtain Water First status. • Assess the natural and cultural resource related needs and interests of the local girl's and boy's programs, including national organizations such as the YMCA. • Upgrade the water/sewer systems. • Upgrade the Waste Water Plant, with EPD guidance. • Create a stormwater management plan, including a utility to allow reduction of fees through the use of pervious paving materials. • Hold annually a publicly advertised seminar for the general public and elected officials on the values of natural and cultural resources, and on practices to conserve. • Advertise the hunting and fishing opportunities in the Wildlife Management Area (WMA) between the two rivers. • Adopt and implement a plan to promote resources through existing agencies. • Pass an ordinance addressing the Criteria for Wetland Protection, O.C.G.A. Chapter 391-3-16-.03. • Increase promotion through the DDA and the Chamber of Commerce of more community events, including a farmers' market. • Update city code to encourage geothermal heating/cooling systems. • Make Energy Audits available to all citizens' homes, and do more to advertise this service.

Quality Community Objective
Social and Economic Development



Vision:

To have a livable community for all age groups where quality growth development practices are embraced, promoted and measured

Quality Community Objectives:

- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Housing Opportunities
- Educational Opportunities

Issues & Opportunities	Policy	Implementation Measure
<ul style="list-style-type: none"> • Changing population • Vision for economic development does not exist. • City-owned resources are not marketed for economic benefit. • Adequate housing variety and transportation alternatives are underdeveloped. • There is not enough parking available in busy activity centers. On-street parking is inadequate, even in downtown and retail districts where it can be safely provided. Our community does not offer a variety of parking solutions. • Transportation corridors are congested and high intensity uses are not concentrated along major corridors or activity centers that might facilitate public transportation. • Developers complain about the local development approval process. 	<ul style="list-style-type: none"> • Create a strategy for social and economic development. • Improve mechanisms to assist local small businesses, and to attract new businesses. • Actively promote job development and creation. • Supply an infrastructure incentive package to stimulate job creation. • Promote strong economic development with commercial growth, and education, healthcare and recreation programs. • Establish neighborhood housing standards. • Promote opportunities for development of rental and other affordable housing. • Encourage infill housing in established neighborhoods, sensitive to existing architectural styles and materials, and set policy on infill development. • Limit trucks in the downtown to local deliveries. • Increase availability of public parking in the downtown area. • Promote a livable city through encouraging expansion of housing options, compatible mixed use, and associated job opportunities. <p>The remainder of this column is continued on the following page.</p>	<ul style="list-style-type: none"> • Consider establishment of a city economic development department. • Contract to prepare a commercial and business retail needs analysis, to determine incentives for development of areas preferred for commercial use, like the bypass site. • Continue to promote sale of energy and water resources. • Explore additional opportunities to increase waste reduction through recycling. • Create a multi-modal transportation system. • Limit traffic in the Town Center to commercial service. Continue to work with IDA to recruit desirable industry. • Promote commercial infill development. • Develop commercial construction guidelines. • Develop industrial construction guidelines. • Promote the city, including production of a promotional document listing leisure activities and points of interest available in Sylvania, and the reasons Sylvania is a wise choice for living. • Advertise in magazines the appeal of the city to retirees and other prospective residents. • Support the DDA. • Continue the Downtown Revolving Loan Fund. • Develop policy for using UDAG revolving funds. • Develop an Affordable Housing Program. • Organize a housing needs assessment team to evaluate housing city-wide, and use resulting information to develop a Housing Plan, with collaboration between the City Planner and the assessment team. <p>The remainder of this column is continued on the following page.</p>

Columns continued from previous page.

