



Community Agenda 2008-2028



Worth County

And the Cities of
Poulan, Sumner, Sylvester & Warwick

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Introduction

Planning is an important management tool for promoting strong, healthy local governments. Planning has many benefits for local governments. For instance, local governments can use planning to promote orderly and rational development so that the community remains physically attractive and important natural or historic resources are protected. Planning can also help local governments to invest their money wisely in roads, schools, water and sewer, and other facilities needed for community growth.

Purpose

The purpose of the Community Agenda is to lay out a road map for the community's future. This agenda was developed through a public process of involving community leaders and stakeholders in making key decisions. The Community Agenda is the most important part of the plan, for it includes the community's vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Community Agenda is required for all planning levels. It must include the community vision, issues and opportunities and implementation program.

Georgia Planning Act – What it means to local Governments

In 1989, the Georgia General Assembly passed the Georgia Planning Act, which established a coordinated planning program for the State of Georgia. This program provides local governments with opportunities to plan for their future and to improve communication with their neighboring governments. The Planning Act also assigns local governments certain minimum responsibilities to maintain "Qualified Local Government" (QLG) status and, thus, be eligible to receive certain state funding. These opportunities and responsibilities are discussed below:

Local Comprehensive Planning

The cornerstone of the coordinated planning program is the preparation of a long-range comprehensive plan by each local government in the state. This plan is intended to highlight community goals and objectives as well as determine how the government proposes to achieve those goals and objectives. It is intended that the comprehensive plan be used to guide local government decision-making on a daily basis.

To maintain its QLG status, a local government must:

- Prepare and adopt a comprehensive plan that conforms to the "Minimum Standards and Procedures for Local Comprehensive Planning" which specify items the plan should address;
- Adopt and implement regulations consistent with the comprehensive plan and the Minimum Standards;
- Update the Short Term Work Program (STWP) portion of the plan at least every five years. (The STWP identifies and schedules specific activities to be undertaken over a five year period to implement the plan);
- Update the entire plan at least every ten years.

Planning Process and Schedule

The Southwest Georgia Regional Development Center (RDC) used a combination of visioning sessions and community surveys over a period of several months in order to gain valuable input for the community agenda.

Worth County

was created from Dooly and Irwin Counties on December 20, 1853, by an act of the General Assembly. Georgia's 106th county named for Major General William J. Worth of New York. Worth, who had gained fame during his service in the Mexican War, died in 1849, the year after the war ended. One of those in Worth's command during the war, Major William Harris, was a leader in the formation of a new Georgia County proposing it be named in Worth's honor.

Worth County, Georgia, is located on the east bank of the Flint River in the Southwestern part of the state. According to the 2000 census the population of Worth County is 21,967. The County's population is projected to increase during the next ten year planning period. Worth County is the home of four cities: Sylvester (the county seat), Poulan, Sumner and Warwick.

The City of Sylvester is centrally located in Worth County and is the largest city in the County. The City of Sylvester has a current population of 5,990 according to the 2000 Census.

The City of Poulan is a small, rural community located in the County and is the second largest of the four municipal jurisdictions within the county. The City's current population is 946 according to the last Census. The City of Poulan's population has steadily increased over the past twenty years but the community still maintains its small town atmosphere.

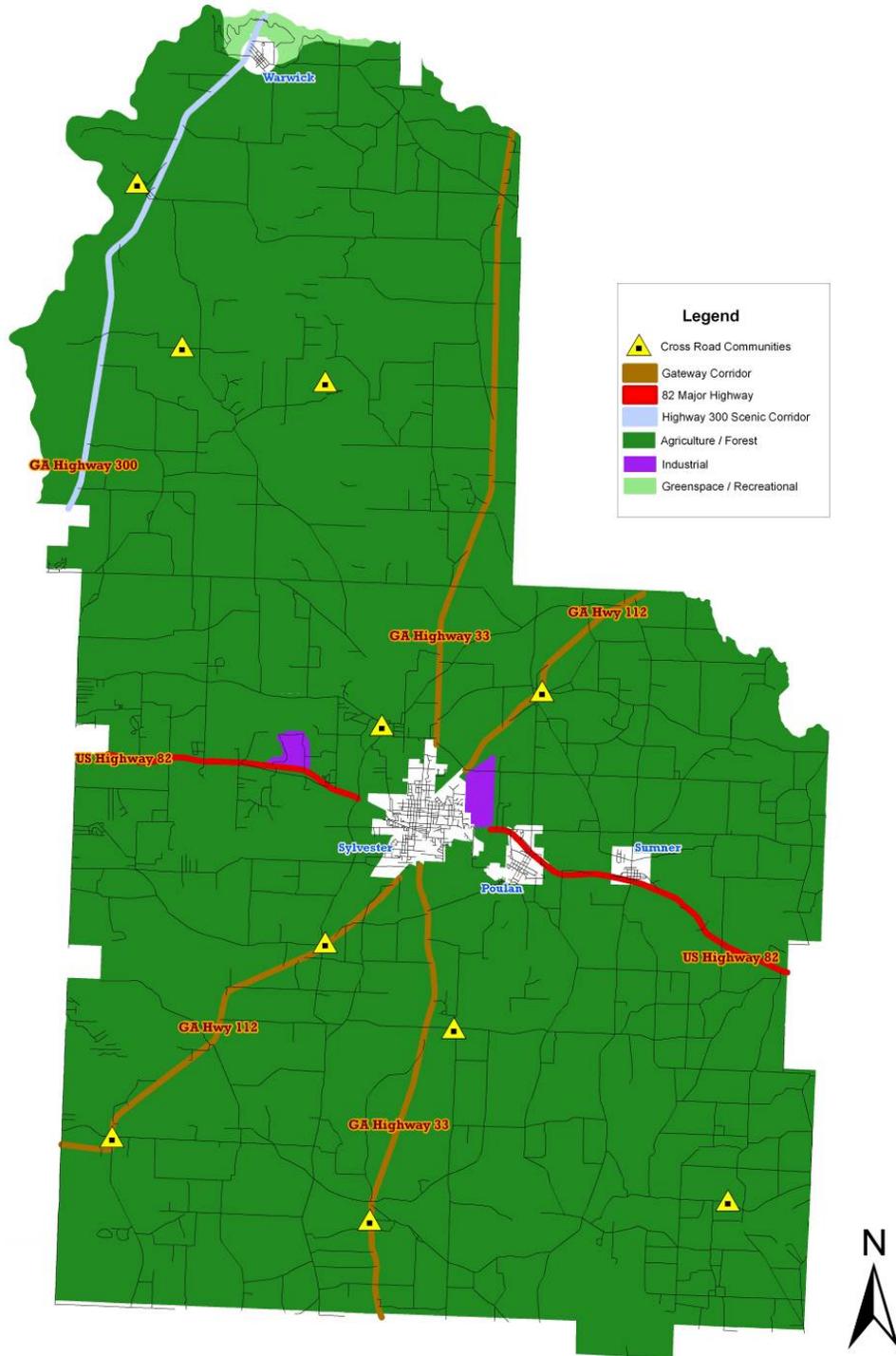
The City of Sumner is a small rural town in Worth County and the third largest of the four municipalities. The Town of Sumner has a population of 309 according to the 2000 Census.

The City of Warwick is the smallest municipality in Worth County. The City's population was recorded at 430 residents according to the 2000 Census.

Vision Statement

In the year 2028, Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will be a safe, prosperous desirable communities that provide a great quality of life and where everyone can live, work and play.

Worth County Character Area Map



Character Areas

Crossroad Communities

Worth County describes itself as the Peanut Capital of the World. The County has seven unincorporated crossroads communities: Doles, Gordy, Shingler, Bridgeboro, Isabella, Tempy, Anderson City, Oakfield, Egypt and Scooterville.

These small communities grew primarily because of concentrations of people moving in these areas. Most of these communities are located in the county on the fringes of the cities of Sylvester, Warwick, Poulan and Sumner. They are a combination of charming towns along historic highways that connect these communities to larger cities. Many of the municipalities were founded around these crossroad communities. They are agricultural and not developed and are mainly comprised of housing and very little commercial development (i.e. gas station, grocery store).



Vision: Communities with a rural, small town atmosphere and where residents want to call home.

Development Patterns

- Addition of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood
- Residential developments that incorporate “corner commercial” sites, such as dry cleaning or convenience grocery, or similar retail services
- Infill development on vacant or under-utilized sites

Specific Land Uses

- Agriculture
- Residential
- Commercial

Quality Community Objectives

- **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.

- **Housing Opportunities Objective:** Quality housing and 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.
- **Heritage Preservation Objective:** 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.
- **Infill Development Objective:** Communities 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 core of the community.

Implementation Strategies

- **Choosing Businesses to Recruit and Support** is the process of identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.
- **Gathering Community Opinions on Economic Development** and input on types of businesses stakeholders support and want in the community.
- **Housing Assessment/Inventory** is an in-depth study of existing housing availability, condition and status in a locality, providing important information about the communities' housing needs and the health of the housing market.
- **Historic Resources Design Standards** is Georgia Historic Preservation Divisions' model design standards for infill and material changes to historic properties or districts to maintain historic integrity and significance.
- **Infill Development Program** is a comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods.

Gateway Corridor

Highway 33 and Highway 112 are the gateway corridors for Worth County. These highways serve as major thoroughfare and entrances to the local communities such as Moultrie, Camilla and Cordele. Highway 33 connects Sylvester to Moultrie (25 miles) and Cordele (26 miles) while GA 112 connects Sylvester with Camilla (32 miles) and Interstate 75 to Ashburn (17 miles).



Vision: The Gateway Corridor will be preserved so that it invites visitors and residents to explore the community.

Development Patterns

- Location of higher-density attached housing near commercial centers or along arterial roads, and single-family detached housing elsewhere in the neighborhood
- Improvement of sidewalk and street appearance and amenities of commercial centers
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.

- Landscaped raised medians separating traffic lanes
- Driveway consolidation and inter-parcel connections between parking lots

Specific Land Uses

- Commercial
- Single-Family Residential
- Transportation

Quality Community Objectives

- Regional Solutions Objective:** 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.
- Transportation Alternatives Objective:** 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.
- Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate

training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Implementation Strategies

- **Rural/Suburban Arterial Corridor Overlay (DCA Model Code 4-9)** establishes an amenity zone adjacent to arterial corridors to provide for sidewalks and other enhancements, and to manage development so as to avoid a strip commercial pattern.
- **Bikeway Plan** provides connectivity to residential neighborhoods, schools, parks, rails-to-trails, community facilities, and neighborhood-related retail centers ensuring that bicycling is a convenient, safe, and practical means of transportation throughout the community.
- **Corridor Map (DCA Model Code 6-7)** designates where the construction and improvement of transportation facilities is expected, indicating the right-of-way of planned transportation facilities.
- **Scenic Byway Nomination involves** nominating segments of scenic rural highway for special protection measures. These measures may include litter control, sign regulations, design guidelines, land use controls or similar measures intended to maintain the attractiveness and rural character of the roadway. The protection measures are spelled out in a corridor management plan that must be approved by the state's DOT (Department of Transportation).

Agricultural Area

In Worth County agriculture has an enormous impact on the community. These areas are characterized by open fields with seasonal row crops and trees scattered along the highway. Large lot single family housing is also unique to these areas in addition to tree farms and woodlands in their natural state. These areas are commonly promoted as tourism or recreation destinations.



Zoning and subdivision regulations will assist Worth County in directing and limiting new development.

Agriculture and forestry is the lifeblood of the Worth County economic base. The County's strength of the economy is dependent upon the strength of the environment and Worth has a greater amount of crop land than the average county in the region. Based on this fact alone it is important for Worth County to protect its agricultural lands.

Vision: Limiting new development in order to maintain the rural character to foster permanent preservation of prime farmland, forest and natural open spaces.

Development Patterns

- Very large minimum lot size requirements (25+ acres) to limit development density and protect farmland and rural character
- Preservation of agriculturally sensitive areas by setting them aside as public parks, trails, or greenbelts

Specific Land Uses

- Agriculture
- Farming
- Rural Residential (Single Family with 5 acre minimum lot size)

Quality Community Objectives

- Open Space Preservation Objective:** 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.
- Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Implementation Strategies

- **Landscaping Guidelines/Ordinance** may include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc.
- **Georgia Register of Historic Places Nomination** is the State's official listing of historic buildings, structures, sites, objects, and districts worthy of preservation. Designation offers eligibility for incentives for preservation and rehabilitation.
- **Resource Inventory/Comprehensive** mapping of the community's environmentally sensitive areas in order to create strategy for protection and preservation.
- **National Register of Historic Places Nomination** is the national official list of cultural resources considered worthy of preservation, including districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. Designation offers eligibility for preservation benefits and incentives, such as federal tax benefits and federal funding when available.
- **Conservation Easements** is a mechanism for protection of natural resources or open space that involves donation of private property development rights in exchange for income tax, property or estate tax benefits. A conservation easement is a legally binding agreement between a property owner and a governmental body or a land trust that restricts the type and amount of development and use that may take place on the property.
- **Alternative to Conventional Zoning (Land Use)** is a form of zoning that does not involve the more contentious parts of conventional zoning but provides models specifically crafted for the individual needs of the community.

Industrial Area

More industrial growth is expected in Worth County due to the close proximity of Interstate 75, Highway 82 East and Highway 112 North. Worth County is 24 miles from Interstate 75 and the potential for the extension of Interstate 185 to Albany (or beyond) will increase the potential for the County to become a prime area for economic development. Worth County has two Industrial Parks (16 acres & 86 acres). The smaller Park contains commercial development, primarily manufacturing and the larger Park has vacant warehouse and office space and lacks access to infrastructure.



Vision: Continued development of industry that supports quality growth and provides well paying jobs and positive economic impacts for the community.

Development Patterns

- New industry or other major employers located close to town, making jobs accessible to all residents by way of transit, walking, or bicycling
- Use of landscaped tree islands and medians to break up large expanses of paved parking
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses
- Location of parking at rear or side of buildings to minimize visibility from the street
- Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views

Specific Land Uses

- Commercial
- Industry
- Light Industry

Quality Community Objectives

- **Transportation Alternatives Objective:** 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.
- **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.

- **Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Implementation Strategies

- **Context Sensitive Design (CSD)** for streets is an approach to roadway planning, design, and operation that takes into account compatibility, livability, sense of place, urban design, cost and environmental impacts while meeting transportation goals of safety, efficiency, capacity and maintenance.
- **Transportation Demand Management (TDM)** increases the efficiency of the existing transportation system through programs like ride sharing, parking management, vanpooling, transit pass subsidies, congestion pricing, telecommuting and flextime.
- **Transportation Enhancement Program** provides grant funds for alternative transportation projects, such as sidewalks, bike trails, rail depot renovations, and streetscapes.
- **Orderly Expansion of Water and Sewer Services** effectively manages growth and governmental expenditures through planned, phased expansion of infrastructure guided by community vision.

Greenspace/Recreation Area

Greenspaces are areas of protected open space that follows natural and man-made linear features for recreation, transportation and conservation purposes and link ecological, cultural and recreational amenities.

The County has expressed a great commitment to preserving the area's unique landscape and character. The County is committed to protecting even more land, which will help to preserve the community's open space and recreational opportunities even as new growth occurs. Most of the recreational opportunities are offered by the County and are located within the City of Sylvester. Warwick and the City of Poulan both have a ball field and City Park located within the city limits. The City of Sumner has a city park within the city limits. Worth County has a public boat ramp and park campground.



The potential for growth will increase in the Doles area (Hwy 313 and 32 & Hwy 33 South Lake Blackshear) with recreational and residential opportunities increasing. The potential for designation of greenspace in this area is likely as the area becomes more developed.

Lake Blackshear, located on the extreme northwest border of Worth County, contains approximately 8,700 acres and has 77 miles of shoreline, an average depth of 20 feet and an average width of $\frac{3}{4}$ mile. This is a popular destination for fishermen, boating enthusiasts and nature lovers. The area's only other boat ramps are on the Flint River.

Vision: Provide and develop multi-use and multi-generational recreational opportunities that stimulate the economy, bring people together and provide an overall improvement to the quality of life for all residents of Worth County.

Development Patterns

- Preservation of environmentally sensitive areas by setting them aside as public parks, trails or greenbelts
- Clustering development to preserve open space within the development site
- Widen roadways only when absolutely necessary

- Promote these areas as passive-use tourism and recreation destinations

Specific Land Uses

- Recreational Uses
- Agriculture
- Greenspace

Quality Community Objectives

- ❑ **Open Space Preservation Objective:** 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.
- ❑ **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, 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.
- ❑ **Regional Cooperation Objective:** 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.

Implementation Strategies

- **Landscaping Guidelines/Ordinance** may include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc. Benefits include creation of safe shaded areas for pedestrians and bicyclists, preservation and restoration of natural scenic qualities, mitigation of building and parking lot impact, and addition of aesthetic character.
- **Georgia Register of Historic Places Nomination** is the State's official listing of historic buildings, structures, sites, objects, and districts worthy of preservation. Designation offers eligibility for incentives for preservation and rehabilitation.
- **Resource Inventory Comprehensive** mapping of the community's environmentally sensitive areas in order to create strategy for protection and preservation.
- **Conservation Easements** is a mechanism for protection of natural resources or open space that involves donation of private property development rights in exchange for income tax, property or estate tax benefits. A conservation easement is a legally binding agreement between a property owner and a governmental body or a land trust that restricts the type and amount of development and use that may take place on the property.

82 Major Highway Area

Highway 82 /GA 520 in Sylvester, Georgia is 20 miles to the west of Albany and 21 miles east of Interstate 75. This highway is well traveled and is a major highway for many travelers. Highway 82 is also an area that is identified as one likely to develop rapidly due to its close proximity to Interstate 75.

In these areas it is suggested that all new development be set-back behind buffers (natural vegetation buffers encouraged), with access to roads and shared driveways and road connections. Landscapes and raised medians are encouraged to provide aesthetics and vehicular safety. Coordinated land uses (bike/pedestrian facilities/transit) and directory signage is encouraged to direct motorist and keep traffic flowing.



