

City of Sylvania

Comprehensive Plan

2008 to 2028

Component One: Community Assessment

Prepared by:

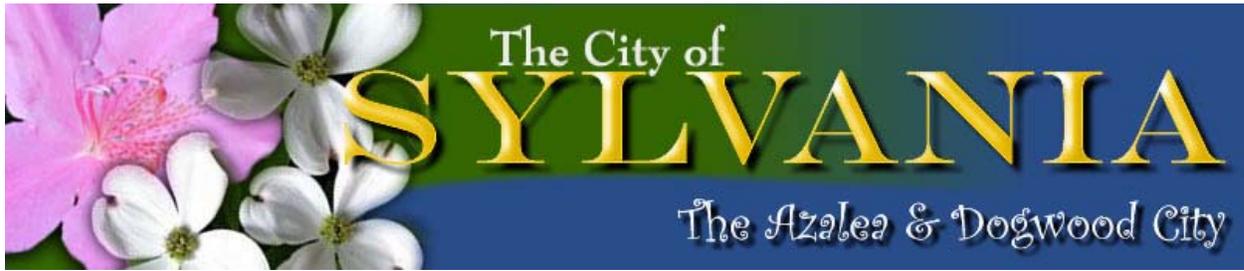
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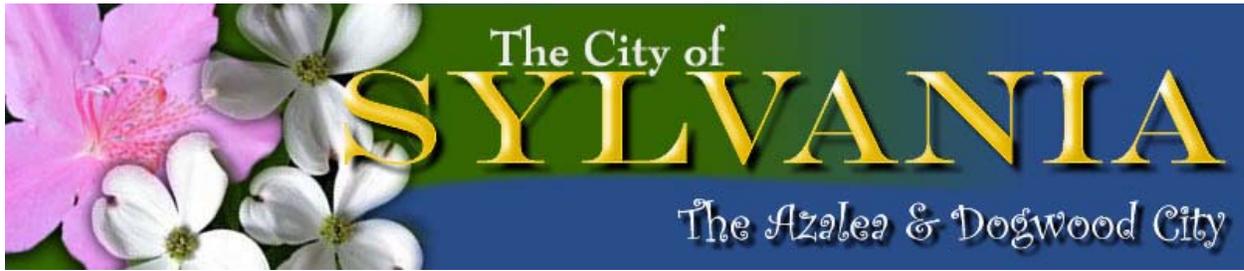


City of Sylvania

Comprehensive Plan
Component One: Community Assessment

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Margaret Evans, Mayor
Preston Dees, Mayor Pro-Tem
Joette Black, Council Member
Joe A. Cleland, Council Member
Jeremy Hill, Council Member
Fred Jenkins, Jr., Council Member
Ben W. Mercer, Jr., Council Member



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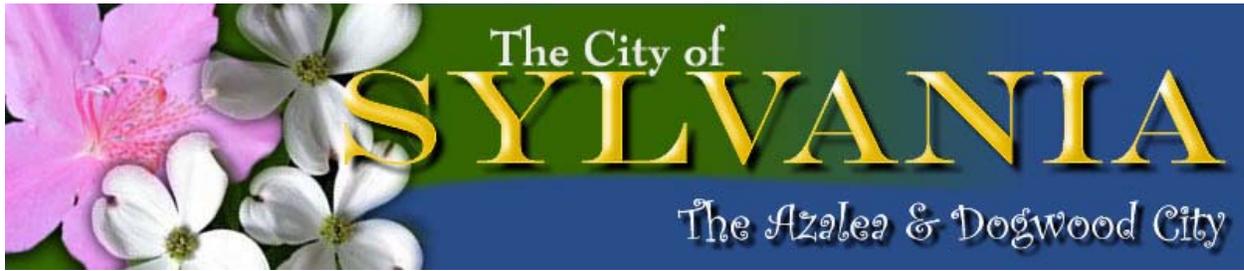
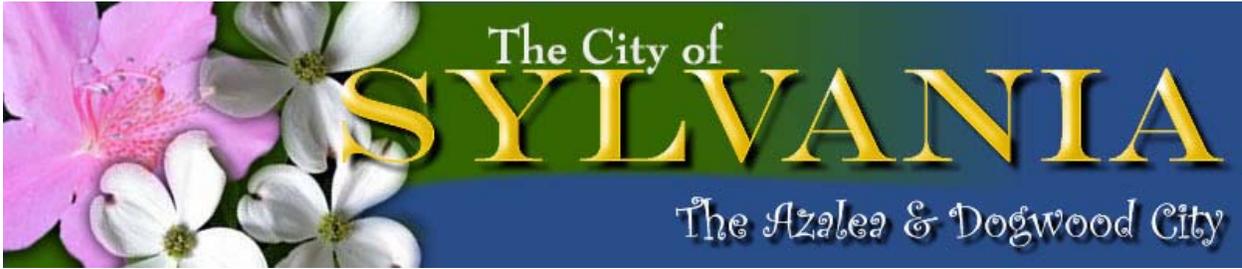


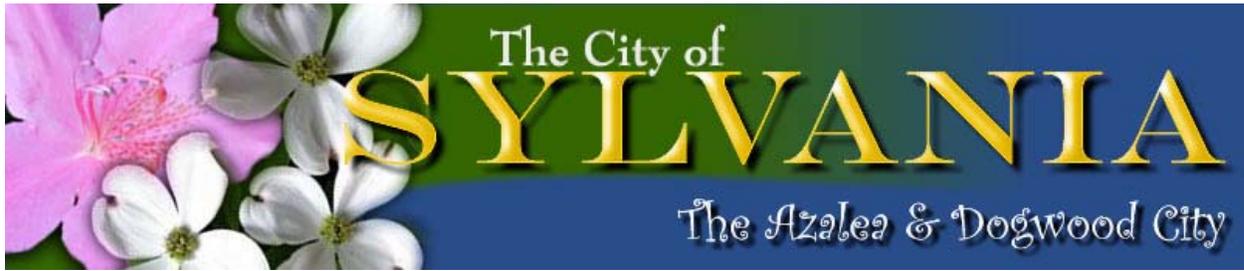
Table of Contents

ACKNOWLEDGEMENTS.....	1
PART I. INTRODUCTION.....	1
PART II. EXECUTIVE SUMMARY	2
1 Identification of Potential Issues and Opportunities.....	4
2 Analysis of Existing Development Patterns	8
3 Analysis of Consistency with Quality Community Objectives.....	16
4 Supporting Analysis of Data and Information	27
PART III. TECHNICAL APPENDIX	29
5 Population Element.....	30
6 Economic Development Element	36
7 Housing Element	45
8 Natural Resources and Cultural Resources Element.....	53
9 Community Facilities and Services Element	64
10 Intergovernmental Coordination Element.....	73



List of Maps

MAP LU-1	12
MAP LU-2	14
MAP LU-3	15
MAP LU-4	49
MAP CF-1	65
MAP CF-2	66



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The Coastal Georgia Regional Development Center would like to thank the City of Sylvania for engaging our organization in the project. The writers greatly appreciated the commitment of time and energy for the many contributions of their staff. The CGRDC is pleased to have the opportunity to assist and support the community in this project. The partnership that has developed will benefit the Cities, and the Coastal Georgia region at-large. The members of the Steering Committee played, and will continue to play, a valuable role in guiding this project. The writers would like to thank each member of the Steering Committee for their continuing commitment to this project.

The writers thank the many citizens that participated in the Citizens meetings for their contributions to the project. The continued support and participation of these city and county leaders is important. The development of a comprehensive plan is both a burden and an accomplishment. We offer our sincere appreciation for the contribution of these individuals.

Thank you one and all.

Part I. Introduction

A Comprehensive Plan, in the State of Georgia, is composed of three components:

1. Community Assessment
2. Community Participation
3. Community Agenda

This document represents the first component, the Community Assessment. The purpose of a Community Assessment is to present a factual foundation upon which the rest of the comprehensive plan is built. The assessment considers specific data categories and addresses a 20-year planning period. The scope of this plan is the period 2008 to 2028. The goal of this Comprehensive Plan is the articulation of an achievable vision for the future of the City of Sylvania.

The State of Georgia requires that the City of Sylvania prepare a Comprehensive Plan once every ten-years. Further, the City of Sylvania is directed by the Department of Community Affairs (DCA) to complete a Basic level plan. A Basic level Community Assessment is simply an environmental scan of the community, considering both physical and demographic data.

The Community Assessment is a concise and informative report used to inform decision-making by stakeholders during development of the Community Agenda portion of the planning process.

The Community Participation program is the second component of a Comprehensive Plan. It describes steps that are taken by the City of Sylvania to ensure adequate public and stakeholder involvement in the preparation of the third component, the Community Agenda.

The Community Agenda is the third part of the Comprehensive Plan, and the most important. In this component, the city of Sylvania is charged with creating a vision for the future of the city as well as a strategy for

achieving this vision. The Community Agenda provides guidance for the future decision-making regarding the city.

City of Sylvania Community Vision Statement

The City of Sylvania will be a community of choice for living, working, and leisure through effective leadership and retention of the highest quality of life for our citizens.

Vision Guidance

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



Part II. Executive Summary

The City of Sylvania officially began this Comprehensive Planning process on October 10, 2006. The City began the process with a Kick-Off meeting. Ten Citizen Committee meetings focusing on the elements of the Technical Appendix followed the Kick-Off meeting. The Citizen Committee meetings looked at Population, Economic Development, Housing, Natural Resources and Cultural Resources, Community Facilities and Services, and Intergovernmental Coordination.

There were several highlights during these meetings. One initiative that has sprung from the Cultural Resources discussion is the energy and activity regarding the Brier Creek Battlefield site from the Revolutionary War. Beginning with the dearth of historical resources in the city, the identification, and activity around this historic battlefield presents an historic opportunity for the City and County to enrich historical assets.

The Cultural Resources element presents the following word picture of the City of Sylvania, painting one possible future.

“Staged for growth and within this setting, the small town architecture of the City dating from the 1920s and 1930s, presents new opportunities for an energetic, award-winning Better Hometown Program. Support for a vital downtown suggests a high level of potential for present and future enhancement of the downtown corridor, supported by a dedicated cadre of volunteers who work to make a difference in this small, growing Georgia town.”

“... the aging agricultural complex adjacent to downtown suggests new

opportunities. Where warehouses remain idle, boutique shopping can prove a draw as the city and county work to find common ground while building a long-term vision for the City of Sylvania and Screven County. The rich agricultural past points the way.”



The previous comprehensive plan was the Screven County Comprehensive Plan completed in March of 1993. That document was a joint plan that included Screven County and the Cities of Hiltonia, Newington, Oliver, and

Rocky Ford. It contains a wealth of information about Screven County and the City of Sylvania

The population in the city is projected to grow by 43 percent in the next 10 years (See the Population Element). This anticipated growth will challenge city leaders to not only maintain the quality of life Sylvania citizens expect, but will bring confronting issues. The median household income in the in the city was \$37,762 according to the 2000 Census, yet more than 50 percent of the city’s households earned less than \$30,000.

From an economic development perspective, the City has realized several successes including the Soda Shop Gallery and the annexation of nearly 800 acres along the bypass (See the Economic Development Section). Manufacturing plays an important role in the fabric of the city. However, this industry is declining. Other industries are leading job growth in the city including professional, scientific, management, and administration jobs. The City is becoming a commuter city with one-third of the residents commuting outside the city for employment.

The Completion of the Savannah River Parkway may bring with it new opportunities.

The City has experienced a small but steady growth in housing through the years (See the Housing Element). The City will be challenged with providing housing opportunities to its residents. The majority of existing housing is single-family dwellings. Escalating housing costs will create opportunities for a broader range of housing types. The Citizens Committee identified twelve neighborhoods that contribute to the

quality of life coveted by residents (See section 7.3)

City-County relations have improved. However, recently there have been some challenges experienced by community leaders. The Community Facilities and Services element describes a city that has excess capacity to address future growth. The Intergovernmental Coordination element describes the many relationships and service arrangements in which the city is involved.

1 *Identification of Potential Issues and Opportunities*

The Community Assessment is the first step in identifying potential issues and opportunities. It includes an all-inclusive list of potential issues and opportunities for further study. The Community Participation process and the Community Agenda process will modify this list through additional analysis and review.

The process begins with a review, by Staff and the Steering Committee, of a published list of typical issues and opportunities provided in the State Planning Recommendations. It is the role of the Comprehensive Plan Steering Committee, community participants, community leaders, and City of Sylvania officials to transform this list into a Community Agenda that reflects the vision of the city. In the Community Agenda is a final, locally agreed upon, list of issues and opportunities the City of Sylvania intends to address. The Short Term Work Program is the final document that adds specific descriptions and implementation actions during the first five-year period of the comprehensive planning period.

This list of typical issues and opportunities is intended to prompt thinking of what the community needs to address in the Community Agenda. As you read through the list of issues below, think about areas in which your community is not as effective as you would like, or has not advanced or progressed as anticipated. The issues are presented in a general manner and should be edited to address the specific issues or opportunities in the community. For example, the issue, "We lack sufficient jobs for local residents," should prompt questions such as what skills do residents have; how many residents need jobs; how many need training, etc. Also, note that many of these issues may easily be restated in a positive way—as an opportunity—if desired.

In addition to this list, the Quality Community Objectives Local Assessment will help further

define the community's issues and opportunities.

1.1 Existing Development Patterns

Issues and Opportunities

- There are undesirable land uses within the city including too many mobile home parks, too much land dedicated to parking or other paved areas, and many undeveloped vacant sites close to town.
- There is an inadequate mix of uses (like corner groceries or drugstores) within neighborhoods. There are not enough neighborhood centers to serve adjacent neighborhoods.
- Development will bring unattractive new subdivisions. We have too much unattractive sprawl development along roadways. We have unattractive commercial or shopping areas.
- There is no clear boundary where the city stops and countryside begins. There is little or no sense of place. Visitors do not know when they have arrived in the City.
- We lack attractive public spaces for gathering and social interaction. There are not enough places for arts activities and performances.
- Developers complain about the local development approval process, especially for innovative projects. There is general opposition to zoning or other regulation of land development. There is typically neighborhood opposition to new/innovative or higher density developments.

1.2 Population

Issues and Opportunities

- Historical projections indicate the population between zero and nineteen may decline.
- Population projects predict an increase of 43 percent in the next ten years.

1.3 Economic Development

Issues and Opportunities

- We do not have a vision for the future economic development of the city. There is not enough innovative economic development taking place.
- The city is positioned for growth through increased access provided by the Savannah River Parkway. The transportation, warehousing, and utilities sectors are positioned to expand. The city should work to increase service sector employment.
- Our economic development efforts do not focus on helping grow local small businesses. Business retention is not active or successful. Develop a business retention strategy that addresses the needs of local businesses and increases local career opportunities in the City.
- Economic development efforts favor new development over redevelopment opportunities. Business recruitment is not active or successful.
- We lack sufficient jobs for our high school graduates to entice them to stay in the community. We lack sufficient jobs or economic opportunities for local residents. There is decreasing employment in many sectors.
- Our community's economy is too dependent upon one or two industries or economic sectors.

- Develop a marketing strategy selling the city's excess public facilities. Economic development projects are promoted without adequate consideration of their impacts on infrastructure and natural resources.
- Economic development projects are promoted without adequate consideration of access to housing and transportation. There is an imbalance between the location of available housing and major employment centers. There is no cost benefit analysis of economic development projects.

1.4 Housing

Issues and Opportunities

- Conduct a housing needs assessment and use the results to draft a housing plan. Some neighborhoods are in need of revitalization or upgrade. There are significant amounts of housing in poor or dilapidated condition.
- Promote a livable city through encouraging housing options and job opportunities. Encourage and expand housing options in the city. 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.
- Upgrade unpaved roads and add sidewalks to neighborhoods.
- Conduct a review of building and zoning codes and update as needed to frame the type of growth Sylvania intends to encourage.
- Encourage infill housing.
- There is neighborhood opposition to higher density and affordable housing.

1.5 Natural & Cultural Resource

Issues and Opportunities

- Develop a joint marketing plan with the county to create a unified historic trail from city offerings to county offerings.
- Work with the county to pursue federal recognition of the Brier Creek Battlefield site.
- 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.
- Too many trees are being lost to new development.
- We have environmental pollution problems (water bodies, air, etc.). There are abandoned or contaminated properties in our community.
- 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.
- A historical survey will be completed in the summer of 2007. Future recommendations from this survey may be considered for implementation.

1.6 Community Facilities and Services

Issues and Opportunities

- Connect neighborhood parks with sidewalk connections to neighborhoods, amphitheater, and arterial bike/walking path.
- Pass an ordinance addressing the Criteria for Wetland Protection, O.C.G.A. Chapter 391-3-16-.03
- The majority of the city is served by public utilities. Some parts of our community are not adequately served by public facilities. Access to public facilities and services is not provided to persons at all income levels.
- Market the excess capacity of some public utilities while considering the inadequate capacity of other public facilities to support new development.
- Plan the expansion of the city's utilities and services to service growth projections. Current facility extension policies promote sprawl. Current facility extension policies do not foster development (such as infill, redevelopment, and compact development) that maximizes the use of existing infrastructure. Impact of proposed development projects on public facilities is not analyzed or considered. The cost of providing public services and facilities for new development typically exceeds the revenue from this development. Provision of public facilities should be used to guide development to desired locations.
- The city needs to plan for the loss of income from electricity sales.

1.7 Intergovernmental Coordination

Issues and Opportunities

- There are frequent conflicts between the city's development plans and those of Screven County.
- There is little regional coordination and cooperation. We do not plan with adjacent communities for areas near mutual boundaries. We do not share plans or planning information with neighboring communities.
- We do not promote partnerships between local government and community stakeholder groups

1.8 Transportation

Issues and Opportunities

- Transportation corridors are congested and high intensity uses are not concentrated along major corridors or activity centers that might facilitate public transportation.
- People lack transportation choices for access to housing, jobs, services, goods, health care, and recreation.
- The city lacks a local trail network. Local trails are not linked with those of neighboring communities, the region, and the state.
- The current transportation system encourages loss of open space, farmland, and wildlife habitat.
- Street design in our community 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.

- 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.

2 Analysis of Existing Development Patterns

The purpose of analyzing existing land use is to enhance the community's understanding of the geographic distribution of land uses leading to an understanding of the development patterns in the city. The process of developing a land use plan involves the analysis of existing land use patterns. This includes analysis of current and future public services and facilities. The analysis will further explore the physical environmental issues and opportunities that are related to land development and serve as the basis for long-range growth and development in the city.

The Georgia Department of Community Affairs (DCA) states in its Local Planning Requirements that a community's planning goals and objectives assure land use planning in support of efficient growth and development patterns that will promote sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing.

The following analysis presents three components of existing development patterns: Existing Land Use, Areas Requiring Special Attention, and Character Areas.

The existing land use map is a representation of current conditions on the ground during the preparation of the Community Assessment. The existing land use map has been prepared based on information available as of April 2007.