Issues & Opportunities	Policy	Implementation Measure
	<ul style="list-style-type: none"> • Foster higher priority for quality customer service affecting the development approval process. • Promote sustainable neighborhoods. 	<ul style="list-style-type: none"> • Implement the Housing Plan; request housing grants; and provide an incentive package for needed housing, through the City Planner. • Review zoning and change as needed, with reference to the Housing Plan. • Develop sign design standards for distinctive signage indentifying neighborhoods. • Develop architectural standards to guide development in infill neighborhoods. • Provide infill incentives, such as water and sewer tap fee waivers; refer owners to DCA programs for infill development, etc. • Partner with Habitat for Humanity to utilize housing standards and plans that will fit on smaller lots. • Amend Zoning Ordinance to allow apartments in the Town Center. • Assess conditions and needs of existing housing stock to help direct new housing policy. • Require new development and re-development to provide community-accessible trails and sidewalks, by subdivision regulation amendment. • Connect neighborhood parks with sidewalk connections to neighborhoods, amphitheater, and arterial bike/walking path. • Apply for Signature Copmmunity status. • Conduct an assessment of social service needs for citizens of all ages. • Expand current educational programs with universities and colleges to provide training. • Provide incentive packages to doctors and nurses, along with other medical resources. • Legalize liquor by the drink. • Encourage commercial development through: intensified code enforcement; more examination and revisiting of sites; provision of incentives for facade enhancement; and re-use of UDAG funding. • Emphasize the availability of rail access to promote commercial development via the city’s website and/or other information for the public. • Engage more directly in work force development; provide a readily available work force for new employers. • Work with the schools to build work force skills and work ethic, and seek designation as a “Work force ready community”. <p>The remainder of this column is continued on the following page.</p>

Implementation Measures continued from previous page.

Issues & Opportunities	Policy	Implementation Measure
		<ul style="list-style-type: none"> • Work with boys' and girls' programs to enhance recreation for the community, including national organizations such as the YMCA. • Explore development of city properties for recreational uses. • Draft a leisure services plan to meet future needs and analyze playground use. • Promote and expand services to senior center citizens, with added senior housing near/behind the senior center. • Emphasize through development review and other means provision of more transportation for seniors, including access to walking trails and exercise stations. • Collaborate with Screven County on matters of social and economic development. • Update codes to strengthen environmental and nuisance laws and process. The responsibility for code enforcement will be added to the Planning Director's job, with City Marshall enforcement. • Supply an infrastructure incentive package to stimulate job creation. • Plan the expansion of the city's utilities and services to service growth projections. • Set policies to limit the speed of traffic in the town center area. • When commercial area is expanded add/include additional parking. • Consider old city hall for parking. • Develop a "meter maid" to monitor parking. • Develop a policy for employee parking. • Provide over-the-counter information to citizens about the energy audit service and other utility services. • Use a systematic approach to enhancing the quality of customer service, including mandatory training.

Quality Community Objectives
Government Relations



Vision:

The City, County, and neighboring cities actively coordinate regionally, sharing plans and information

Quality Community Objectives:

- Regional Solutions
- Regional Cooperation

Issues & Opportunities	Policy	Implementation Measure
<ul style="list-style-type: none"> • Regional coordination, cooperation, and planning with adjacent communities for areas near mutual boundaries, should be improved. Planning information should be better shared with neighboring communities. • Partnerships between local government and community stakeholder groups are not promoted enough. 	<ul style="list-style-type: none"> • Actively promote and encourage regional coordination and strengthen existing communication. • Promote partnerships between local governments and stakeholder groups. • Increase cooperation with the county to pursue federal recognition of Briar Creek Battlefield. 	<ul style="list-style-type: none"> • Collaborate with the County, IDA, neighboring cities, DDA, Chamber of Commerce and the School Board to convene a Community Retreat once every two years. • Encourage partnerships and encourage joint action. • Collaborate with the county to convene meetings between the city and county elected officials and staff twice per year. • Lead the securing of funding, in collaboration with the county, to develop and protect Briar Creek Battlefield.