Vision: Highways will receive the necessary improvements to safely handle increasingly higher traffic loads and work to improve the aesthetic character of the corridor.

Development Patterns

- Location of higher-density attached housing near commercial centers or along arterial roads, and single-family detached housing elsewhere in the neighborhood
- Facilities for bicycles, including bikeways or bike lanes, etc.
- Landscaped raise medians separating traffic lanes
- Clustering high-density development at nodes along major corridors, separated

by areas of open space or attractive residential development

- Developments that have easy access to nearby transit, shopping, schools and other areas where residents travel daily

Specific Land Uses

- Commercial
- Industrial
- Greenspace
- Agricultural

Quality Community Objectives

- Regional Solutions Objective:** 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.
- Transportation Alternatives Objective:** 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.

- **Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Implementation Strategies

- **Examining Regional, State, and National Industry Performance** identifies industries most likely to be growing in local economy, by learning more about local, regional and national economic trends.
- **Analyzing Impacts** of land use decisions and community development patterns on economy, natural and cultural resources, facilities and services, housing and transportation.
- **Traffic Impact Studies** (DCA Model Code 7-6) enables local governments to determine the transportation demands of development proposals and provide for reduction of adverse impacts on the transportation system.

Highway 300 Scenic Corridor

Georgia 300 connects to I-75 at Cordele and the Florida border to the south. It is a major highway for travelers going both North and South. Scenic Corridors are major thoroughfares designated to have scenic desert landscape setbacks, providing a sense of openness for the community. Georgia 300 has not been designated officially but is under study for such a designation. The tree-lined scenic corridor provides a scenic view of forests, open space wetlands and farmland.



Communities are encouraged to establish guidelines on development to protect the characteristics deemed to have scenic value and establish guidelines for new development that enhances the scenic value of the corridor. Zoning and other regulations are tools that can assist in these efforts and will also address landscaping and architectural design. It is also important to manage the flow of traffic safely with highway improvements and signage. Corridors should link to adjacent and nearby residential and commercial districts when possible.

Vision: To preserve the natural setting along the highway and improve the aesthetic character of the corridor and link travelers to other destinations

Development Patterns

- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources
- Restrictions on the number and size of signs and billboards
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials
- Landscaped raise medians separating traffic lanes

Specific Land Uses

- Commercial
- Industrial
- Recreational/Greenspace
- Agriculture

Quality Community Objectives

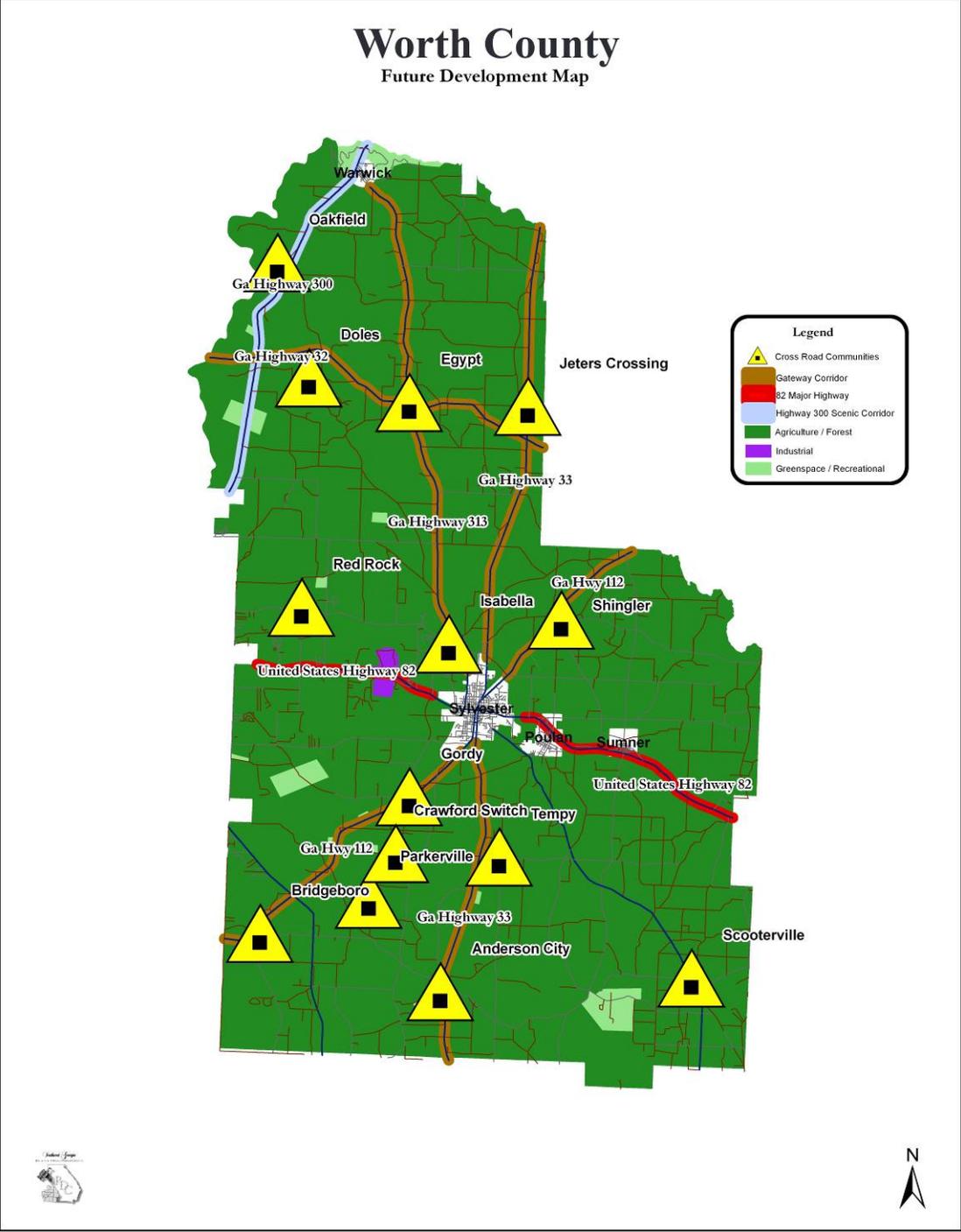
- **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

- **Transportation Alternatives Objective:** 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.
- **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, 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.
- **Regional Cooperation Objective:** 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.

Implementation Strategies

- **Conservation Easements** are a mechanism for protection of natural resources or open space that involves donation of private property development rights in exchange for income tax, property or estate tax benefits. A conservation easement is a legally binding agreement between a property owner and a governmental body or a land trust that restricts the type and amount of development and use that may take place on the property.
- **Analyzing Impacts of Land Use Decisions** and of community development patterns on economy, natural and cultural
- **Bikeway Plan** provides connectivity to residential neighborhoods, schools, parks, rails-to-trails, community facilities, and neighborhood-related retail centers and ensuring that bicycling is a convenient, safe, and practical means of transportation throughout the community.
- **Resource Inventory** is a comprehensive mapping of the community's environmentally sensitive areas in order to create strategy for protection and preservation.
- **Promoting Environmentally-Sensitive Site Design** development to protect environmentally sensitive areas and prevent mass grading and clear cutting.

Worth County Future Development Map



Issues & Opportunities

Population

- Increase in population of school age children
- Growth of retirement community
- Lack of services for the elderly

Economic Development

- Lack of infrastructure for economic development
- Lack of jobs (local/good paying)
- Lack of industry
- Opportunity to recruit new businesses
- Improved accessibility to public safety services
- Expand or increase infrastructure and Emergency Services
- Expanded educational system for adult education
- Opportunity to prepare for growth and utilize growth management strategies

Housing

- Opportunity to preserve current housing through zoning
- Need for more subdivisions
- Increase the tax base through property taxes
- Need increase in homeownership

Community Facilities & Services

- Need for County wide water system
- Need for Satellite Sheriff Office (North and South)
- Lack of public safety services (joint Fire Dept)
- Low crime rate
- Good schools and recreational facilities
- Decentralization of Schools (New school sites out in the county and cities)
- Opportunity for affordable after school program
- Lack of recreation in county
- Need for Better Public Health
- Opportunity to expand sewer system

Short Term Work Program

Worth County

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue the completion of road and intersection improvements according to Transportation Improvement Program and Local Road Improvement Program	2008, 2009, 2010, 2011, 2012	County	\$2,400,000 yearly	SPLOST
Continue to support and implement the County's Storm water Drainage Plan	2008, 2009, 2010, 2011, 2012	County, State	\$50,000	General Fund, Grants
Develop an Industrial/Commerce Park	2008, 2009, 2010, 2011, 2012	County	\$250,000	General Fund, EDA
Purchase three (3) more acres abutting the County's Recreation Complex to construct softball, baseball, and soccer fields	2008, 2009, 2010, 2011, 2012	County	\$210,000 over five (5) year period	County

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Promote economic development and existing businesses within Worth County	2008, 2009, 2010, 2011, 2012	County	N/A	General Fund

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Investigate County housing issues	2010, 2012	County	\$300,000 - \$500,000	CDBG/CHIP

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update zoning ordinance and subdivision regulations	2009, 2011	County, RDC, Planning Commission	\$4,000 total	General Fund
Develop a countywide geographic information computer system	2010	County, RDC, Planning Department	\$25,000	General Fund
Support the Worth County Planning Commission	2008, 2009, 2010, 2011, 2012	County, Planning Department	N/A	General Fund

Short Term Work Program (cont'd)
 Worth County

Land Use (continued)				
Expand planning department as needed to support population growth	2008, 2009, 2010, 2011, 2012	County	\$90,000 total	County

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support the Conservation Commission	2008, 2009, 2010, 2011, 2012	NCIS, County	N/A	FSLA
Continue to nominate rural and/or historic sites for district nominations	2008, 2009, 2010, 2011, 2012	County	N/A	General Fund
Update Part 5 Environmental Ordinances, i.e., Wetlands Ordinance, Groundwater Recharge Ordinance, etc..., as necessary	2010, 2012	County	N/A	General Fund

Development Policies & Strategies

Economic Development

- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.

Facilities and Services

- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.

Housing

- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.

- We support new land uses that enhance housing options in our community.

Transportation

- Our new and reconstructed roadways will be appropriately designed, using context sensitive design to enhance community aesthetics and to minimize environmental impacts.
- We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will consult other public entities in our area when making decisions that are likely to impact them

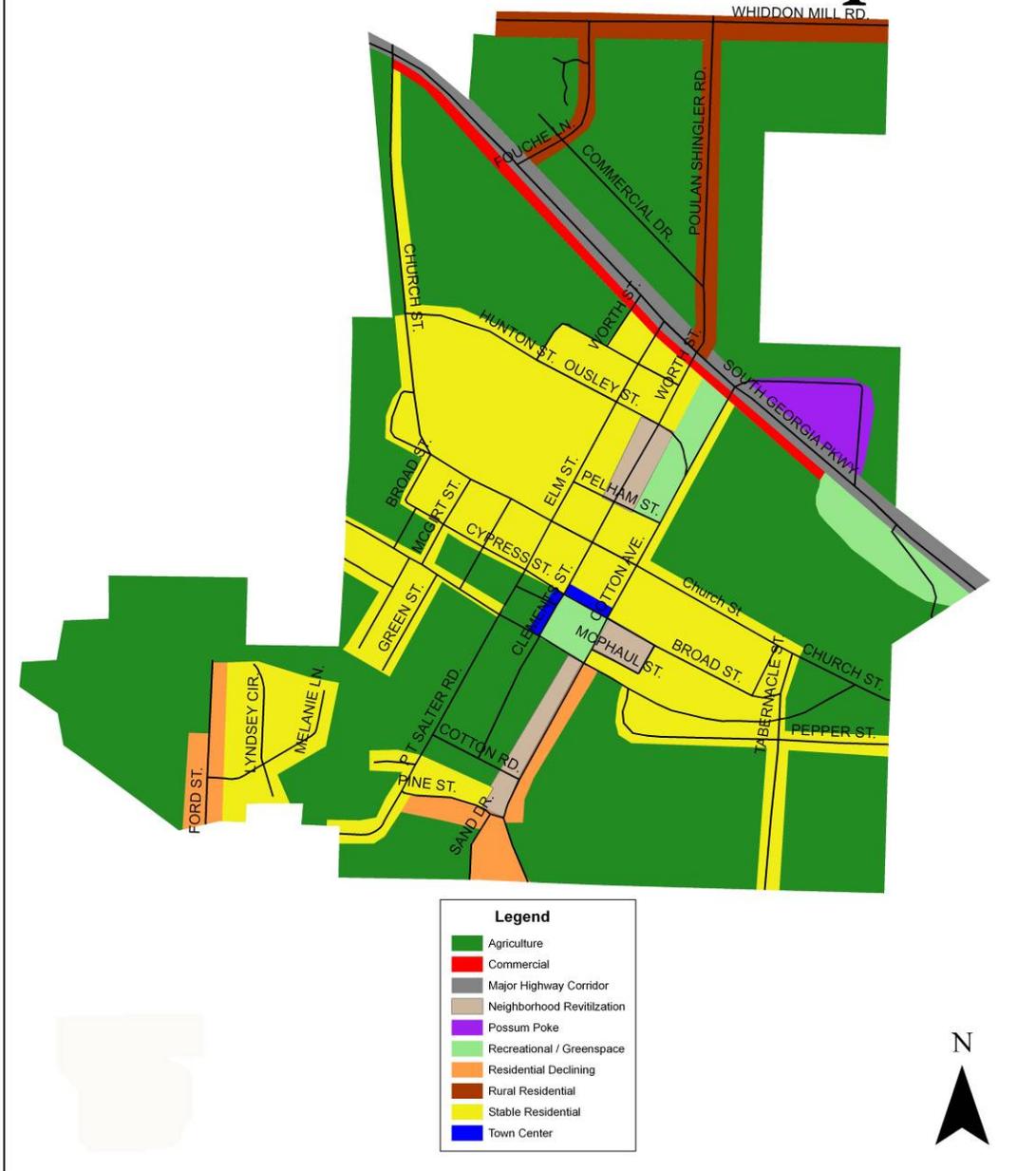
The City of **Poulan** has seen growth mainly due to the growth in population from the City of Sylvester. The City considers itself a bedroom community and is focusing its attention on improving the quality of life for its residents rather than focusing on major economic development.

Poulan, settled about 1877, was located along the Brunswick and Albany railroad. The city was named for Judge W.A. Poulan. Poulan is also known as being the home of ex-Michigan Governor Chase S. Osborn. He came to South Georgia in the late 1890s and established a hunting lodge known as Possum Poke on Possum Lane in Poulan. Known world-wide, Governor Osborn studied and wrote on subjects ranging from geography and the social sciences to birds and other wildlife. He gave of himself when and wherever he could. He has truly been a gift to Worth County. In 2000, Poulan had approximately 955 residents.

Vision Statement

In the year 2028, Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will be safe, prosperous desirable communities that provide a great quality of life where residents can live, work and play.

Poulan Character Area Map



Character Areas

Agricultural Area

Agricultural land is normally lost to development. Over time, expansion of city boundaries has resulted in significant losses to the Poulan agricultural community both in its ability to produce crops and to the very fabric of the community itself. The farming community in Poulan believes that future expansions and agriculture can coexist.



The rural area of Poulan was once comprised of a diverse set of farming activities that produced a wide range of crops— both for local and regional markets. Changes in farming technology in the last few decades have dramatically altered the entire structure of the sector, causing a shift from “farming” to “agri-business.” Much of the “agricultural resource” area of Poulan now produces “cash” crops, mainly corn and soybeans.

Vision: *Long-term profitable sustainable agriculture that has a positive impact on the economy.*

Development Patterns

- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenity that shape identity and character of the development
- Very large minimum lot size requirements to limit development density and protect farmland and rural character
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts

Specific Land Uses

- Agriculture
- Light Industry
- Rural Residential (Single Family)

Quality Community Objectives

- **Open Space Preservation Objective:** 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.
- **Heritage Preservation Objective:** 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.

Implementation Strategies

- **Conservation Easements** are mechanisms for protection of natural resources or open space that involves donation of private property development rights in exchange for income tax, property or estate tax benefits.
- **Purchase of Development Rights** is the purchase of private development rights, by a qualified conservation organization or government agency, to protect properties from development and preserve open space.
- **Smart Growth Audit** is reviewing growth policies and implementation measures to identify impediments to achieving livable, mixed-use, walkable communities with open space and urban amenities.
- **Agricultural Marketing** is assisting local farmers in selling their products. This can include agri-tourism, farmers' markets, and similar activities.
- **Farmland Protection Strategies** for keeping productive farmland in agricultural uses.

Commercial Area

Commercial areas in small rural towns usually include a few commercial properties on a strip containing a variety of uses. Most stores are within walking distance with some level of connectivity. Parking is normally on the street or in an adjacent parking lot. However due to the lack of community development, the emergence of the vacant store fronts have been growing in Poulan. due to the lack of commercial development. These vacant buildings could be reused as loft apartments.



The City of Poulan is no different than any of the other rural communities. There is very limited commercial development and City services such as the Police Department and City Hall are located in the downtown area. The City would like to redevelop two vacant commercial structures but private owners are unwilling to sell. Commercial developments are scattered along Highway 82 and is comprised of basic services such as gas and automobile repair. This development along Highway 82 is expected to continue unless limited or reduced by regulation.