2.1 Methodology

The Coastal Georgia Regional Development Center staff used the available Geographic Information Systems (GIS) parcel shape file for the City of Sylvania. The CSRA RDC provided this shape file. It was used to develop an existing land use map for this Community Assessment. The land use information for the city was updated to the eight standard land use classifications as described in the Rules of Georgia Department of Community Affairs,

Chapter 110-12-1, Standard and Procedures for Local Comprehensive Planning, Local Planning Requirements (Effective Date: May 1, 2005). The draft maps were submitted to the city to verify and confirm the accuracy of the land uses.

The existing land use as shown on Map LU-1, was updated through the community work group and input provided by city staff.

The land uses for each of the four jurisdictions are classified into the following eight standard categories as defined by the DCA rules:

Residential: A predominant use of land within the residential category is single-family, and multi-family dwelling units organized into general categories of net densities.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service, and entertainment facilities. It is 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.

Industrial: This category is for land dedicated to manufacturing facilities; processing plants; factories; warehousing and wholesale trade facilities; mining or mineral extraction activities; or other similar uses.

Public/Institutional: This category includes certain state, federal, or local government uses in addition to institutional land uses.

Government uses include City Halls and government building complexes; police and fire stations; libraries; prisons; post offices; schools; and military installations. Examples of institutional land uses include colleges, churches, cemeteries, and hospitals. This category does not include facilities that are publicly owned, but are classified more accurately in another land use category.

Examples of uses not included in this category include: publicly owned parks and/or recreational facilities that are included in the park/recreation/conservation category; landfills that are included in the Industrial category; and general office buildings containing government offices that are included in the Commercial category.

Transportation/Communication/Utilities:

This category includes major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities, or other similar uses.

Park/Recreation/Conservation: 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, or similar uses.

Agriculture/Forestry: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, and livestock production), agriculture, or commercial timber or pulpwood harvesting.

Undeveloped/Vacant: 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 since been abandoned.

While the Department of Community Affairs' (DCA's) standard Land Use classifications provide for a category of mixed land use, such a category was not determined for each jurisdiction in the city.

2.2 Existing Land Use

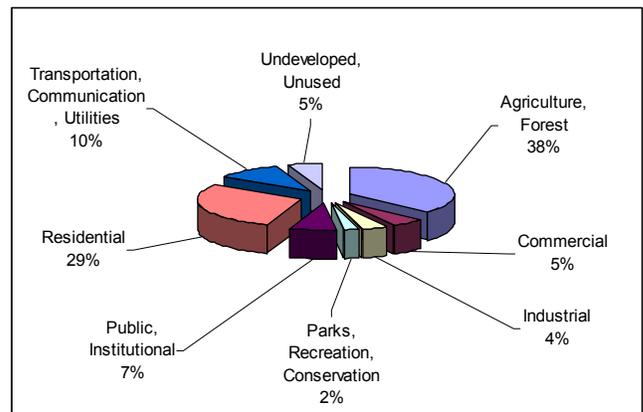
Table LU-1 and Figure LU-1 show the amount of land allocated for each land use in Sylvania. Map LU-1 illustrates the geographical dispersion of land uses in the city.

**Table LU-1
Existing Land Uses**

Land Use Categories	Acres	Percent
Agriculture/Forest	1274.77	36.74
Commercial	177.20	5.11
Industrial	136.20	3.93
Parks/Recreation/Conservation	82.91	2.39
Public Institutional	251.72	7.25
Residential	1007.78	29.04
Transportation/Communication/Utilities	357.45	10.30
Undeveloped/Unused	181.83	5.24
Total	3,469.86	100

Source: Existing Land Use Map, City of Sylvania

**Figure LU-1
Existing Land Uses**



Source: Existing Land Use Map

Existing development patterns have a direct impact on determining future growth. At present, most of the development is taking place as infill and at the single parcel level. The largest land use is Agriculture/Forestry (37 percent); followed by Residential (29

percent). Residential consists of single and multi-family housing.

2.3 Existing Land Use Map

In order to promote quality community growth, a balance of land use should be maintained to provide for the cost effective delivery of services and infrastructure. Commercial and industrial land uses remain very low in comparison to other categories. Primarily, these areas are along the major roads: State Route 73, State Route 301, and State Route 21. Uses along these roads include both commercial and light to medium industries.

2.4 Recommended Character Areas

The Coastal Georgia Regional Development Center, in consultation with the City of Sylvania, has delineated the following character areas based on the definition and criteria of character areas. These character areas are shown on Map LU-2. The areas may include, but are not limited to:

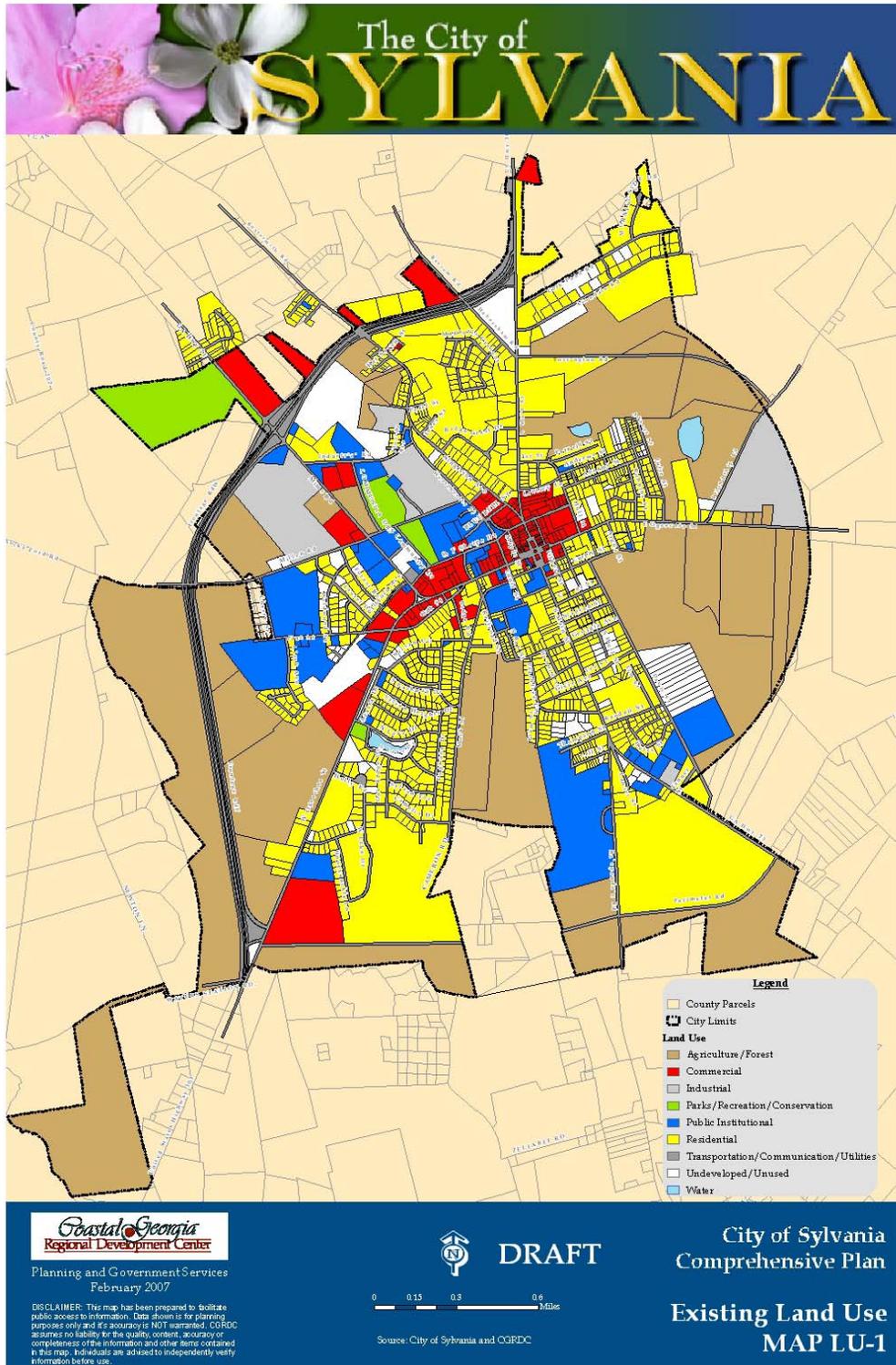
- Major Highway corridor
- In-Town corridor
- Industrial/Agricultural Areas
- Public Space
- Suburban Area Developing
- Town Center
- Traditional Neighborhood, Declining
- Traditional Neighborhood, Redevelopment
- Traditional Neighborhood, Stable

These areas possess individually unique characteristics. Therefore, policies and implementation strategies should be created to address each area specifically.

**Table LU-2
Character Areas**

Character Area	Location/ Description	Development Strategy
Major Highway corridor	Along small parts of Hwy 21 and 301, and Frontage St.	
In-Town corridor	N. and S. Main St., W. Ogeechee St., Mims Rd.	
Industrial/Agricultural Areas	Northwest of the Town Center.	
Public Space	West of the Town Center on Mims St.	
Suburban Area Developing	Surrounds the City.	
Town Center	Downtown Area.	
Traditional Neighborhood, Declining	North and east, and south of the Town Center.	
Traditional Neighborhood, Redevelopment	Along Mock St.	
Traditional Neighborhood, Stable	Surrounding the major arteries of the city.	

Map LU-1



2.5 Criteria for Areas Requiring Special Attention

Areas Requiring Special Attention are identified on Map LU-3 based on the following criteria as specified in the DCA rules:

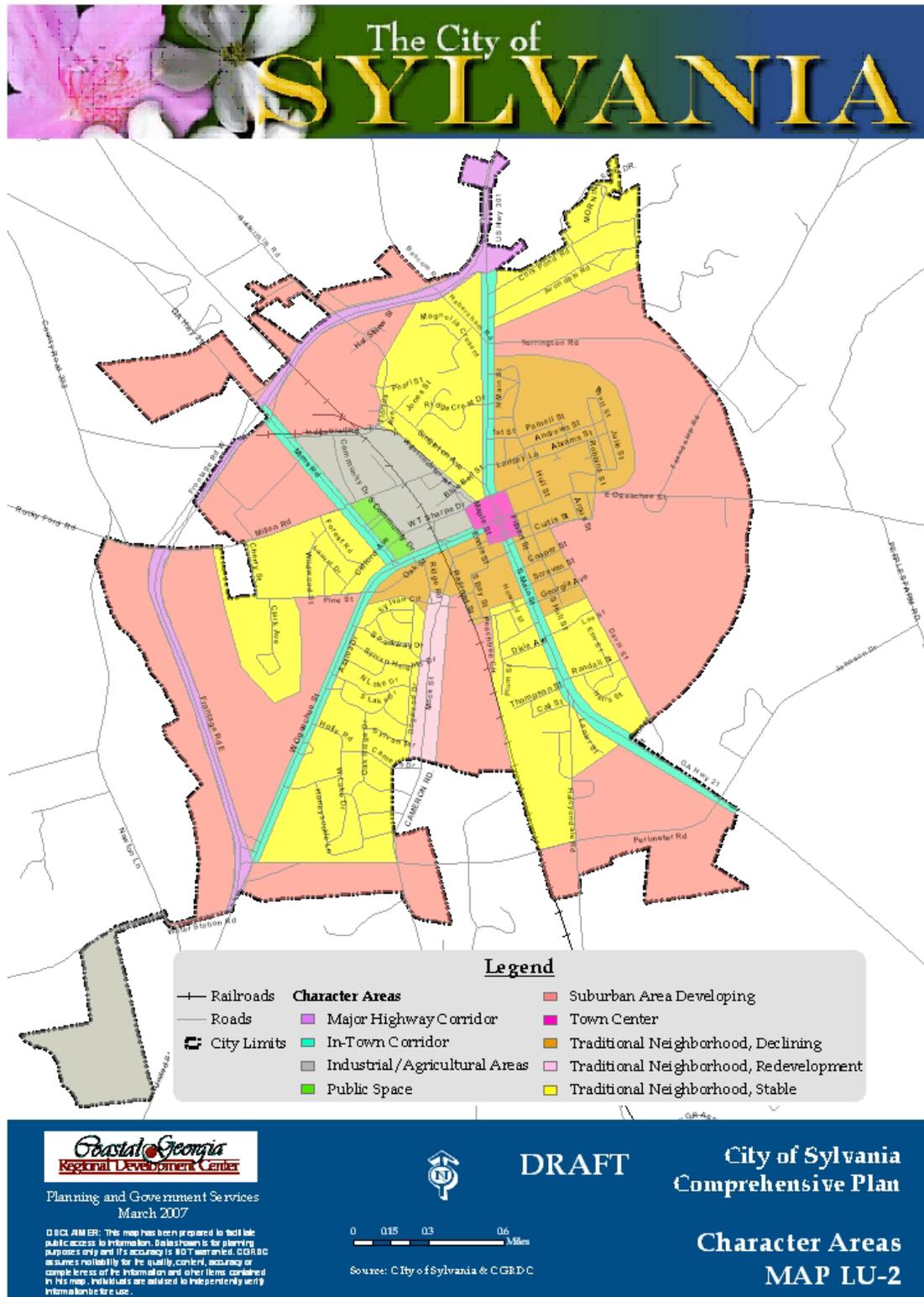
- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;
- Areas where rapid development or change of land uses is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);
- Large abandoned structures or sites, including those that may be environmentally contaminated; and
- Areas with significant infill development opportunities (scattered vacant sites).

2.6 Areas Requiring Special Attention

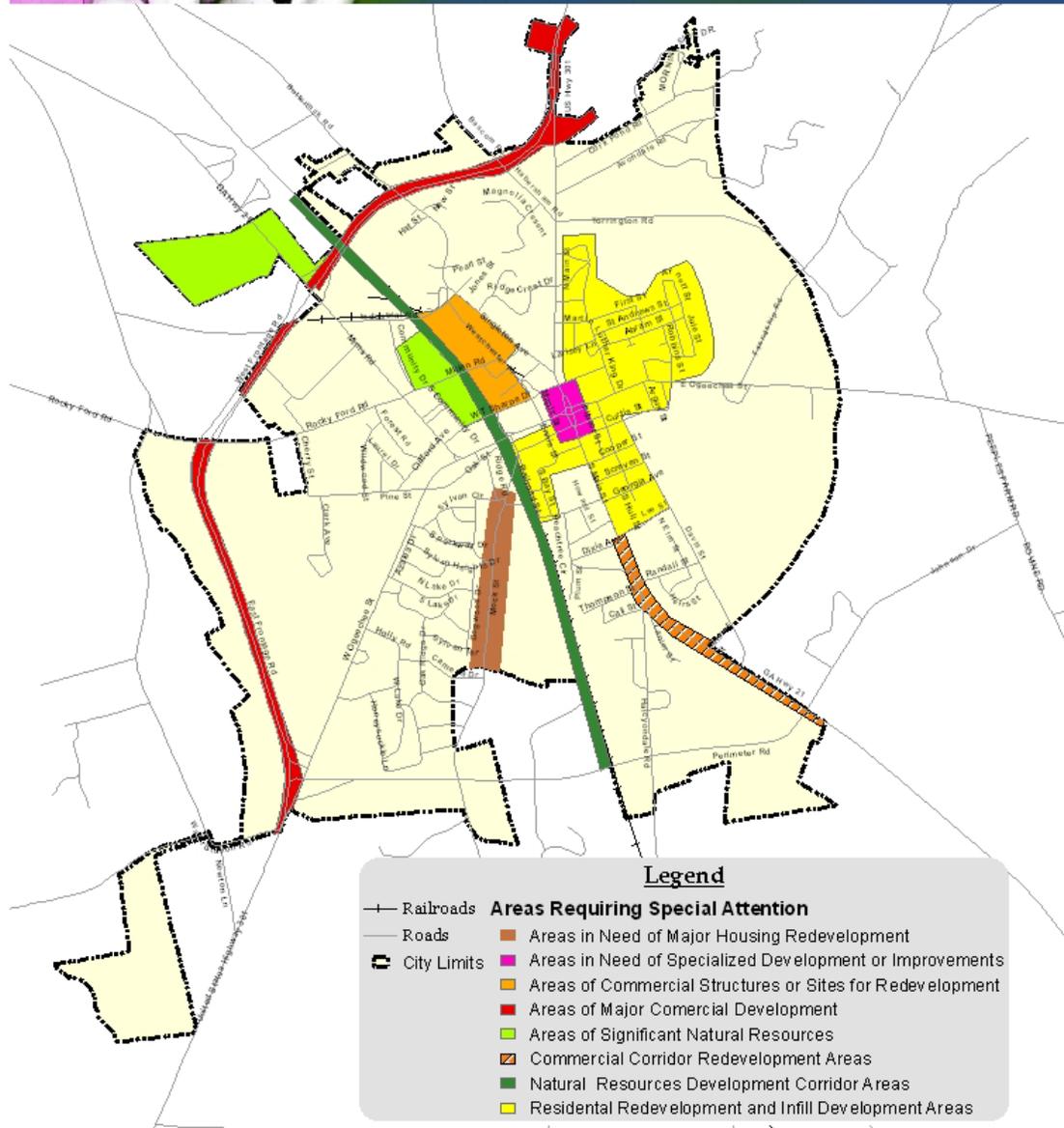
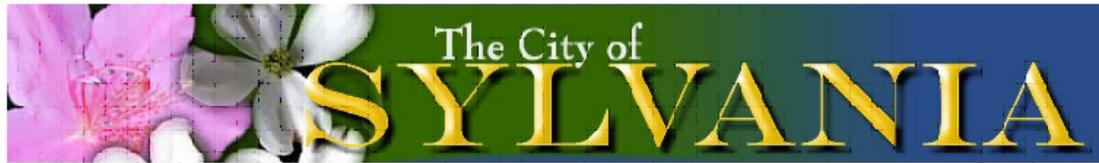
During the process of analyzing existing development patterns and trends, the City was asked to identify Areas Requiring Special Attention. These are areas of the city that should be given special consideration in order to maintain the unique characteristics, or may be targeted for future attention.

In consultation with the city staff and citizens work group, the following Areas Requiring Special Attention were identified and are presented in Map LU-3.

Map LU-2



Map LU-3



Coastal Georgia
Regional Development Center

Planning and Government Services
April 2007

0 0.15 0.3 0.6 Miles

DRAFT

City of Sylvania
Comprehensive Plan

**Areas Requiring
Special Attention**

MAP LU-3

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

3 Analysis of Consistency with Quality Community Objectives

In 1999, the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve the unique cultural, natural, and historic resources while looking to the future and developing to the fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community “you are here.” Each of the 15 QCOs has a set of yes/no questions, with additional space available for assessors’ comments. The questions focus on local ordinances, policies,

and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. A number of “no” responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

This initial assessment is meant to provide an overall view of the County’s and City’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns as the City of Sylvania undergoes the comprehensive planning process.

Information provided in the Quality Community Objective Assessment was obtained by surveys or interviews with City and County officials.