Implementation Program

The Comprehensive Plan is a ‘living’ document, periodically updated respective of the changing community. A critical part of the Plan’s evolution is the implementation program, serving as the overall strategy for Sylvania to achieve its vision for the future. In addition, the implementation program encourages compliance with both the Character Area and Future Development maps, and guides the city as it seeks to address the identified issues and opportunities.

By identifying specific programs and tasks to be undertaken by the city in order to implement the Agenda, the implementation program includes policies, the Short Term Work Program (STWP), and long-range activities. A proposed schedule, responsible parties and potential funding sources are all outlined within this program.

The Georgia Department of Community Affairs requires the following elements as part of a community’s implementation program:

Short Term Work Program – Communities must develop a STWP to identify specific implementation actions the local government, or other entities, intends to take during the first five-year time frame for the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other initiatives to be put in place to implement the Plan. The STWP must include the following information for each listed activity:

- Brief description of the activity;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable.

Policies – Communities must develop a set of policies the local government is willing to adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing identified Issues and Opportunities.

Supplemental Plans – Communities should incorporate by reference any supplemental plans that focus on special areas, situations or issues of importance to the community, such as plans for conservation or management of natural or cultural resources, redevelopment plans for particular areas of the community, master plans for downtown development, neighborhood plans, gateway plans, rural preservation plans, recreation plans, or the community’s required solid waste management plan (see definition in Chapter 110-12-1-.09).

Long-Range Activities – items that local governments anticipate undertaking beyond the first five-year time frame of the planning period.

Report of Accomplishments (ROA) – The ROA identifies the current status of each activity in the community’s previous STWP from its recent Comprehensive Plan. Local governments are required by DCA to indicate activities that:

- Have been completed;
- Are currently underway (including a projected completion date);
- Have been postponed (with explanation); or
- Have not been accomplished and are no longer activities the local government intends to undertake (with explanation).

Report of Accomplishments

Activity from Previous STWP	Completed	**Currently Underway	*Postponed	*Not Accomplished
Development Patterns				
Review Zoning Ordinance and amend as necessary.		Ongoing review as needed.	N/A	
Economic Development				
Support the IDA efforts to add an additional industrial park site				Transferred responsibility to Screven County.
Obtain Better Hometown status	Completed			
Extend water and sewer lines in industrial parks as needed		Ongoing Activity with limited budget; completed on as-needed basis.		
Target new industries		Ongoing activity		
Housing				
Continue building inspection and code enforcement programs		Ongoing activity		
Natural and Historic Resources				
Continue revolving loan fund for improving downtown revitalization		This activity is carried forward and is ongoing as needed.		
Create Stormwater Management Plan			Development of the plan is postponed, waiting for available financing.	
Community Facilities				
Replace police vehicles and acquire new police vehicles as necessary	Accomplished	Replace vehicles as needed annually.		
Pave cemetery			Due to lack of funding.	
Purchase Water-Sewer Jet vacuum truck	Accomplished			
Replace police body armor	Accomplished			
Continue I/I program		Continuing annually at \$15,000 per year.		
Renovate Police Department Offices			On Hold, intergovernmental issues.	
Construct new warehouse and office for Utilities Department	Accomplished			
Purchase dump truck for Wastewater Treatment Plant	Accomplished			
Initiate hydrant replacement program		Ongoing.		
City annexation	Accomplished	This activity will continue as needed and/or requested.		
Upgrade wastewater treatment plant			Waiting on guidance from EPD.	