Vision: *Commercial area that includes increased residential densities, an expansion of commercial uses and designs that are pedestrian friendly and encourage walkability.*

Development Patterns

- Location of higher-density attached housing near commercial centers or along arterial roads and single-family detached housing elsewhere in the neighborhood
- Improvement of sidewalk and street appearance and amenities of commercial centers
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip
- New industry or other major employers located close to town, making jobs accessible to all residents by way of transit, walking or bicycling

- Infill development on vacant sites closer to the center of the community
- Landscaped raised medians separating traffic lanes
- Structures located near street front, with parking in rear of buildings, making the corridor more attractive and more pedestrian friendly

Specific Land Uses

- Commercial
- Residential (Loft Apartments)
- Mixed Use

Quality Community Objectives

- ☐ **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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

- **Educational Opportunities Objective:** 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.
- **Housing Opportunities Objective:** Quality housing and 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.
- **Sense of Place Objective:** 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

Implementation Strategies

- **Sidewalk and Pedestrian Network Design** is an effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas. Proper design provides for more pedestrian-friendly street environments, affords appropriate access for bicyclists, and facilitates implementation of the community’s multi-modal transportation element of its comprehensive plan.
- **Choosing Businesses to Recruit and Support** is process to identify businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.
- **Gathering Community Opinions on Economic Development** requires input from stakeholders on the types of businesses they would support in the community.
- **Tracking Business Needs** is collection of information on local economic conditions and local business needs.

Major Highway Corridor

A major highway has underdeveloped land on both sides of the highway and is used for transportation. Highway 82/US 520 is commonly referred to and known as “Corridor Z”. This is a well traveled highway and connects the City of Poulan with the cities of Sylvester and Tifton. This area will likely continue to develop in the future, but may present Poulan with challenges in providing infrastructure to commercial development. The City will need to continually be aware of funding streams to support commercial activity along this highway.



Vision: *Invest in highway improvements to address safety issues that enhance transportation connections and improve options to employment and development opportunities.*

Development Patterns

- Infill development on vacant sites or under-utilized sites
- Restrictions on the number and size of signs and billboards
- Clustering high-density development at nodes along major corridors, separated by areas of open space
- Landscaped raised medians separating traffic lanes
- Landscaping of parking areas to minimize visual impact and soften appearance of highway

- Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views

Specific Land Uses

- Transportation
- Light Commercial
- Greenspace

Quality Community Objectives

- Regional Cooperation Objective:** 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.
- Open Space Preservation Objective:** 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.

- **Regional Solutions Objective:** 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.

Implementation Strategies

- **Development Regulations** for Highway Interchange Areas (DCA Model Code 6-2)
- A **partial-zoning** scheme to guide future development surrounding highway interchanges.
- **Corridor Map** (DCA Model Code 6-7) designates where the construction and improvement of transportation facilities is expected, indicating the right-of-way of planned transportation facilities.
- **Rural/Suburban Arterial Corridor Overlay** (DCA Model Code 4-9) establishes an amenity zone adjacent to arterial corridors to provide for sidewalks and other enhancements, and to manage development so as to avoid a strip commercial pattern.
- **Analyzing Impacts of Land Use Decisions** on community development, economy, natural and cultural resources, facilities and services, housing and transportation.

Neighborhood Revitalization

A small area in the City of Poulan is slated for revitalization. This neighborhood contains poorly maintained or dilapidated houses. Traditionally, residents in this neighborhood are low to moderate income and cannot make the necessary repairs to their homes. Revitalization of this neighborhood will improve the quality of life for residents living in this neighborhood. Infill development should be encouraged in this neighborhood to prevent vacant lots and abandoned homes or buildings.



Vision: *A neighborhood that empowers and equips the community to deal with the neighborhood's social, physical and economic needs to stabilize improve the quality of life for its residents.*

Development Patterns

- Infill development on vacant sites, close to the center of the community
- Well designed development that blends into existing neighborhoods by disguising its density
- Street layouts that match those in older parts of community and connect to the existing street network at many points
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks
- Developments that have easy access to nearby transit, shopping, schools and other areas where residents travel daily
- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- Distribution of affordably-priced homes throughout the community

Specific Land Uses

- Light Commercial
- Mixed Use

Quality Community Objectives

- ☐ **Housing Opportunities Objective:** Quality housing and 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.

- ❑ **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- ❑ **Infill Development Objective:** Communities 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.
- ❑ **Educational Opportunities Objective:** 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.
- ❑ **Transportation Alternatives Objective:** 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.

Implementation Strategies

- **Code Inspection and Enforcement** adopts codes and consistently enforces them to ensure safety.
- **Compact Development** refers to the practice of developing land in a compact way rather than a sprawling fashion, and configuring buildings on a block or neighborhood scale that makes efficient use of land and resources, and is consistent with neighborhood character and scale.
- **Infill Development Program** is a comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods. An effective program will include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.
- **Incentive/ Mixed Use Zoning** grants zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing and also allows different types of uses to locate within the same district, provided they are reasonably related and compatible.

Possum Poke

Possum Poke in Possum Lane was the winter home of the ex-Governor of Michigan; Chase S. Osborn in the early 1900's. The Governor established a hunting lodge known as Possum Poke on Possum Lane, now a tourist attraction. Possum Poke is on the National Register of Historic Places. Local residents work with the City of Poulan to keep this property maintained. More funding is needed for preservation of this great local treasure.



Vision: *Possum Poke is sustained so the cultural and historical characters are enhanced so it will be enjoyed by generations to come.*

Development Patterns

- Enlisting significant site features as amenity that shapes identity and character of the development
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts

Specific Land Uses

- Recreational/Green space
- Open space/land

Quality Community Objectives

- Regional Identity Objective:** Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.
- Heritage Preservation Objective:** 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.
- Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, 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.

Implementation Strategies

- **Georgia Historic Resource Survey** is the collection and recording of information about extant historic buildings, including architectural descriptions, age, history, setting and location in the community.
- **Certified Local Government Program:** Preservation through Local Planning Georgia Historic Preservation Division program offering certification to local governments that protect historic resources with a historic preservation ordinance and preservation commission. Certification carries eligibility for federal historic preservation grant funds, opportunities for technical assistance, and improved communication and coordination among local, state, and federal preservation activities.
- **Historic Preservation (DCA Model Code 5-4)** module for protecting places, districts, sites, buildings and structures having historic or cultural or aesthetic value.

Recreational/Greenspace Area

Recreational areas are set aside by communities for residents to enjoy outdoor activities. Greenspace is an area of protected open space that follows natural and manmade linear features for recreation and connects with cultural and recreational amenities.

This area has some recreational facilities and open space that is being used as greenspace. There are two areas in Poulan that are considered recreational and/or greenspace. These areas include a park, softball field and other recreational facilities for the families of Poulan. One of the recreational facilities, a local park and walking track is located downtown. Many residents enjoy these recreational facilities on a daily basis.



Vision: *Recreational areas that encourage residents to enjoy outdoor activities and that have an economic impact on the community.*

Development Patterns

- Preservation of environmentally sensitive areas by setting them aside as public parks, trails or greenbelts
- Clustering development to preserve open space within the development site
- Very large minimum lot size requirements to limit development density and protect farmland and rural character

Specific Land Uses

- Recreation
- Parks/Greenspace

Quality Community Objectives

- Heritage Preservation Objective:** 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.
- Open Space Preservation Objective:** 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.
- Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, 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.

Implementation Strategies

- **Capital Improvement Programs** are a long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions. (Also see capital improvements element.)
- **Cluster Zoning** has been defined as an innovative land use control device for grouping or “clustering” building to increase densities on some portion of the development area in order to open the remaining area to recreational and other purposes.
- **Identify Areas of Planning Coordination** with Other Governments and Public Entities
- **Local governments** should strive to maintain consistency, regarding goals, objectives, plans and programs, with other local governments, agencies and authorities:
 - Comprehensive plans of adjacent or potentially affected local governments
 - Annexation, municipal incorporation, and joint service delivery areas
 - Applicable portions of plans of school boards and other public entities related to the location of new facilities that may require local government service support and affect land use patterns
- **Pocket Parks** are small open spaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to greenspace in urban areas and contribute to protection of wildlife and landscape. They may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.

Residential Declining

These neighborhoods are comprised of single family homes that are in need of maintenance. Most of the original housing stock is in place, but housing conditions are worsening due to the lack of maintenance. According to the last census, many of these homes are more than 25 years old.



Homeownership rates are low and resident's pride in homeownership has declined. Since Poulan is a small community, all of the neighbors know each other and the neighborhood still has an identity. There are dilapidated and several substandard homes in these neighborhoods. The City has successfully received a Community Home Investment Program (CHIP) grant which should assist eligible homeowners with rehabilitation. Infill development should be encouraged in these areas.

Vision: *To encourage and strengthen the community to prevent further deterioration and promote a sense of community by local empowerment and self reliance.*

Development Patterns

- Distribution of affordably-priced homes throughout the community
- Houses located near the street, with large front porches that encourage interaction with neighbors
- New residential development that matches the mix of housing types and styles of older, closer-in neighborhoods of the community
- Residential developments that incorporate "corner commercial" sites, such as dry

cleaning or convenience grocery, or similar retail services

- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- Infill development on vacant or under-utilized sites

Specific Land Uses

- Recreation
- Mixed Uses
- Residential (Single Family)

Quality Community Objectives

- ❑ **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- ❑ **Infill Development Objective:** Communities 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.

Implementation Strategies

- **Residential Infill Development** (DCA Model Code 3-10) ensures that new residential infill development is compatible with its neighborhood.
- **Infill Development/ Residential Infill Development Program** is a comprehensive strategy for encouraging infill development in particular areas of the community, and ensuring that new residential infill development is compatible with its neighborhood while also regulating this development to assure the quality of life in affected neighborhoods.
- **Traditional Neighborhood Development** (TND) regulations that require all new developments to incorporate TND principles. TNDs typically include a mix of small lot single family homes, multi-family residences and neighborhood commercial developments all within easy walking distance of one another.

Rural Residential

Rural Residential is undeveloped land likely to face development pressures for lower density (one unit per 2+ acres) residential development. These areas typically have low pedestrian orientation and access, very large lots, open space, pastoral views and high degree of building separation.

In Poulan, this stable neighborhood is located on the borders of the City near Highway 82/US Highway 520 due to the close proximity to a major highway. Residents living in this neighborhood may face development pressures in the future. Homes in this area are situated on larger lots.



Vision: Residential growth in rural areas that is limited to low-density, large lot single-family developments, where land is not suitable for agriculture.

Development Patterns

- Very large minimum lot size requirements (25 + acres) to limit development density and protect farmland and rural character
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources
- Site plan, building design and landscaping that are sensitive to natural features of the site, including topography and views

Specific Land Uses

- Residential (Single Family Development)
- Light Agriculture
- Recreation/Greenspace

Quality Community Objectives

- Open Space Preservation Objective:** 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.
- Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, 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.

- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Implementation Strategies

- **Traditional Neighborhood Development (TND)** regulations that require all new developments to incorporate TND principles. TNDs typically include a mix of small lot single family homes, multi-family residences and neighborhood commercial developments all within easy walking distance of one another.
- **Code Inspection and Enforcement** adopts codes and consistently enforces them to ensure safety.
- **Board-Up Program** is a code enforcement policy to protect open buildings from unlawful entry, stabilizing structures and encouraging rehabilitation as opposed to demolition.

Town Center

Town Center is the focal point for several neighborhoods with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

The City of Poulan’s downtown is also the “town center”. The Police Department is also located in that block as well. The downtown also has vacant buildings that are no longer being utilized commercially. Also located in this area is a park that includes a walking track. Residents are seen daily utilizing many of the parks features, particularly the walking track.



Vision: *An area that will serve as a magnet for the community and will draw visitors and rejuvenate the community and reinforce the town’s distinctive character.*

Development Patterns

- Homes, shops, small businesses, and institutions grouped together in villages or attractive mixed use centers that serve adjacent neighborhoods
- Location of higher-density attached housing near commercial centers or along arterial roads, and single-family detached housing elsewhere in the neighborhood

- Improvement of sidewalk and street appearance and amenities of commercial centers
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip

Specific Land Uses

- Commercial
- Residential (Multi-family; Mixed Use)

Quality Community Objectives

- **Sense of Place Objective:** 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.
- **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.

- **Infill Development Objective:** Communities 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.

Implementation Strategies

- **Downtown Specific Plans** (DCA Model Code 5-1) - A study and specific plan for downtown core areas that protect and enhance their unique character.
- **Redesigning Off-Street Parking Facilities** - Linking and redesigning adjacent but separate parking facilities to create more parking spaces and to simplify travel between adjacent businesses.
- **Choosing Businesses** to Recruit and Support is the process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.
- **Adaptive Use** is the conversion of a building for new uses, often from a non-housing use to a housing use. For example, a warehouse converted to apartments, a gas station converted to a hair salon, a school building converted to condominiums, etc.
- **Sidewalk and Pedestrian Network Design** is an effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas. Proper design provides for more pedestrian-friendly street environments, affords appropriate access for bicyclists, and facilitates implementation of the community's multi-modal transportation element of its comprehensive plan

Poulan Future Development Map



Issues & Opportunities

Economic Development

- Lack of land available for development
- Land available not used for agriculture
- More commercial development needed
- Explore nontraditional ways of development for agricultural areas

Housing

- More affordable housing needed

Natural & Cultural Resources

- Need to preserve historic properties

Community Facilities & Services

- Infrastructure expansion
- The need for more recreational facilities

Intergovernmental Coordination

- Development on US Hwy 82
- More intergovernmental coordination needed

Short Term Work Program

City of Poulan

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop joint sewer services implementation and funding plan	2008-2012	City, EDA, Task Force	\$1,000	General Fund
Conduct engineering studies for joint sewer system as feasible	2008-2012	Sewer System Authority	\$2,500	General Fund
Develop joint sewer system as feasible	2008-2012	Sewer System Authority	\$2,000,000	CDBG, EDA
Develop and implement planning program for city streets and parks	2008-2012	City, Staff	\$20,000	Grant, General Fund, Private
Study feasibility of storm drainage improvements	2008-2012	City, Staff	\$3,000	SPLOST
Implement storm drainage improvements as feasible	2008-2012	City Staff	\$500,000	CDBG, General Fund
Implement road improvement and paving plan	2008-2012	City Staff	\$1,000,000	SPLOST, DOT, LARP
Increase police department staff, equipment	2008-2012	City Staff	\$80,000	COPS, General Fund
General maintenance to Library (HVAC, painting)	2008-2010	City, Staff, Citizen Group	\$3,000	General Fund
Improve recreation facilities and programs	2008-2012	City	\$150,000	LDF, Governors Discretionary Fund, EMC

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support the promoting of specialty retail shops in Downtown	2008-2012	City, EDA	N/A	GF, EDA
Pursue designation in Georgia Hometown Program	2008-2012	Citizen Committee, City	500	GF
Assess methods of developing downtown	2008-2012	City	N/A	City

Short Term Work Program (cont'd)
City of Poulan

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support activities of county-wide historic preservation citizens group	2008-2012	City, Citizen Group	N/A	General Funds
Assist in completion of a historic structures survey	2008-2012	City, Citizen Group	1500	General Fund, Private, RDC
Assist state/local agencies in renovating Possum Poke historic site	2008-2012	City, Citizen Group	N/A	City, Heritage Grant
Develop long range plans for Possum Poke with other stakeholders	2009-2010	City, Citizen Group	\$2,000	General Fund
Seek funding to implement long range plans for Possum Poke	2008-2012	City/Citizen Group	\$1,000	SPLOST, Heritage Grants

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Plan city initiated low income affordable housing project	2008-2012	City	\$500,000	CDBG, CHIP
Pursue funding for low income housing project, if feasible	2008-2012	City	\$300,000	CDBG, CHIP
Pursue funding to rehabilitate/weatherize substandard housing	2008-2012	City	\$300,000	CHIP, SOWEGA, CAC
Implement substandard housing rehabilitation project	2008-2012	City	500,000	RDC, City
Develop a plan to determine housing needs	2008-2012	City	N/A	City
Pursue annexation of South Cotton Street	2008-2012	City	\$2,000	General Fund
Study the feasibility of purchasing additional land	2008-2012	City	N/A	N/A

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Review and update zoning ordinances	2008	City	\$5,000	General Funds

Development Policies & Strategies

Economic Development

- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.

Community Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will invest in parks and open space to enhance the quality of life for our citizens.

Housing

- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.

Transportation

- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).

Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

Sumner sprung up along the railroad in the early 1870's on land owned by John C. Sumner. The City was also named after him. Sumner became the metropolis of Worth County in the Nineteenth Century and was once the largest city in the county. In 1882, it was incorporated making it the oldest chartered town in existence in the County. Sumner identifies itself as a town primarily because of its population of 309 according to the last census.

Sumner is bisected by the South Georgia Parkway, Highway 82/520. This four lane thoroughfare is becoming more traveled every day and has caused development to occur in Sumner. The Town is still focusing on ways to gain more commerce and increase affordable housing opportunities.

Vision Statement

In the year 2028, Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will be a safe, prosperous desirable communities that provide a great quality of life and where everyone can live, work and play.

Sumner

Character Area Map



Legend	
	Agriculture / Undeveloped
	Declining Neighborhood
	Downtown
	Historical
	Intown Corridor
	Major Highway
	Stable Neighborhood



Character Areas

Agricultural/Undeveloped Area

Agriculture is lands in open or cultivated state or sparsely settled, including woodlands and farm lands. Sumner considers itself a Town due to its small population. Sumner has a large amount of land that is considered agricultural or undeveloped. These areas are scattered throughout the town and are supported by residential development and light commercial.

Within the past few years Sumner has experienced residential growth. The Town is working to update its zoning ordinances so that the growth can be managed and that new/future development is compatible with current development.



Vision: *Distinctive character of the area will be preserved to ensure future developments will be in balance with existing agriculture and resources.*

Development Patterns

- Very large minimum lot size requirements (5+ acres) to limit development density and protect farmland and rural character
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources

Specific Land Uses

- Rural Residential
- Recreational
- Agriculture/Farming

Quality Community Objectives

- **Heritage Preservation Objective:** 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.

- **Open Space Preservation Objective:** 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.
- **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, 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.

Implementation Strategies

- **Landscaping Guidelines/Ordinance** may include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc. Benefits include creation of safe shaded areas for pedestrians and bicyclists, preservation and restoration of natural scenic qualities, mitigation of building and
- **Resource Inventory** is the comprehensive mapping of the community's environmentally sensitive areas in order to create strategy for protection and preservation.
- **Conservation Easements** are a mechanism for protection of natural resources or open space that involves donation of private property development rights in exchange for income tax, property or estate tax benefits. A conservation easement is a legally binding agreement between a property owner and a governmental body or a land trust that restricts the type and amount of development and use that may take place on the property.