3.1 Development Patterns

	Statement	Yes	No
1	If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.		X
2	Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X
3	We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X
4	Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X
5	We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X	
6	Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X	
7	In some areas, several errands can be made on foot, if so desired.	X	
8	Some of our children can and do walk to school safely.		X
9	Some of our children can and do bike to school safely.		X
10	Schools are located in or near neighborhoods in our community.		X

3.1.1 Traditional Neighborhoods

Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity

Infill Development

Jurisdictions should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Statement		Yes	No
1	Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X	
2	Our community is actively working to promote brownfield redevelopment.		X
3	Our community is actively working to promote greyfield redevelopment.		X
4	We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X
5	Our community allows small lot development (5,000 square feet or less) for some uses.	X	

3.1.2 Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Statement		Yes	No	Notes
1	If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2	We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		
3	We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4	We have ordinances to regulate the size and type of signage in our community.	X		
5	We offer a development guidebook that illustrates the type of new development we want in our community.		X	In Development
6	If applicable, our community has a plan to protect designated farmland.		X	

Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

	Statement	Yes	No	Notes
1.	We have public transportation in our community.	X		Limited
2.	We require that new development connect with existing development through a street network, not a single entry/exit.		X	
3.	We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		In older downtown only
4.	We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5.	We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6.	We have a plan for bicycle routes through our community.		X	
7.	We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity

Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Statement		Yes	No	Notes
1.	Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2.	Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		Limited
3.	Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X	
4.	Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5.	Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6.	Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.	X		

3.2 Resource Conservation

3.2.1 Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Statement		Yes	No	
1.	We have designated historic districts in our community.	X		
2.	We have an active historic preservation commission.	X		
3.	We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	

3.2.2 Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Statement		Yes	No	
1.	Our community has a greenspace plan.		X	
2.	Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	
3.	We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X		
4.	We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

3.2.3 Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Statement		Yes	No	
1.	Our community has a comprehensive natural resources inventory.		X	
2.	We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3.	We have identified our defining natural resources and taken steps to protect them.		X	
4.	Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.		X	
5.	Our community has a tree preservation ordinance that is actively enforced.		X	
6.	Our community has a tree-replanting ordinance for new development.		X	
7.	We are using stormwater best management practices for all new development.		X	
8.	We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		

3.3 Social and Economic Development

3.3.1 Growth Preparedness

Each community should identify and implement the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth,

appropriate training of the workforce, ordinances, regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Statement		Yes	No	Notes
1.	We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		Just Starting
2.	Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3.	Our elected officials understand the land-development process in our community.		X	
4.	We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X	
5.	We have a Capital Improvements Program that supports current and future growth.	X		
6.	We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7.	We have clearly understandable guidelines for new development.		X	
8.	We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9.	We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.		X	
10.	We have a public-awareness element in our comprehensive planning process.	X		

3.3.2 Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Statement		Yes	No	
1.	Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X	X	
2.	Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	
3.	We recruit firms that provide or create sustainable products.			?
4.	We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	

3.3.3 Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Statement		Yes	No	
1.	Our economic development program has an entrepreneur support program.		X	
2.	Our community has jobs for skilled labor.	X		
3.	Our community has jobs for unskilled labor.	X		
4.	Our community has professional and managerial jobs.	X		

3.3.4 Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Statement		Yes	No	
1.	Our community allows accessory units like garage apartments or mother-in-law units.	X		
2.	People who work in our community can also afford to live in the community.	X		
3.	Our community has enough housing for each income level (low, moderate and above average).		X	
4.	We encourage new residential development to follow the pattern of our original town, continuing the existing street design, and maintaining small setbacks.		X	
5.	We have options available for loft living, downtown living, or “neo-traditional” development.		X	
6.	We have vacant and developable land available for multifamily housing.	X		
7.	We allow multifamily housing to be developed in our community.	X		
8.	We support community development corporations that build housing for lower-income households.	X		
9.	We have housing programs that focus on households with special needs.		X	
10.	We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

3.3.5 Educational Opportunities

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Statement		Yes	No	
1.	Our community provides workforce training options for its citizens.	X		Ogeechee Tech.
2.	Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		Ogeechee Tech.
3.	Our community has higher education opportunities, or is close to a community that does.	X		Georgia Southern
4.	Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

3.4 Governmental Relations

3.4.1 Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Statement		Yes	No	
1.	We participate in regional economic development organizations.	X		
2.	We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3.	We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4.	Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		Limited

3.4.2 Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

	Statement	Yes	No	
1.	We plan jointly with our cities and County for comprehensive planning purposes.			?
2.	We are satisfied with our Service Delivery Strategy.		X	Double Taxation Fire &
3.	We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to design region wide strategies.	X		
4.	We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		X	

4 Supporting Analysis of Data and Information

The following pages are an analysis of supporting data and information found in the Technical Appendix. The pertinent data and analysis of selected trends are summarized. See the Technical Appendix for detailed information from Census 2000 data, interviews, and significant other research conducted for the city of Sylvania's Comprehensive Plan Community Assessment. Only the evaluation and data necessary to substantiate important trends and character areas are presented in this analysis.

There are a number of trends identified that affect the city. The population growth rate is projected to change from declining to an increase of 43 percent in the next ten years. This rapid growth rate is the progenitor of trends not yet identified. Decision makers will want to review the section titled *Identification of Issues and Opportunities* for a list of issues and opportunities. The overarching trends and observations for the city are summarized in the following statements:

- Creating housing choice and affordability is vital to the diversity and livability of the community.
- The rate of population growth is expected to change from one of stability to one of high growth.
- Coordination of economic development efforts and economic diversification is essential to the long-term health of the city's economy.

The policies through which community leaders choose to address these trends will determine the way in which the City of Sylvania will build its community and neighborhoods.

4.1 Existing Development Patterns

Existing development patterns illustrate a relatively stable city. There has not been a

development of any size in many years. Some neighborhoods are near or in a declining posture. Many neighborhoods are stable and well kept.

Commercial development has occurred along major transportation routes. There are commercial areas in need of redevelopment. A great success has been achieved in the revitalization of the downtown district. There is still much available land for development.

4.2 Population

Population projections recently completed show a 43 percent increase in population in next 10 years. The Census population trend shows the population of the city decreasing since 1980. The growth will be impacted by available housing choices and job opportunities in the region.

Projections show two age cohorts increasing faster than the other cohort. The age cohorts are 35 to 44, and 65 and over. The population age cohorts under 18-years of age are decreasing. These trends may be at odds with each other as the cohort 35 to 44 usually is associated with families with children.

The city has a high level of households, 19 percent, that are below the poverty level. More than fifty-percent of the households earned less than \$30,000 at the time of the 2000 census.

The educational attainment level of the residents of Sylvania has increased at each census. At the 2000 Census, almost forty percent of the adult population had some college experience.

4.3 Economic Development

The City of Sylvania has a growing numbers of commuters. At the time of the 2000 Census more than one-third of the residents were commuting outside the city. Income for the

majority of resident of the city came from wages and salaries.

The city is experiencing very little job growth. Manufacturing represents a major industry that is declining. Potential growth industries include transportation, warehousing, and utilities, professional, scientific, management, administration, and waste management services. Historical and cultural tourism may also provide economic development opportunities.

Business retention should be an important aspect of the development authority's activities. This could be guided by a business retention strategy. The newly annexed area provides opportunities for expanded development and potential for a business park. The Savannah River Parkway project provides an opportunity to the City to stimulate future job growth. The city has excess public facilities capacity that could be used to support existing businesses and draw new businesses.

The city should continue planning service delivery to the recently annexed area on the Savannah River Parkway and Route 301 junction. Design standards agreed upon by city council can mandate use restrictions, building characteristics, and access points.

4.4 Housing

The City of Sylvania has limited housing options. The majority of the housing stock is single-family housing. The city may choose to initiate development of multi-family options. Housing choices are one factor that can be used in promoting a livable city. Very few of the neighborhoods have sidewalks and there are still a few unpaved roads in the city. Upgrading roads and sidewalks in the city may stimulate neighborhood pride and lead to reinvestment by homeowners.

The number of jobs and the number of housing units both increased by seven percent between 1990 and 2000 according to Census

data. The Jobs-housing Balance in the city is 0.5 to 1. This suggests there are 0.5 jobs for each housing unit in the city.

4.5 Natural Resources and Cultural Resources

The city contains several marketable cultural recourses. Marketing the historical aspects of the city would include working in conjunction with the county. The revolutionary war site (in the county) could be marketed with the old jailhouse (in the city). A historical survey is in progress and will be completed in the summer of 2007.

The city has no park system. A dynamic park and recreation system can contribute to the quality of life experience by residents. It can also be a draw for new residents.

4.6 Community Facilities

The City of Sylvania has excess capacity in most services it offers. The majority of the city is served by public facilities. Excess sewer and water capacities are important factors in attracting new business and housing developments. This excess capacity could be marketed by the city and/or used to provide services to additional residents outside city limits.

4.7 Intergovernmental Coordination

Intergovernmental coordination between the city and county has improved. There are opportunities for continuing improvement. Continuing dialog has improved coordination through the commitment of leadership in both jurisdictions. The city is served by the Screven County School System.

As the City and County grow, coordinated efforts between the City and the County will become critical.

Part III. Technical Appendix

This Technical Appendix is required to meet Georgia Department of Community Affairs (DCA) planning requirements. The City of Sylvania is required by DCA to prepare a comprehensive plan that meets the requirements prescribed for a Basic Planning Level. This Technical Appendix provides a selective look at data from a number of sources including U.S. Census data, state, and local sources.

The data is presented in the following areas:

- Population
- Economic development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services
- Intergovernmental Coordination

The data has been summarized in the section, Supporting Analysis of Data and Information. The summary attempts to present important data and trends from each of these areas.

5 Population Element

In 2000, the City of Sylvania’s population as reported in the U.S. Census was 2,675. According to the population projections from the Georgia Institute of Technology (CQRDC), the city is expected to increase by approximately 43 percent to 3,840 people by 2015. By 2030, CQGRD forecasts are for the population to reach 4,659, a 71.7% increase from the year 2000.¹ See Table P-1 for a comparison of the Census projections and the projections made in the CQGRD population study.

The CQGRD study is referenced throughout this section, as it is the most recent detailed study of population change. This section also relies heavily on County data and trends, and local information. Limited accurate data is available for the City. A review of the 2000 Census data and projections based on this data does not yield rational results. The demographic make-up of the City of Sylvania is changing. These changes are not largely predicted or reflected in historical data. See Table P-7 at the end of this section for details.

The City of Sylvania cannot be divorced from happenings in Screven County. Screven County has experienced a fluctuating growth rate since the 1970s. In the 1970s, Screven County grew at an 11 percent rate, followed by a one percent decline in the 1980s, and then returning to an 11 percent growth rate in the 1990s. Sylvania has experienced a similar growth rate. After slowly growing at about five percent in the 1970s, the city shrunk 14 percent in the 1980s, and unlike the county, continued its downward trend, losing seven percent in the 1990s.

¹ Georgia Coast 2030: Population Projections for the 10-County Coastal Region, Center For Quality Growth And Regional Development of the Georgia Institute of Technology, September 2006.

Table P-1: Population Projections for the City of Sylvania; 2000 to 2030.

	Source	
	GA Tech Projection ^a	DCA Projection ^b
2000	2,675	2,675
2005	3,114	2,506
2010	3,490	2,337
2015	3,840	2,167
2020	4,144	1,998
2025	4,419	1,829
2030	4,659	1,660

^aBased on a cohort component model tracking birth, death, and migration rates.

^bBased on 2000 Census information and on the average rate of change from 1980 to 2000.

5.1 Historical and Future Trends

Historical trends for the county, and reflected in the City, indicate a decline in the population. Chart P-2 shows the divergence between Census trend projections and the findings of the CQGRD study. The CQGRD trend is supported by current activity in and around the city. Census data also shows a rising trend in educational level attainment. Other Census trend data suggests declining populations in the 5 to 14 age cohorts.

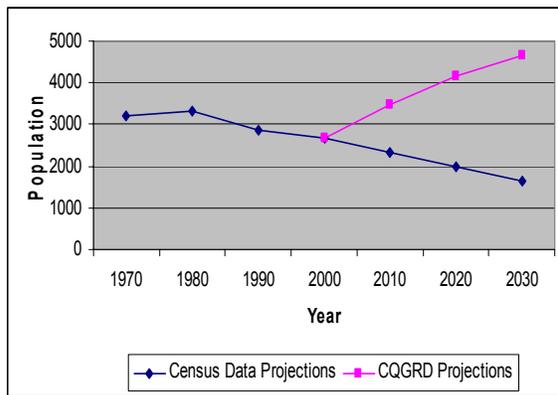
5.2 Screven County

A number of important demographic changes have accompanied the population growth in Screven County. For example, the median age has increased steadily since 1980, increasing from 29 years of age in 1980 to 36.2 in 2000. County school enrollment data from the past ten years shows total enrollment increasing by 0.5 percent between fall 1994 and spring 2000.

However, it decreased 5.5 percent between fall 2000 and spring 2006. The detailed summary population projections for Screven County by the Georgia Institute of Technology are included at the end of this section.

According to the CQGRD study, Screven County’s population is projected to increase by 43.5 percent, from 15,374 people in 2000 to 22,070 in 2015. By 2030, the population is expected to reach 26,779, an increase of 74 percent over the 2000 population. In comparison, the State of Georgia Office of Planning and Budget estimate for Screven County shows a two percent increase by the year 2015. The county’s population growth is driven primarily by the net gain in people moving into the county, referred to as in-migration.

Chart P-2



5.3 Factors Affecting Population Growth

The quality of life and lifestyle were cited as attractors for people moving to the area. Another reason cited for recent population growth is the relocation of people from Chatham and Effingham Counties, primarily families and people whose children are beyond school age. Growth is occurring in the southern end of the county, on the outskirts of the Sylvania city limits, and in and near the City of Newington.

No large-scale development has been built countywide recently, but new development is expected to occur, possibly with the addition of new multi-family units. According to local representatives, residential construction is not meeting demand, especially for single-family housing for working families. According to community participants, there are many places inside of Sylvania to build a new house.

Other factors are also influencing population change. The Savannah River Parkway could have a tremendous impact on population and job growth because it will allow easier access to Savannah. A proposal to build two new nuclear plants at Vogel, if successful, would bring new jobs to the county. It was also indicated that job growth in the service industry is most likely to occur in areas near the Sylvania bypass.

5.4 Age Distribution

The historical age distribution of the population in the City of Sylvania has two stand out segments: 65 and over, and 35 - 44 years old. Both these segments of the population grew. All other segments declined from 1980 to 2000. See Table P-3.

The County has primarily seen an in migration of families and people whose children are beyond school age. The county has seen an increase in families with older children who are finished or have nearly completed school and retirees. However, not a lot of young parents with young children are moving to the county. The influx in families with older children and retirees has led to an increase primarily in single-family detached residential units. This is evident in the City of Sylvania building permit data.

The GA Tech study does not include age cohort projections for the City of Sylvania. A review of the DCA 2000 Census projection by the Coastal Georgia RDC finds the data divergent from the GA Tech summary population projections.

Table P-3: Population by Age; 1980 to 2000

Category By Age	1980	1985	1990	1995	2000
0 – 4	248	218	187	173	158
5 – 13	423	393	363	356	348
14 – 17	232	178	123	112	101
18 – 20	135	119	102	108	113
21 – 24	209	170	131	127	122
25 – 34	470	426	381	323	264
35 – 44	303	334	365	357	348
45 – 54	345	307	268	290	312
55 – 64	383	333	282	272	262
65 and over	604	637	669	658	647

Source: DCA Dataview; 2000 Census

5.5 Race and Ethnicity

The racial make-up of Sylvania is relatively unchanged from the 1980 Census to the 2000 Census. The population in 2000 was 57.4 percent white, 41.6 percent African American and 1 percent Other. The number of persons with Hispanic origin has fluctuated from 38 in 1980, to 5 in 1990 and 25 in 2000.

5.6 Income Distribution

The Median household income for the City of Sylvania was \$30,114 in 1990 and \$37,762 at the 2000 Census. The median household income grew by 25 percent during this period. However, Sylvania’s average household income did not grow at the same rate as the State of Georgia’s or that of Screven County. See Table P4 for a breakdown of income distribution and mean household income.

Table P-4: City of Sylvania: Household Income Distribution

The income distribution table shows a large increase in the number of households in the \$15,000 to \$19,999 and in the \$60,000 to \$74,999 income categories. Significant decreases in numbers are seen in the lowest income categories. More than fifty-percent of the households in Sylvania earned less than \$30,000 at the time of the 2000 Census. Table P-5 shows Poverty Status by Age.

At the time of the 2000 Census, 81 percent of the households were at or above the poverty level. The largest number of householders below the poverty level were in the 18 to 64

Category	1990	2000	Percent Change
Total	1,160	1,112	
Income less than \$9999	371	192	-48.2%
Income \$10000 - \$14999	102	82	-19.6%
Income \$15000 - \$19999	49	103	110.2%
Income \$20000 - \$29999	233	223	-4.3%
Income \$30000 - \$34999	71	67	-5.6%
Income \$35000 - \$39999	53	62	17.0%
Income \$40000 - \$49999	67	101	50.7%
Income \$50000 - \$59999	57	57	0.0%
Income \$60000 - \$74999	48	125	160.4%
Income \$75000 - \$99999	59	57	-3.4%
Income \$100000 - \$124999	31	12	-61.3%
Income \$125000 - \$149999	8	16	100.0%
Income \$150000 and above	11	15	36.4%
Mean Household Income	30,114	37,762	25.4%
Mean Household Income - Screven county	25,385.14	36,906	45.4%
Mean Household Income - Georgia	36,810	80,077	117.5%

category and the 75 years and over category.

Table P-5: Poverty Status by Age; 2000

	Screven County	Percent of Total	Sylvania City	Percent of Total
Total	15,168		2,596	
Income in 1999 below poverty level	3,043	20.1%	486	18.7%
Under 5 years	200	1.3%	30	1.2%
5 years	40	0.3%	10	0.4%
6 to 11 years	413	2.7%	66	2.5%
12 to 17 years	299	2.0%	23	0.9%
18 to 64 years	1,540	10.2%	171	6.6%
65 to 74 years	207	1.4%	55	2.1%
75 years and over	344	2.3%	131	5.0%
Income in 1999 at or above poverty level:	12,125	79.9%	2,110	81.3%
Under 5 years	802	5.3%	93	3.6%
5 years	216	1.4%	10	0.4%
6 to 11 years	1,164	7.7%	175	6.7%
12 to 17 years	1,108	7.3%	146	5.6%
18 to 64 years	7,221	47.6%	1,128	43.5%
65 to 74 years	989	6.5%	276	10.6%
75 years and over	625	4.1%	282	10.9%

5.7 Educational Attainment

Over the past twenty years, the level of educational attainment in the City of Sylvania has increased. In 1980, only 23 percent had completed at least some college. In 2000, almost 40 percent had completed some college. The number of college graduates increased substantially. A new category in the 1990 Census was “completion of an Associate’s Degree.” See Chart P-6.