City of Sylvania Short Term Work Program: 2008 - 2012

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
DEVELOPMENT PATTERNS								
Participate in 2010 Census	x	x	x	x		City Planner		City
Review Zoning Ordinance and Amend as necessary.	x	x	x	x	x	City Planner		City
ECONOMIC DEVELOPMENT								
Study potential establishment of a City Economic Development Department.		x				City	\$ 2,500	City
Complete Buxton Study (Commercial and business retail needs analysis to determine development incentives for areas preferred for commercial use including the bypass site)		x				City	\$70,000	City
Work with IDA to Recruit Industry	x	x	x	x	x	City/IDA	---	
Promote Commercial Infill Development	x	x	x	x	x	City		
Develop Commercial Construction Guidelines	x	x				City		
Develop Industrial Construction Guidelines	x	x				City		
Promote the City	x	x	x	x	x	City	\$20,000	City
Support the DDA	x	x	x	x	x	City	\$200,000	City
Continue Downtown Revolving Loan Fund	x	x	x	x	x	City	\$ 5,000	City
HOUSING								
Develop an Affordable Housing Program		x				DCA/City		
Obtain Grant Funds for Home Rehab		x	x			City	\$400,000	Grants
Install Neighborhood Signs		x	x			Neighborhoods City	\$ 7,500	City

City of Sylvania Short Term Work Program: 2008 - 2012

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
HOUSING								
Promote Infill Development		x	x	x	x	City		
Amend Ordinance Allowing Apartments in Town Center		x				City		
Conduct Housing Needs Assessment	x					City		
Promote Sustainable Neighborhoods	x	x	x	x	x	City		
Improve Neighborhood Connectivity	x	x	x	x	x	City		
Create a Sense of Place		x	x	x	x	City		
Apply for Signature Community status.		x				City		
NATURAL & CULTURAL RESOURCES								
Be a Leader in Developing Briar Creek Battle site	x	x	x	x	x	City	\$10,000	City
Promote the 13 th Colony Trail Development	x	x	x	x	x	City	TBD	City
Develop a Land Use Plan for Old Recreation Department		x	x			Stakeholders City		
Develop Seating for Outdoor Theater		x	x			County / City	\$30,000 to \$45,000	City
Conduct a Tree Assessment	x	x				Contractor City	\$10,000	Grant/City
Start Tree Replacement & Additional Tree Planting (Tree Planting Program) affecting City Property		x	x	x	x	City	\$10,000	Grant/City
Enact a Tree Ordinance	x	x				City		
Enact a Green Space Ordinance	x	x				City		
Promote Tree Canopy Improvement on Private Property, with support of the Georgia Forestry Commission and Keep Screven Beautiful.	x	x	x	x	x	City, Forestry Service, Keep Screven Beautiful	\$ 5,000	City/Grants

City of Sylvania Short Term Work Program: 2008 - 2012

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
NATURAL & CULTURAL RESOURCES								
Apply for designation as a "Tree City USA".					x	City		
Strengthen Wetlands Ordinances		x				City		
Conduct an Outdoor Recreation and Nature Education Needs Assessment of All Age Groups		x				City		
Develop a Walking, Exercise & Bike Trail(s)		x	x	x	x	City	\$75,000	Grants/City
Develop 23 Acre Site into Nature Center		x	x	x	x	City	\$75,000	Grants/City
Obtain Water First Status	x	x	x	x	x	City	TBD	Grants/City
Girls and Boys Club Study (Assess the natural and cultural resource related needs and interests of the local girl's and boy's programs, including national organizations such as the YMCA.)		x	x	x	x	City	TBD	Grants Private Donations City/Co.
Make Energy Audits available to all citizens' homes, and do more to advertise this service.	x	x				City		
Provide education outreach to 4 th , 5 th , and 6 th graders on energy conservation and litter control (public responsibility for keeping the city clean).	x	x	x	x	x	City		
Study the feasibility for city-purchase of hybrid vehicles.		x				City		City
COMMUNITY FACILITIES & SERVICES								
Continue Drop-off Centers (2) for co-mingled recyclable waste materials, and separation of recyclables by inmate labor at the Transfer Station.								
Street Resurfacing Program — 4.7 Miles	x	x	x	x	x	City	\$495,000	GA DOT / City
City/County Cemeteries Resurfacing			x			City County	\$75,000	City / County
Continue I/I Program	x	x	x	x	x	City	\$75,000	City