Downtown

Downtown areas include traditional central business district that immediately surrounds commercial, industrial, or mixed-use areas. They include a relatively high-density mix of retail, office, services and employment.

Downtown Sumner is an area that contains virtually no commercial development, only residential. Residential development supports the town center and historic structures are also present. Sidewalks link the neighborhoods and encourage walkability and daily interaction among the residents along the tree-lined streets. The design of the downtown is pedestrian friendly with walkable connections between city services including but not limited to City Hall and the Post Office. Most of the commercial development is located on Highway 520 and includes convenience stores and gas stations.



Vision: *Revitalized downtown areas with lively new businesses that draw visitors.*

Development Patterns

- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations
- Infill development on vacant sites closer in to the center of the community
- Traditional downtown areas maintained as the focal point of the community. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment

Specific Land Uses

- Mixed residential
- Commercial
- Public Buildings

Quality Community Objectives

- **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.

- **Educational Opportunities Objective:** 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.
- **Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Implementation Strategies

- **Analyzing Existing Industry** in the local economy composition and industry contribution, to find whether the community depends on a few industries, how local businesses are performing, what opportunities exist for the local economy, and other information.
- **Choosing Businesses to Recruit and Support** is the process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.
- **Identifying Workforce Training Resources** and opportunities to match the need of the local workforce. These may be from formal educational programs, private providers, specialized workforce training (such as from a department of labor), or other sources.
- **Niche Marketing** is marketing the community as a regional center for a particular purpose or attraction, such as commercial activity, tourism, education, medical services, arts, recreation, etc.

Historical Area

Sumner has only one property on the National Register of Historic Places, the Sumner High School. Historic areas may contain features, landmarks, civic or cultural uses of historic interest and may vary based on size, location and history of the community. The City of Sumner took a bold step to preserve the “old high school” and reuse it as the City Hall. This designation has not only provided a location for City officials to conduct business, but the additional classrooms and auditorium are utilized by local residents for civic affairs and other social events. This reuse has also provided an economic impact to the City.



Vision: *Historic buildings will be restored and maintained so they can be utilized for future generations.*

Development Patterns

- New development matching typical densities of older center of community
- Reuse of existing vacant or underutilized structures to accommodate new community facilities
- Protection and preservation of historic properties
- New development should architecturally compatible with the historic character of the community
- New development should linkages to recreational areas whenever possible

Specific Land Uses

- Residential
- Community Facilities (public services, civic buildings)

Quality Community Objectives

- Heritage Preservation Objective:** 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.
- Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, 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.

Implementation Strategies

- **Resource Inventory** is a comprehensive mapping of the community's environmentally sensitive areas in order to create strategy for protection and preservation.
- **Promoting Environmentally-Sensitive Site Design** development to protect environmentally sensitive areas and prevent mass grading and clear cutting.
- **Certified Local Government Program:** Preservation through Local Planning Georgia Historic Preservation Division program offering certification to local governments that protect historic resources with a historic preservation ordinance and preservation commission. Certification carries eligibility for federal historic preservation grant funds, opportunities for technical assistance, and improved communication and coordination among local, state, and federal preservation activities.
- **National Register of Historic Places Nomination:** National official list of cultural resources considered worthy of preservation, including districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. Designation offers eligibility for preservation benefits and incentives, such as federal tax benefits federal funding when available

In-town Corridor

Corridors leading to town centers or downtown should be attractive and development/redeveloped controlled through zoning.

The appearance of the corridor can be improved through street lights and landscaping. Corridors leading to downtown should be attractive and carefully controlled to maintain or improve appearances. In Sumner US Highway 82/520 (Corridor Z) is an area where rapid development is likely to occur. This corridor is heavily traveled and provides travelers with passive tourism opportunities.



Vision: *In-town corridors will accommodate traffic safely and will invite visitors to enjoy and explore the community.*

Development Patterns

- Accommodation of retail in a way that complements surrounding uses, such as breaking up the façade to look like a collection of smaller stores
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian friendly
- Improvement of sidewalk, street appearance and amenities within commercial centers
- Traffic calming measures along major roads

- Urban growth or service boundaries that discourage/prohibits development outside border
- Well-designed development that blends into existing neighborhoods by disguising its identity(e.g., small scale apartment buildings, multi-family that looks like single residence from the street, etc.)
- Landscaped buffers between roadway and pedestrian walkways

Specific Land Uses

- Commercial
- Light Industry
- Transportation

Quality Community Objectives

- **Sense of Place Objective:** 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.

- **Infill Development Objective:** Communities 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.
- **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.
- **Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Implementation Strategies

- **Context Sensitive Design (CSD)** for Streets is an approach to roadway planning, design, and operation that takes into account compatibility, livability, sense of place, urban design, cost and environmental impacts while meeting transportation goals of safety, efficiency, capacity and maintenance.
- **Residential Infill Development** (DCA Model Code 3-10) Ensuring that new residential infill development is compatible with its neighborhood.
- **Infill Development Program** - comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods. An effective program will include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.
- **Analyzing Existing Industry** in the local economy composition and industry contribution, to find whether the community depends on a few industries, how local businesses are performing, and what opportunities exist for the local economy, and other information.
- **Choosing Businesses to Recruit and Support** is the process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.
- **Education/Marketing Campaign** is educating stakeholders on the benefits of various growth management practices, in order to reduce potential opposition and dispel commonly held misconceptions.

Major Highway

Major highways are developed or undeveloped land on both sides of designated high-volume transportation facility. Characteristics include orientation of buildings to highway; high transit, including stops and shelters; on-site parking and large set-backs for building.

US Highway 82/520 is a major highway in Sumner. This highway connects Sumner with the cities of Tifton, Poulan and Sylvester. The land along this highway is developed for commercial purposes. There are single family residences on large lots. The highway also includes farmland, woodlands and open space.



Vision: *To provide easy accessibility to all major highways that is safe as well as scenic.*

Development Patterns

- New developments should be set-back behind a natural vegetation buffer (at least 50 feet)
- Infill development on vacant sites with existing infrastructure in place; these sites are used for new development, matching character of surrounding neighborhood
- Restrictions on the number of and size of signs and billboards

- Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views
- Encourage landscaped, raised medians to provide vehicular safety, aesthetics, and also pedestrian crossings

Specific Land Uses

- Transportation
- Commercial
- Light Industry

Quality Community Objectives

- ❑ **Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- ❑ **Transportation Alternatives Objective:** 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.

- **Regional Solutions Objective:** 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.

Implementation Strategies

- **Analyze Financial Impacts of Growth** utilizes the financial and fiscal impacts of development patterns on the local economy and on local budgets to help determine types of development patterns desired and needed.
- **Orderly Expansion of Water and Sewer Services** effectively manages growth and governmental expenditures through planned, phased expansion of infrastructure guided by community vision.
- **Analyzing Impacts of land use decisions** and community development patterns on economy, natural and cultural resources, facilities and services, housing and transportation.

Stable Neighborhood

These neighborhoods are usually well-maintained and possess a distinct identity through the architectural style, lot size and street design and have a high rate of home ownership. The City of Sumner has a very small amount of substandard housing and very few declining neighborhoods. The stable neighborhoods include single family homes and manufactured housing. Most homeowners take pride in their homes as evidence by the fact that the homes are well maintained. There are very few dilapidated structures and vacant buildings.



Vision: *A safe, thriving neighborhood that empowers all cultures, ages and walks of life.*

Development Patterns

- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- Garages located to the rear of each property, or on-street parking is used for resident's automobiles
- Houses located near the street, with large front porches that encourage interaction with neighbors
- New development that reflects traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial center
- Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood
- Residential development with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences
- Code enforcement should be utilized to preserve current housing stock

Specific Land Uses

- Single-family Residential
- Commercial
- Residential Mixed Uses

Quality Community Objectives

- **Housing Opportunities Objective:** Quality housing and 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.

- ❑ **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- ❑ **Infill Development Objective:** Communities 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.

Implementation Strategies

- **Housing Assessment/Inventory** is an in-depth study of existing housing availability, condition and status in a locality, providing important information about communities' housing needs and the health of the housing market.
- **Reducing Regulatory Barriers** to Affordable Housing by revising local development regulations to make it easier to develop affordable housing.
- **Community Housing Partnership** with the local public housing agency, non-profits and neighborhood organizations, using tools available to agencies, non-profits, and governmental bodies to create safe and affordable housing for people.
- **Education/Marketing Campaign** educates stakeholders on the benefits of various growth management practices, in order to reduce potential opposition and dispel commonly held misconceptions.
- **Resource Inventory** is a comprehensive mapping of the community's environmentally sensitive areas in order to create strategy for protection and preservation.
- **Certified Local Government Program:** Preservation through Local Planning Georgia Historic Preservation Division program offering certification to local governments that protect historic resources with a historic preservation ordinance and preservation commission. Certification carries eligibility for federal historic preservation grant funds, opportunities for technical assistance, and improved communication and coordination among local, state, and federal preservation activities.

Declining Neighborhood

A declining neighborhood is a residential area that is typically in an older part of the community. The area has most of its original housing stock in place but the condition of the homes are deteriorating and worsening due to the low rates of home ownership and a lack of property maintenance.

The City of Sumner has two neighborhoods that are characterized as declining. These neighborhoods are comprised primarily of single family homes. Vacant lots and dilapidated houses are present as well. The City would like to revitalize these neighborhoods to prevent further deterioration and decline.



Vision: *Neighborhood revitalization that empowers residents to help themselves and creates a community that is sustainable.*

Development Patterns

- Addition of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood
- Urban growth or service boundaries that discourage/prohibit development outside border
- Well-designed development that blends into existing neighborhoods
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffers between the roadway and pedestrian walkways
- Developments that have easy access to nearby transit, shopping, schools and other areas where residents travel daily

- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- Distribution of affordably-priced homes throughout the neighborhood
- Garages located to the rear of each property, or on-street parking is used for resident's automobiles
- New residential development that matches the mix of housing types, densities and styles of older, closer-in neighborhoods of the community

Specific Land Uses

- Residential Mixed Uses
- Residential (Single Family)
- Light Commercial

Quality Community Objectives

- **Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth,

appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

- **Housing Opportunities Objective:** Quality housing and 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.

- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

- **Infill Development Objective:** Communities 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.

Implementation Strategies

- **Density/Incentive Bonuses** grants zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing.

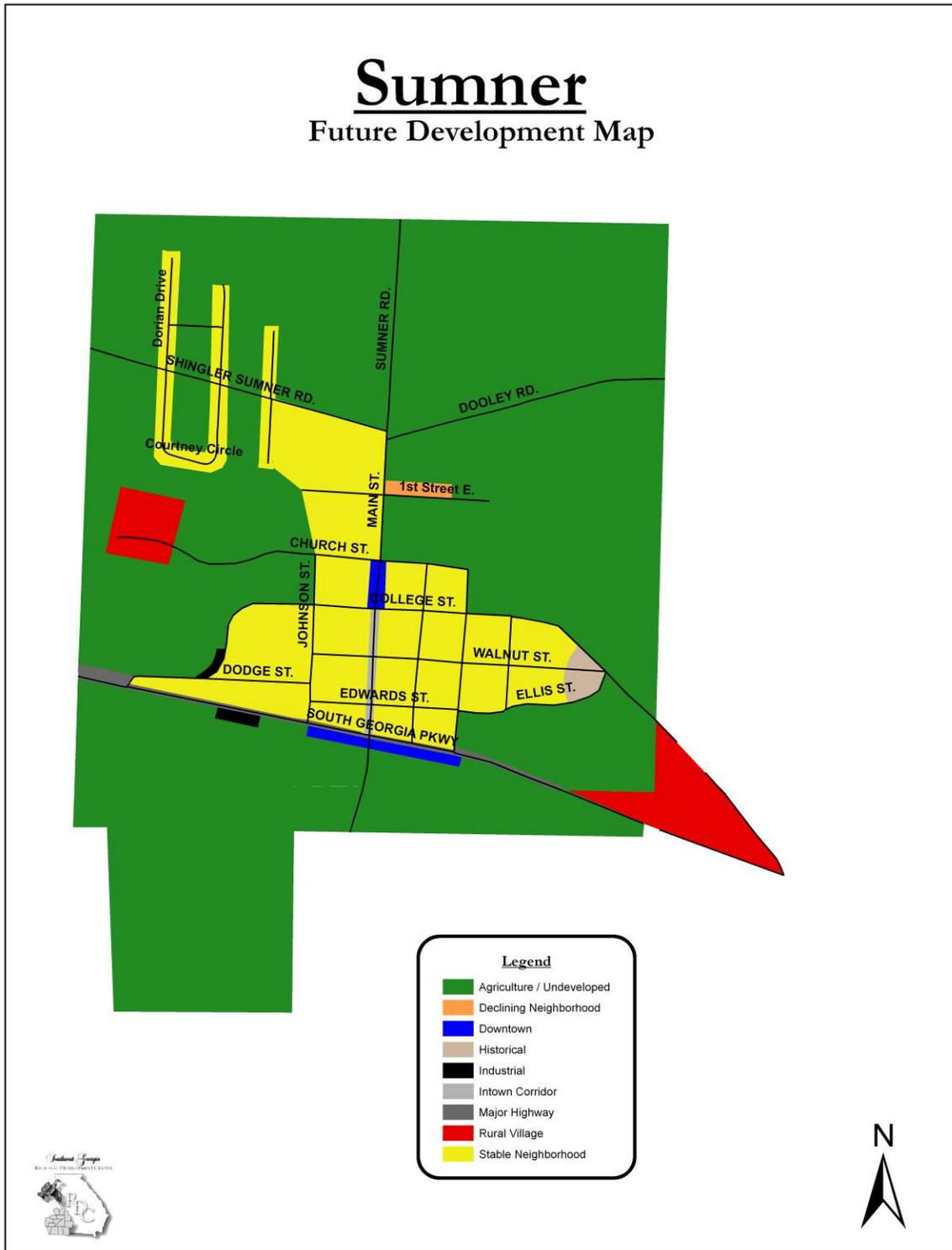
- **Mixed Use Zoning** allows different types of uses (such as housing, shopping, and offices) to locate within the same district, provided these uses are reasonably related and compatible.

- **Housing Assessment/Inventory** is an in-depth study of existing housing availability, condition and status in a locality, providing important information about communities' housing needs and the health of the housing market.

- **Reducing Regulatory Barriers** to Affordable Housing involves revising local development regulations to make it easier to develop affordable housing.

- **Board-Up Program** is a Code enforcement policy to protect open buildings from unlawful entry, stabilizing structures and encouraging rehabilitation as opposed to demolition.

Sumner Future Development Map



Issues & Opportunities

Population

- Growth of school aged children
- Growth of lower income households (single parent)
- Growth of elderly population

Economic Development

- Lack of wastewater system
- Lack of Infrastructure (streets, water, sewer)
- Lack of available land
- Potential for development of small businesses

Housing

- Older homes in need of rehabilitation
- Lack of affordable housing
- Proliferation of substandard manufactured housing
- Potential for housing growth and development

Community Facilities & Services

- More community/recreational facilities needed
- More after school programs needed
- Potential for more community/recreational facilities

Intergovernmental Coordination

- The need for increased law enforcement
- Opportunity for collaboration

Transportation

- Lack of public transportation

Short Term Work Program

City of Sumner

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Upgrade water system to proposed industrial area within city	2008	City, EDA	\$200,000	General Fund, Grants
Purchase dump truck for public works	2008	City	\$7,000	General Fund
Construct a joint City Hall/Fire Department in cooperation with the County	2009	City, County	\$25,000	General Fund, Grants, SPLOST
Purchase mosquito sprayer	2008	City	\$10,000	General Fund
Drill new well	2008	City	\$30,000	S.P.L.O.S.T.
Continue maintenance of City parks	2008 - 2012	City	5,000 yearly	General Fund
Continue maintenance on City water lines	2008 - 2012	City	15,000 yearly	General Fund
Continue to nominate roads for the State L.A.R.P. program	2008 - 2012	City, Georgia Department of Transportation	N/A	General Fund, Georgia D.O.T.

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to work with private developers to increase available housing within the City	2008 - 2012	City	N/A	General Fund, Private Sector

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Study the feasibility of annexing an area southeast of the City	2008, 2009	City	\$500	General Fund
Support developments that include greenspace and other public areas	2008 - 2012	City	N/A	General Fund
Update the Future Land Use Map	2009	City	\$3,000	General Fund

Short Term Work Program (cont'd)
 City of Sumner

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop and update a City recreation plan	2008-2012	City	\$500,000	General Fund/Grants
Support efforts to fluorinate the City's water supply	2008-2012	City, Georgia Rural Water	N/A	General Fund, Georgia Rural Water (grants)

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to work with EDA regarding development of industrial area in city limits	2008-2012	City, Economic Development Authority	\$5,000	General Fund, EDA
Support efforts to bring senior housing development(s) to the City	2008-2012	City	N/A	General Fund
Support efforts to bring a Dollar General store to the City	2008-2012	City	N/A	General Fund

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support activities of county-wide historic preservation citizens group.	2008-2012	City, Citizen Committee	N/A	General Fund

Development Policies & Strategies

Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.

Natural and Cultural Resources

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

Facilities and Services

- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.

Housing

- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.

Land use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.

Sylvester, the county seat of government in Worth County, was laid out in 1893 and was originally known as Isabella Station, because of its location at the intersection of two rail lines. On July 17, 1882, a post office was created and named "Sylvester." Eventually, a village of people began to grow around this stop along the railroad.

