

## **2025 Proposed Need and Opportunities**

The Needs and Opportunities listed in this section are a product of the SWAT analysis that was conducted by the Comprehensive Plan Committee in the 2020 adopted plan. During this process, the stakeholders were able to collaborate and describe the unique situations the City faces.

These updated Needs and Opportunities were evaluated by the public via digital surveys, the Stakeholder Committee, and the Steering Committee for relevance in this Comp Plan update. The survey results listed in this section show that the public feels the City has addressed issues related to leisure activity offerings and downtown revitalization, but also feel these areas are still important to focus on. Based on this input and the discussions at the committee meetings, the existing Needs and Opportunities remain in the plan. Some new items have also been added based on changing dynamics within the city based on suggestions from the public input period and new goals added to the Comprehensive Plan.

The revised Needs and Opportunities are listed below:

### **Economic Development:**

- Opportunity: Promote traditional downtown core

### **Development Patterns:**

- Opportunity: Renovate and improve downtown
- Opportunity: Incorporate mixed use growth
- Need: Control Sprawl
- Need: Increase regulation on renovation and alteration of existing historic structures.

### **Conservation:**

- Opportunity: Plan growth to prevent development sprawl and protect natural resources
- Opportunity: Invest in Natural areas that provide connections to Ebenezer Greenway
- Need: Protect wetlands from encroaching development
- Need: Preserve natural resources

### **Community:**

- Opportunity: Increase leisure activity offerings
- Need: Preserve historic downtown character

### **Livability:**

- Opportunity: Diversify available housing options in future development
- Need: Provide more connectivity between recreation, housing and commercial areas.

### **Governance:**

- Opportunity: Partner with City of Guyton and Effingham for trail and sidewalk connectivity
- Opportunity: Create and strengthen development standards that support connectivity and reduced stress on existing infrastructure.
- Opportunity: Implement progressive development standards that require sustainable, efficient development