City of Sylvania Short Term Work Program: 2008 - 2012

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
COMMUNITY FACILITIES & SERVICES								
Continue Fire Hydrant Replacement	x	x	x	x	x	City	\$25,000	City
Water/Sewer Systems Upgrades	x	x	x	x	x	City	\$1.3 Million	
Upgrade Waste Water Plant				x	x	City	\$4-8 Million	Grants — GEFA City
Waste Water Plant Repairs & Maintenance	x	x	x	x	x	City	\$27,500	City
City Electric System Upgrade		x	x	x	x	City	\$818,000	City
Natural Gas System Upgrade	x	x	x	x	x	City	\$150,000	City
Develop Storm Water Management Plan			x	x		City		City
Remodel Public Safety Building		x	x			City	\$80,000	City
Fire Training Facility Study		x	x			City / County		
City Annexation	As	needed				City		
Remodel Old City Hall		x	x			City	\$275,000	
INTERGOVERNMENTAL COORDINATION								
Host a Community Retreat	x		x		x	IDA, County, Cities, DDA, Chamber, School Board		IDA, DDA, Co/Cities, Chamber, School Board
City/County Elected Officials & Staff — Meet Twice a Year	x	x	x	x	x	City, County		City, County
Encourage Partnerships and Joint Action	x	x	x	x	x	Cities, Co. IDA		Cities, Co. IDA

City of Sylvania Short Term Work Program: 2008 - 2012

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
TRANSPORTATION								
Promote the four-laning of U.S. Highway 301 from Statesboro to the South Carolina / Georgia line.	x	x	x	x	x	City, County		
Use DOT Safety Grant to Improve Street Safety	x	x				City, DOT	\$125,000	Grant
Develop Sidewalk/Bike Path Plans		x	x	x	x	City		
Sidewalk and Bike Path Improvements			x	x	x	City	\$10,000	Grants City
Begin discussions with GDOT regarding development of a traffic circle downtown in the vicinity of the community fountain.	x	x	x	x	x	City		
Monitor the county's negotiations to bring an on-demand van system to Screven County, in preparation for development of a senior citizen transportation system.	x	x	x	x	x	City		
Promote through the city's website and other information on the availability of rail access as a potential benefit to economic development.		x	x	x	x	City/IDA		IDA
Add more and larger directional signs at the bypass to inform motorists where to turn to reach downtown, historic and recreational sites.		x	x	x	x	City/GDOT		GDOT
Evaluate potential opportunities for development of underutilized city property for parking.		x				City		City

Policies

This section of the Implementation Program lists policies for use by local government officials, community organizations and leaders, boards and authorities, and other entities responsible for shaping the future of Sylvania. The policies address both the issues and opportunities identified through the Public Participation process, and the conclusions provided in the Community Assessment; and provide overall guidance for making decisions consistent with the community's vision, serving as a tool for elected and administrative officials when making future land use and zoning decisions.

These policies, with corresponding measures to implement, are also provided above under the Future Development Map Defining Narrative and the Community Refinement of Issues and Opportunities/Quality Community Objectives. A significant share of these policies is subject to actions prescribed in the preceding Short Term Work Program (STWP), to be implemented within the upcoming five-year period. Policies and implementation measures not included in the STWP are considered long-range and scheduled to be pursued within ten years, as opposed to five years.

Development Patterns

Sylvania seeks to increase options for housing and develop areas of mixed use, whereby affordability is increased, and dependence on automobiles is decreased in favor of other modes of transportation such as walking or bicycling. The below policies also establish clear objectives to utilize the latest land use planning techniques to achieve the City's visions for future development, and to educate the public and elected officials on these innovative techniques.