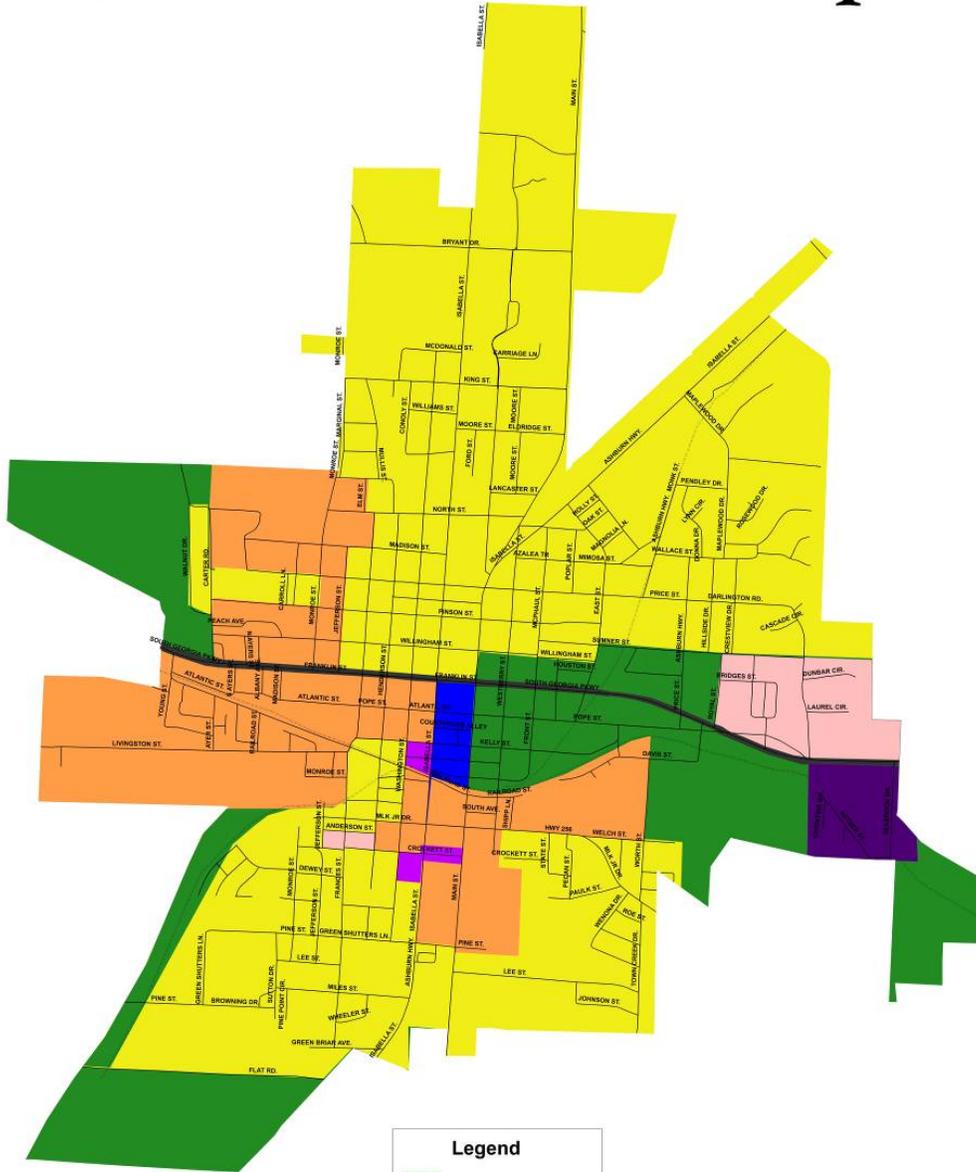
In 1898, Sylvester was incorporated and eventually replaced Sumner as being the major center of population in Worth County. Three frame structures and one brick courthouse served the County at Isabella until July 1, 1904, when the decision was made to move the county seat to Sylvester. Although Isabella continues to exist, it has not grown substantially since the Nineteenth Century.

According to the 2000 census, Sylvester had a population of approximately 6,400. Sylvester is serviced by U.S. 82 and Georgia Highways 520, 33, 313, 256, and 112.

Vision Statement

In the year 2028, Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will be safe, prosperous desirable communities that provide a great quality of life where everyone can live, work and play.

Sylvester Character Area Map



Legend	
■	Undeveloped / Forested
■	Delining Neighborhood
■	Downtown
■	Industrial
■	Light Industrial
	Major Highway
■	Revitalization
■	Stable Neighborhood



Character Areas

Undeveloped Forest

The City of Sylvester has several parks located within the city that provide residents with much need recreational opportunities. These parks contain open or cultivated land, including some woodland. Some of the land is in its natural state. There is limited residential development and new development in these areas is discouraged.



Vision: *Maintain rural atmosphere while limiting new residential development and industry.*

Development Patterns

- Enlisting significant site features (view corridors, water features, farmland, wetlands) as amenity that shapes identity and character of the development
- Very large minimum lot size requirements (25+ acres) to limit

- development density and protect farmland and rural character
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts

Specific Land Uses

- Agriculture
- Farming
- Recreation

Quality Community Objectives

- ❑ **Heritage Preservation Objective:** 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.
- ❑ **Open Space Preservation Objective:** 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.
- ❑ **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, 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.

Implementation Strategies

- **Effective Public Involvement Process** is an effective public process that includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process. An effective public involvement process contributes to the environmental, financial, and social sustainability of projects by improving project performance and sharing accountability for project outcomes.
- **Conservation Easements** is a mechanism for protection of natural resources or open space that involves donation of private property development rights in exchange for income tax, property or estate tax benefits. A conservation easement is a legally binding agreement between a property owner and a governmental body or a land trust that restricts the type and amount of development and use that may take place on the property.
- **Pocket Parks** are small open spaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to green space in urban areas and contribute to protection of wildlife and landscape. They may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.
- **Purchase of Development Rights** by a qualified conservation organization or government agency, to protect properties from development and preserve open space.
- **Conservation Subdivision Ordinance** is residential or mixed use developments with a significant portion of site set aside as undivided, protected open space while dwelling units or other uses are clustered on remaining portion of site.

Declining Neighborhood

The City of Sylvester has worked very hard within the last years to improve its substandard housing. Many of the homes in these neighborhoods were damaged in flooding from past hurricanes.

The City has received Community Home Investment Program Grant funds to assist with substandard and dilapidated housing. These areas have vacant lots that would be appropriate for infill development. Flooding also caused some of the homeowners to be displaced, reducing the rate of homeownership.



Vision: *To preserve, rehabilitate, and where appropriate, revitalize the core characteristics that define the neighborhood’s commercial and residential development.*

Development Patterns

- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- Distribution of affordably-priced homes throughout locality/region
- New development that reflects traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing

- types, pedestrian access to neighborhood commercial center
- Residential development with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance
- Houses located near the street, with large front porches that encourage interaction with neighbors

Specific Land Uses

- Single Family Residential
- Residential Mixed uses
- Light Commercial

Quality Community Objectives

- **Housing Opportunities Objective:** Quality housing and 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.

- ❑ **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- ❑ **Infill Development Objective:** Communities 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.

Implementation Strategies

- **Housing for Low to Moderate-Income Households and Special Needs Populations**
Affordable housing to meet the needs of persons with disabilities; quality, affordable rental units for large families (rental units with 3 or 4 bedrooms); affordable rental housing to serve the elderly population; or new single family units for moderate-income, first-time homebuyers.
- **Residential Infill Development** (DCA Model Code 3-10) Ensures that new residential infill development is compatible with its neighborhood.
- **Infill Development Program** is a comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods. An effective program will include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.
- **Traditional Neighborhood Development** (TND) regulations that require all new developments to incorporate TND principles. TNDs typically include a mix of small lot single family homes, multi-family residences and neighborhood commercial developments all within easy walking distance of one another.

Downtown

Historic downtown Sylvester is the focal point of the community. It is comprised mainly of commercial buildings. There are several historic structures located in this area including but not limited to Worth County Courthouse, Post Office and Isabella Street. The stores are located close to each other within the “square” and within walking distance. Residents enjoy the beautiful buildings and shopping with local merchants.



Vision: *A downtown destination where people choose to gather for shopping, socializing and entertainment.*

Development Patterns

- These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, socializing, and entertainment
- Infill development on vacant sites closer to the center of the city

- New developments that contain a mix of residential, historic reuse, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations

Specific Land Uses

- Residential Mixed uses
- Commercial

Quality Community Objectives

- Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.
- Sense of Place Objective:** 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.

Implementation Strategies

- **Downtown Specific Plans** (DCA Model Code 5-1) is a study and specific plan for downtown core areas that protect and enhance their unique character.
- **Analyzing Existing Industry** examines the local economy composition and industry contribution, to find whether the community depends on a few industries, how local businesses are performing, and what opportunities exist for the local economy, and other information.
- **Choosing Businesses to recruit and support** is a process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.
- **Evaluating Business Formation** in the community to analyze the rate and causes of growth/decline in local businesses.
- **Gathering Community Opinions** on economic development and the types of businesses stakeholders support and want in the community.
- **Tracking Business Needs** by collecting information on local economic conditions and local business needs.

Industrial Area

The City of Sylvester and the Chamber of Commerce work closely to recruit businesses to stimulate the local economy. ConAgra is a major employer supplying approximately 130 jobs as well as Universal Blanchers, a manufacturing industry. Nethers Pork Skins a food manufacturing industry also makes its home in Sylvester. The City is also an Entrepreneur Friendly Community and hopes this designation will assist in actively recruiting commercial business entrepreneurs.



Vision: *Current industrial facilities will be operating at capacity bringing jobs diversity and future community growth.*

Development Patterns

- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk and height to provide image identification for the center and the surrounding community
- New industry or other major employers located close in town, making jobs accessible to all residents by way of transit, walking, or bicycling
- Infill development on vacant sites with established industrial parks

Specific Land Uses

- Commercial
- Industry

Quality Community Objectives

- **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.
- **Regional Solutions Objective:** 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.

Implementation Strategies

- **Existing Industry Program** addresses needs and problems of existing businesses to improve local environment for business retention and expansion.
- **Matching Labor Needs with Workforce Availability** and recruiting new businesses by identifying and marketing existing labor force qualifications.
- **Enterprise Zones** offer incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate underdeveloped or declining areas.
- **Workforce Housing Master Plan** is a plan that provides affordable housing for communities' workforce in order to encourage business growth and community diversity.
- **Redesigning Off-Street Parking Facilities** and linking and redesigning adjacent but separate parking facilities to create more parking spaces and to simplify travel between adjacent businesses.
- **Examining Regional, State, and National Industry Performance** and identifying industries most likely to be growing in local economy, by learning more about local, regional and national economic trends

Light Industrial

The City of Sylvester’s downtown area has a mix of light industry and other commercial development. These include but are not limited to small businesses (dry cleaners, insurance companies, etc.) and “mom and pop” establishments (clothing retail stores, fitness center, finance companies, etc.).

The City is continuing to work with the Chamber to actively recruit businesses in this area. The City is also focusing on how to retain businesses as well. The appearance of the area or the viewshed is softened by landscaping and site design. The City is continuing to work on vacant and abandoned buildings that distract for the overall character of the area.



Vision: *Support existing industry and encourage a variety of commercial developments in identified areas of town.*

Development Patterns

- Commercial structures (shopping, warehouses, offices, etc.) located near front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly
- Improvement of sidewalks, street appearance and amenities of commercial centers
- Infill development on vacant sites closer in to the center of the community
- Facilities for bicycles, including bikeways or bike lanes
- Landscaped buffers between the roadway and pedestrian walkways
- Structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making the corridor more attractive and more pedestrian-friendly

Specific Land Uses

- Light Industry
- Residential Mixed uses
- Commercial

Quality Community Objectives

- **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.

- **Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Educational Opportunities Objective:** 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.

Implementation Strategies

- **Analyze Financial Impacts of Growth** Using the financial and fiscal impacts of development patterns on the local economy and on local budgets to help determine types of development patterns desired and needed.
- **Financing Infrastructure Improvements** by evaluating various financing methods for creating new infrastructure.
- **Fix It First Policy** makes maintenance and reinvestment in existing infrastructure a priority over expansion, growth, and new purchase.
- **Adequate Public Facilities Standards** controls the timing and location of new development by coordinating development permits with availability of public facilities to serve the development.
- **Mixed Use Zoning** allows different types of uses (such as housing, shopping, and offices) to locate within the same district, provided these uses are reasonably related and compatible.
- **Matching Labor Needs** with Workforce Availability and recruiting new businesses by identifying and marketing existing labor force qualifications.

Major Highway

The City of Sylvester has US Highway 82/520 that serves as a major highway and connects the City with the cities of Albany and Tifton, Georgia. This four lane highway has a high volume of traffic from residents and visitors alike. Development along this highway is primarily commercial and includes restaurants, fast food chains, retail and other local businesses. The area is landscaped and has sidewalks that provide connectivity between businesses and appropriate signage for vehicular safety. Signage and billboards are scattered along the highway and the City has restricted these numbers through zoning.



Vision: *Major highways that accommodate high traffic volume and create travel experiences for visitors that maximize and impact community growth.*

Development Patterns

- Urban growth or service boundaries that discourage/prohibit development outside border
- Infill development on vacant sites along the highway
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development
- Landscaped raised medians separating traffic lanes
- Restrictions on the number and size of signs and billboards
- Shared parking arrangements that reduce overall parking needs
- Use of landscaped tree islands and medians to break up large expanses of paved parking
- New development should be set back behind a natural buffer

Specific Land Uses

- Transportation
- Commercial
- Industrial

Quality Community Objectives

- ☐ **Transportation Alternatives Objective:** 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.

- ❑ **Regional Solutions Objective:** 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.
- ❑ **Open Space Preservation Objective:** 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.

Implementation Strategies

- **Analyzing Impacts** of land use decisions and impacts of community development patterns on economy, natural and cultural resources, facilities and services, housing and transportation.
- **Corridor Map** (DCA Model Code 6-7) designates where the construction and improvement of transportation facilities is expected, indicating the right-of-way of planned transportation facilities.
- **Transportation Enhancement Program** provides grant funds for alternative transportation projects, such as sidewalks, bike trails, rail depot renovations, and streetscape improvements. A diverse array of projects are eligible for funding, including those related to cultural, natural, and scenic elements of the transportation network.
- **Examining Regional, State, and National Industry Performance** and Identifying industries most likely to be growing in local economy, by learning more about local, regional and national economic trends.
- **Bikeway Plan** provides connectivity to residential neighborhoods, schools, parks, rails-to-trails, community facilities, and neighborhood-related retail centers and ensuring that bicycling is a convenient, safe, and practical means of transportation throughout the community.
- **Conservation Easements** are mechanism for protection of natural resources or open space that involves donation of private property development rights in exchange for income tax, property or estate tax benefits. A conservation easement is a legally binding agreement between a property owner and a governmental body or a land trust that restricts the type and amount of development and use that may take place on the property.

Revitalization Area

The City of Sylvester is continuing to work on housing issues and revitalizing areas of the community identified as declining or in need of revitalization. Many homes in this area are poorly maintained, substandard or dilapidated housing. The majority of the homes in this area are single family residences with some manufactured housing scattered throughout these areas. Revitalization would promote the quality of life for residents and benefit the community as a whole.



The City's recent grant awards will support rehabilitating these neighborhoods. So much of Sylvester's housing stock was lost due to flooding and subsequent, necessary demolition. This caused homeownership rates to be reduced and created a demand for rental housing. The City is currently working to address this issue through the Georgia Initiative for Community Housing (GICH). This program provides three years of training and support for the City in its efforts to address housing problems and develop a housing plan.

Vision: *Rejuvenated residential area that has the support of residents and city officials in promoting the continued growth maintenance and well being of those who live there.*

Development Patterns

- Infill development on vacant or under-utilized sites
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas
- Community schools developed at smaller scale and located in neighborhoods where students can walk to class
- Integrating appropriate mixed use or mixed-use assets and/or housing development with new school construction to increase walkability and reduce trip generation

Specific Land Uses

- Residential (Single/Multi-family)
- Light Commercial
- Mixed Use

Quality Community Objectives

- **Housing Opportunities Objective:** Quality housing and 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.

- ❑ **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- ❑ **Infill Development Objective:** Communities 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.
- ❑ **Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- ❑ **Educational Opportunities Objective:** 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.

Implementation Strategies

- **Infill Development /Residential Infill Development Program** is a comprehensive strategy for encouraging infill/residential infill developments in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods.
- **Minimum Density Requirement** requires the number of dwelling units or units of occupancy per acre to meet minimum requirements, encouraging compact development.
- **Regulation Mixed Use Zoning** allows different types of uses (such as housing, shopping, and offices) to locate within the same district, provided these uses are reasonably related and compatible.
- **Regulation Overlay District** is a mapped area where special regulations on development are applied. An overlay is typically superimposed over conventional zoning districts, but may also be used as stand-alone regulations to manage development in desired areas of the community.
- **Board-Up Program** is a code enforcement policy to protect open buildings from unlawful entry, stabilizing structures and encouraging rehabilitation as opposed to demolition.
- **Code Inspection and Enforcement** is adopting codes and consistently enforcing them to ensure safety.

Stable Neighborhood

A neighborhood having relatively well-maintained housing, a distinct identity through architectural style, lot and street design, and has higher rates of home ownership.

The City of Sylvester has several stable neighborhoods that are well maintained and have similar style and design. These single family neighborhoods have high homeownership rates. Walkability is encouraged by sidewalks that connect the neighborhoods to each other and other areas within the community. Very few vacant properties exist in these neighborhoods, and it is apparent that zoning and code enforcement are adhered to. Most neighborhoods are connected in some way to retail developments such as grocery stores, convenience stores and similar establishments.



Residents are encouraged to walk to their destinations because of these connections.