Chart P6

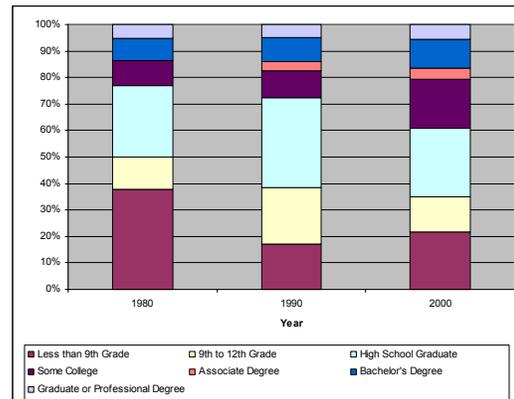


Table P7 – Sycamore County Population Projections, Detailed Summary

Age	2000			2005			2010			2015		
	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total
Under 5	518	494	1,012	454	493	947	468	530	998	582	633	1,215
5 - 9	630	608	1,238	512	488	999	448	486	935	463	523	986
10 - 14	664	680	1,344	728	699	1,427	637	603	1,240	591	610	1,201
15 - 19	595	544	1,139	746	758	1,504	794	767	1,562	723	690	1,413
20 - 24	463	461	924	697	682	1,379	834	871	1,704	868	869	1,737
25 - 29	374	459	833	453	485	938	599	621	1,220	681	731	1,412
30 - 34	484	447	931	419	522	941	489	555	1,045	603	669	1,272
35 - 39	539	587	1,126	561	547	1,108	508	614	1,122	581	655	1,235
40 - 44	549	637	1,186	642	708	1,350	654	666	1,320	614	726	1,341
45 - 49	568	570	1,138	618	734	1,352	690	787	1,477	696	744	1,440
50 - 54	473	479	952	656	691	1,347	701	839	1,540	753	871	1,624
55 - 59	346	417	763	544	567	1,111	716	768	1,483	756	897	1,653
60 - 64	289	344	633	409	491	900	591	638	1,229	750	828	1,578
65 - 69	247	342	589	329	397	726	454	550	1,005	618	691	1,308
70 - 74	242	303	545	270	333	603	349	389	738	471	530	1,001
75 - 79	178	282	460	213	269	481	236	293	529	301	344	645
80 - 85	115	191	306	160	234	394	184	223	407	204	243	447
85 +	69	186	255	142	249	391	200	305	505	238	325	563
Total	7,343	8,031	15,374	8,553	9,346	17,899	9,552	10,506	20,058	10,491	11,579	22,070

Age	2020			2025			2030		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Under 5	564	636	1,201	586	649	1,235	580	663	1,243
5 - 9	575	625	1,199	557	628	1,185	579	640	1,219
10 - 14	612	650	1,262	714	745	1,459	705	753	1,458
15 - 19	689	703	1,392	715	746	1,461	811	835	1,646
20 - 24	813	814	1,627	791	834	1,625	823	882	1,705
25 - 29	692	719	1,411	671	701	1,372	667	724	1,391
30 - 34	665	757	1,421	666	739	1,405	660	738	1,397
35 - 39	685	758	1,443	740	834	1,574	735	813	1,548
40 - 44	691	777	1,467	786	874	1,661	836	943	1,779
45 - 49	664	801	1,465	741	857	1,599	831	953	1,784
50 - 54	753	827	1,580	729	881	1,610	809	944	1,753
55 - 59	789	911	1,700	785	868	1,653	769	918	1,687
60 - 64	786	943	1,729	804	943	1,746	796	900	1,697
65 - 69	764	867	1,631	795	965	1,760	800	952	1,752
70 - 74	608	651	1,259	733	799	1,532	759	876	1,635
75 - 79	403	464	868	509	563	1,072	607	682	1,289
80 - 85	258	286	545	345	384	728	427	461	888
85 +	269	350	619	324	396	720	416	492	907
Total	11,280	12,538	23,818	11,991	13,406	25,398	12,610	14,169	26,779

6 Economic Development Element

The quality of life in a community relates directly to its economic health. The number of jobs in a community may be a primary indicator of local economic health and vitality. While the number of jobs is important, economic development can be about much more than jobs.

One definition of economic development is “the process of improving a community’s well-being through job creation, business growth, and income growth as well as through improvements to the wider social and natural environment that strengthens the economy.”² This may be particularly true for a small city like Sylvania and especially true for a community that is in the broader Coastal Georgia Region where accelerated growth and heritage tourism play a significant role.

The City of Sylvania is leading a renaissance in its downtown area and businesses are part of the success. The opening of the Soda Shop gallery has played a leading role in this effort. The City has also annexed almost 800 acres on the Highway 301 Bypass. This newly annexed area provides new opportunities for businesses.



Downtown Sylvania

² An Economic Development Toolbox: Strategies and Methods. APA. Report Number 541. October 2006.

The following pages look at the economic data for the City of Sylvania and Screven County. The discussion of the City of Sylvania includes comparative data with Screven County, the ten-county Coastal Georgia region, and the broader state.

6.1 Trends and Issues

The economy of the City of Sylvania has not created enough new jobs. The Services industry sector is creating more jobs than any other sector and will continue to do so. While the manufacturing represents a major industry sector, this sector continues to decline. Employment has declined in many sectors of the economy. This is illustrated in Table ED-2: Change in employment by industry. Education, health, and social services accounted for 29 percent of employment by industry.

6.2 Economic Conditions

An examination of the types of businesses in Screven County, in 2000, as measured by the number of jobs in each sector (i.e. the local industry mix), showed that 70% of employment is concentrated in four sectors: manufacturing, retail, service, and state and local government. Woods and Poole industry projections for 2030 (Table ED-1) show services as the only growing sector, with its share of industry mix expected to grow by nearly nine percent, to a 26.3 percent share. This growth is likely to be offset by decreases in other sectors, most noticeably manufacturing (-4.9%), and retail (-2.8%).³ In 2000, Screven County had 5,500 jobs; by 2030, that number is expected to increase to 6,200.

³ Georgia Coast 2030: Population Projections for the 10-County Coastal Region, Center For Quality Growth And Regional Development, Georgia Institute Of Technology, September 2006.

Table ED-1: Screven County Industry Projections

Year	Construction	Manufacturing	Retail	Services	State/Local Govt.
2000	5	22.1	13	17.4	17.5
2030	4.5	17.2	10.2	26.3	17.5
Change	-0.5	-4.9	-2.8	8.9	-0.1

Source: Woods and Poole, Economics, Inc.

The CQGRD study purports the main attraction for businesses that locate in the county is abundance of available land. The county is also able to attract businesses due to logistics and proximity to the Savannah River Parkway. The majority of jobs created are due to expansions within existing industries. The Community Assessment workgroup identified the quality of life in the City of Sylvania as its primary attractor.

6.3 Economic Base

Understanding the economy of the region, and most importantly, the county as a whole, is critical to the process of identifying economic issues and opportunities affecting the City of Sylvania. The following discussion will provide insight into the economic influences affecting the City. These influences must be viewed within the larger scope of the region.

Regionally, the City of Sylvania is located equally distant from Augusta and Savannah and approximately 34 miles north of Interstate 16. The city is located 68 miles southeast of Augusta, by way of Millen, on what is becoming the Savannah River Parkway. Continuing on the Savannah River Parkway, Highway 21, Sylvania is 60 miles northwest from the City of Savannah. Highway 21 will soon have four-lane access completed all the way to Savannah. The City of Sylvania is located 23 miles north of Statesboro on Route 301.

A Shift-Share analysis of Coastal Georgia's (CGRDC 10-county region) employment helps identify sectors of a regional economy that have a competitive share of an industry. Several regional industry sectors have a competitive level of employment as calculated

by GeorgiaStats⁴. These include: Educational and Health Services, Professional and Business Services, Leisure and Hospitality, and Trade, Transportation, and Utilities. These industry sectors, identified in the region, show a competitive share of employment. The region may have an advantage in promoting employment growth in these sectors.

Leisure and Hospitality, including tourism and recreational activities, have contributed significantly to the economy of the region. This industry provides both skilled and unskilled jobs.

6.4 Employment by Industry

Employment in the City of Sylvania has changed significantly over the last 25 years. Table ED-2 shows the change in employment by industry from 1980 to 2000. The largest gains in employment have occurred in Professional, scientific, management, administrative, and waste management services; Transportation, warehousing, and utilities; and Educational, health, and social services. Three industries lost significant numbers of employment: Wholesale trade, Manufacturing, and Agriculture, forestry, fishing, hunting, and mining. Table ED-3 shows employment by industry.

Employment in the City of Sylvania declined by 24 percent between 1980 and 2000. Employment trends for Screven County during this same period also show decline. Since the year 2000, employment trends for the county have shown an increase in the number of

⁴ www.georgiastats.uga.edu/sasweb/cgi-bin/broker

employed people. The county has experienced unemployment rates just below 6.0 percent during the past 5 years.

Table ED-2: City of Sylvania, Change in Employment by Industry; 1980 to 2000

Category	Percent Change
Total Employed Civilian Population	-23.8%
Agriculture, Forestry, Fishing, hunting and mining	-50.0%
Construction	-33.3%
Manufacturing	-61.3%
Wholesale Trade	-85.5%
Retail Trade	-34.9%
Transportation, warehousing, and utilities	83.3%
Information	---
Finance, Insurance, and Real Estate	20.5%
Professional, scientific, management, administrative, and waste management services	86.4%
Educational, health and social services	60.7%
Arts, entertainment, recreation, accommodation and food services	16.9%
Other Services	-31.0%
Public Administration	-38.9%

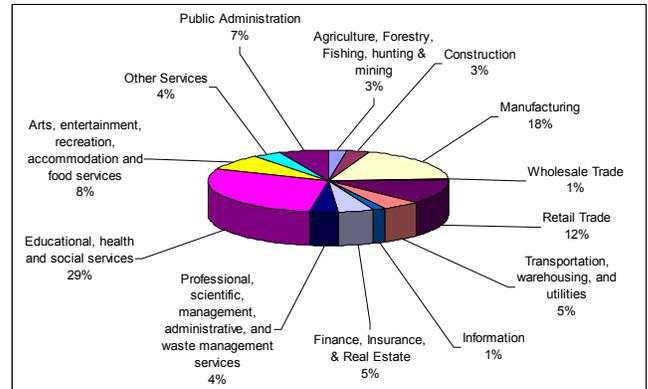
Source: 2000 Census

The three largest employment sectors are: Educational, health, and social services at 29 percent; Manufacturing at 18 percent; and Retail trade at 12 percent. Employment by industry in Sylvania is clustered in these three areas. Other industries provide limited employment. See Chart x for a breakdown of employment by industry from the 2000 Census.

The most commonly utilized economic base analysis method is the Location Quotient Technique. This technique compares a local economy to a larger economy. The technique identifies whether or not a local economy has

a greater share of an industry than is expected to support local demand. Local government employment is always assumed to serve local demand. In this analysis, the category Educational, Health, and Social Services falls under this consideration.

Chart ED-3: City of Sylvania, Employment by Industry, 2000



Source: 2000 Census (DCA Data View)

Table ED-4 presents the results of the Location Quotient analysis for the City of Sylvania and Screven County. The analysis identifies two industry sectors in Sylvania – Agriculture, Forestry, Fishing, Hunting and Mining, and Manufacturing – as industries contributing more to the local economy than is consumed locally. These sectors are highlighted in green. One additional sector – Transportation, Warehousing, and Utilities – shows a rating of greater one. Demand for this sector may be rising based on demand in the larger regional economy. Cells highlighted in gold (lighter grey) show areas of relatively low employment for the City.

**Table ED-4:
Location Quotient for the City of Sylvania
and Screven County**

Category	City of Sylvania	Screven County
Total Employed Civilian Population		
Agriculture, Forestry, Fishing, Hunting and Mining	3.85	0.49
Construction	0.63	0.59
Manufacturing	2.01	0.60
Wholesale Trade	0.38	0.54
Retail Trade	0.95	1.10
Transportation, warehousing, and utilities	1.17	0.78
Information	0.21	1.98
Finance, Insurance, and Real Estate	0.58	1.91
Professional, scientific, management, administrative, and waste management services	0.41	1.06
Educational, health and social services	1.03	1.58
Arts, entertainment, recreation, accommodation and food services	0.77	1.50
Other Services	0.77	1.10

Source: 2000 Census and CGRDC analysis

6.5 Regional Economy

It is fitting to analyze a group of counties as a functional economic area consisting of a home county – in this case Screven County – and neighboring counties. This is because peoples' commuting and shopping patterns always spill out into neighboring counties. This is especially true in Georgia and the City of Sylvania, because the counties are geographically small and cross-county commerce is commonplace. Commuting patterns, as described later, indicate that a large number of residents are working outside the city.

The region has a diverse economy with no single industry accounting for more than 21

percent of the economy. Between 2003 and 2004, the regional economy created 4,882 jobs. The most important industry to the region was Trade, Transportation, and Utilities (2,046 jobs). Other important industries in the region include Education and Health Services (1,975 jobs) and Professional and Business Services (1,216 jobs). These are industries that local economic development professionals may consider. See Table ED-5.

The table below displays employment changes in the region between 2000 and 2004. During this period, the most important industries were Education and Health Services, and Financial Activities. This timeframe represents a recovery period from an economic downturn that began in 1999.

Manufacturing is a significant, declining industry. The forestry industry is in a state of transition. As noted earlier, a Shift-Share analysis of the region suggests that the region is competitive in securing additional employment. The employment data was obtained from the U.S. Bureau of Labor Statistics' Census of Employment and Wages.

Table ED-5
Employment Changes in the Region, 2000 to 2004

Sector	Employment, 2000	Employment, 2004	Employment Change	Percent Growth, 2000-2004
Trade, Transportation, and Utilities	48,256	50,118	1,862	3.9
Education and Health Services	33,877	41,904	8,027	23.7
Leisure and Hospitality	29,749	32,704	2,955	9.9
Professional and Business Services	21,894	23,134	1,240	5.7
Manufacturing	26,862	21,146	-5,716	-21.3
Public Administration	15,062	16,346	1,284	8.5
Construction	12,659	13,055	396	3.1
Financial Activities	8,202	10,079	1,877	22.9
Other Services	7,784	7,393	-391	-5
Information	3,572	3,157	-415	-11.6
Natural Resources and Mining	976	1,035	59	6
Total	208,893	220,071	11,178	

Source: www.georgiastats.uga.edu

6.6 Personal Income and Wages

In the City of Sylvania, personal income grew by 19 percent between 1990 and 2000 according to 2000 Census data. During this period the largest gains in personal income were seen in *Aggregate other types of income for households* (198 percent) and *Aggregate public assistance income for households*. The

third greatest increase occurred in *Aggregate social security income for households* at 60 percent. A reduction of 76 percent was noted in *Aggregate self-employment income for households*. Table ED-6 below shows the percent that each type of income contributed to total income and the percent change over time.

Table ED-6: Sylvania City: Personal Income by Type (in dollars)

Category	1990	2000	Percent change of Total Income 1990- 2000
Total income	100.00%	100.00%	19%
Aggregate wage or salary income for households	59.60%	62.50%	25%
Aggregate other types of income for households	1.00%	2.60%	198%
Aggregate self employment income for households	9.30%	1.90%	-76%
Aggregate interest, dividends, or net rental income	12.70%	11.00%	3%
Aggregate social security income for households	8.80%	11.80%	60%
Aggregate public assistance income for households	1.30%	2.70%	144%
Aggregate retirement income for households	7.20%	7.60%	24%

Source: DCA Dataview, 2000 Census

6.7 Commuting Patterns

Commuting patterns show Sylvania as a community that is becoming a bedroom community with its residents employed in other places. The mean travel time for a Sylvania resident is 15.4 minutes. Sixty-three percent of commuter travel to work is less than 15 minutes, while thirty-seven percent of workers commute between 15 and 90 minutes. Two hundred-nine workers commute 30 to 90 minutes to work. Table ED-7 supports the commute time noting that almost 66 percent of those working in Sylvania live in Sylvania based on the 2000 Census. The number of residents working outside the City of Sylvania increased by 12 percent between the 1990 and the 2000 Census.

Table ED-7: Labor force by Place of Work

Category	2000	Percent
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Worked in Georgia	985	
Worked in Sylvania	649	65.9%
Worked outside of Sylvania	336	34.1%
Worked outside of state of residence	0	0.0%

Source: 2000 Census

6.8 Economic Resources

The City of Sylvania has access to a number of resources to support economic activities in the city. The Downtown Development Authority is working to promote economic activity within the city. Residents have access to workforce training in Statesboro at Georgia State University and the Ogeechee Technical College. Residents may also attend the Savannah Technical College in Effingham County. The location of Sylvania through its proximity to Savannah and the Savannah River Parkway positively influences economic activities.

In June of 2006, the City of Sylvania was named an official Georgia Better Hometown. The City is working hard to make the community a viable place for businesses both in the downtown and along its important commercial corridors.

6.9 Development Agencies and Activities

The Screven County Development Authority and the Downtown Development Authority of Sylvania support economic development in the city. The Downtown Development authority promotes Sylvania to local businesses and supports redevelopment in the historic downtown. The Chamber of Commerce supports local businesses.

The Screven County Development Authority is building a business park and an industrial park just outside the 301 Bypass. Both parks are served by city utilities. The authority also owns an old textile building in the city. The development authority actively markets industrial sites in the county and in the city. The authority assists the city and the Chamber of Commerce in marketing retail buildings.

The City of Sylvania holds three major events to stimulate activity in the community and downtown. The events are the Christmas Extravaganza, Sylvania Sampler, and Livestock Week.

6.10 Economic Trends

Important economic trends in Sylvania include the continuing decline of the manufacturing industry and the growth in the services industry sector. Other trends include a general



Sylvania Better Hometown

decline in employment in the employed civilian population, and increase in workforce employment outside the city.

The city must consider its role in the region and consider whether it wants to become a bedroom community or a business center of some significance. Significant effort will need to be expended to create enough jobs in the city to support the labor force.

One major employer in the city, Timkin Company, recently made the decision to expand the number of jobs at its facility by 60 positions. The City of Sylvania, the State of Georgia, and Screven County collaborated to support this expansion. See Table ED-8 for a list of the largest employers by jurisdiction.

The City of Sylvania has several significant economic development challenges:

- Grow employment opportunities within the City.
- Increase the educational level attained of residents.

- Continue the revitalization of downtown and encourage a larger revitalization in the commercial corridors.
- Guide intended development of the bypass.

Table ED-8: Major Employers

City of Sylvania	Screven County:	Screven County Area :
Private Employers:	Five Largest Private Employers	Private Employers
Timkin Co.	King America Finishing Inc.	Georgia Southern University
Sylvania Yarn Systems Inc.	Savannah River Challenge Program	Wal-Mart Associates Inc.
King America Finishing Inc.	Sylvania Yarn Systems Inc.	Briggs & Stratton Corp.
Savannah River Challenge Program	The Torrington Company	Statesboro HMA Inc.
Public Employers:	Wall Timber Products	Viracon Georgia Inc.
Screven County Board of Education		Southern Nuclear Operating Co.
City of Sylvania		Fort James Corporation
Screven County		J T Walker Industries Inc.
The Library		Cavalier Home Builders LLC
Medical		The Torrington Company

Source: Community Participants, Survey, 2006, and Georgia Department of Labor, 2005.

6.11 Important New Developments

Important new developments in the city include the annexation of almost 800 acres along the Highway 301 bypass. Other important developments to the city are the Savannah River Parkway and the widening of Highway 21 to four lanes. These developments, accompanied with available land and available capacity in public services, position Sylvania for growth in the near future.

The annexation of approximately 800 acres along the Route 301 Bypass on January 1, 2007, opens additional opportunities for the city. The annexation included 523 acres of open/vacant land, 182 acres of residential land, and 23 acres of commercial property. The city is planning to extend sewer and water lines to service the annexed area. The available land along the Route 301 Bypass will provide for new commercial growth.