- Define the main corridors of the city through such means as appropriate signs, landscaping and lighting.
- Eliminate additional sprawl development occurring within main corridors of the city, and enhance areas where such development exists.
- Encourage rehabilitation and homeownership.
- Encourage infill housing in established neighborhoods, sensitive to existing architectural styles and materials, and set policy on infill development.
- Consider the Mock Street neighborhood for redevelopment with affordable housing.
- Promote a livable city through encouraging expansion of housing options, compatible mixed use, and associated job opportunities.
- Give high priority to neighborhood park development, and opportunities for tree planting.
- Promote neighborhood character through design standards, including "form-based" standards.
- Expand and connect local pedestrian/bicycle trail networks and sidewalks.
- Promote opportunities for transportation alternatives.
- Promote sustainable neighborhoods.
- Increase small business retention by assisting local small businesses.
- Support continuing redevelopment of buildings in a manner complementary to existing architectural styles.
- Increase availability of public parking in the downtown area.
- Increase cooperation with the county to pursue federal recognition of the Brier Creek Battlefield site.
- Create regional pedestrian/bicycle trails and drive tours for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Encourage connectivity; green space parks.
- Promote redevelopment to mixed use with emphasis on small-business commercial, light industrial and public open space.
- Consider potential redevelopment to include a venue for arts activities and performances.
- Promote a livable city through encouraging expansion of housing options, compatible mixed use, and associated job opportunities.
- Give high priority to neighborhood park development, and opportunities for tree planting.

Population Growth

According to the Community Assessment, the population of Sylvania was projected by the 2000 U.S. Census to increase by 43 percent within the next ten years, from 2,675 to 3,840. The Assessment further refers to 19 percent of households at or below the poverty level, a significant factor in consideration of the need for housing that is affordable to a broad spectrum of household incomes.

The significance of population growth, particularly as it affects housing, public facilities, schools, emergency services and law enforcement services, was acknowledged by the participants of the Community Agenda meetings. Below are the policies specifically related to population growth, as generated through the Community Agenda process.

- Promote a livable city through encouraging expansion of housing options, compatible mixed use, and associated job opportunities.
- Give high priority to neighborhood park development, and opportunities for tree planting.
- Increase availability of public parking in the downtown area.

Economic Development

The Comprehensive Plan Community Assessment refers to important new developments that will position the Sylvania for an increased rate of commercial growth in the near future. Among these developments are the annexation of nearly 800 acres along the Highway 301 Bypass, the Savannah River Parkway and the widening of Highway 21 to four lanes.

The participants of the Community Agenda meetings recognized several significant economic challenges, including growth of employment opportunities, increasing residents' educational level, continuing the downtown revitalization, increasing revitalization of the commercial corridors, and guiding the intended development of the bypass.

Concern was documented as a result of these public participation meetings over the lack of vision with respect to the available opportunity to market city-owned land for economic development, deficiencies in housing variety and transportation alternatives, and inadequate capacity for parking downtown. It was further noted that higher-intensity uses are not concentrated to be compatible with public transportation.

The following policies were the outcome of the Community Agenda meeting participants' work on economic development issues and opportunities.

- Improve mechanisms to assist local small businesses, and to attract new businesses.
- Promote a livable city through encouraging expansion of housing options, compatible mixed use, and associated job opportunities.
- Increase small business retention by assisting local small businesses.
- Create regional pedestrian/bicycle trails and drive tours for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Promote redevelopment to mixed use with emphasis on small-business commercial, light industrial and public open space.
- Create a strategy for social and economic development.
- Actively promote job development and creation.
- Supply an infrastructure incentive package to stimulate job creation.
- Promote strong economic development with commercial growth, and education, healthcare and recreation programs.

Housing

According to the Community Assessment, since 2000, the residential growth of Sylvania has been slow and gradual, but may accelerate as a result of the widening of Highway 21. The existing housing in Sylvania is largely composed of older, detached single-family homes, providing limitations in terms of choices for housing.

Several neighborhoods have been identified as being in a state of decline, and may continue to decline if the city does not act effectively. There are neighborhoods that need immediate attention to reverse visible trends toward dilapidation. However, the condition of much of the housing stock in the city, while older, is in good condition.