Vision: *Maintain stable neighborhoods and add new housing areas to accommodate population growth.*

Development Patterns

- Infill development on vacant sites
- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- Distribution of affordably-priced homes throughout the community
- Garages located to the rear of each property, or on-street parking is used for residents' automobiles
- Houses located near the street, with large front porches that encourage interaction with neighbors
- New development that reflect traditional neighborhood design (TND) principles and residential development with a healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences
- Residential development with a healthy mix of uses retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas
- Community schools developed at smaller scale and located in neighborhoods where students can walk to class

Specific Land Uses

- Single Family Residential
- Light Commercial
- Mixed Use

Quality Community Objectives

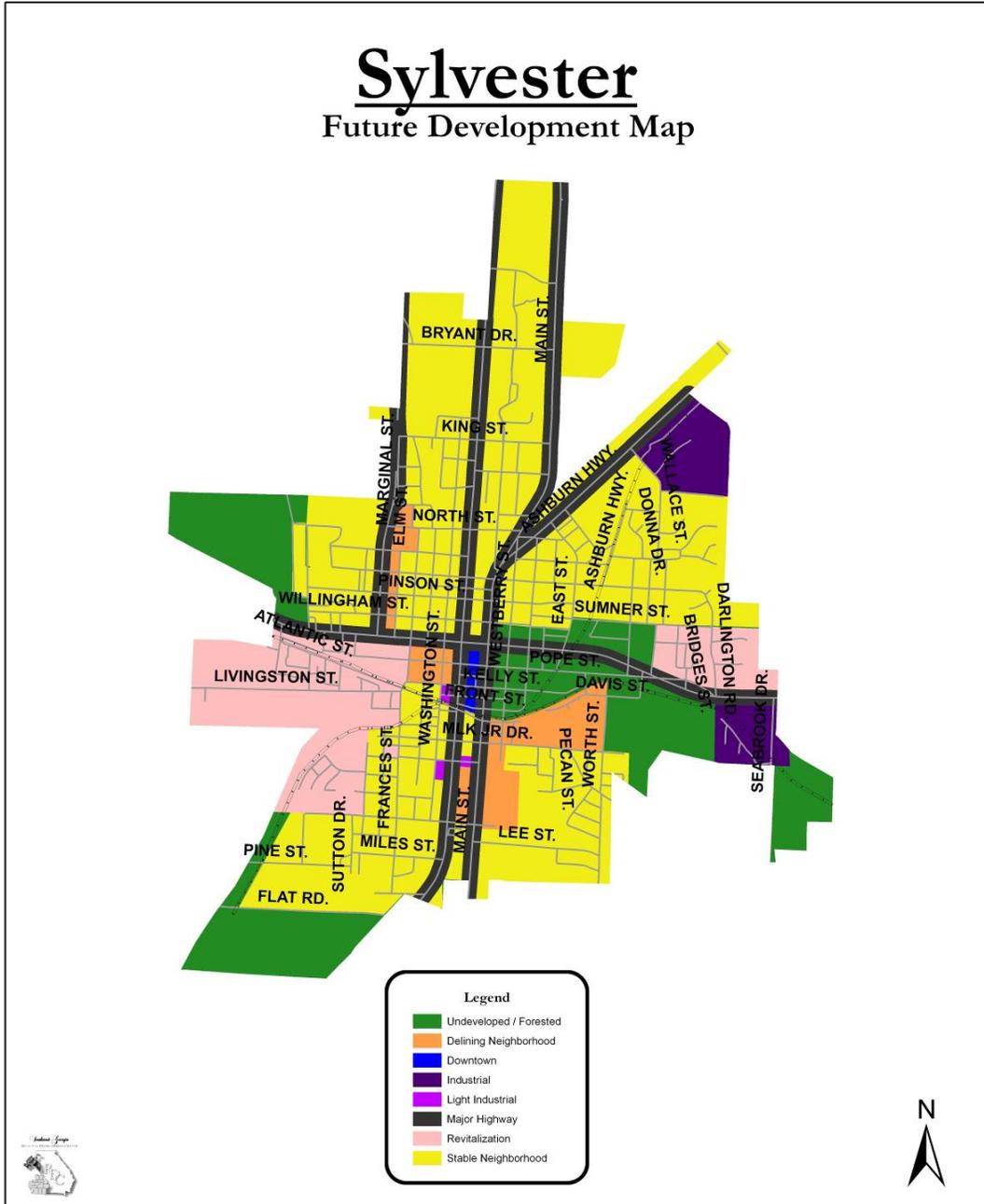
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Infill Development Objective:** Communities 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.

Implementation Strategies

- **Traditional Neighborhood Development (TND)** regulations that require all new developments to incorporate TND principles. TNDs typically include a mix of small lot single family homes, multi-family residences and neighborhood commercial developments all within easy walking distance of one another.
- **Accessory Housing Units** permits development of accessory housing units (garage apartments, granny flats, or similar secondary housing units located on the same lot with a single family residence) in key neighborhoods as means to bring affordable housing into all neighborhoods of the community.
- **Community Housing Partnership** creates a partnership with the local public housing agency, non-profits and neighborhood organizations, using tools available to agencies, non-profits, and governmental bodies to create safe and affordable housing for people.

Mixed Use Zoning allows different types of uses (such as housing, shopping, and offices) to locate within the same district, provided these uses are reasonably related and compatible.

Sylvester Future Development Map



Issues & Opportunities

Economic Development

- Lack of available land for development
- Lack of commercial development
- Need for zoning for projected growth
- Opportunity to prepare for planned growth

Housing

- More affordable housing needed
- More affordable rental housing is needed
- Opportunity to develop housing for all incomes levels

Natural & Cultural Resources

- Need to preserve historic properties
- Need to identify other areas of historic significance
- Opportunity to preserve areas of historic significance and value

Community Facilities & Services

- The need for a variety of recreational facilities
- Opportunity for collaboration and more recreational facilities throughout the County

Intergovernmental Coordination

- Compatible development on US Hwy 82 (collaborate with County)
- More intergovernmental coordination needed between the County and City
- Opportunity for more collaboration between County and Cities

Short Term Work Program

City of Sylvester

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Expand water/sewer lines to un-served areas of city	2008-2012	City	350000	CDBG, General Fund
Upgrade sewer lines according to consent order	2008-2012	City	\$2,200,000	Sewer Fund
Install 750,000 gallon water tower & extensions to Isabella water system	2008-2012	City	\$200,000,000	GEFA & Water Enterprise Funds
Recreation improvements: tennis courts facilities, swimming pool and upgrades to other recreational activities	2008 - 2012	City	\$1,000,000	Grants/SPLOST
Study feasibility of a fire station in North Sylvester	2008=2010	City	\$10,000	General Fund, SPLOST
Submit TE Grant application for transportation improvements/enhancements	2008-2012	City	\$625,000	TE Grant
Improve recreational facilities	2008-2012	City	\$40,000	Grants
Continue GREAT (Gang Resistance Program through Police Department)	2008-2012	City	\$25,000	Grants, General Fund
Install sidewalks, bike & pedestrian facilities to schools	2008-2012	City	\$1,000,000	TE Grant, DOT Funds
Kelly Streetscape	2008-2012	City	\$500,000	DOT, SPLOST
Intermodal Facility Project - Improving parking lot and Old Depot	2008-2012	City	\$200,000	DOT, SPLOST
Improve community facilities(concession stands, restroom facility & entrance to community center	2008-2012	City	\$200,000	Grants, LDF, Land & Water Conservation Grant
Renovation of City Hall	20089-2012	City	\$1,500,000	SPLOST, USDA Funds
Complete feasibility study on Gervaise Lawhorne Park	2008-2012	City	\$10,000	General Funds
Extend airport runway	2008-2012	City	\$500,000	One Georgia

Short Term Work Program (cont'd)
City of Sylvester

Community Facilities (continued)				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Reuse of Building for Humane Society Building	2008-2012	City	No Cost to City	Humane Society Grants
Designation of location for City Court	2008-2010	City	\$50,000	General Funds, SPLOST

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support activities of downtown development authority	2008-2012	City, DDA	\$500,000	General Fund, EDA, Private
Continue to develop and implement high speed internet to schools, businesses, and the city (fiber optics)	2008-2012	City	\$2,500,000	General Fund
Support the development of new or innovative business	2008-2012	City	\$500,000	EIP
Support the development of purchase of land for Industrial Park	2008-2012	City	\$500,000	EIP
Hire marketing personnel and support activities of downtown development	2008-2012	City	\$50,000	General Funds
Explore feasibility of business incubator	2008-2012	City	\$600,000	General Funds

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support activities/recommendations of a county wide historic preservation citizens group	2008-2012	City	N/A	Private, General Funds
Explore the feasibility and designation of Historic District	2008-2012	City	N/A	RDC

Short Term Work Program (cont'd)
 City of Sylvester

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Seek funds to eliminate substandard housing	2008-2012	City	\$500,000	CDBG, CHIP
Develop demolition plan for dilapidated and substandard housing	2008-2012	City	\$20,000	General Funds
Education & Awareness on Housing Resources	2008-2012	City/GICH Team	\$100,000	General Funds

Development Policies & Strategies

Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.

Natural and Cultural Resources

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.

Facilities and Services

- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

Housing

- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.

Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We support new land uses that enhance housing options in our community.

Warwick

Georgia is located on beautiful Lake Blackshear. Warwick, the northern most city in Worth County, is located between Albany and Cordele Georgia on Georgia Highway 300 South, one mile from Lake Blackshear and 12 miles from Interstate 75. The City of Warwick is best known for its Annual Grits Festival and is recognized by the State as “The Grits Capital of Georgia”. Warwick hosts a grits festival in April and a chili and rib cook-off in September.

"The Most Historic Town in Worth County"

Although records do not give a date for the original settlement for Warwick, Andrew Jackson camped near here in 1818. (Jackson, who fought the Seminoles in Southern Georgia, would later become President of the United States). Warwick is known as the most “Historic Town in Worth County.”

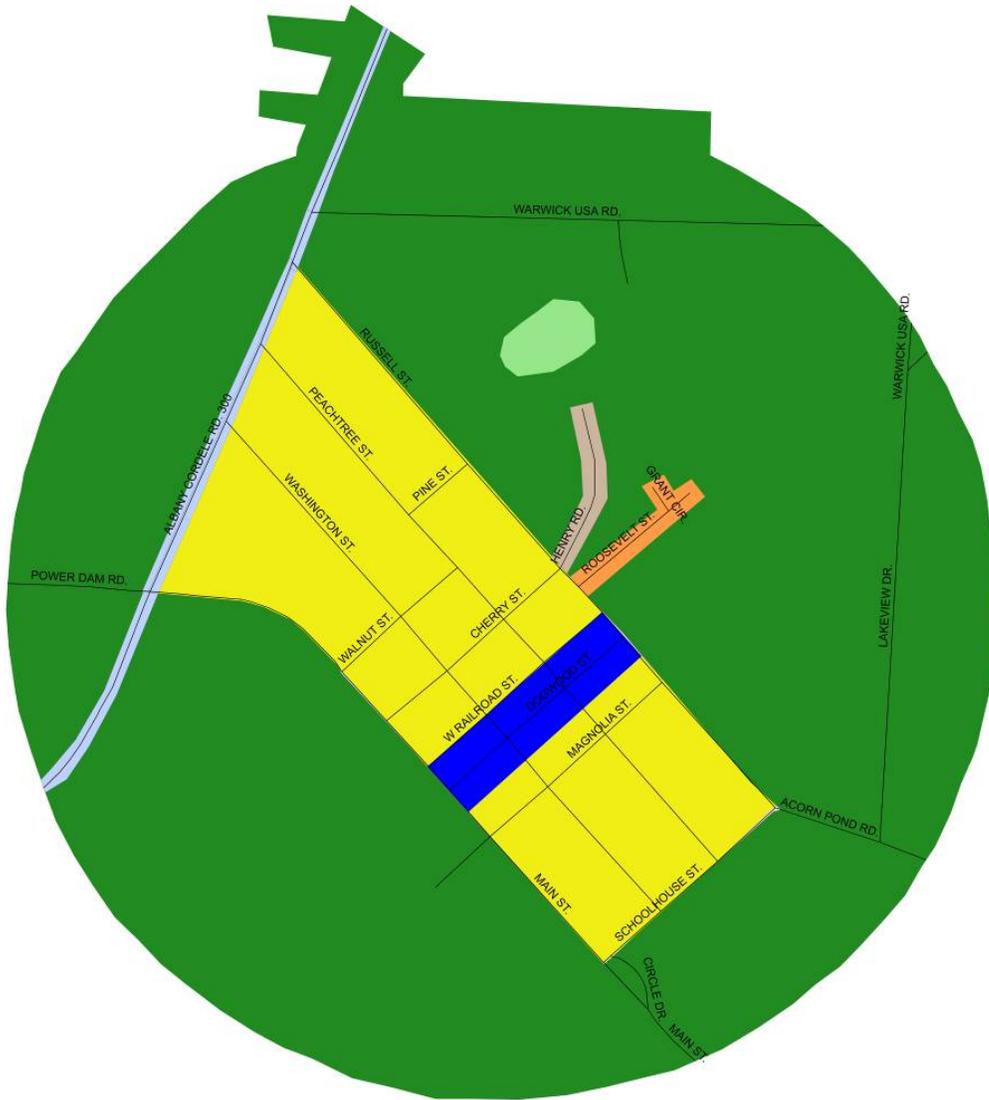
A village grew up on the old site of Warwick around 1825 when the stage coach road was put through from Milledgeville to Tallahassee. (This road eventually became Georgia Highway 300 that now passes through Warwick from Cordele to Albany). Warwick had about 522 people in 1996.

Vision Statement:

In the year 2028, Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will be a safe, prosperous desirable communities that provide a great quality of life and where everyone can live, work and play.

Warwick

Character Area Map



Legend	
	Revitalization
	Declining Neighborhood
	Greenspace / Recreational
	Scenic Byway
	Downtown
	Stable Neighborhood
	Agriculture



Character Areas

Revitalization Area

A neighborhood that has declined sufficiently that housing conditions are bad, there may be large areas of vacant land or deteriorating, unoccupied structures. Redevelopment in this area should focus on preserving and rehabilitating what remains of the original housing stock, while rebuilding on the vacant land housing that is compatible with existing housing and follows the principles of traditional neighborhood development.



Since this area is located near downtown Warwick, there would be opportunities for commercial development. The City may want to consider connecting this neighborhood with downtown since it has some retail establishments and other community and public services. The addition of sidewalks connecting this neighborhood to the downtown area would encourage safety and walkability. The walking track and passive park located downtown would also provide recreational opportunities for families.

Vision: *To preserve reinforce, and revitalize the core characteristics and stability that define the neighborhood and making sure that changes in the neighborhood harmonize with the existing character to ensure long term neighborhood preservation.*

Development Patterns

- Infill development on vacant or under-utilized sites
- Residential development with a healthy mix of uses within easy walking distance of residences
- Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood
- New development that reflects traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial center

Specific Land Uses

- Residential (Single Family)
- Mixed Use
- Light Commercial

Quality Community Objectives

- **Housing Opportunities Objective:** Quality housing and 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.

- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Infill Development Objective:** Communities 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.

Implementation Strategies

- **Rehabilitation Codes** are building codes with standards more appropriate to the rehabilitation of older buildings, encouraging reinvestment in blighted areas.
- **Board-Up Program** is a code enforcement policy to protect open buildings from unlawful entry, stabilizing structures and encouraging rehabilitation as opposed to demolition.
- **Community Housing Partnership** creates a partnership with the local public housing agency, non-profits and neighborhood organizations, using tools available to agencies, non-profits, and governmental bodies to create safe and affordable housing for people.
- **Credit Counseling Programs for Housing** offers potential homebuyers and current homeowner's credit counseling programs on topics such as pre-purchase counseling, mortgage default, post-occupancy counseling, and loan declinations.
- **Residential Infill Development** (DCA Model Code 3-10) ensures that new residential infill development is compatible with its neighborhood.
- **Infill Development Program** is a comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods.

Declining Neighborhood

A declining neighborhood is an area that has most of its original stock in place, but housing conditions are worsening due to low rates of homeownership and neglect of property maintenance. The neighborhood in Warwick that is declining is doing so because of a lack of property maintenance. This neighborhood is mainly comprised of manufactured housing. According to the last Census, 60% of the residents' per capita income is \$12,766 which is well below the state average (\$21,154). Most of the homes are deteriorating due to poverty levels and the age of the residents. Additionally the Census reports that some homes are almost 70 years old. Older homes normally have more structural problems. This fact combined with growing poverty levels, makes it difficult for resident to make needed repairs to their homes.



The City was awarded a Community Home Investment Program (CHIP) grant. The City is hopeful this grant will improve conditions in the neighborhood and allow for the neighborhood to become more stable. The vacant properties in the neighborhood will allow for infill development of compatible housing. Since this neighborhood is near the downtown area, any rehabilitation or development would provide an opportunity for private investment to ensure that the neighborhood becomes more stable.

Vision: *To have a Revitalization Program in place that is working with residents to restore neighborhoods, and revive and strengthen the community.*

Development Patterns

- Distribution of affordably-priced homes throughout the community
- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- Garages located to the rear of each property, or in-street parking is used for resident's automobiles
- Houses located near the street, with large front porches that encourage interaction with neighbors
- Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood

Specific Land Uses

- Residential (Mixed Use)
- Light Commercial

Quality Community Objectives

- **Housing Opportunities Objective:** Quality housing and 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.
- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Infill Development Objective:** Communities 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.

Implementation Strategies

- **Density Bonuses** grants zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing.
- **Incentive Zoning** grants zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing.
- **Mixed Use Zoning** allows different types of uses (such as housing, shopping, and offices) to locate within the same district, provided these uses are reasonably related and compatible.
- **Housing Assessment/Inventory** is an in-depth study of existing housing availability, condition and status in a locality, providing important information about communities' housing needs and the health of the housing market.
- **Reducing Regulatory Barriers to Affordable Housing** - Revising local development regulations to make it easier to develop affordable housing.
- **Board-Up Program** is a code enforcement policy to protect open buildings from unlawful entry, stabilizing structures and encouraging rehabilitation as opposed to demolition.

Greenspace/Recreational

Greenspace is land that is primarily undeveloped, natural lands and environmentally sensitive areas not suitable for development. This may also include scenic views, wetland and wildlife management areas.