The city of Sylvania discussed proper development and improvements of the new annexation area at it May 6, 2006 retreat. The following is taken from notes from that meeting.

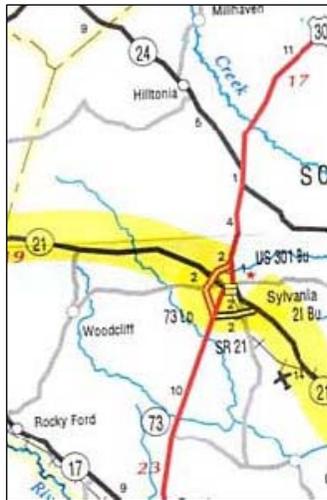
The City Council wanted to take deliberative and well-thought out steps concerning the improvement and development of the newly annexed area. The council agreed that the first step the city should take would be bringing water and sewer lines across the Savannah Parkway and Route 301 junction, on the southwest segment of the Sylvania Bypass, because this are is likely to be the first to see development. The City council discussed the future adoption of design standards that would govern the land adjoining the bypass.

6.12 Unique Economic Situations

The City of Sylvania is positioned approximately midway between Augusta and Savannah. This quiet town may experience a period of accelerated growth as Savannah expands westward.

The Savannah River Parkway lies between Augusta and Savannah by way of Waynesboro, Millen, and Sylvania. A second leg extends from Millen to Statesboro and then to I-16. The Savannah River Parkway is approximately 156 miles in length. Approximately 150 miles (96%) of the corridor is open to traffic or under construction.

Route of the Savannah River Parkway



7 Housing Element

Sylvania was founded in December of 1847. Between 1847 and 1939, at least 224 houses were built and were still standing at the time of the 1939 Census. The city has a rich stock of historic homes. Housing in the City of Sylvania began being built prior to 1847 and in 1847, Sylvania became the county seat. According to the 2000 Census, there were 1,324 housing units in the city. The Median Year built for housing in the city is 1967.

The housing market has experienced a long trend of a small, but steady increase in the number of housing units. This trend has not continued into the 2000's. Sylvania has enjoyed a quiet growth that may be poised to accelerate with the widening of Highway 21, and usher in increased demand and rising housing prices. Sylvania is on the cusp of a trend toward higher demand for housing, hindered by limited availability of new, for sale, and for rent units.

7.1 Housing Types and Mix

Housing in Sylvania is largely composed of older, detached single-family homes. The composition of housing stock provides limited options. The quality and state of repair of a particular housing unit is based on the condition of the individual unit and the neighborhood in which it is located. Much of the existing housing is older and therefore the condition is based on the upkeep and maintenance commitment of the owner, and the degree to which housing ordinances have been enforced.

The 2000 Census counted 1,324 housing units of all types in the city. Housing permit data provided by the City adds six units to this number in the last five years. Table H-1 shows an unsteady increase in detached, single-family units and double units. A loss of housing units has occurred in the other categories. Figure H-2 shows that more than 78 percent of the existing housing was single-family detached housing. This is an increase

of eight percent since 1980. Housing options are limited mainly by availability, and by the small number of other housing options available.

Table H-1 Number of Housing Units by Type: 1980 - 2000

Category	1980	1990	2000
TOTAL Housing Units	1,333	1,237	1,324
Single Units (detached)	973	914	1,033
Single Units (attached)	75	33	47
Double Units	112	150	157
3 to 9 Units	131	65	46
10 or more Units	3	24	0
Mobile Home or Trailer	39	51	41
All Other	3	24	0

Source: U.S. Census (DCA Dataviews)

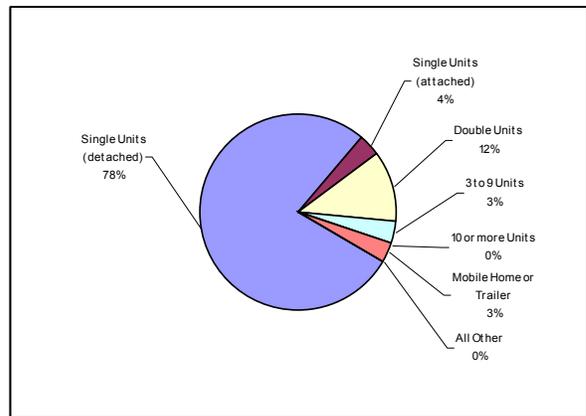


Figure H-2 Percent of Housing Units by Type: 2000

Source: U.S. Census (DCA Dataviews)

Changes Over Time

Between 1950 and 1989, over 200 homes were added each year. In the ten-year period from 1990 to 2000, 152 homes were added. This trend of a few homes added each year may see a major acceleration in the coming years as the

growth pressures from Savannah reach Sylvania. Housing Permit data from the city shows the addition of six new homes in the last five years.

Several neighborhoods have been identified as declining. These neighborhoods are in town and are of value to the community. These neighborhoods may continue to decline unless actions are taken on the part of the city. Increasing pressures for additional housing may also positively influence these neighborhoods. See the description of neighborhoods later in this section.

Housing choices have been limited, in the city, to single-family detached units and double units. This trend is evident through many census periods. Buildings with three to nine units have declined over the last three census periods. Mobile homes have provided a limited, albeit declining, option during the last 30 years. Figure 2-1 clearly illustrates the limited housing options in the city.

Residential Construction

Residential construction is currently at a low point in Screven County and in the City of Sylvania. In the County, residential permits have steadily decreased from 1999 to 2005. The City of Sylvania’s number of residential permits has fluctuated from 1995 to 2005 (years for which numbers are available). The city has processed six building permit applications in the last five years.⁵

Reflecting demographic changes, the county has seen an increase in families with older children who are finished or have nearly completed school and retirees. However, not a lot of young parents with young children are moving to the county. The influx in families with older children and retirees has led to an

⁵ Georgia Coast 2030: Population Projections for the 10-County Coastal Region, Center For Quality Growth And Regional Development of the Georgia Institute of Technology, September 2006.

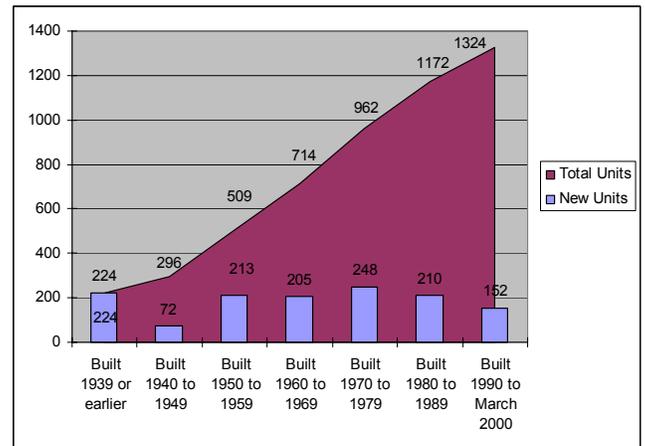
increase primarily in single-family detached residential units. No large-scale development has been built countywide recently, but new development is expected to occur within the next six months, possibly with the addition of new multi-family units. According to local representatives, residential construction is not meeting demand, especially for single-family housing for working families.

7.2 Condition and Occupancy

The condition of the housing stock, while older, is in relatively good shape. There are neighborhoods that need immediate attention to reverse visible trends toward dilapidated housing. The median year built for housing in Sylvania is 1967. The median year built for a house in the State of Georgia is 1980 and for Screven County is 1977. Figure H-3 shows the growth of housing in Sylvania.

The 2000 Census shows there are no housing units that are lacking complete plumbing or complete kitchen facilities. While an older housing stock can indicate that these facilities may be missing in one to three percent of the housing units, the steady increase of housing units may have created enough demand to eliminate this issue. An older housing stock can present a number of dilapidated units and this is true for the city.

Figure H-3 Year Structure Built



Source: U.S. Census (DCA Dataviews)

Occupancy and vacancy rates are consistently low for habitable building in the city. The 2000 Census found a 14 percent vacancy rate. The vacancy rate for single-family homes for sale is just about one percent, and for housing units for rent is three percent. Screven County experienced a lower vacancy rate in both categories. Other vacant units accounted for 122 of the 187 vacant units.

7.3 Housing Conditions in Specific Neighborhoods

The Citizens Committee described 14 neighborhoods, or clusters of housing, in the City of Sylvania. Each neighborhood exhibits distinct characteristics. These characteristics both describe the neighborhood and help define needed policies and actions.

The neighborhoods are described in terms of the Character Areas defined by the Department of Community Affairs and other characteristics.⁶ Twelve traditional neighborhoods are described. The neighborhoods are further described as stable, declining, or in need of redevelopment.

Clark Circle Neighborhood This neighborhood is suburban and built out. The neighborhood is stable. There are woods behind the neighborhood that were annexed in January of 2007. The neighborhood is a backdoor to the elementary school. It is historically black, and relatively new since the early eighties. The neighborhood was developed to meet housing demand at the time. There are no sidewalks in this neighborhood. The conditions include good upkeep and a higher owner occupancy rate.

⁶ The Department of Community Affairs documents describing character areas can be found at <http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/downloads/CHARACTERAREAS.pdf>

Cork Pond Neighborhood This is a traditional suburban neighborhood that exhibits stable conditions and is approximately 30 years old. The neighborhood has been added to over the years and is made up of housing of all ages, including some new units. There are a few open lots. The housing is generally well maintained. The neighborhood is quiet with one unpaved street in the county. This one unpaved street is being considered for the phase 3 annexation list. This is a more affluent neighborhood.

Forrest Heights Neighborhood This neighborhood is located near the hospital but has not yet been infringed upon by support offices. The neighborhood is a traditional, stable neighborhood that has been around since 1951. This older suburban neighborhood has housing units that were built in the 1950's. The neighborhood is built out and moderately maintained with older homeowners/residents. The neighborhood has easy access to downtown with stable values.

Habersham Woods Neighborhood This is a developing suburban neighbor.

Hobby Hill Neighborhood This neighborhood is a traditional, stable, single family, neighborhood in good condition. It is a historic neighborhood that was built in the 1930's and 40's with Arts and Crafts style homes.

Hull Neighborhood This traditional neighborhood is an original neighborhood of the city. It is declining and has many vacant units. Lee Street is one of the roughest streets in the city. This is the oldest white neighborhood. There are larger setbacks and smaller lots. This neighborhood is bounded by First Street and Screven Street and still has alleys present.

Mock Street Neighborhood The Mock Street neighborhood is in poor condition. Mock Street is made up of older homes including shacks. It represents a low socio-economic area in the city. It includes old mobile homes from the 1950's. This area is a

good place for affordable housing and should stay residential.

Moncrief Quarters Neighborhood This neighborhood is also a traditional, stable neighborhood that is composed of shotgun homes. The neighborhood includes an apartment complex that may offer opportunities for redevelopment. The residents are largely responsible for turning the neighborhood around. It is estimated that the neighborhood is 50 percent owner-occupied and 50 percent renter-occupied. The neighborhood is behind the old Coca Cola plant.

Railroad Neighborhood This neighborhood is a traditional, declining neighborhood. City water and sewer are not available. This neighborhood should stay residential.

Ridgecrest Community This neighborhood is made up of seven houses. This is a traditional, suburban, neighborhood that is stable. The housing is generally 30 years old or less. Features of the neighborhood include larger set-backs and lots. The neighborhood is generally kept up and has limited code enforcement issues. The community is composed of similar housing styles. There are two undeveloped lots.

Singleton Avenue Neighborhood This is an historic neighborhood. It is linear and follows Singleton Avenue from North Main Street to Jones Street. The condition of the housing varies.

St. Andrews Hill Neighborhood This older, traditional neighborhood is in decline. This is a residential area with the majority of housing units over 50 years old. The neighborhood contains some public housing-joined to the neighborhood. This neighborhood is exhibiting the effects of absentee owners, poor up-keep, and a lack of code enforcement. The neighborhood consists of more sided-homes than brick homes and contains a number of undeveloped lots. Current regulations are limiting development of these small lots.

There are lots available for infill of affordable housing.

Sylvan Heights Neighborhood This is the largest neighborhood. It is a stable, suburban neighborhood with few available lots. The houses are in good condition except for one street.

Westview Area Apartments This area is composed of a couple of large apartment complexes that include single-story and two-story buildings. The buildings are in good condition. They are generally fully rented. The buildings are constructed of brick.

7.4 Cost of Housing

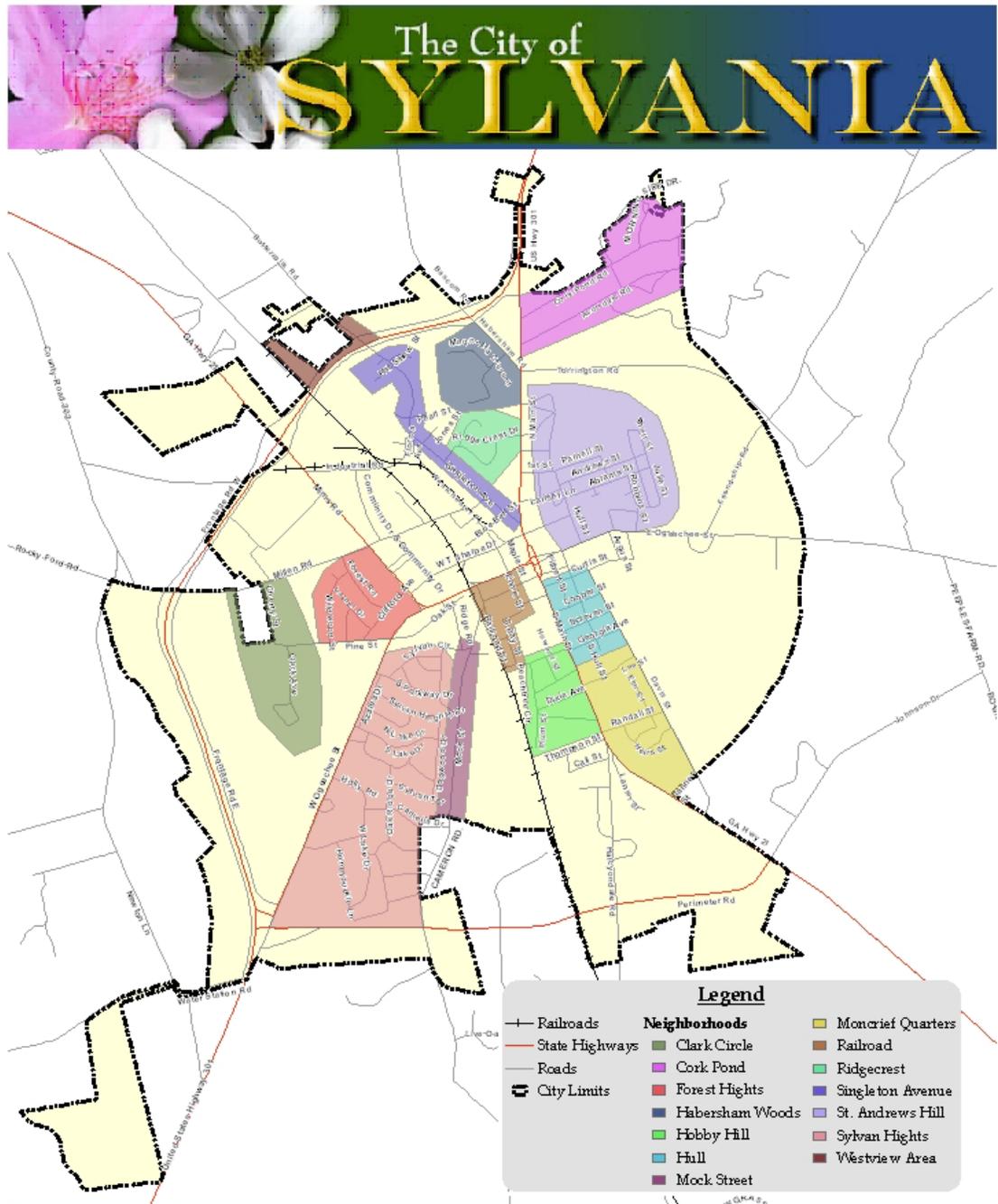
In 2004, the home ownership rate of 62.8 percent in Sylvania was lower than in Screven County at 77.9 percent, and the State of Georgia at 67.5 percent. The homeownership rate has remained stable in Sylvania while it has decreased approximately four percent for the County and the State. Median gross rent in 2000 was \$293. See Tables H-4 and H-5

Table H-4: Housing Costs, 1990 and 2000

	1990	2000	Percent Change
Median Property Value	49,700	63,900	29%
Median Gross Rent	270	293	9%
Median Household Income	21629	27,034	25%

Source: U.S. Census

Map LU-4



Coastal Georgia Regional Development Center
Planning and Government Services
March 2007

DRAFT City of Sylvania Comprehensive Plan

Neighborhoods MAP LU-4

0 0.15 0.3 0.6 Miles
Source: City of Sylvania & CGRDC

DISCLAIMER: This map has been prepared to facilitate public access to information. It is shown 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 for use.

**Table H-5: Comparative Housing Costs
Owner and Renter.**

	Sylvania	Screven County	State of Georgia
Median Gross Rent	293	341	613
Median Household Income	27,034	28,496	42,288
Median Property Value	63,900	64,600	111,200
Gross Rent as a percent of Household Income	26.9	26.4	24.9

Source: U.S. Census

From the 1990 Census to the 2000 Census, the cost of housing for both renters and owners increased. The median property value as determined by the 2000 Census was 29 percent higher than the median property value in 1990. The 2000 Census seems to suggest that housing in Sylvania was affordable to the majority of its citizens.

7.5 Cost-Burdened Households

The Department of Community Affairs defines cost-burdened households as those paying 30 percent or more of net income toward total housing costs. Households paying more than 50 percent of net income are classified as severely cost-burdened. Data for severely cost-burdened households, or those paying more than 50 percent of their net income on housing, is not available for 1990. See Table H-6.

In the 2000 Census, Sylvania had a declining number of cost-burdened households. The City had 20.5 percent of households that were cost burdened in 2000. This was similar to the rate of 20.6 percent for the State of Georgia.

Table x: Cost Burdened Households.

	1990	2000
Paying 30 to 49 Percent of Income	161	122
Paying 50 Percent of Income or Greater	N/A	39
Total Households		1,324

Source: U.S. Census (DCA Dataviews)

7.6 Special Housing Needs

Elderly: According to the Georgia Department of Human Resources, “Georgia has the fourth fastest growing 60+ population, and the third fastest growing 85+ population in the United States.” The population of 60 and older is expected to increase 52.6 percent between 1990 and 2010. In the 2000 Census, persons 65 and over occupied 16.5 percent of housing units in Georgia. As of 2000, approximately 14 percent of Sylvania’s citizens are aged 65 and over. See Table H-37a and H-37b for a listing of housing options available to seniors.