The following policies were drafted on the part of the participants of the Community Agenda meetings, with the intent to bring long-term, and possibly immediate, relief to challenges associated with limited housing options, and neighborhood decline.

- Encourage rehabilitation and homeownership.
- Encourage infill housing in established neighborhoods, sensitive to existing architectural styles and materials, and set policy on infill development.
- Promote opportunities for development of rental and other affordable housing.
- Consider the Mock Street neighborhood for redevelopment with affordable housing.
- Promote a livable city through encouraging expansion of housing options, compatible mixed use, and associated job opportunities.
- Establish neighborhood housing standards.
- Promote a livable city through encouraging housing options and job opportunities through mixed use development. Encourage and expand housing options in the city.

Natural Resources

The Georgia Planning Act of 1989 encourages each local government to consider minimum requirements. The Georgia Department of Natural Resources (DNR) developed environmental planning criteria for meeting these requirements. One of these criteria, Wetland Protection, will have to be satisfied before Sylvania can pass the relevant "Part V" environmental ordinances provided by the Department of Community Affairs (DCA).

Wetland protection was a primary consideration of the participants of the Community Agenda meetings. Also discussed was the importance of nature-related educational and leisure activities in the city and surrounding area, including bird watching and other recreational uses. The importance of natural resources was recognized as having significant effects on the overall viability of the city, and concerted effort on the part of the city was determined to be necessary to maintain the natural environment.

In addition, Sylvania's interest in setting environmental protection trends resulted in the generation of new strategies at the Council and Senior Staff Retreat of May 2008.

The following policies provide guidance for initiatives to continue protection, conservation and enhancement of natural resources.

- Increase citizen awareness, promotion, enhancement and protection of natural and cultural resources.
- Create regional pedestrian/bicycle trails and drive tours for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Promote natural and cultural resources conservation within the city through existing agencies.
- Inform citizens about the energy audit service and other utility services, and encourage geothermal heating/cooling systems in city codes.
- Preserve and increase tree canopy throughout the city.
- Manage storm water and waste water to accommodate growth.
- Encourage connectivity; green space parks.
- Strengthen and enforce existing ordinances.

Cultural Resources

A recent survey of Sylvania’s historic resources, funded through DNR, provides recommendations for prioritizing and recommending individual sites and historic districts for listing in the National Historic Register. This survey reviews and lists 120 properties. An historic preservation ordinance is recommended as well.

As discussed in the Community Assessment, the aging agricultural complex adjacent to downtown Sylvania provides opportunities for redevelopment in keeping with historic heritage, with a focus on the rich agricultural heritage of Sylvania and Screven County. Where old warehouses have been idle, unique shopping venues, or boutique shopping, can help to enhance economic vitality.

The following policies provide for conservation and enhancement of the city’s historic and cultural resources.

- Increase citizen awareness, promotion, enhancement and protection of natural and cultural resources.
- Create regional pedestrian/bicycle trails and drive tours for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Promote natural and cultural resources conservation within the city through existing agencies.
- Support continuing redevelopment of buildings in a manner complementary to existing historic quality architectural styles.
- Promote neighborhood character through design standards, including “form-based” standards.
- Increase cooperation with the county to pursue federal recognition of the Briar Creek Battlefield site.

Community Facilities and Services

The City of Sylvania supplies services to a population of approximately 2,800 people within the city limits, and to more than 1,000 additional customers residing outside the city limits. A workforce of more than 70 people is employed to serve city residents.

The city's Short Term Work Program (STWP) accomplishments with respect to facilities and services during the period of 2003 through 2007 included: Better Hometown Status; extension of water and sewer lines as needed; building inspection and code enforcement; utilization of the revolving fund for downtown revitalization; replacement of equipment for law enforcement; and, city annexation to accommodate growth.