Warwick has a small area of land that would be described as greenspace. The land is primarily used for passive recreational uses. It is undeveloped and in its natural state. The City should work to preserve this area and set aside for use as a park, trail or other similar uses.



Vision: *Natural and Environmental resources that are protected and preserved for the health, safety and enjoyment of the community*

Development Patterns

- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts
- Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources

Specific Land Uses

- Recreational
- Conservation

Quality Community Objectives

- ❑ **Open Space Preservation Objective:** 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.
- ❑ **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, 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.

Implementation Strategies

- **Transferable Development Rights** enables landowners in an area planned to remain as open space to sell their property development rights for use in other "receiving" areas of the community where higher density development can be accommodated. Purchasing these additional development rights enables developers to build at higher density than would otherwise be allowed in the "receiving" areas.
- **Land Acquisition** is the "Fee simple" purchase of land in order to permanently protect natural resources, open space or farmland.
- **Pocket Parks** are small open spaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to greenspace in urban areas and contribute to protection of wildlife and landscape. They may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.
- **Purchase of Development Rights** by a qualified conservation organization or government agency, to protect properties from development and preserve open space.

Scenic Byway

The City of Warwick is located on Georgia Highway 300 only twenty (20) miles from the Albany. Georgia Highway 300 links the City of Albany and Warwick to Interstate 75 and provides excellent opportunities for the town to attract tourism. This highway is primarily undeveloped and has many natural, cultural and scenic views for visitors to enjoy.

Since this area is located close to Lake Blackshear, it may provide opportunities for development of nature-based tourism to preserve the natural beauty of the areas while accommodating recreational uses.



Vision: *To preserve and enhance the visual character of the byway while supporting compatible recreational uses.*

Development Patterns

- Facilities for bicycles, including bikeways or bike lanes
- Landscaped buffers between the roadway and pedestrian walkways
- Landscaped raised medians separating traffic lanes
- Restriction on the number and size of signs and billboards
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials
- Establish guidelines on development to protect the characteristics that have scenic value.

Specific Land Uses

- Historic
- Agriculture
- Recreation/Greenspace

Quality Community Objectives

- **Heritage Preservation Objective:** 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.
- **Open Space Preservation Objective:** 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.

- **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, 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.

Implementation Strategies

- **Scenic Byway Nomination** - Nominating segments of scenic rural highway for special protection measures. These measures may include litter control, sign regulations, design guidelines, land use controls or similar measures intended to maintain the attractiveness and rural character of the roadway. The protection measures are spelled out in a corridor management plan that must be approved by the state's DOT.
- **Scenic Corridor Overlay District (DCA Model Code 4-8)** - Protect scenic views by requiring land uses to complement rather than detract from scenic experience. (Also see scenic byway nomination).
- **Conservation Easements** are mechanisms for protection of natural resources or open space that involves donation of private property development rights in exchange for income tax, property or estate tax benefits. A conservation easement is a legally binding agreement between a property owner and a governmental body or a land trust that restricts the type and amount of development and use that may take place on the property.

Downtown

Warwick borders Albany, Lee and Crisp counties but has seen little growth compared to these surrounding areas. Most of the City's community development is seen within downtown Warwick. The downtown area is the center of town with residential development adjacent to this area. The City Hall, Police/Fire Department and Community Center are located in the heart of this area. Through grant funding, the City has constructed a walking track that provides residents with recreational opportunities. A health clinic and library are also located downtown.



The City of Warwick's economy is struggling and there is no major industry. Most citizens seek economic opportunities in neighboring counties. The design of downtown is very pedestrian-oriented, with sidewalks and strong walkable connections between different uses. There are also vacant buildings that could be rehabilitated and reused to spur development. Every attempt should be made to partner with Crisp County to build the economic base and support existing businesses.

Vision: *Strengthen the economic base of the community by supporting existing businesses and attracting new businesses size and character to meet the needs of the citizens of Warwick.*

Development Patterns

- Traditional downtown areas are maintained as the focal point of the community. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.
- Commercial structures (shopping, warehouses, office, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly
- Improvement of sidewalks, street appearance and amenities of commercial centers

Specific Land Uses

- Mixed Use
- Commercial
- Residential (Loft Apartments)

Quality Community Objectives

- **Sense of Place Objective:** 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.

- **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.

- **Infill Development Objective:** Communities 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.

Implementation Strategies

- **Downtown Specific Plans (DCA Model Code 5-1)** is a study and specific plan for downtown core areas that protect and enhance their unique character.

- **Choosing Businesses to Recruit and Support** is the process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.

- **Inventory Evaluating Business Formation in Your Community** is the Analysis of rate and causes of growth/decline in local businesses.

- **Labor Market Information (LMI) Analysis** identifies industry sectors best suited to a community's available workforce.

Stable Neighborhood

The City of Warwick's residential development includes mostly single family dwellings with a very small number of multi-family units along with manufactured housing. The stable neighborhoods in this town are maintained and all have similar design.

The homeownership rates are high and most neighbors take pride in their home which is demonstrated in ongoing property maintenance. There are opportunities for infill development provided it is architecturally compatible with existing housing in the neighborhood.



Vision: *Safe and stable neighborhoods that will promote a strong sense of community among residents.*

Development Patterns

- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- Garages located to the rear of each property, or on-street parking is used for resident's automobiles
- Houses located near the street, with large front porches that encourage interaction with neighbors
- New development that reflects traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial center
- Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood
- Residential development with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences

Specific Land Uses

- Residential (Single & Multi-Family)
- Mixed Use

Quality Community Objectives

- **Housing Opportunities Objective:** Quality housing and 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.

- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Infill Development Objective:** Communities 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.

Implementation Strategies

- **Traditional Neighborhood Development (TND)** is development regulations that require all new developments to incorporate TND principles. TNDs typically include a mix of small lot single family homes, multi-family residences and neighborhood commercial developments all within easy walking distance of one another.
- **Code Inspection and Enforcement** is adopting codes and consistently enforcing them to ensure safety.
- **Mixed Use Zoning** is zoning that allows different types of uses (such as housing, shopping, and offices) to locate within the same district, provided these uses are reasonably related and compatible.

Agricultural Area

Most of the land that surrounds the City of Warwick is agricultural, open or used for recreational purposes. Lake Blackshear located in neighboring Crisp County, borders Warwick and provides recreational opportunities and areas of open space. Much of the land near the lake is marketed and sold as residential.

The City should make every effort to restrict or limit development and protect the farmland and open space. The City has a small parcel of land that is set aside as greenspace and future developments around that will likely be residential. These areas are promoted as passive-use tourism and recreation destinations.



Vision: *Farming in Warwick will be profitable, the environment will be protected, and the quality of life enhanced for residents and other communities.*

Development Patterns

- Clustering development to preserve open space within the development site
- Very large minimum lot size requirements (5+ acres) to limit development density and protect farmland and rural character
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts

Specific Land Uses

- Rural Residential
- Agriculture
- Recreation/Greenspace

Quality Community Objectives

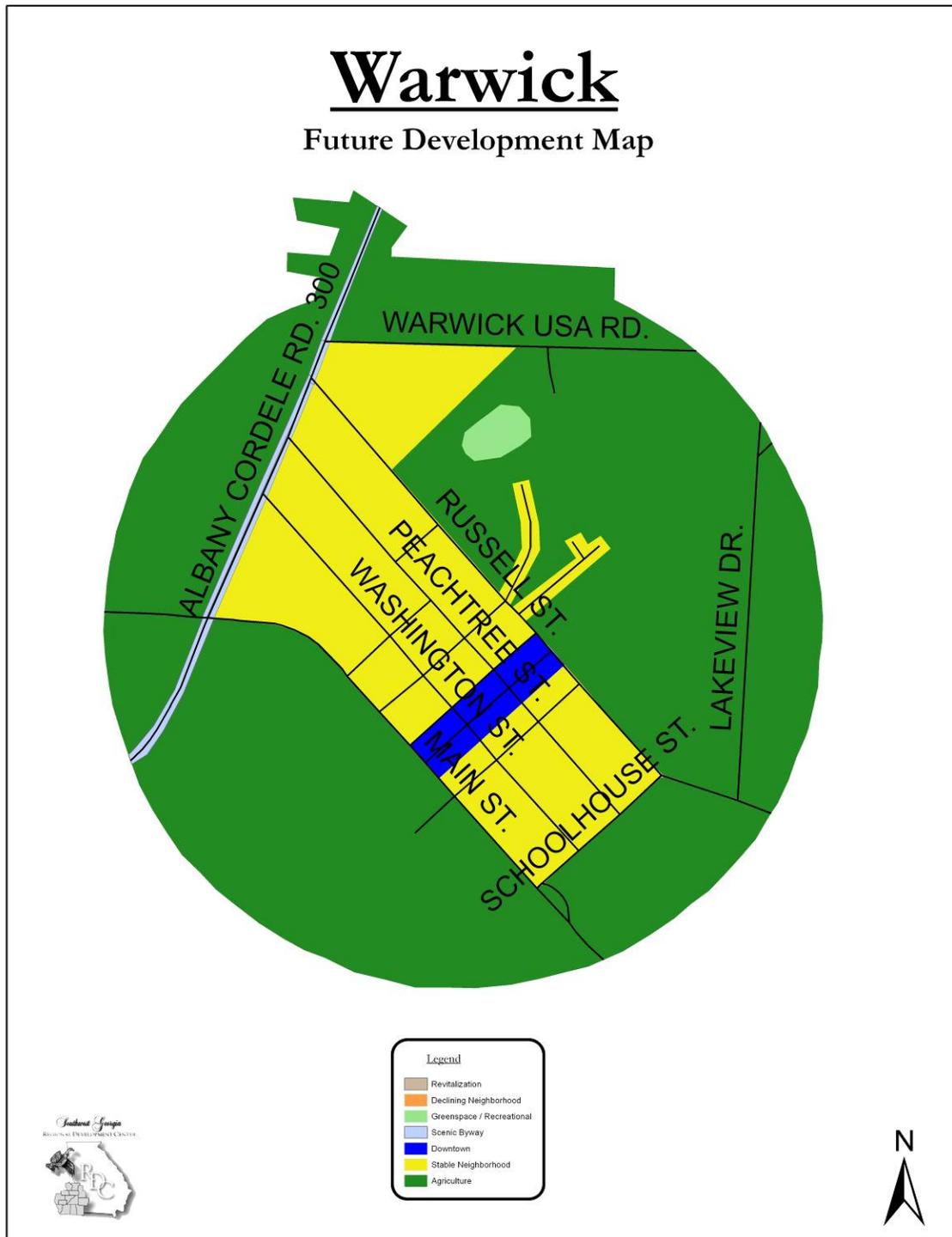
- **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural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

- **Open Space Preservation Objective:** 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.
- **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, 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.

Implementation Strategies

- **Promoting Environmentally-Sensitive Site Design** - Designing development to protect environmentally sensitive areas and prevent mass grading and clear cutting.
- **Environmental Planning Criteria** establishes local protection for such as water supply watersheds, groundwater recharge areas, wetlands, and certain protected mountains and rivers in accordance with Georgia DNR Rules
- **Higher Development Fees for Larger Lot Sizes** discourages low-density developments by imposing higher fees for land-consuming developments.
- **Low Impact Development (LID)** uses various land planning and design practices and technologies to conserve and protect natural resource systems and reduce infrastructure costs

Warwick Future Development Map



Issues & Opportunities

Economic Development

- Lack of industry and jobs
- Future commercial growth on Highway 300
- Downtown Warwick revitalization
- Joint Development Authority with Crisp County

Housing

- Too many mobile homes in need of repair
- Too many old houses that need rehabilitation
- No new housing being built

Community Facilities & Services

- No city sewage system
- Diverse community facilities for a small town

Intergovernmental Coordination

- The lack of public transportation
- Centralization of school cause children to have long bus rides

Transportation

- No public transportation

Population

- Decrease in population

Short Term Work Program

City of Warwick

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop plan to increase number of retail businesses downtown	2008-2012	City, EDA	\$2000	GF,EDA
Implementation of plans for Downtown Development Authority	2008-2012	City Council, Staff	\$2000	GF,EDA
Designate Warwick as Certified Literate Community	2008-2012	City, CLCP Coordinator (RDC)	N/A	City
Form local CLCP Committee	2008-2012	2008-2012	N/A	General Funds

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support activities of a county-wide historic preservation group	2008-2012	City, Citizen Group	N/A	City
Seek Historic Designation for Old Depot	2008-2012	City, Citizen Group, RDC	\$3,000	City
Form local committee for National Register Nomination	2008-2012	City	N/A	City

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue paving program along Lakeview Drive	2008-2012	City Council/Staff	\$50,000	SPLOST
Study feasibility of library renovation	2009, 2010	City Council, Staff	\$500,000	CDBG,GEMA
Make playground and park improvements	2009, 2010, 2011, 2012	City Council, Staff	\$40,000	Recreation Grant
Construction of a police station (addition to city hall)	2008-2012	City Council, Staff	\$500,000	GF, County
Support the local summer feeding program.	2008-2012	City	N/A	City

Short Term Work Program (cont'd)
 City of Warwick

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Study feasibility/funding of substandard housing rehabilitation	2008-2012	City Council, Staff	\$500	GF,RDC
Implement substandard housing rehabilitation program as feasible	2008-2012	City Council, Staff	\$500,000	GF, CDBG, CHIP
Designation of Annual Clean Up Day	2008-2012	City	\$5,000	General Funds, Keep America Beautiful

Development Policies & Strategies

Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in all new development.

Community Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.

Housing

- We will eliminate substandard or dilapidated housing in our community.

- We will stimulate infill housing development in existing neighborhoods.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- Our gateways and corridors will create a "sense of place" for our community.
- Creation of recreational facilities and set-aside of greenspace are important to our community.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

Transportation

- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- We will target transportation improvements to support desired development patterns for the community.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.

Intergovernmental Coordination

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

City of Poulan
Report of Accomplishments
Short Term Work Program 2004-2008

Community Facilities							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Develop joint sewer services implementation and funding plan.	2004, 2005, 2006, 2007, 2008	City,EDA, Task Force	\$1,000	General Fund	Incomplete	Low priority item	Activity will be continued on new plan.
Conduct engineering studies for joint sewer system as feasible.	2004, 2005, 2006, 2007, 2008	Sewer System Authority	\$2,500	General Fund	Incomplete	Lack of funding	Activity will be continued on new plan.
Develop joint sewer system as feasible.	2004, 2005, 2006, 2007, 2008	Sewer System Authority	\$2,000,000	CDBG, EDA	Incomplete	Lack of funding	Activity will be continued on new plan.
Complete consolidated animal shelter.	2004, 2005, 2006, 2007, 2008	City/County	None	General Fund, County	Complete		
Develop and implement planning program for city streets and parks.	2004, 2005, 2006, 2007, 2008	City, Staff	\$4,000	Grant, General Fund, Private	Incomplete	Lack of funding	Activity will be continued on new plan.
Study feasibility of storm drainage improvements.	2004, 2005, 2006, 2007, 2008	City, Staff	\$3,000	SPLOST	Incomplete	Lack of funding	Activity will be continued on new plan.
Implement storm drainage improvements as feasible.	2004, 2005, 2006, 2007, 2008	City,Staff	\$500,000	CDBG, General Fund	Incomplete	The City's application was not funded.	Activity will be continued on new plan.
Develop road improvement and paving plan.	2004, 2005, 2006, 2007, 2008	City, Staff	\$1,000	General Fund	Complete		
Implement road improvement and paving plan.	2004, 2005, 2006, 2007, 2008	City,Staff	\$100,000	SPLOST,DOT, LARP	Underway	Lack of funding	Activity will be continued on new plan.
Purchase new general use truck for public works.	2004, 2005, 2006, 2007, 2008	City, Staff	\$70,000	General Fund	Complete		Activity will be continued on new plan.
Increase police department staff, equipment.	2004, 2005, 2006, 2007, 2008	City,Staff	\$80	COPS,General Fund	Incomplete	Lack of funding	
General maintenance to Library (HVAC,painting).	2004, 2005, 2006, 2007, 2008	City,Staff, Citizen Group	\$3,000	General Fund	Underway		
Purchase fire truck.	2004, 2005	City	\$25,000	Fire Grant	Complete		
Purchase dump truck.	2004, 2005	City	\$30,000	General Fund, Governor's Discretionary	Complete		
Improve recreation facilities and programs.	2004, 2005, 2006, 2007, 2008	City	\$20,000	LDF, Governors Discretionary Fund, EMC	Incomplete	Lack of funding	
Economic Development							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Support the promoting of specialty retail shops in Downtown.	2004, 2005, 2006, 2007, 2008	City, EDA	N/A	GF,EDA	Incomplete	Lack of funding, City needs to work with retailers more closely.	Activity will be continued on new plan.
Pursue designation in Georgia Hometown Program.	2004, 2005, 2006, 2007, 2008	Citizen Committee, City	\$500	GF	Incomplete	Low priority funding	Activity will be continued on new plan
Assess methods of developing downtown.	2004	City	N/A	City	Incomplete	Lack of funding	Activity will be continued on new plan