Studies have shown that older adults overwhelmingly prefer to “age in place” in their existing homes and communities, but may need to modify their existing home or move to another residence that is more accessible, more affordable, or more appropriate in size to accommodate their changing needs.⁷ One study conducted by the AARP in the year 2000, found that homeownership among Americans age 55 and over is at its highest level since the AARP studies began in 1986. In addition, 89 percent of survey participants age 55 and over expressed agreement that they would like to stay in their current residence as long as

⁷ *The Maturing of America: Getting Communities on Track for an Aging Population. National Association of Area Agencies on Aging, et. al., September 2006.*

possible. Climbing up and down stairs was the most commonly reported functional problem (35 percent). Most survey participants (86 percent) had made at least one simple modification to their home. However, “When asked why they have not modified their home, or have not modified it as much as they would have liked, respondents most often cite not being able to do it themselves (37 percent) and not being able to afford it (36 percent).” More than half of the survey participants would like to receive information about staying in their own home as they get older.

A working paper by Kathryn Lawler of the Joint Center for Housing Studies of Harvard University also explores the housing needs of the elderly population. She emphasizes that in order “to develop an efficient method of service delivery, the long-term care system must reflect this interrelationship between health and housing. Issues of senior housing and senior health can not be dealt with in isolation.” In sum, health and housing services should work together to coordinate care for the elderly. The increasing elderly population will seek coordinated services, enhanced existing services, and new services. The City should create processes that will identify and address the needs of this population. Table H-7 lists facilities available in the city.

Table H-7: Organizations that Serve and are Located in the City

Organization	Service	Location
Sylvania View Health Care Center	Residential-Disabled Individuals	Pine Street
Sylvania Manor	Residential-Independent Living Facilities	W. Ogeechee Street
Sylvania Place Apartments	Residential-Subsidized Elderly Housing	Singleton Avenue
First Street Apartments	Subsidized Housing	First Street
Lee Street Apartments	Subsidized Housing	Lee Street
Ogeechee Behavioral Health Services	Mental Health Substance Abuse Services	Ogeechee Street
Safe Haven		

Source: Staff Research

Special housing and services are provided on an occurrence basis. The City and local charitable organizations work to meet individual needs as they arise. Most of the homeless individuals in the city are transient. Homeless individuals are referred to agencies in Savannah or Augusta, and/or are provided limited assistance by charitable organizations. Domestic violence victims are referred to Safe Haven in Statesboro. Persons with substance abuse issues are referred to Ogeechee Behavioral Health Services in Sylvania.

7.7 Job-Housing Balance

Jobs-Housing balance is a planning tool that local governments can use to guide leaders to consider a roughly proportional number of jobs and housing units within their community⁴. One planning model suggests the jobs available in a community should reflect the number of participants in the work force.

⁴ Atlanta Regional Commission. Jobs-Housing Balance: Georgia Quality Growth Toolkit, 2002.

Traffic congestion caused by workers commuting to jobs outside the area can affect quality of life, driver frustration levels, air quality, and worker productivity, and is often considered when addressing a jobs-housing strategy. Table H-8 shows “place of work” data for Sylvania residents.

Table H-8 Place of Work and Jobs/Housing Balance: 2000

Category	2000	
	No.	%
Total Population	2,675	
Worked in Sylvania	649	66%
Worked Outside of Sylvania	336	34%
Total Labor Force Participation	2,116	
Total Housing Units	1,324	
Jobs-Housing Balance	0.5:1	

Source: 2000 Census

The number of jobs and the number of housing units grew by seven percent between 1990 and 2000.

The jobs/housing unit ratio is calculated by dividing the number of jobs by the number of housing units. In this table, the number of people that worked in Sylvania is used to represent the number of jobs in the City. According to the Atlanta Regional Commission (ARC), 1.3-1.7 to 1 is considered within the range of ratios that constitute “balance.” This is supported intuitively when you consider two-income families.

In Sylvania, 34 percent of its residents worked outside the city in 2000, producing a jobs/housing ratio of 0.5 jobs for each housing unit, or 0.5 to 1. The jobs/housing ratio was 0.6 in 1990. This indicates that there is approximately one-half a job for each housing unit in the city. The number of residents that work outside the city supports this ratio.

The percentage range of resident commuters indicates Sylvania is on the edge of serving as a bedroom community more than a balanced community. This is because the region’s largest employers are outside of the city, and many people have sought to live in Sylvania and commute to other places for work.

The low jobs/housing ratio indicates there is a need for additional jobs in the city. As more jobs may be created, there will be two key barriers to living in the city: housing options and availability of those options. A rising concern is affordability. While housing in Sylvania remains largely affordable to residents and commuters, the cost of housing may be pushed up as the demand for housing increases.

8 Natural Resources and Cultural Resources Element

8.1 Environmental Planning Criteria

In the Georgia Planning Act of 1989, each local government is encouraged to consider a series of minimum requirements that include five environmental planning criteria. The Department of Natural Resources (DNR) developed these criteria. The city of Sylvania has not passed the relevant “Part V” environmental ordinances dictated by the DCA. Specifically, the planning criteria promote regulation guidance in the following areas:

- water supply watersheds
- groundwater recharge areas
- wetlands
- rivers corridors
- mountains

There is only one criterion, Wetland Protection, that is pertinent to the City of Sylvania. The City has not adopted the relevant ordinance as of the spring of 2007. The criteria for water supply watershed, groundwater recharge areas, river corridors, or mountains are not relevant to the City. Wetland areas are identified within the City boundaries. The criteria for Wetland Protection are defined in O.C.G.A. Chapter 391-3-16-.03.

Wetlands perform valuable ecological functions such as flood control and pollution abatement and provide habitat for wildlife. In addition, wetlands provide aesthetic and recreational benefits. Wetland preservation efforts have increased through the enhancement of public knowledge and understanding of the function and importance of wetlands.

8.2 Other Environmentally Sensitive Areas

There are few environmentally sensitive areas. According to the National Wetlands Inventory, there are small areas of wetlands around the creeks. The entire City is moderately susceptible to pollution. There are no ground water recharge areas within the City limits. There are no larger bodies of water and the drainage is accomplished by creeks.

8.3 Significant Natural Resources

The rapid pace of development in the Coastal Georgia area is leading to pressures of encroachment on, and destruction of natural resources. These pressures, while not currently evident in Sylvania, will impact the city within the next twenty years. The importance of identifying any significant natural resources and protecting them is relevant to this plan. There are few natural resources within the city limits of Sylvania. The highest geographical point in Screven County is located within the city limits of Sylvania. There are no significant aquifer recharge areas within the city. Small ponds within certain neighborhoods provide pleasant views and interaction with natural elements.

One of the goals of the Georgia Planning Act of 1989 is the protection of the State’s natural resources, environment, and vital areas. Included in the Act are minimum standards and procedures generally known as the “Environmental Planning Criteria,” or “Part V Criteria.” The Rules for Environmental Planning Criteria were developed by the Georgia Department of Natural Resources (DNR). See the section above, Environmental Planning Criteria, for a discussion of these criteria.

The City sits over the Upper and Lower Floridian aquifers and is part of Cretaceous

aquifer system. There are no ground-water recharge areas located within the City. There are no major rivers located near the city. Small streams provide drainage from the city to the Savannah and Ogeechee rivers. The Savannah and Ogeechee Rivers create the eastern and southwestern borders of Screven County.

The 1993 Screven County Comprehensive Plan does not show any wetlands within the city limits. This judgment is based on soil associations noted in the plan. The closest wetland area noted is to the north-northeast of the city. Mapping completed for this comprehensive plan shows wetland areas throughout the City.

The ability of wetlands to carry and store floodwaters should be preserved in order to protect human life and property from flood damage. In addition, undeveloped floodplains often contain wetlands and other areas vital to a diverse and healthy ecosystem. By making wise land use decisions in the development and management of wetlands and floodplains, beneficial functions are protected and negative impacts to the quality of the environment are reduced. Increasing population density threatens the integrity of wetlands and floodplains.

The Federal Emergency Management Agency (FEMA), along with the U.S. Department of Housing and Urban Development, map floodplains and have established an insurance program to protect homeowners. The Flood Insurance Rate Maps for Screven County, along with the entire State of Georgia, are scheduled to be converted to a digital format and updated by 2009.

There is one main soil association on which the majority of the city lays, Cowarts-Sawyer-Susquehanna. A portion of the city, in the southwest, lays on Dothan-(Norfolk)-Tifton-

Fuquay.⁸ The Cowarts-Sawyer soil association has slight limitations for public sewage, industrial and commercial uses, and traffic ways. This soil type has moderate use limitations, agricultural uses, septic tanks, and sewage lagoons. The Dothan-Tifton soil association has similar limitations with the exception that agricultural use is slight and traffic ways are moderate. For additional explanation of these soil associations, see the U.S. Department of Agriculture Soil Suitability for Land Development. The major limitation for Cowarts-Sawyer soils is its low availability of water and the major limitation for Dothan-Tifton soils is its percolation permeability.

The 1993 Screven Comprehensive Plan states that, after careful consideration, no scenic views and sites were identified in Sylvania.

Participants of the Community meetings discussed the importance of natural activities in the county including bird watching and other recreational uses. These resources impact the viability of the city and attention is necessary to maintain these resources.

⁸ Soils Associations Map, Screven County, Georgia, Screven County Comprehensive Plan, March 1993.

8.3.1 List of Special Concern Animals, Plants, and Natural Communities in Screven County, Georgia

"US" indicates species with federal status (Protected, Candidate, or Partial Status). Species that are federally protected in Georgia are also state protected.

"GA" indicates Georgia protected species.

Date of information - 2/16/2007

Animals

- US **Acipenser brevirostrum Shortnose Sturgeon**
- US **Ambystoma cingulatum Flatwoods Salamander**
Ambystoma tigrinum tigrinum Eastern Tiger Salamander
- GA **Clemmys guttata Spotted Turtle**
Crotalus adamanteus Eastern Diamond-backed Rattlesnake
- GA **Elanoides forficatus Swallow-tailed Kite**
Etheostoma fricksium Savannah Darter
Etheostoma serrifer Sawcheek Darter
- GA **Fusconaia masoni Atlantic Pigtoe**
- GA **Gopherus polyphemus Gopher Tortoise**
- GA **Heterodon simus Southern Hognose Snake**
Moxostoma sp. 4 Brassy Jumprock
- US **Mycteria americana Wood Stork**
Nerodia floridana Florida Green Water Snake
- GA **Notophthalmus perstriatus Striped Newt**
Pseudacris brimleyi Brimley's Chorus Frog
Pteronotropis stonei Lowland Shiner
- GA **Rana capito Gopher Frog**

Plants

- GA **Astragalus michauxii Sandhill Milk-vetch**
Hypericum erythraeae Georgia St. Johnswort
- US **Lindera melissifolia Pond Spicebush**
- GA **Litsea aestivalis Pond Spice**
- US **Oxypolis canbyi Canby Dropwort**
Quercus arkansana Arkansas Oak
- GA **Sarracenia minor Hooded Pitcherplant**
Silene caroliniana Carolina Pink
Sporobolus teretifolius Wire-leaf Dropseed
- GA **Stewartia malacodendron Silky Camellia**

Natural Communities

No natural communities are listed in Screven County.

This information was obtained from the Georgia Department of Natural Resources.

8.4 Significant Cultural Resources

8.4.1 Introduction



A Public Square in Downtown Sylvania
Courtesy of Alex Rabun Lee

This chapter on Cultural Resources introduces the reader to background information through a historical summary on the City of Sylvania. Following this review, a discussion of the benefits of registering a property with the National Register of Historic Places enhances the reader's awareness of this process. There is currently only one remaining National

Register property in Screven County, the Seaborn Goodall House, located in the dead town of “Jacksonborough” near the intersection of U.S. Highway 301 and Georgia Highway 24. In 1986, the second National Register property—the Samuel Shepard Lines House, burned to the ground. This places both the City of Sylvania and Screven County in a category, which presently, and unrealistically, reflects a dearth of historic resources.

Through preservation funding provided by the Georgia Department of Natural Resources, Historic Preservation Division (HPD), currently Robert A. “Bob” Ciucevich, doing business as Quatrefoil Consulting, was placed under contract, and has recently undertaken a historic resources survey for the benefit of the City of Sylvania. His survey will rectify a skewed perception about the city’s lack of historic resources, and suggest the richness of Sylvania’s historic record. This is a baseline study. It will likely include recommendations for prioritizing and recommending individual sites and historic districts to the National Register as well as a preservation ordinance or other protective measures.

When completed, this detailed report will review an estimated 120 properties through a windshield survey, and the completion of HPD’s Historic Resources Survey form. This process began in December 2006, is not complete, and therefore is unavailable at this writing. After a review, and approval by HPD’s Survey Coordinator, this database will be posted to the Internet through the Natural, Archaeological, and Historic Resources GIS project, known as NAHRGIS.⁹ The extent of Southeastern Indian archaeological sites within the boundaries of the City of Sylvania is unknown; however, the presence of a naturally occurring watershed, within the vicinity of the viaduct, suggests possibilities for Indian sites.

⁹ See NAHRGIS database at www.itos.uga.edu/nahrgis.

Coastal archaeologists, Dan Elliott and Rita Folsie Elliott, were contacted to determine if they had worked within the City limits of Sylvania. Following Dan Elliott’s suggestion, a search of the Georgia Archaeological Site File was revealing.¹⁰ In 1993, Christopher T. Espenshade and Marian D. Roberts, working with Brockington and Associates, Inc., conducted an archaeological survey. This followed Georgia Highway 21 from Millen, in Jenkins County to Sylvania for 15.1 miles. The prehistoric and historic sites encountered along this route were deemed ineligible for listing on the National Register of Historic Places. The following year, Charles E. Cantley and Rita F. Elliott, working with New South Associates, Inc., conducted a 20.6 mile survey along the developmental corridor—Savannah River Parkway—from the community of Shawnee in Effingham County to Sylvania. Site types included 18th, 19th, and 20th century house sites and artifact scatters, and among others, PaleoIndian, Archaic and Woodland Indian base camps. Four sites were identified as being eligible for the National Register. Three of the four sites are near Carolina Bays, and the fourth site was noted simply as an aboriginal site in Screven County, 9SN167.

The National Historic Preservation Act of 1966, as amended, was passed at a crucial time in our country’s history when many historic structures were being threatened with demolition—such as the Queen Anne-style Screven County Courthouse torn down in 1965—or alteration beyond recognition. The Act advocates preservation of our country’s “irreplaceable heritage” as being in the public interest, ensuring that “its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans.” Through the enabling legislation of the NHPA, the Secretary of the Interior was authorized to keep a National

¹⁰ See GASF database at <http://shapiro.anthro.uga.edu/GASF>.

Register of Historic Places (NRHP). Those places include “districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering and culture.”¹¹

Other federal legislation laid groundwork for historic preservation: the Antiquities Act of 1906, as amended, and the “Organic Act” passed in August 25, 1916, creating the National Park Service. This enabling legislation sought to “conserve the scenery and the natural and historic objects and the wildlife therein...unimpaired for the enjoyment of future generations” within a system of national parks. To these laws were added the National Environmental Policy Act of 1969 (NEPA); the Archaeological Resources Protection Act of 1979 (ARPA), as amended; and the Native American Graves Protection and Repatriation Act of 1990 (NAGPRA), as amended. These laws represent a series of “tools” for underpinning and protecting the cultural heritage of the American people.

Following the historical summary on the City of Sylvania in Section 8.4.2 is a discussion of the presumed historic properties suggesting the richness of the City’s historic resources. Subsequently, Section 8.4.3 is an assessment of the current state of historic preservation within the growing City of Sylvania. The Georgia Department of Community Affairs (DCA) states that a community’s planning goals and objectives for the Cultural Resources Element of a comprehensive plan should be the conservation and protection of its cultural resources, or “cultural assets.” In addition, the Georgia General Assembly has enacted the “Georgia Historic Preservation Act” (GA. L. 1980, p. 1723, Section 1), a uniform procedure that empowers each county and municipality in the state to enact ordinances. These ordinances provide for the protection, enhancement, perpetuation, and

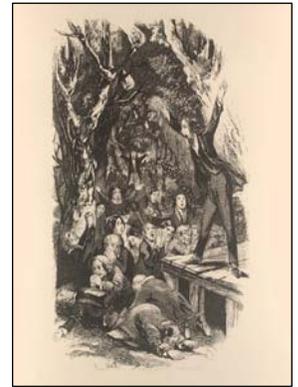
¹¹ See www.cr.nps.gov/hps/laws/NHPA1966.

use of places, districts, sites, buildings, structures, and works of art having a special historical, cultural, or aesthetic interest or value (Ga. L. 1980, p. 1723, Section 2).

The Cultural Resources Element is related directly to the Natural Resources Element and may influence the Community Facilities and Land Use Elements. Because of their importance to the community character, cultural resources are also seen to have an economic value in attracting visitors. Cultural traditions and artifacts are the most important links between the past, present, and future. They are the components that bind communities together and are the common ground that provide community cohesiveness and historic and cultural perspective.¹²

8.4.2 Background Historical Summary on City of Sylvania

Colorful characters furnished substance for a legendary story about Screven County beginnings, and a county seat at Jacksonborough where, reputedly, a rowdy frontier mentality prevailed. Possibly lured by these conditions, an itinerant New England evangelist came to town. His unwelcome presence formed the basis for a checkered history in one of Georgia’s “dead towns.”



Lorenzo Dow Preaching
Courtesy of The Library of
Congress

Renowned as a controversial figure, Lorenzo Dow preached fire and brimstone, and this was not to the liking of town rowdies who waylaid and assaulted him. Dow’s rescue by good citizen Seaborn Goodall further adds to the story. After staying overnight with the Goodall family on Lot 23 in Jacksonborough,

¹² Draft Georgia State Historic Preservation Plan 2007-2011, Building a Preservation Ethic, pg. 2.

Dow dusted off his shoes, and prior to departing, cursed a formerly prosperous town as well as all of its inhabitants, with the exception of the Goodall family. In the fullness of time, Jacksonborough folded, and the sole surviving structure remaining on the landscape today is known as the Seaborn Goodall House.¹³

In 1847, the new county seat of government was removed to a more central location where three ancient terraces join at Sylvania. Previously, the coming of the Central of Georgia Railroad in late 1838-1839 through Screven County heralded a new era, with growth and prosperity on the horizon for this east central Georgia town. Solomon Zeigler and two other men were chosen as a committee of three to choose a 50-acre tract central to the county. After some contentious political maneuverings, Azariah Enneis was hired to survey Screven County for the territory's exact center. Following additional controversy, new commissioners and voters settled the matter through a tight vote. The Screven County delegation introduced the measure of moving the county seat to Sylvania, which was created by an Act of the Georgia legislature on December 24, 1847. One authority opined the naming of the new town was due to the wooded or "sylvan" nature of the setting.¹⁴

Prior to the coming of the railroad, political power in Screven County was concentrated in the Savannah River families where a degree of affluence and wealth reined. When fate stacked the cards against the "old guard" Judge Maner disapproved of removing the county seat from old Jacksonborough. He disparagingly remarked that the new town

¹³ Hollingsworth, Dixon (Editor) 1989; Fourth Printing 2005. *The History of Screven County, Georgia*, pp. 23-25.