The above proposed STWP commits to application for Water First and Signature Community Statuses; development of recreational trails; street and cemetery road resurfacing; water/sewer upgrades, including upgrade of the wastewater treatment facility; upgrade of the city electric system; upgrade of the city natural gas system; development of a storm water management plan; a study of potential for a fire training facility; and, the remodeling of Old City Hall.

The following policies resulted through the course of Community Agenda meetings:

- Give high priority to neighborhood park development, and opportunities for tree planting.
- Promote neighborhood character through design standards, including "form-based" standards.
- Expand and connect local pedestrian/bicycle trail networks and sidewalks.
- Increase availability of public parking in the downtown area.
- Consider potential redevelopment to include a venue for arts activities and performances.
- Foster higher priority for quality customer service affecting the development approval process.
- Strengthen and enforce existing ordinances.
- Improve mechanisms to assist local small businesses, and to attract new businesses.
- Promote strong economic development with commercial growth, and education, healthcare and recreation programs.
- Continue improvement of transportation facilities.
- Manage storm water and waste water to accommodate growth.
- Inform citizens about the energy audit service and other utility services, and encourage geothermal heating/cooling systems in city codes.

Intergovernmental Coordination

The participants of the Community Agenda meetings emphasized the need for improvement of regional coordination, cooperation, and planning with adjacent communities for areas near mutual boundaries; promotion of partnerships between local government and community stakeholder groups; and, better sharing of planning information with neighboring communities.

The Council and Senior Staff Retreat of May 2008 resulted in consensus that meetings should occur frequently (at least twice per year) between Sylvania and Screven County officials, to discuss areas where services can be consolidated. Service delivery areas agreed to show the most promise and potential for consolidation included: GIS, agreements for joint cemetery maintenance, senior center funding, planning and zoning, and recycling.

The following policies, underscoring the importance of regional coordination and mutually beneficial partnerships, evolved through the Community Agenda process:

- Actively promote and encourage regional coordination and strengthen existing communication.
- Promote partnerships between local governments and stakeholder groups.
- Increase cooperation with the county to pursue federal recognition of Briar Creek Battlefield.

Transportation

Alternatives for transportation will help to meet traffic and parking challenges, and downtown parking is deficient, according to those participating in the Community Agenda meetings. A number of transportation policies and projects were documented resulting from the Council and Senior Staff Retreat of May 2008. These, along with the policies derived from the earlier Community Agenda meetings, are listed below.

- Promote opportunities for transportation alternatives.
- Continue improvement of transportation facilities.
- Expand and connect local pedestrian/bicycle trail networks and sidewalks.
- Create regional pedestrian/bicycle trails and drive tours for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Encourage connectivity; green space parks.
- Increase availability of public parking in the downtown area.
- Limit trucks in the downtown to local deliveries.

Supplemental Plans

The City of Sylvania administration engages in a strategic planning effort each year.

On May 9 and May 10, 2008, Sylvania held a retreat for strategic planning, attended by the Mayor and City Council, Department Heads and the City Manager, facilitated by the Carl Vinson Institute of Government, University of Georgia. A document, [City of Sylvania City Council & Senior Staff Retreat](#), was produced from that retreat. This document identifies the successes since 2006 and current priority strategies; discusses the city's mission statement; and details an action plan to address the categories in the city's draft comprehensive plan. This Agenda contains the action items developed as a result of the retreat, provided above in the Future Development Plan Defining Narrative and Quality Community Objectives sections.

**RESOLUTION TO ADOPT THE COMMUNITY AGENDA PORTION OF
THE 20 YEAR COMPREHENSIVE PLAN UPDATE**

WHEREAS, the City of Sylvania City Council has completed the Community Agenda documents as part of the 20-year Comprehensive Plan Update;

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989; and

BE IT THEREFORE RESOLVED, that the City of Sylvania City Council does hereby adopt the Community Agenda portion of the 20-year Comprehensive Plan Update.

Adopted this 2nd day of September 2008

BY: Margaret D. Evans

ATTEST: Jacyf Mathis