City of Poulan
Report of Accomplishments
Short Term Work Program 2004-2008

Housing							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Plan city initiated low income affordable housing project.	2004, 2005, 2006, 2007, 2008	City Council, Staff	\$2,000	RDC	Incomplete	Low priority activity	Activity will be continued on new plan.
Pursue funding for low income housing project, if feasible.	2004, 2005, 2006, 2007, 2008	CHIP,Grants	\$300,000	GF	Incomplete	Low priority activity	Activity will be continued on new plan.
Pursue funding to rehabilitate/weatherize substandard housing.	2004, 2005, 2006, 2007, 2008	City Council,Staff	\$300,000	CHIP,SOWEGA,CAC	Incomplete	Low priority activity	Activity will be continued on new plan.
Implement substandard housing rehabilitation project.	2004, 2005, 2006, 2007, 2008	City Council,Staff	\$5,000	RDC,City	Incomplete	Low priority activity	Activity will be continued on new plan.
Develop program to remove dilapidated structures within city.	2004, 2005, 2006, 2007, 2008	City Council,Staff	\$5,000	General Fund	Complete		
Implement dilapidated structures removal program.	2004, 2005, 2006, 2007, 2008	City Council, Staff	\$200,000	CDBG,CHIP	Complete		
Develop a plan to determine housing needs.	2004, 2005, 2006, 2007, 2008	City, Citizen Group	N/A	City	Incomplete	Low priority activity	
Land Use							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Comprehensive Plan ten year update.	2008	City	\$10,000	RDC Assistance	Complete		
Natural and Historic Resources							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Support activities of county-wide historic preservation citizens group.	2004, 2005, 2006, 2007, 2008	City,Citizen Group	N/A	City	Incomplete	Low priority item	Activity will be continued on new plan
Assist in completion of a historic structures survey.	2004, 2005, 2006, 2007, 2008	City, Citizen Group	\$1,500	General Fund, Private, RDC	Incomplete	Low priority item	Activity will be continued on new plan
Assist state/local agencies in renovating Possum Poke historic site.	2004, 2005, 2006, 2007, 2008	City, Citizen Group	N/A	City, Heritage Grant	Incomplete	Low priority item	Activity will be continued on new plan
Develop long range plans for Possum Poke with other stakeholders.	2004, 2005, 2006, 2007, 2008	City, Citizen Group	\$100	General Fund	Incomplete	Low priority item	Activity will be continued on new plan
Seek funding to implement long range plans for Possum Poke.	2004, 2005, 2006, 2007, 2008	City/Citizen Group	N/A	SPLOST, Heritage Grants	Incomplete	Low priority item	Activity will be continued on new plan

General Planning

City of Sumner
Report of Accomplishments
Short Term Work Program 2004-2008

Community Facilities							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P - Postponed)	Explanation	Future Status
Pursue the development of joint sewer services implementation and funding plan	2004, 2005, 2006	City, Joint Authority	\$100	General Fund	Postponed	Lack of funding	Activity will no longer be pursued
Conduct engineering studies for joint sewer system when appropriate	2007	City, Joint Authority	\$2,500	General Fund	Postponed	Lack of funding	Activity will no longer be pursued
Develop joint sewer system when appropriate	2008	City, Joint Authority	2,000,000	General Fund, Grants	Postponed	Lack of funding	Activity will no longer be pursued
Study cost/feasibility of reactivating Police Department	2004, 2005	City	N/A	General Fund	Incomplete	Lack of funding	Activity will no longer be pursued
Reactivate Police Department as feasible	2006, 2007	City	\$80,000	C.O.P.S. Grant, General Fund	Incomplete	Lack of funding	Activity will no longer be pursued
Upgrade water system to proposed industrial area within city	2008	City, EDA	\$200,000	General Fund, Grants	Underway	Lack of funding	Activity will be continued on next plan
Purchase dump truck for public works	2007	City	\$7,000	General Fund	Underway	Lack of funding	Activity will be continued on next plan
Construct a joint City Hall/Fire Department in cooperation with the County	2007	City, County	\$25,000	General Fund, Grants, SPLOST	Underway	Lack of funding	Activity will be continued on next plan
Purchase mosquito sprayer	2006	City	\$10,000	General Fund	Underway	Lack of funding	Activity will be continued on next plan
Drill new well	2006	City	\$30,000	S.P.L.O.S.T.	Underway	Lack of funding	Activity will be continued on next plan
Continue maintenance of City parks	2004, 2005, 2006, 2007, 2008	City	5,000 yearly	General Fund	Underway	Lack of funding	Activity will be continued on next plan
Continue maintenance on City water lines	2004, 2005, 2006, 2007, 2008	City	10,000 yearly	General Fund	Underway	Lack of funding	Activity will be continued on next plan
Continue to nominate roads for the State L.A.R.P. program	2004, 2005, 2006, 2007, 2008	City, Georgia Department of Transportation	N/A	General Fund, Georgia D.O.T.	Underway	Lack of funding	Activity will be continued on next plan
Economic Development							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P - Postponed)	Explanation	Future Status
Continue to work with EDA regarding development of industrial area in city limits	2004, 2005, 2006, 2007, 2008	City, Economic Development Authority	\$100	General Fund, EDA	Underway	Lack of funding	Activity will be continued on next plan
Study the feasibility of a Forestry Festival	2004, 2005	City	N/A	General Fund	Postponed	Low priority item	Activity will not be continued
Support efforts to bring senior housing development(s) to the City	2004, 2005, 2006, 2007, 2008	City	N/A	General Fund	Incomplete	Lack of funding	Activity will be continued on next plan
Support efforts to bring a Dollar General store to the City	2004, 2005	City	N/A	General Fund	Underway	Need to establish relationship with Chamber of Commerce	Activity will be continued on next plan

City of Sumner
Report of Accomplishments
Short Term Work Program 2004-2008

Housing							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Continue to work with private developers to increase available housing within the City	2004, 2005, 2006, 2007, 2008	City	N/A	General Fund, Private Sector	Underway	Low priority item	Activity will be continued on next plan
Land Use							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Update the Future Land Use Map	2005	City	\$50	General Fund	Underway	This activity was delayed until the completion of the Comprehensive Plan	Activity will be continued on next plan
Full Comprehensive Plan Update	2008	City	10,000-15,000 if in conjunction with County and other municipalities	General Fund	Complete		
Study the feasibility of annexing an area southeast of the City	2004, 2005	City	\$500	General Fund	Incomplete	Low priority item	Activity will be continued on next plan
Develop and adopt a Unified Land Use Ordinance aimed at implementing the community goals expressed in the City's Comprehensive Plan, while at the same time removing the administrative burden of the zoning process. The Unified Ordinance will include several different forms of land use regulation in one concise format.	2004	City, Southwest Georgia RDC	<2000.00	General Fund, Georgia DCA Discretionary Grant	Complete		
Examine and update Unified Land Use Ordinance	2008	City, Southwest Georgia RDC, Georgia DCA	N/A	General Fund, Georgia DCA Discretionary Grant	Complete		
Support developments that include greenspace and other public areas	2004, 2005, 2006, 2007, 2008	City	N/A	General Fund	Underway	Low priority item	Activity will be continued on next plan
Natural and Historic Resources							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Support activities of county-wide historic preservation citizens group.	2004, 2005, 2006, 2007, 2008	City, Citizen Committee	N/A	General Fund	Underway	Currently working with to identify historic sites	Activity will be continued on next plan
Pursue funding of Sumner School project (grants)	2004, 2005, 2006, 2007, 2008	City, Economic Development Authority, Moultrie Tech	10,000	General Fund, EDA	Complete		

City of Sumner
Report of Accomplishments
Short Term Work Program 2004-2008

General Planning							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Develop and update a City recreation plan	2004, 2005, 2006, 2007, 2008	City	N/A	General Fund	Underway	working with the recreation d	Activity will be continued on next plan
Support efforts to flourinate the City's water supply	2004, 2005, 2006, 2007, 2008	City, Georgia Rural Water	N/A	General Fund, Georgia Rural Water (grants)	Underway	y to continue to apply for gra	Activity will be continued on next plan

City of Sylvester
Report of Accomplishments
Short Term Work Program 2004-2008

Community Facilities							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Expand water/sewer lines to unserved areas of city.	2004, 2005, 2006, 2007, 2008	City	\$350,000	CDBG,General Fund	Underway	Lack of Funding	Activity will be continued on new plan
Upgrade sewer lines according to consent order.	2004, 2005, 2006, 2007, 2008	City	\$2,200,000	Sewer Fund	Underway	Lack of Funding	Activity will be continued on new plan
Conduct engineering study, land acquisition for 1M gallon water tower.	2004, 2005, 2006, 2007, 2008	City	\$250,000	light & water fund	Complete		
Install 1M gallon water tower.	2004, 2005, 2006, 2007, 2008	City	\$500,000	Light and Water Fund	Underway	Funding & time constraints	Activity will be continued on new plan
Complete platting for additional cemetery plots.	2004, 2005, 2006, 2007, 2008	City	\$1,000	General Fund	Complete		
Recreation improvements: tennis courts facilities, swimming pool and upgrades to other recreational activities.	2004, 2005, 2006, 2007, 2008	City	\$1,000,000	Grants/SPLOST	Underway	Project currently in progress	Activity will be continued on new plan
Recreation improvements: Shipp Park shelter, equipment grounds.	2004, 2005, 2006, 2007, 2008	City	\$20,000	General Fund,RAF,LDF	Complete		
Study feasibility of a fire station in North Sylvester.	2004, 2005, 2006	City	\$250,000	General Fund, SPLOST	Underway		Activity will be continued on new plan
Install lighting at airport.	2004, 2005, 2006	City	\$200,000	Grant	Complete		
Submit TE Grant application for transportation improvements/enhancements	2004, 2005	City	\$1,000,000	TE Grant	Underway	Time constraints	Activity will be continued on new plan
Implement county wide/ city wide transportation.	2004, 2006	City	\$1,000,000	TE Grant	Complete		
Improve recreational facilities.	2004, 2005, 2006, 2007, 2008	City	\$40,000	Grants	Underway	Project currently in progress	Activity will be continued on new plan
Continue GREAT (Gang Resistance) Program through police department	2004, 2005, 2006, 2007, 2008	City	\$2,000	Schools, Private	Underway		Activity will be continued on new plan
Construct Fire Department	2004, 2005, 2006, 2007, 2008	City	\$1,000,000	SPLOST	Complete		
Construct Police Department	2004, 2005, 2006, 2007, 2008	City	\$350,000	SPLOST	Complete		
Economic Development							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Support activities of downtown development authority.	2004, 2005, 2006, 2007, 2008	City, DDA	N/A	General Fund,EDA, Private	Underway	City is currently working with DDA.	Activity will be continued on new plan
Continue to develop and implement high speed internet to schools, businesses, and the city(fiber optics).	2004, 2005, 2006, 2007, 2008	City	\$2,500,000	General Fund	Underway	Funding & time constraints	Activity will be continued on new plan
Support the development of new or innovative business.	2004, 2005, 2006, 2007, 2008	City	\$500,000	EIP	Underway		Activity will be continued on new plan

City of Sylvester
Report of Accomplishments
Short Term Work Program 2004-2008

Housing							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Complete housing needs assessment and inventory.	2004, 2005, 2006, 2007, 2008	City	\$1,000	DCA Housing Grant	Complete		
Seek funds to eliminate substandard housing.	2004, 2005, 2006, 2007, 2008	City	\$500,000	CDBG, CHIP	Underway	Funding & Time Constraints	Activity will be continued on new plan
Complete housing market study.	2004, 2005, 2006, 2007, 2008	City	\$5,000	DCA Grant	Complete		
Land Use							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Comprehensive plan ten year update.	2004, 2005, 2006, 2007, 2008	City	\$10,000	General Fund	Complete	Complete	
Comprehensive Land use plan	2004, 2005, 2006, 2007, 2008	City	\$10,000	General Funds	Complete		
Natural and Historic Resources							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Support activities of a county wide historic preservation citizens group.	2004, 2005, 2006, 2007, 2008	City	N/A	Private, General Fund	Complete		Activity will be continued on new plan

City of Warwick
Report of Accomplishments
Short Term Work Program 2004-2008

Community Facilities							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Convert city to a metered water system.	2004, 2005, 2006, 2007, 2008	City Council, Staff	\$100,000	GEMA	Complete		
Extend water system on Acorn Pond Road and add 3 fire hydrants.	2004, 2005, 2006, 2007, 2008	City Council, Staff	\$100,000	CDBG	Incomplete	Low priority item	This activity will be deleted.
Complete architectural and engineering plans for Municipal Building.	2004, 2005, 2006, 2007, 2008	City Council, Staff	\$4,000	SPLOST, County	Complete		
Construct municipal building.	2004, 2005, 2006, 2007, 2008	City Council, Staff	\$100,000	SPLOST	Complete		
Study feasibility of storm drainage improvements.	2004, 2005, 2006, 2007, 2008	City Council, Staff	\$3,000	SPLOST	Complete		
Implement storm drainage improvements as feasible.	2004, 2005, 2006, 2007, 2008	City Council, Staff	\$22,000	SPLOST, CDBG	Complete		
Continue paving program along Lakeview Drive.	2004, 2005, 2006, 2007, 2008	City Council/Staff	\$50,000	SPLOST	Incomplete	Lack of funding	This activity will be included in the new plan.
Construction of a covered platform.	2004, 2005	City Council, Staff	\$20,000	GF,LDF, RAF	Complete		
Complete Henry/Roosevelt drainage project.	2004, 2005	City Council, Staff	\$5,000	GF	Complete		
Study feasibility of library renovation.	2004, 2005	City Council, Staff	\$500,000	CDBG,GEMA	Underway	In progress, lack of funding	This activity will be included in the new plan.
Make playground and park improvements	2004, 2005, 2006, 2000	City Council, Staff	\$40,000	Recreation Grant	Underway	Lack of funding	This activity will be included in the new plan.
Construction of a police station (addition to city hall)	2004, 2005, 2006, 2007, 2008	City Council, Staff	\$500,000	GF, County	Incomplete	Lack of funding	This activity will be included in the new plan.
Economic Development							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Develop plan to increase number of retail businesses downtown.	2004, 2005, 2006, 2007, 2008	City,EDA	\$2,000	GF,EDA	Incomplete	Need to establish relationship with Chamber	This activity will be included in the new plan.
Implementation of plans for Downtown Development Authority.	2004, 2005, 2006, 2007, 2008	City Council, Staff	\$2,000	GF,EDA	Incomplete	Lack of funding	This activity will be included in the new plan.

City of Warwick
Report of Accomplishments
Short Term Work Program 2004-2008

Housing							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Study feasibility/funding of substandard housing rehabilitation.	2004, 2005, 2006, 2007, 2008	City Council, Staff	\$500	GF,RDC	Incomplete	Low priority item	This activity will be included in new plan.
Implement substandard housing rehabilitation program as feasible.	2004, 2005, 2006, 2007, 2008	City Council, Staff	\$500,000	GF, CDBG, CHIP	Incomplete	Low priority item	This activity will be included in new plan.
Land Use							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Comprehensive plan ten year update.	2004, 2005, 2006, 2007, 2008	City Council	\$2,000	GF	Complete		
Natural and Historic Resources							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Support activities of a county-wide historic preservation group.	2004, 2005, 2006, 2007, 2008	City, Citizen Group	N/A	City	Underway	The City is currently working with this group.	This activity will be included in new plan.

Worth County
Report of Accomplishments
Short Term Work Program 2004-2008

Community Facilities							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Continue the completion of road and interstecction improvements according to Transportation Improvement Program and Local Road Improvement Program	2003, 2004, 2005, 2006, 2007	County	2,400,000 yearly	SPLOST	Underway	Lack of key staff and lack of funding.	This activity will be continued in the new plan.
Continue to support and implement the County's Stormwater Drainage Plan.	2003, 2004, 2005, 2006, 2007	County, State	\$50,000	General Fund, Grants	Underway	Low priority item	This activity will be continued in the new plan.
Develop an Industrial/Commerce Park	2003, 2004, 2005, 2006,	County	250,000	General Fund, EDA	Underway	Lack of key staff and lack of funding.	This activity will be continued in the new plan.
Renovate/Upgrade Sylvester Airport	2006	County, City of Sylvester	250,000	General Fund, Private Sector, City of Sylvester	Incomplete	Not applicable for the County, an activity for the City	This activity will be deleted from the plan
Construct a Neighborhood Service Center	2005	County	\$400,000	CDBG, SPLOST	Incomplete	Not applicable for the County, an activity for the City.	This activity will be deleted from the plan
Purchase three (3) more acres abutting the County's Recreation Complex to construct softball, baseball, and soccer fields	2003, 2004, 2005, 2006, 2007	County	210,000 over five (5) year period	County	Underway		This activity will be continued in the new plan.
Form an Airport Authority	2004, 2005	County, Private Sector	N/A	General Fund	Incomplete	Not applicable for the County, an activity for the City.	This activity will be deleted from the plan
Economic Development							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Promote economic development and existing businesses within Worth County.	2003, 2004, 2005, 2006, 2007	County	N/A	General Fund	Underway	Two critical positions vacant, not enough staff to complete.	This activity will be continued in the new plan.

Worth County
Report of Accomplishments
Short Term Work Program 2004-2008

Housing							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Investigate County housing issues	2005, 2007	County	N/A	General Fund	Underway	More time needed to complete the project and work with the City.	This activity will be continued in the new plan.
Land Use							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Update zoning ordinance and subdivision regulations	2004, 2006	County, RDC, Planning Commission	4,000 total	General Fund	Underway	Lack of funding	This activity will be continued in the new plan.
Develop a countywide geographic information computer system	2005	County, RDC, Planning Department	\$25,000	General Fund	Underway	Lack of funding	This activity will be continued in the new plan.
Support the Worth County Planning Commission	2003, 2004, 2005, 2006, 2007	County, Planning Department	N/A	General Fund	Underway	This project is ongoing.	This activity will be continued in the new plan.
Expand planning department as needed to support population growth	2003, 2004, 2005, 2006, 2007	County	90,000 total	County	Underway	Lack of funding	This activity will be continued in the new plan.
Natural and Historic Resources							
Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status (C - Complete, I - Incomplete, U - Underway, P- Postponed)	Explanation	Future Status
Support the Conservation Commission	2003, 2004, 2005, 2006, 2007	County	N/A	General Fund	Underway	Ongoing project that will be continued	This activity will be continued in the new plan.
Continue to nominate rural and/or historic sites for district nominations	2003, 2004, 2005, 2006, 2007	County	N/A	General Fund	Underway	Ongoing project that will be continued	This activity will be continued in the new plan.
Update Part 5 Environmental Ordinances, i.e., Wetlands Ordinance, Groundwater Recharge Ordinance, etc..., as necessary	2005, 2007	County	N/A	General Fund	Underway	Ongoing project that will be continued	This activity will be continued in the new plan.