¹⁴ Hollingsworth, Dixon (Editor) 2005. *Ibid*, pp. 2, 21, 29, 280.

reminded him of his dog, "Old Siccum." Thus, this story embellishes Sylvania's founding and adds to the lore of the new county seat. In Sylvania's early days, the new town centered on courthouse square from which professional offices radiated, such as a doctor and lawyers. Encompassed within the town core were a wooden jail, blacksmith shops, residences, a school house and Masonic Lodge, churches, a general store, a sawmill, and a grist mill. All were nestled within the setting of overarching, heavily forested piney woods. In 1879, a young Charles H. Medlock founded The Sylvania Telephone newspaper and brought news to the citizenry while Henry Wells operated a hack line bringing mail from Ogeechee to Sylvania.¹⁵

Country philosopher, William M. "Barlow" Hobby devoted a half-century of his life's work to The Telephone, ending, in 1932, with his untimely death. Previously, he served as editor of a publication known as The Woodland Sprite, changing the name to the Screven County Watchman. While juggling civic involvement, and a sixteen-year stint as Screven County Tax Commissioner, he engaged in truck farming, growing peaches, and strawberries. He wrote a popular fictional series about the world in which he lived, filled with village merchants and farmers. Not lost on Barlow Hobby are the surnames associated with an 1850 federal Screven County Census that remain on today's landscape. Representing continuity from the original settlers to current residents, these circumstances provide substance and a sense of place for Sylvanians. Evacuation of Carolinians from Allendale and Barnwell Counties in the post-Civil War era resulted in newly freed African-Americans crossing the Savannah River seeking food and work;

¹⁵ Hollingsworth, Dixon (Editor) 2005. *Ibid*, pp. 48-49, 59.

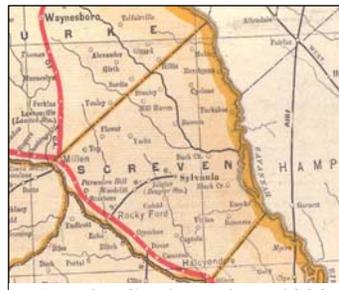
hence, an accounting for Screven County's post war population.¹⁶

A new boost to the town's economy arrived with the chartering, on January 3, 1884, of The Sylvania Central Railroad. A sawmill was constructed by businessman George M. Zeagler to meet the demand for wood products. In order to facilitate movement of goods to market, he sold shares of stock, and used the proceeds to build a short line railroad from Zeagler's Station to Rocky Ford, connecting with the Central of Georgia. For over 70 years, the railroad ran two trips per day from Rocky Ford to Sylvania until a final run on March 27, 1954. Courthouse fires consumed two wooden structures, including the first building, dating from 1848, allegedly torched in 1864 by Union soldiers. On January 8, 1897, Sylvania's town square, filled with wooden

buildings, was reduced to ashes, and a "sea of flames" engulfed twelve residences.

Original courthouse records were stored in the home of the clerk, and other courthouse records reposed, through the foresight of an unknown individual, in a vault within a small, bricked annex. The old Clerk's office remains on the landscape as testament to this devastating fire.

¹⁷



Zeagler Station, circa 1899

Courtesy Carl Vinson
Institute

¹⁶ Hollingsworth, Dixon (Editor) 2005. Ibid, pp. 44-45, 59-61; Personal Communication (October 31, 2006), Alex Rabun Lee.

¹⁷ Hollingsworth, Dixon (Editor) 2005. *The History of Screven County, Georgia*, pp. 44-47; 49-51.

In April 1897, Algernon Blair, a budding architect, low bid construction of a new brick Screven County Courthouse that was torn down, lamentably, in 1965. With this loss to the cultural landscape, Sylvanians and citizens of Screven County can admire the lovely Queen Anne-style courthouse, only in a framed watercolor image hanging in the Commissioner's meeting room, and reminisce over the loss of this civic structure, a sentinel of justice. One wooden building, the Sylvania Telephone building, dating from the 1870s stands in Sylvania. Otherwise, the oldest remaining structure is the Hill Brothers/Minkowitz Building, circa 1910, built of brick made at Rocky Ford. This important structure anchors the downtown corridor and was renovated by a local attorney, Tony Basemore, in 1995-1996, and is currently in use as a dance studio. The large mezzanine suggests a greater future use for this commercial building.¹⁸

Sylvania High School, ca. 1903
Courtesy of Alex Rabun Lee

With the advent of the 20th century, a bright outlook and prosperous times brought electric lights, running water, and telephones to



Sylvania's citizenry. Voters authorized a school system for the Sylvania district, and a handsome two-story wooden structure was a source of pride, until replaced in the 1920s with a brick building. Today, warehousing and agricultural facilities adjacent to Sylvania's downtown, such as Screven Oil Mills—source of the City's first electric lights from a private generating facility – dot the landscape. These structures reflect aspects of the county's historic agricultural heritage, and suggest the nature of a core business district serving the interest of a land-based economy.

¹⁸ Personal Communication (October 31, 2006) Alex Rabun Lee; Personal Communication (December 28, 2006) Gayle Boykin.



The Watermelon Patch

While subsistence farmers concentrated on nurturing garden produce, upland rice and hogs were cultivated and raised for both

home consumption and market. In the 1850s, sheep farms produced the basics for the home cloth industry, and woolen goods; in the late 1800s, businesses associated with lumber, turpentine, and naval stores products thrived. In the early 1880s, Bartol Krulic led an influx of Croats who settled in Sylvania; these hardy workers were skilled coopers or barrel makers. Another demographic fact concerns the first Roman Catholics to settle in Screven County; they practiced their faith at Bay Branch Catholic Church. Their hard work involved cutting vast forests of white oak growing in abundance along the Ogeechee River, exploited for the European wine industry and use as casks. Cotton was “king,” heralding boom times until the coming of the boll weevil and hard times. Previously, in the early 20th century, an estimated 20,000 bales of cotton were ginned each year. Sharecropping and tenant farming was a fact of life. While Screven County and Sylvania’s post World War II agricultural economy focused on large scale production of peaches and pecans, today’s agricultural focus is cattle and hay, peanuts, and cotton, influencing the types of businesses located within the City.¹⁹

Construction of a bridge across the Savannah River by the Georgia Department of

¹⁹ Personal Communication (October 31, 2006) Alex Rabun Lee; Hollingsworth, Dixon (Editor) 2005. *The History of Screven County, Georgia*, pp. 62-64; Autry, Enoch, “More than crops drying up for farmers,” *The Sylvania Telephone*, December 27, 2006.

Transportation (GDOT), in the post World War II years connected Screven County with South Carolina. Known as the Burton’s Ferry Road, U.S. Highway 301 brought automobile traffic through Sylvania, and spurred



Paradise Motel & Restaurant
Courtesy of Alex Rabun Lee

economic development. Construction of the Interstate 95 corridor proved the demise for this north/south corridor’s heavy use. Today, Sylvania’s anticipate “high cotton” when GDOT completes the Savannah River Parkway, and its approach brings a renewed sense of vitality to the City. Working together to resolve issues, County, and City governments sought common ground, culminating in the annexation of 800 acres along the Sylvania bypass into the City, effective January 1, 2007. Staged for growth and within this setting, the small town architecture of the City dating from the 1920s and 1930s, presents new opportunities for an energetic, award-winning Better Hometown Program. Support for a vital downtown suggests a high level of potential for present and future enhancement of the downtown corridor, supported by a dedicated cadre of volunteers who work to make a difference in this small, growing Georgia town.²⁰

²⁰ Personal Communication (October 31, 2006) Alex Rabun Lee; Autry, Enoch, “We had to go through hoops and rocky roads to get there,” *The Sylvania Telephone*, December 28, 2006.



8.4.3 The National Register and Historic Preservation within the City of Sylvania

A noted preservation economist, Donovan D. Rypkema suggests that a listing on the National Register of Historic Places (NRHP) confers a multitude of values. He lists cultural, environmental, social, educational, aesthetic, and historical values. In addition, studies in a number of states revealed that property values in local historic districts “appreciate significantly faster than the market as a whole,” and “local historic districts enhance property values.” Rypkema found that four variables affected the positive outcome of property values. There must be clear, concise design guidelines appropriate to the commercial or residential district, staff for a preservation commission, and a strong public outreach advocacy targeting real estate professionals, architects, and contractors. In addition, historic preservation commission members must adhere to a consistent and predictable decision-making process.

When a community decides to adopt an historic preservation ordinance, and create a commission of Council-appointed preservationists, additional resources and opportunities rise on the horizon. These circumstances derive from local preservation policy based within the framework of the NHPA and Georgia’s Historic Preservation Act of April 1980. Within this context, a “certified local government” (CLG) status is attainable through compliance with minimum

standards as set forth through federal and state laws. After meeting five broad standards, the CLG can apply for preservation funding, not otherwise available to a community lacking CLG certification. Each year, certified local governments are “eligible to apply for grants made available from at least 10 percent of the State of Georgia’s annual Historic Preservation Fund” (HPF) appropriation from the federal government. These competitive funds serve to augment local commitment to historic preservation activities. For this reason, the preservation community looks favorably upon those municipalities that commit to the CLG process. Advocacy, as well as actions, promotes the preservation, restoration, and rehabilitation of historic structures. These are clearly desirable circumstances within those efforts that target downtown revitalization.²¹



Sylvania First Baptist Church
Courtesy Alex Rabun Lee

State and federal tax incentives for rehabilitation and restoration work and downtown revitalization, exemplified by the Better Hometown Program, provide advocacy

²¹ Rypkema, Donovan D. 2002. “The Economic Value of National Register Listing,” *Cultural Resource Management*, No. 1, U.S. Department of Interior; “Promoting the Preservation and Use of Historic Places for a Better Georgia,” *The Georgia Certified Local Government Program: Application and Procedures*, March 2002. Historic Preservation Division, Georgia Department of Natural Resources.

for historic preservation. Adhering to a CLG Program offered through the Georgia Alliance of Preservation Commissions only strengthens a community's promotion of its historic resources and cultural assets—abundant throughout the residential, commercial, and agricultural districts within the City of Sylvania.

The Zoning Ordinance of the City was adopted in November 1992, creating districts, one of which was declared a “historical district” allowing for, among others, operation of bed and breakfast inns, gift shops, and antique shops. These amenities are regularly sought out by history buffs seeking American Revolutionary War and Civil War Trails, notable within Sylvania and Screven County. Heritage tourists show the way for a “new economy” drawing upon the strengths of a community's historic past and the authenticity of this experience. A little known Revolutionary War battle site at Brier Creek, where 150 Patriots were buried in an unmarked mass grave, awaits the heritage tourist. This is a story whose telling embellishes our country's historic past and struggle for independence in the American Revolution. Administered by the Georgia Department of Natural Resources, the Brier Creek Battle site remains undesignated within the Tuckahoe Wildlife Management Area. Nearby on Brannen's Bridge Road an aging marker explains this important Patriot defeat. Currently, the battle remains uncelebrated as a focus of county history, and a draw for overnight guests in the City.

Due to the efforts of an active Better Hometown Program, the city and county's history sells itself through a cookbook with an historical theme. Printed in November 2004 and entitled “Between Two Rivers: A Historical Cookbook of Screven County” features original artwork and showcases over seventy historic homes through the photographic record. Proceeds from book sales benefit costs associated with the beautification of the downtown park, a setting that invites community activities. In October

2006, a Screven County historic calendar—Between Two Rivers, was sponsored and printed by the Better Hometown Program and Sylvania Downtown Development Authority. Proceeds benefit the rehabilitated Soda Shop Gallery, bringing arts and crafts to the downtown corridor. In turn, the gallery's successes raise the popular awareness of historic preservation. History is clearly important to the citizens of the City of Sylvania, infusing energy and a certain sense of urgency for appreciating the historic past.

Within this setting, the aging agricultural complex adjacent to downtown suggests new opportunities. Where warehouses remain idle, boutique shopping can prove a draw as the city and county work to find common ground while building a long-term vision for the City of Sylvania and Screven County. The rich agricultural past points the way. Collaborating with surrounding municipalities and counties allows for the creation of a rich agricultural heritage theme-based trail, of more than casual interest to the heritage tourist. This allows for the “new economy” of heritage tourism, an untapped avenue of economic development. At the heart of this focus is “authenticity” easily discovered within the City of Sylvania.

9 Community Facilities and Services Element

The Community Facilities and Services element describes the facilities and services available to support existing development as well as the facilities and infrastructure that will be available for future growth. Adequate facilities promote public health, safety, and welfare throughout the city. This element provides a City-wide overview of various public services and facilities. The goal of this assessment is to promote a better understanding of service issues and provide a framework for coordinated planning.

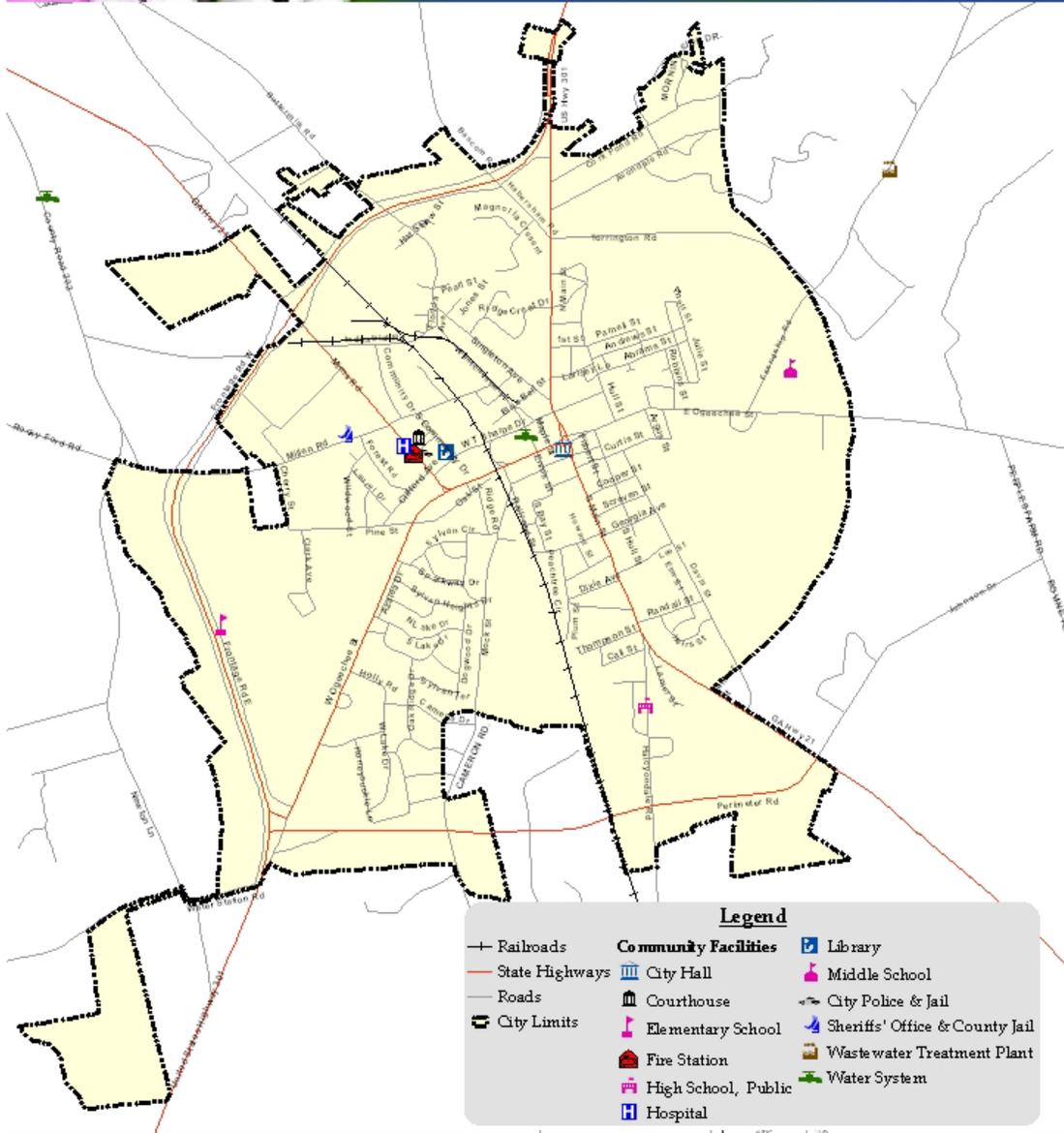
Specifically, the Community Facilities and Services Element evaluates the existing level of public services and facilities in the city including water, sewer, stormwater system, streets, fire protection, law enforcement, solid waste management, parks and recreation, administrative services, library, and school facilities, as required by the Georgia Department of Community Affairs. The element serves as a guide for decision-making by public officials and the development community in prioritizing decisions on infrastructure improvements and expenditures of funds.



City Hall, City of Sylvania

The City of Sylvania provides public services to the residents of the city through its departments and contracted services. Map CF-1 shows the location of community facilities in the city. Map CF-2 shows the water and sewer service areas. The City of Sylvania supplies services to a diverse population of approximately 2,800 people within the city limits. More than 1,000 additional customers are served outside the city limits. The City employs a highly dedicated workforce of over 70 people and has an operating budget for the year 2007 of \$31,124,412

Map CF-1



Coastal Georgia
Regional Development Center

Planning and Government Services
March 2007

DISCLAIMER: This map has been prepared to facilitate public access to information. It is shown 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 for use.

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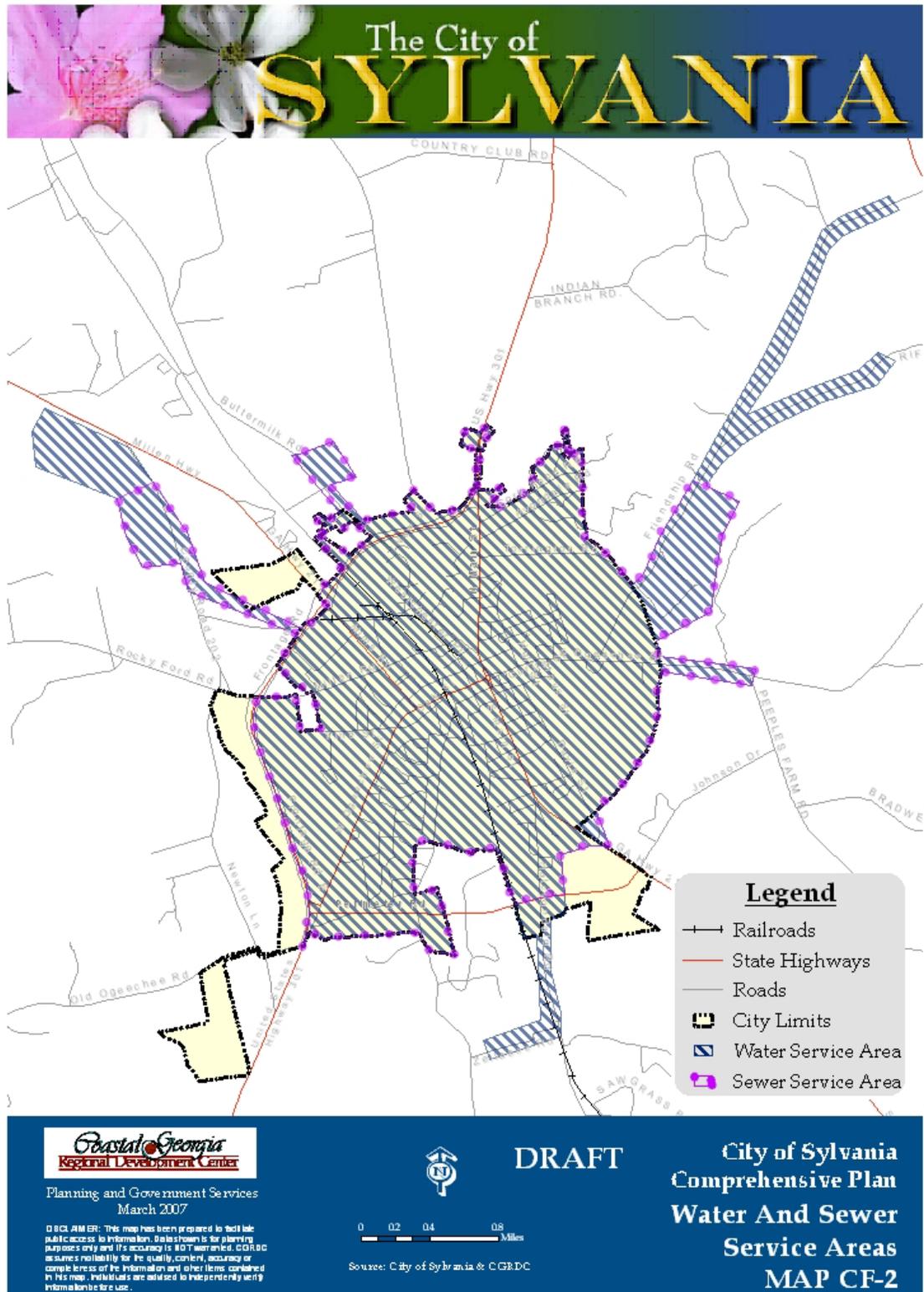
0 0.15 0.3 0.6 Miles

Source: City of Sylvania & CGRDC

City of Sylvania
Comprehensive Plan

Community Facilities
MAP CF-1

Map CF-2



9.1 Office of City Manager

The office of City Manager is responsible for overseeing and coordinating the daily operations of the city. Some of the duties of the office of City Manager include supervision of all departments and personnel, negotiation, and signing all City contracts and agreements, preparation of the City's annual budget and maintaining the City's personnel plan. The City Manager oversees purchasing, handles internal and external complaints, and provides administrative support for the Mayor and Council. The office of the City Manager has two (2) full-time employees and an operating budget for 2007 of \$232,529.

9.2 Department of Finance and Administration

This department is responsible for the day-to-day business and financial operation of the City. Some of the services provided include utility account maintenance, accepting utility bill and property tax payments, dispatching utility crews, processing various license and permit applications, and preparation of insurance and payroll for over 70 City employees.

The Department of Finance and Administration is well positioned to serve the city. The Department recently eliminated one staff position. The Department is working to serve citizens with more current technology offerings such as accepting credit cards for utility payments.

The Finance and Administration Department coordinates the annual audit of the City and maintains financial records in conformity with generally accepted accounting principles and in compliance with State, Federal, and Local laws. In addition, the Finance Department assists in the preparation of the City's budget, the investment of public funds, cash management, and the issuance of debt. There are currently five employees, and an operating budget for 2007 of \$424,654.

9.3 Nutrition Department

The Senior Wellness Center serves citizens of the county and the city. It is known locally as the Senior Citizens Center or the Golden Opportunities Center. The City and County jointly fund the department. The Nutrition Department is located at 209 East Ogeechee Street and is staffed by four employees. The center provides a variety of wellness services including transportation, recreational, nutritional, and social services for many of the city's older citizens. The 2007 operating cost of the center is \$146,728.

The center's clients have broadened in the last ten years due to changes in the definition of their clients. Clients are now defined by the services they need, not by their age. The department is challenged by its need for vehicles, and related expenses, to deliver food. Due to the changing clientele and services the current building needs modification to allow for the provision of new services. The current building is ten years old.

9.4 Department of Public Utilities

The City Utilities Department oversees and maintains the daily operation of the electric, gas, water, and sewer divisions, and the wastewater treatment plant. It employs 20 people and is located at 136 Community Drive. The division has a combined operating budget of \$27,969,356 for the year 2007.

Electric Division The Electric Division maintains over 125 miles of line and three regulator stations. It has five employees and provides service to more than 2,000 customers. The 2007 budget for the division is \$21,355,055.00. The City sells excess electricity.

Gas Division The Gas division has two employees and serves over 1,500 customers. The 2007 budget for the gas division is \$4,910,242.

Water and Sewer Division This division serves over 1,800 customers and has six

employees. There are three deep wells, with a combined pumping capacity of over 3.8 million gallons per day and three above ground tanks with a total storage capacity of some 800,000 gallons. These wells access the Upper Floridian Aquifer. The wells are pumping at approximately 40 percent capacity. This division also has an inflow/infiltration crew. The 2007 budget for the division is \$788,180.

Wastewater Division This division processed an average of 718,041 gallons of wastewater per day and produced over 285 tons of sludge in 2006. The system has a design capacity of 1.51 million gallons per day. The city is currently utilizing approximately 50 percent of its daily average capacity. Planned WTP improvement for 2007 includes a new bar screen. There are three employees in this division. The budget for the year 2007 is \$820,486.

The department, over the last five years, has made important upgrades to the electricity and gas delivery systems. The department states that these systems are in good shape. The department is currently challenged by staffing needs. The greatest need facing the department is the replacement, repair, and maintenance on the aging water and sewer infrastructure.

9.5 Public Works Department

The Public Works Department is comprised of the street division, sanitation division, and maintenance division. The department is located at 136 Community Drive and has 17 employees. The total combined operating budget for the year 2007 is \$859,774.

Street Division The Street Division is responsible for maintaining all city right-of-ways and storm sewer systems and the upkeep of all city parks and cemeteries. The division removes approximately 1,000 tons of waste and trash annually and is responsible for mosquito control within the city limits. The division has nine employees and the budget for 2007 is \$312,630.

Sanitation Division This division provides service to over 1,200 residential customers using poly-carts and over 80 commercial container customers. Approximately 3,500 tons of residential and commercial waste is removed annually. The division has eight employees and a 2007 operating budget of \$363,044.

Maintenance Division The Maintenance Division is responsible for the up-keep and repair of approximately 60 city-owned vehicles and 45 pieces of equipment. The division has a fully equipped welding shop and paint room. There are three employees in the department. The 2007 operating budget is \$184,100.

9.6 Department of Public Safety

The Public Safety Department is comprised of the Police and Fire Divisions. It is responsible for the general safety of the citizens of Sylvania and the protection of property within the city limits. It is located at 216 Mims Road. The Department of Public Safety is a full service 24-hour agency with Communication Officers around the clock to meet the needs of the city. The division has a total combined workforce of 23 full-time and 30 part-time or volunteer employees. The total combined operating budget for 2007 is \$1,334,573.

The department's challenges revolve around a declining budget and expanding service requirements. The department indicated that it stays current with technology and that it maintains a regiment of quality training for its staff.

Fire Department The main function of the Fire Department is to protect life and property. This is accomplished by responding to emergency incidents and providing safety programs to the public that include:

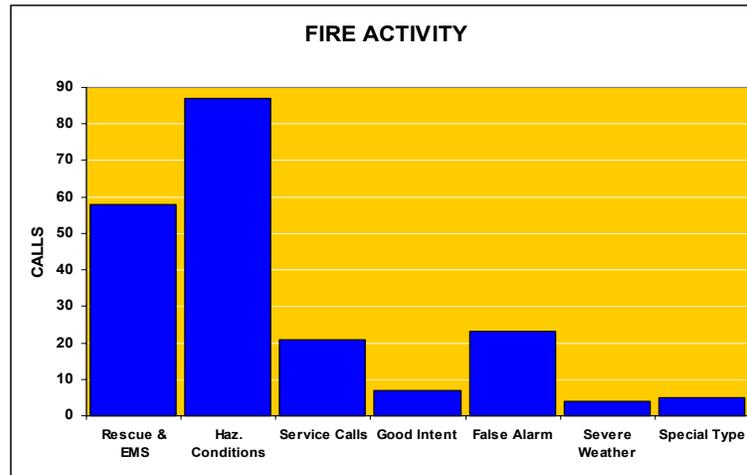
- Fire Response
- Rescue
- Animal Rescue

- Medical First Responder
- Fire and Life Safety Education at all Schools, Daycares, and Civic Groups
- Fire Inspections on all Businesses
- Smoke Detector Program to Low Income Families and the Elderly
- Issue Burn Permits for all Outside Burning
- Reading is Fundamental (RIF)
- Fire Safety Education

The Fire Department is staffed by seven full-time firefighters and supported by 24 volunteers. The department carries an ISO

rating of Class 3. The apparatus inventory includes three class A engines, one support truck, and one administration vehicle. The department has a total pumping capacity of 4,250 GPM. A full complement of rescue equipment is also carried. The department has received certification from the State of Georgia and the Georgia Emergency Management Agency for rescue operations. All full-time and a majority of the part-time firefighters are State and Nationally Certified. The Fire Department’s Operating Budget for 2007 is \$405,956. The Department seeks funding from several grants each year to assist in purchasing equipment for the department. Combined grant funding since 2002 totals more than \$111,785. Chart CF-1 shows the Calls for Service of the Fire Department for 2006.

Chart CF-1: 2006 Calls for Service



Police Division The department provides general law enforcement functions and has officers trained in specialized areas such as accident investigation, criminal and drug investigation, traffic enforcement, and juvenile crime. Municipal Court provides Probation services.

The department roster includes 11 full-time officers and two dispatchers. One records clerk and a secretary are available to meet the needs for record checks and copies of reports. There are eight vehicles assigned to the

department. The department is also responsible for Animal Control within the city limits. The department works closely with other law enforcement agencies in the area and is linked to both State and National Crime Information Centers via computer terminals. The Police Department operating budget for 2007 is \$893,673.

The numbers of calls for service received by the department vary from year to year.

- 6227 calls were received in 2003 for an average of 519 calls per month.
- 6511 calls were received in 2004 for an average of 543 calls per month.
- 5557 calls were received in 2005 for an average of 463 calls per month.
- 5473 calls were received in 2006 for an average of 456 calls per month.

The department provides a variety of services including:

- Security for athletic events and players.
- Security for public events such as parades and community festivals.
- Traffic assistance for funerals.
- Educational programs including RIF.
- Support a Community Watch program.

9.7 Other Facilities and Services

The Screven County Hospital is a Critical Access Hospital. The capacity of the hospital is 25 beds. The hospital is currently committed and is seeking to replace its facility in the next three to five years. The hospital is committed to locating in the City of Sylvania.

The City of Sylvania has excess allotment of electricity. This excess capacity has annually been sold to Fenchem in Augusta, Georgia.

The following is taken from notes at the May 6, 2006 City of Sylvania Retreat:

The City Council discussed the long and short-term fiscal implications of a potential loss of their largest electric utility customer, both to the General Fund and to the city's enterprise funds. It was agreed that the city should adopt a plan of revenue enhancements and cost reduction measures to be implemented if

necessary. The council's plan envisions the following elements prior to final adoption:

- Use a citizens' advisory group as a sounding Board for ideas and strategy.
- Assemble data about the city's financial condition, share with the citizens committee and talk about alternatives used by other cities.
- Produce a printed report to the citizens in flyer of letter using a format approved by the advisory committee.
- Hold an initial public meeting to discuss the situation and outline alternatives.
- Survey citizens for additional input; meet with citizen groups, associations, and other organizations.
- Hold a follow-up meeting to make sure, in advance, that groups are represented by spokespersons.

9.7.1 Streets and Highways

Streets and roads, within the city limits, are maintained by the city. State and Federal highways, even within the city limits are maintained by the appropriate state or federal agency.

9.7.2 Parks and Recreation

The city does not have a park system. It maintains two small parks: Rotary Park, and St. Andrew's Playground. The National Parks and Recreation Association (NPRA) recommends ten acres per 100 residents, or a ratio of one acre to ten people.

9.7.3 Education

The public school system is operated by the Screven County Board of Education and consists of four public schools located in the City of Sylvania. Currently, the educational system facilities in Screven County meet the needs of the community.

9.7.4 Library

There is one public library in the city, the Screven County Library.

9.8 Consistency with Service Delivery Strategy

The Georgia Department of Community Affairs requires that all community facilities addressed in this element are reviewed for consistency with the current service delivery strategy. A review of facilities and services conducted during this planning process confirms that there are amendments that have occurred in the way services were provided under the current Screven County Service Delivery Strategy developed in 1999. Table CF-2 provides a summary of the services provided by Screven County and the City of Sylvania. The City utilizes a Master Service Delivery Agreement to define and provide services. The master agreement was effective beginning April 1999.

Below is a list of all local governments and authorities that provide services included in the service delivery strategy.

- Screven County
- Sylvania City
- Newington
- Hiltonia
- Oliver
- Rocky Ford
- Sylvania/Screven County Recreation Commission
- Screven County Hospital Authority
- Screven County Library Board
- Sylvania/Screven County Airport Authority
- Screven County Industrial Development Authority

A Service Delivery Strategy Dispute Resolution Process is in place.

The City of Sylvania adopted a Short Term Work Program (STWP) update on August 19, 2003. This plan covered the period from 2003 to 2007. At that time, the City's Qualified Local Government Status was approved through June 30, 2008.

On the following page is a list of all services included in the Service Delivery Strategy.

Table CF-2: Service Delivery Strategy Providers

Service	Service Provided By		Notes
	Screven County	City of Sylvania	
Animal Control	X	X	
Airport			Service provided by the Sylvania/Screven County Airport Authority
Building Inspection/Code Enforcement		X	
Cemeteries	X	X	Cemetery Maintenance Agreement Effective April 1999.
Cooperative Extension Service	X		
County Coroner	X		
Courts	X	X	
Department of Family and Children Services	X		
Economic Development			Screven County Industrial Development Authority
Emergency 911	X		
Emergency Management	X		
Emergency Medical Services	X		
Fire Protection	X	X	Fire Service Agreement
Indigent Defense	X		
Jail Services	X	X	
Law Enforcement	X	X	
Library	X	X	Library Services Contract
Planning and Zoning	X	X	
Public Health	X		
Public Sanitary Sewage		X	
Public Water Supply/Treatment		X	Extra Territorial Water and Sewage Agreement
Recreation	X	X	Recreation Service Agreement
Roads, Streets, and Bridges Construction and Maintenance	X	X	
Senior Citizens Center	X	X	Senior Citizens Service Agreement
Solid Waste Collection	X	X	Solid Waste Collection Agreement
Solid Waste Disposal	X		
Tax Appraisal and Assessment	X		
Tax Collection	X	X	
Voter Registration	X		

10 Intergovernmental Coordination Element

The Intergovernmental Coordination element aids local governments in the City of Sylvania in assessing their coordination mechanisms and processes. These mutual agreements facilitate resource sharing and intergovernmental support. These may include the countywide Service Delivery Strategy, intergovernmental agreements, joint planning and service agreements, special legislation, joint meetings, and work groups for the purpose of coordination.

There are many aspects of the functions of the County and the City that are coordinated to some degree. The task of this element is to assess the existing coordination mechanisms and processes between the jurisdictions. The outcome of this element is to aid the local governments in developing functional mutual agreements and identify new opportunities to coordinate activities. Hard work is required to maintain these relationships in good order.

In the following paragraphs, the many services offered by the city are presented. These services are offered in different manners and under different structures.

- Animal Control-The city provides animal control for the residents of the city.
- Airport-The airport is operated by a joint authority supported by the city and the county.
- Building Inspection/Code Enforcement-The city contracts for services for building inspection from the county.
- Cemeteries-The two cemeteries are jointly owned by the city and the county. The city manages maintenance that is jointly funded.
- Cooperative Extension Service-Provided by the county.

- County Coroner-Provided by the county.
- Courts
- Department of Family and Children Services-Provided by the county.
- Economic Development-Provided through the Screven County Development Authority and the Downtown Development Authority. The DDA is funded from the City's general fund.
- Emergency 911-Provided by the county.
- Emergency Management-Provided by the county.
- Emergency Medical Services-Provided by the county.
- Fire Protection-The city provides fire and police protection for the citizens.
- Indigent Defense-Provided by the county.
- Jail Services-The city contracts with the county.
- Law Enforcement-Provided by the county.
- Library-Provided by the county.
- Planning and Zoning-The city is not currently doing planning with the county.
- Public Health-Provided by the county.
- Public Sanitary Sewage-Provided by the city.

- Public Water Supply/Treatment-Provided by the city.
- Recreation-Provided on a limited basis by the city.
- Roads, Streets, and Bridges Construction and Maintenance-Provided by the city.
- Senior Citizens Center-Provided jointly by the city and the county.
- Solid Waste Collection-Provided by the city.
- Solid Waste Disposal-Provided by the city.
- Tax Appraisal and Assessment-Provided by the county.
- Tax Collection-The city collects automobile taxes. The county collects all other taxes.
- Voter Registration-Provided by the county.

The adequacy and suitability of the coordination mechanisms address many of the needs of the community. The County and the City could work harder to celebrate and promote unifying efforts. The City has opportunities to work cooperatively with the County in areas such as future annexation, maps and plans, economic diversification, fire services, and restoration of historic and tourist opportunities. One future area of cooperation will be implementation of this comprehensive plan. An oversight committee/agency could be designated with the responsibility of evaluating progress. There is also an opportunity for cooperative work in responding to the accelerating growth rate that may be experienced throughout the County. Intergovernmental coordination could be enhanced by education on the advantages of intergovernmental cooperation.

10.1 Adjacent Local Governments

The City of Sylvania is located in Screven County. The City may foster cooperative opportunities with the county and the cities of Newington, Hiltonia, Oliver, and Rocky Ford. In addition, there may be opportunities to forge cooperative efforts with the surrounding counties of Burke, Jenkins, Bulloch, and Effingham.

10.2 Independent Special Authorities and Districts

The Middle Coastal Unified Development Authority includes Screven County and the City of Sylvania. The Authority encompasses a thirteen-county region, and positions the member counties to take advantage of state grants specific to economic development projects that provide regional benefits. The Middle Coastal Unified Development Authority members are Bryan, Bulloch, Candler, Chatham, Effingham, Evans, Liberty, Long, Montgomery, Screven, Tattnall, Toombs, and Wheeler Counties

10.3 School Boards

The County is served by the Screven County School System. The Screven County School System is a rural system consisting of three schools and an alternative education center which serves 3,000 students. All the school buildings are located in the City of Sylvania. The system includes the Screven County Elementary School, the Screven County Middle School, the Screven County High School, and the co-located Crossroads Alternative School and the Performance Learning Center.

10.4 Independent Development Authorities and Districts

The City of Sylvania is served by a Downtown Development Authority. The authority is responsible for economic development in the city. See the Economic Development discussion for additional information.

10.5 Federal, State, or Regional Programs and Activities

The Coastal Georgia Regional Development Center (RDC) serves Screven County and the City of Sylvania. The RDC is the regional planning agency for the coastal Georgia region. All planning activities in the City of Sylvania should be consistent with the Regional Plan produced by the RDC. The RDC works with and serves governments within its 10 county coastal region.

10.5.1 Key State Agencies

Key state agencies include:

- Georgia Department of Transportation (GDOT)
- Georgia Department of Natural Resources (DNR)
- Georgia Department of Community Affairs (DCA)